



TO: Goleta Design Review Board

SUBMITTED BY: Darryl Mimick, Senior Planner

SUBJECT: 5385 Hollister Avenue (APN 071-140-075) Patterson Associates Lot B (Final Map Lot #1) Landscaping and Associated Improvements
Case No's. 22-0001-DPAM and 20-0017-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final Review for the Patterson Associates Lot B (Final Map Lot #1) Landscaping and Associated Improvements project.

PROJECT DESCRIPTION:

This is a request for **Final Review**. On June 27, 2022, the Planning Commission granted Preliminary Review and approved a Tentative Parcel Map (TPM) and Development Plan Amendment (DPAM) to subdivide an existing lot into three parcels at 5385 Hollister Avenue. Parcel Map 32,066 was recorded on June 26, 2024. The DPAM was approved to document the parcel boundary change of the existing Development Plan Case No. 90-DPF-007.

Lot B (Final Map Lot #1) of Parcel Map 32,066 was approved with the following items:

- The existing 7 buildings and their current uses.
- The total floor area of 70,614 square feet and the existing building heights of 14 feet, 6 inches, and 12 feet, respectively.
- Minor revisions to the number of parking spaces as well as parking lot landscaping.
- A total of 216 parking spaces, including 4 standard accessible spaces, 1 van-accessible EV charging station, 22 standard EV charging spaces, 40 compact parking spaces, and 10 motorcycle spaces.
- A total of 24 short-term and 23 long-term parking spaces with 5 EV charging outlets.

The applicant has made some minor changes to the materials of the trash enclosure, per Attachment C, for the DRB to consider.

The subject property has a Zoning and General Plan Land Use designation of Office and Institutional (OI) and is located in the Inland Zone. The project was filed by Nicole Biergiel, of SEPPS, for Paterson Associates, LCC, property owner.

DISCUSSION:

On May 10, 2022, the DRB provided a recommendation of Preliminary Review of the project by unanimous decision. On June 27, 2022, the Planning Commission approved DPAM (Case No. 22-0001-DPAM) for the project which included Preliminary Review approval (no appeal filed), with Condition of Approval #67 to return to the DRB for Final Review. Additionally, per Conditions of Approval #71 and #73 the Planning Commission requested the applicant present a Final Lighting Plan and Utility Plan to the DRB for Final Review. Conditions of Approval #69, #71, and #72 are provided as Attachment D.

NEXT STEPS

If the DRB approves Final Review, the next steps include: (1) ministerial issuance of a Zoning Clearance documenting condition compliance; and (2) Building Plan Check, Permits and construction.

ATTACHMENTS:

Attachment A – Planning Commission Approved Project Plans
Attachment B – Final Review Project Plans
Attachment C – Trash Enclosure Plans
Attachment D – Planning Commission Conditions of Approval

ATTACHMENT A

PLANNING COMMISSION APPROVED PROJECT PLANS

[illegible][illegible]

37.38 PARKING (COMPLIANCE TABLES)										Vehicle/P										
Facility Name Summary/Facility Compliance Table	Requirement (1) \$17,38.00	Parking Totals				Compliance	Standard Parking				Compact Parking				Accessible					
		Floor Area \$17,38.70	Required \$17,38.00	Existing On-Site Parking	REAA (2) Allocated		Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100	Standard Parking REAA (1) 0-100			
Parcel A	1 space per 300 of Floor Area	80,851	270	230	270	✓	100	30%	0%	0%	✓	25	33	0%	0%	✓	25	33	0%	0%
Parcel B	1 space per 300 of Floor Area	48,432	228	357	317	✓	345	30%	0%	0%	✓	25	25	0%	0%	✓	25	25	0%	0%
Parcel C	1 space per 300 of Floor Area	149,096	498	347	387	✓	551	30%	0%	0%	✓	11	11	0%	0%	✓	11	11	0%	0%

[illegible]

Development Plan Amendment, Subdivision and New Development Plan
 5365 Hollister Avenue, Goleta, CA (apn: 071-140-075) for
 Patterson Associates, LLC and Seymour Duncan
 parcel 'B' - site statistics

project description

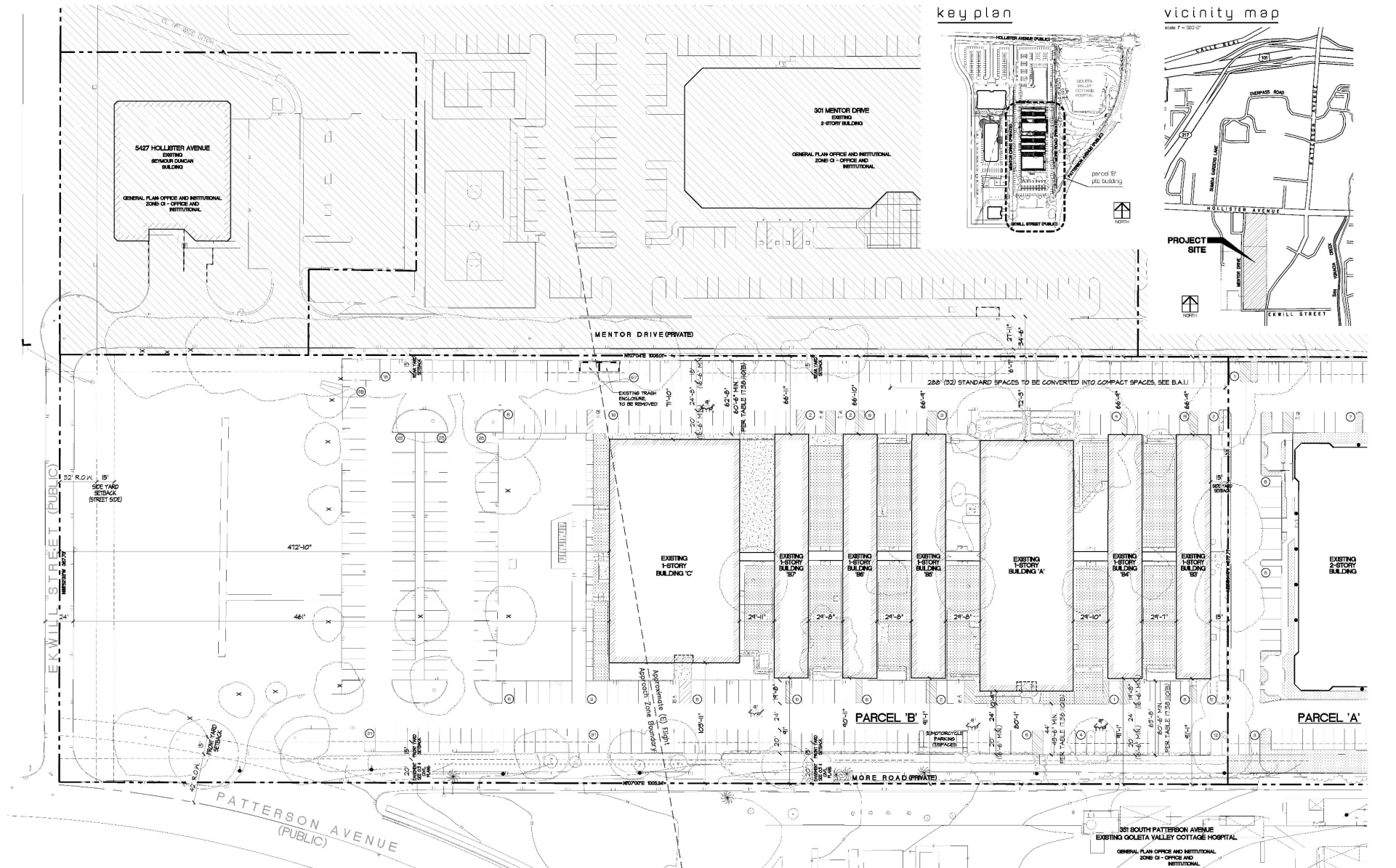
[illegible]

THE SECOND BUILDING IS A 140,000 SF, SINGLE STORY MULTI-TENANT OFFICE BUILDING. THIS BUILDING IS DESIGNED TO BE ADAPTABLE INTO THE OFFICE BUILDINGS AS WELL AS THE NEW TENANT OFFICE BUILDING. HEIGHT, FORM, MATERIALS AND COLORS ARE ALL USED TO HAVE THIS BUILDING AN UPDATED, CHANGING COMPLEMENT TO THE OLDER EXISTING BUILDINGS. THIS BUILDING FLANK DRIVE HAS BEEN DESIGNED TO CONSIDER SHAPING THE EXISTING LANDSCAPE AS WELL PROVIDING FOR NEW ENHANCED LANDSCAPE AND PEOPLE SPACES AROUND THE BUILDING. AGAIN, LANDSCAPE HAS BEEN CONSIDERED TO COMPLEMENT THE SITE AND MAXIMIZE INTEGRATION AND VISUAL INTERACTION AND PROVIDE ROOM FOR THE WORK INTERACTION.

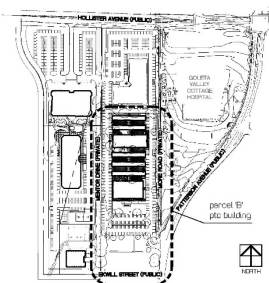
AN EDD IS REQUESTED ON PARCEL A TO ALLOW REPAIRS OF STANDARD SIZE PARKING SPACES TO CREATE 48 CONTACT PARKING SPACES AND ADD SHORT-TERM, LONG-TERM BICYCLE PARKING AND MOTORCYCLE PARKING.

- AUTOMATIC FIRE SPROWLER SYSTEM
- BID/ABE

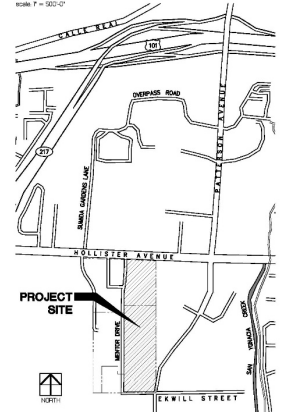
[illegible][illegible]



key plan



vicinity map



parcel 'B' - existing site plan
scale: 1" = 30'-0"



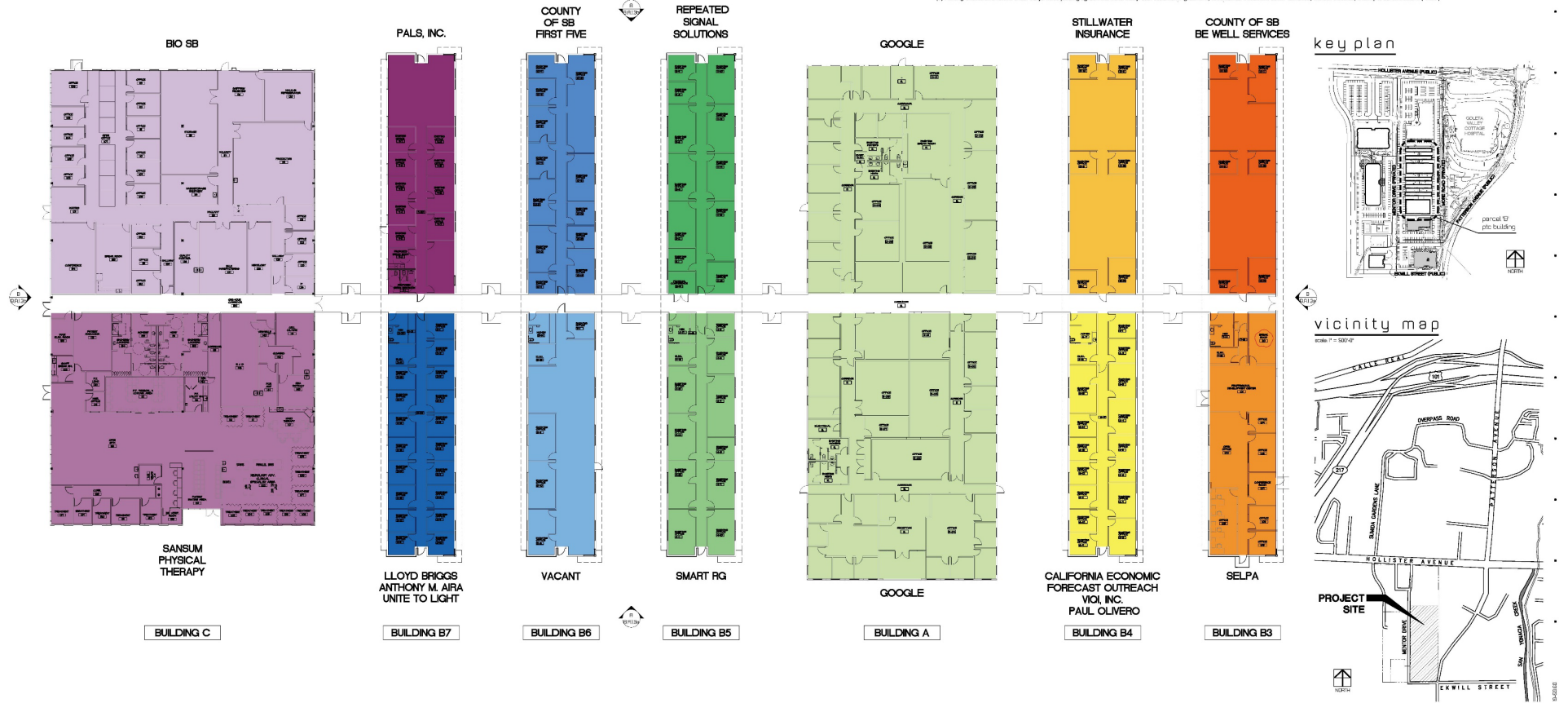
Patterson Associates, LLC
18051 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

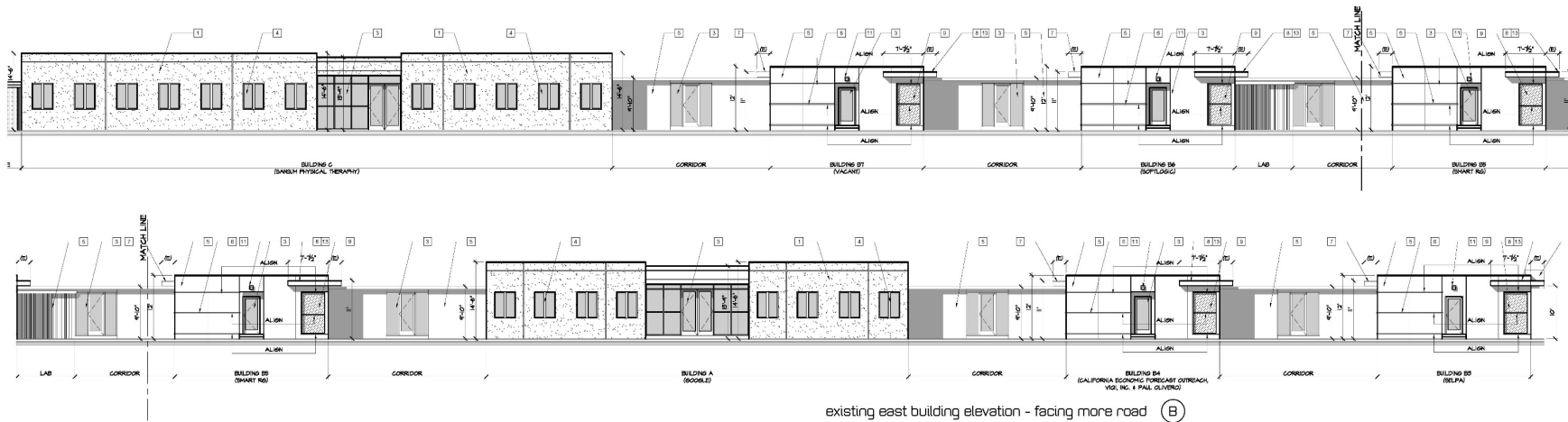
revisions	date
1. PRELIMINARY SET	05-21-2020
2. REV. APPLICATION SET	06-26-2020
3. P.C. SET	06-26-2020

B.A.I.O

Parcel B - 5385 Hollister Avenue (APN 071-140-075)						Section 17.38.090					
Building	Location	Tenant	CRC 2019 Sec 202 Building Area (SF)	90-09-007 SC01 Floor Area (SF)	Use	Code Requirement	Parking Required By Use	Peak Parking Provided (1)	Compliance		
Building C	Suite 1	SDSD	13,533	11,999	R&D and Technology / Business Services	1 space per 300 sf	44	44	✓		
Building C	Suite 8	Sensors Clinic	7,971	7,992	Health Related Services	1 space per 300 sf	26	26	✓		
Building B7	Suite 25d	Lloyd Briggs	226	218	R&D / Information Technology Services / Business Services	1 space per 300 sf	1	1	✓		
Building B7	Suite 25d	Anthony M. Aira	156	153	R&D / Information Technology Services / Business Services	1 space per 300 sf	1	1	✓		
Building B7	Suite 25c-5d	Vicant	641	619	R&D / Information Technology Services / Business Services	1 space per 300 sf	2	2	✓		
Building B7	Suite 20f	Unite to Light	322	311	R&D / Information Technology Services / Business Services	1 space per 300 sf	1	1	✓		
Building B7	Suite 22d	Vicant	1,489	1,399	R&D / Information Technology Services / Business Services	1 space per 300 sf	5	5	✓		
Building B6	Suite 9H	PALS, Inc.	3,045	2,938	Health Related Services / Social Services	1 space per 300 sf	10	10	✓		
Building B6	Suite 3	Vicant	2,564	2,544	Health Related Services / Social Services	1 space per 300 sf	9	9	✓		
Building B6	Suite 10	County of SB - First Five	3,046	2,939	Social Services	1 space per 300 sf	10	10	✓		
Building B5	Suite 4	SmartRG	2,832	2,733	Information Technology Services / Business Services	1 space per 300 sf	9	9	✓		
Building B5	Suite 110d	Vicant	141	136	Health Related Services	1 space per 300 sf	1	1	✓		
Building B5	Suite 110b	Repeated Signal Solutions	2,901	2,799	R&D / Information Technology Services / Business Services	1 space per 300 sf	9	9	✓		
Building A	Suite 5 & 12	Google	17,897	17,270	Information Technology Services / Business Services	1 space per 300 sf	58	58	✓		
Building A	Suite 6d	California Economic Forecast Group	1,275	1,232	Business Services	1 space per 300 sf	4	4	✓		
Building B4	Suite 60d	Outreach Systems	462	446	Information Technology Services / Business Services	1 space per 300 sf	1	1	✓		
Building B4	Suite 60c	VIOL, Inc.	940	907	Information Technology Services / Business Services	1 space per 300 sf	3	3	✓		
Building B4	Suite 60d	Paul Olivero	167	161	Business Services	1 space per 300 sf	1	1	✓		
Building B4	Suite 13	Stillwater Insurance Group	3,084	2,976	Business Services	1 space per 300 sf	10	10	✓		
Building B3	Suite 7	County of SB - SELPA Agency	2,800	2,750	Social Services	1 space per 300 sf	9	9	✓		
Building B3	Suite 14	County of SB - Dept. Behavioral Wellness	3,046	2,939	Social Services	1 space per 300 sf	10	10	✓		
Totals	Totals	Common Corridor	1,766	1,704							
			79,514	66,142			222	228	✓		

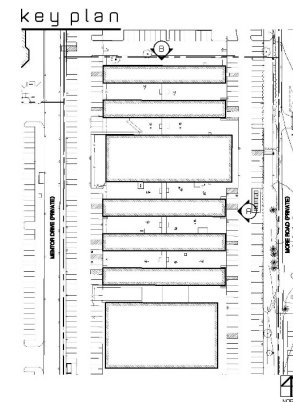
(1) Parking allocation allowed under conjunctive parking agreement titled Reciprocal Easement Agreement, recorded as Document #2007-0048962, Official Records, County of Santa Barbara ("REA")





existing exterior materials & color

- | | |
|--|--|
| 1 EXISTING PLASTER OR CONCRETE WALL WITH COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER | 7 EXISTING BUILDING FASCIA, PAINTED |
| 2 NOT USED | 8 CORNER AWING SURFACE LINE, MATCHING EXISTING BUILDING ROOF OVERHANG |
| 3 EXISTING STOREFRONT SYSTEM | 9 TEMPERED GLASS FULL HEIGHT 8'-0" HIGH X 4' X 5 1/2" WIDE CORNER WINDOW |
| 4 EXISTING BUILDING STANDARD WINDOW | 10 EXISTING AWING, COLOR - SHERWIN WILLIAMS SW 2840 HAMMERED SILVER |
| 5 EXISTING STUCCO, COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER | 11 EXISTING BUILDING LIGHTS |
| 6 2" HOLDING, COLOR - SHERWIN WILLIAMS SW2840 HAMMERED SILVER | 12 NOT USED |
| | 13 EXISTING FASCIA AROUND TO FRONT ELEVATION |

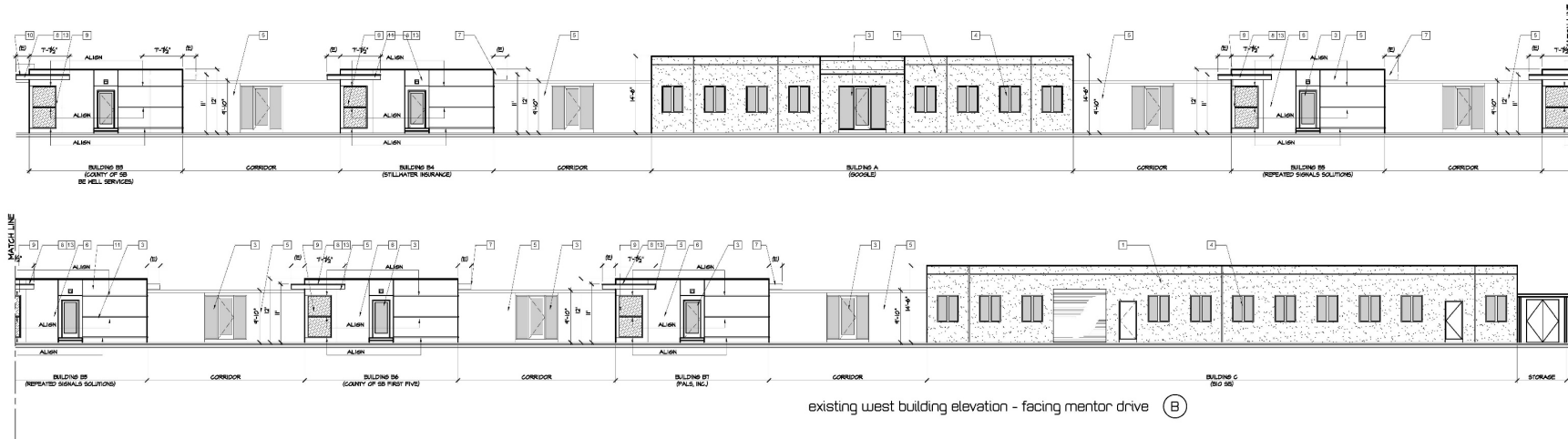


parcel 'B' - existing ptc building elevations
(no change - shown for reference only)
scale: 1/8" = 1'-0"

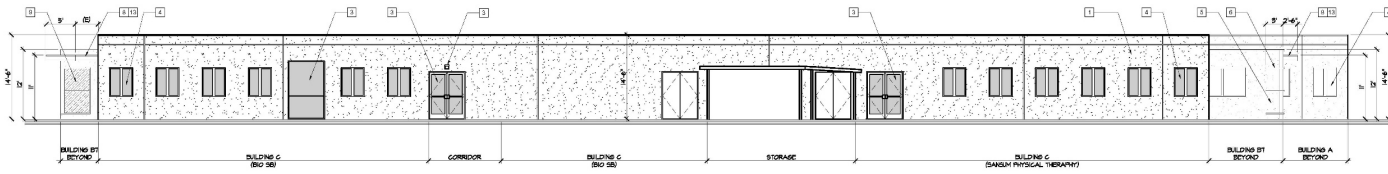
Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekuill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

REVISIONS
APPLICATOR SET 05-01-2020
REV. APPLICATION SET 05-28-2021
P.C. SET 05-25-2022

B.A.13a
249



existing west building elevation - facing mentor drive (B)

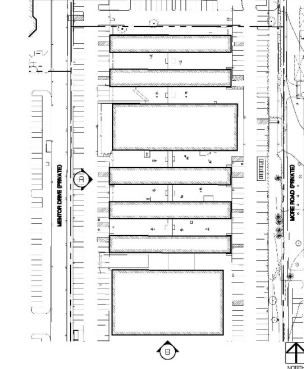


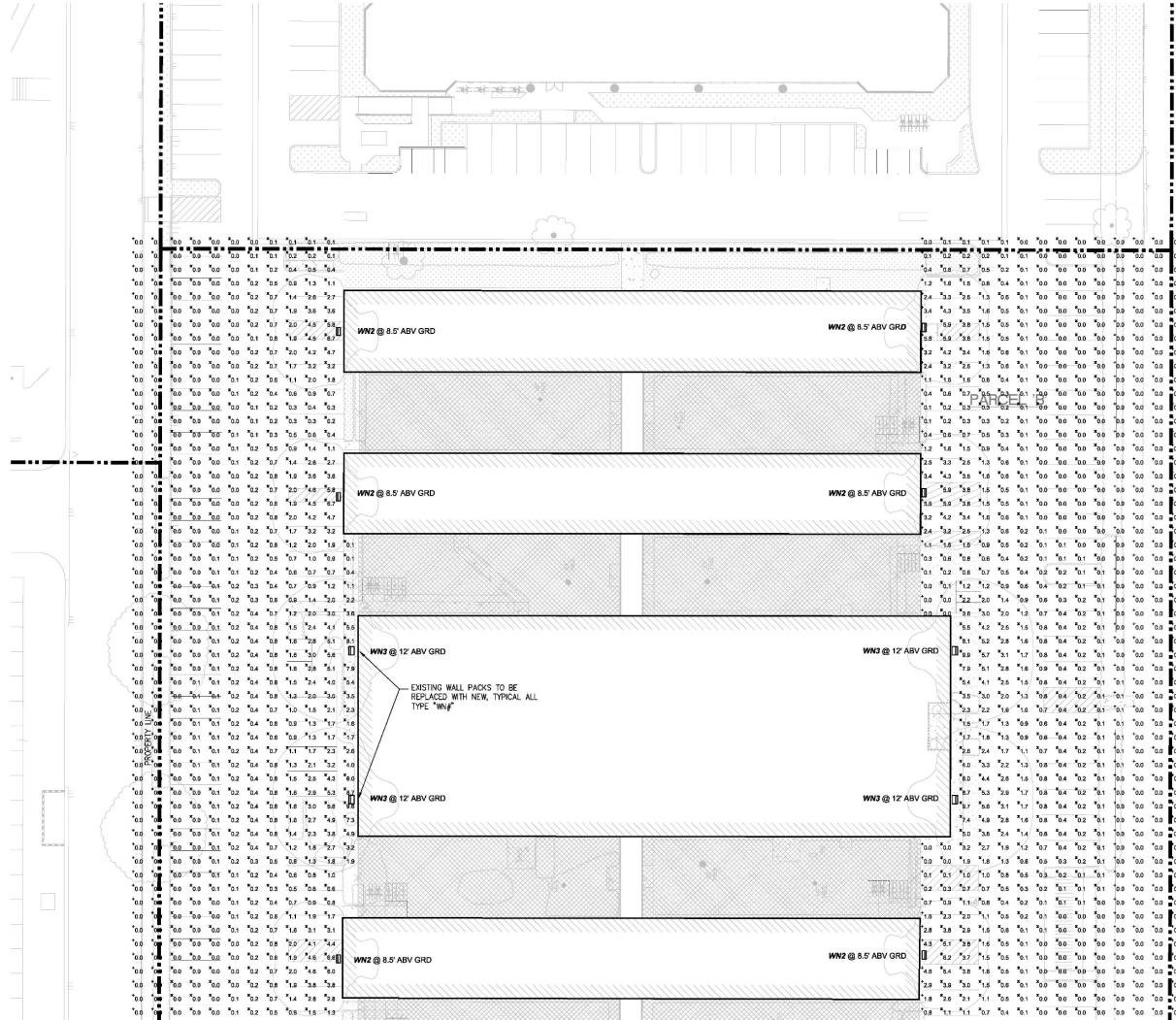
existing south building elevation - facing proposed parcel 'C' (C)

existing exterior materials & color

- | | |
|--|--|
| 1 EXISTING PLASTER OR CONCRETE WALL WITH COLOR - SHERWIN WILLIAMS SW2840 HANDED SILVER | 7 EXISTING BUILDING FASCIA, PAINTED |
| 2 NOT USED | 8 CORNER FINISH SURFACE LINE, MATCHING EXISTING BUILDING ROOF OVERHANG |
| 3 EXISTING STOREFRONT SYSTEM | 9 TEMPERED GLASS FULL HEIGHT 8'-0" HIGH X 4" X 5 1/2" WIDE CORNER WINDOW |
| 4 EXISTING BUILDING STANDARD WINDOW | 10 EXISTING FINISH COLOR - SHERWIN WILLIAMS SW2840 HANDED SILVER |
| 5 EXISTING STICCO, COLOR - SHERWIN WILLIAMS SW2840 HANDED SILVER | 11 EXISTING BUILDING LIGHTS |
| 6 2" HOLDING, COLOR - SHERWIN WILLIAMS SW2840 HANDED SILVER | 12 NOT USED |
| | 13 EXISTING FASCIA AROUND TO FRONT ELEVATION |

key plan



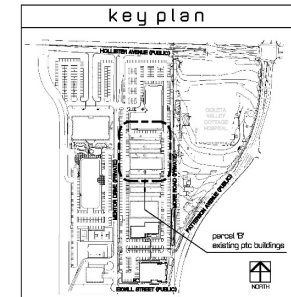


Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	Lumens per Lamp	LF/F	Wallage	Description
A	P1A	11	LIGHMAN	LS21173-T3-W30	24 LED 3000K 7418 Lumens	7418	0.8	82	LED Area Pole Light Type II Mount at +20' Abv Grd
A	P1B	2	LIGHMAN	LS21173-T3-W30	24 LED 3000K 7418 Lumens	7418	0.8	82	LED Area Pole Light Type II Mount at +20' Abv Grd
I	P2A	2	LIGHMAN	LS21181-T3-W30	(2) 24 LED 3000K 7584 Lumens	7584	0.8	100	Trimless LED Area Pole Light Type II Mount at +20' Abv Grd
I	P2B	2	LIGHMAN	LS21181-T3-W30	(2) 24 LED 3000K 7584 Lumens	7584	0.8	100	Trimless LED Area Pole Light Type II Mount at +20' Abv Grd
I	P2C	5	LIGHMAN	LS21181-T3-W30	(2) 24 LED 3000K 7584 Lumens	7584	0.8	100	Trimless LED Area Pole Light Type IV Mount at +20' Abv Grd
⌋	F1	1	LIGHMAN	VK-32042-24-W30	24 LED 3000K 4477 Lumens	4477	0.8	94	Valer 10 Large Wall Luminaire Forward Throw
⌋	W1	25	Lithonia Lighting	WPK1 LED P2 20K	LED 3000K 3760 Lumens	3760	0.8	24	LED wallpack
⌋	W2	2	BELCA Lighting	33329-K3	LED 3000K 360 Lumens	360	0.8	8	LED Wall Beacon
⌋	W3	19	BELCA Lighting	33617-K3	LED 3000K 180 Lumens	180	0.8	17	LED Wall Beacon

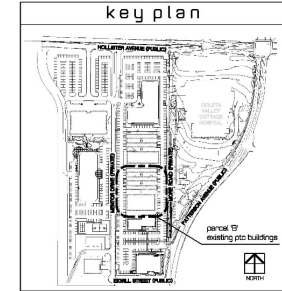
Symbol	Label	QTY	Manufacturer	Catalog Number	Lamp	Lumens per Lamp	LF/F	Wallage	Description
⌋	WN1	3	Lithonia Lighting	WDSG2 LED P3 30K TBM	LED 3000K 3200 Lumens	3200	0.8	32	Trimless LED Wall Pack Type II
⌋	WN2	12	Lithonia Lighting	WDSG2 LED P4 30K TBM	LED 3000K 4200 Lumens	4200	0.8	46	Trimless LED Wall Pack Forward Throw
⌋	WN3	9	Lithonia Lighting	WDSG2 LED P1 30K RTT	LED 3000K 2500 Lumens	2500	0.8	52	Trimless LED Wall Pack Forward Throw

Description	Symbol	Avg	Max	Min
Lot B	+	0.5 fc	10.6 fc	0.0 fc
Lot B Parking - West	X	0.6 fc	8.8 fc	0.0 fc
Lot B Parking - East	X	0.5 fc	7.9 fc	0.0 fc

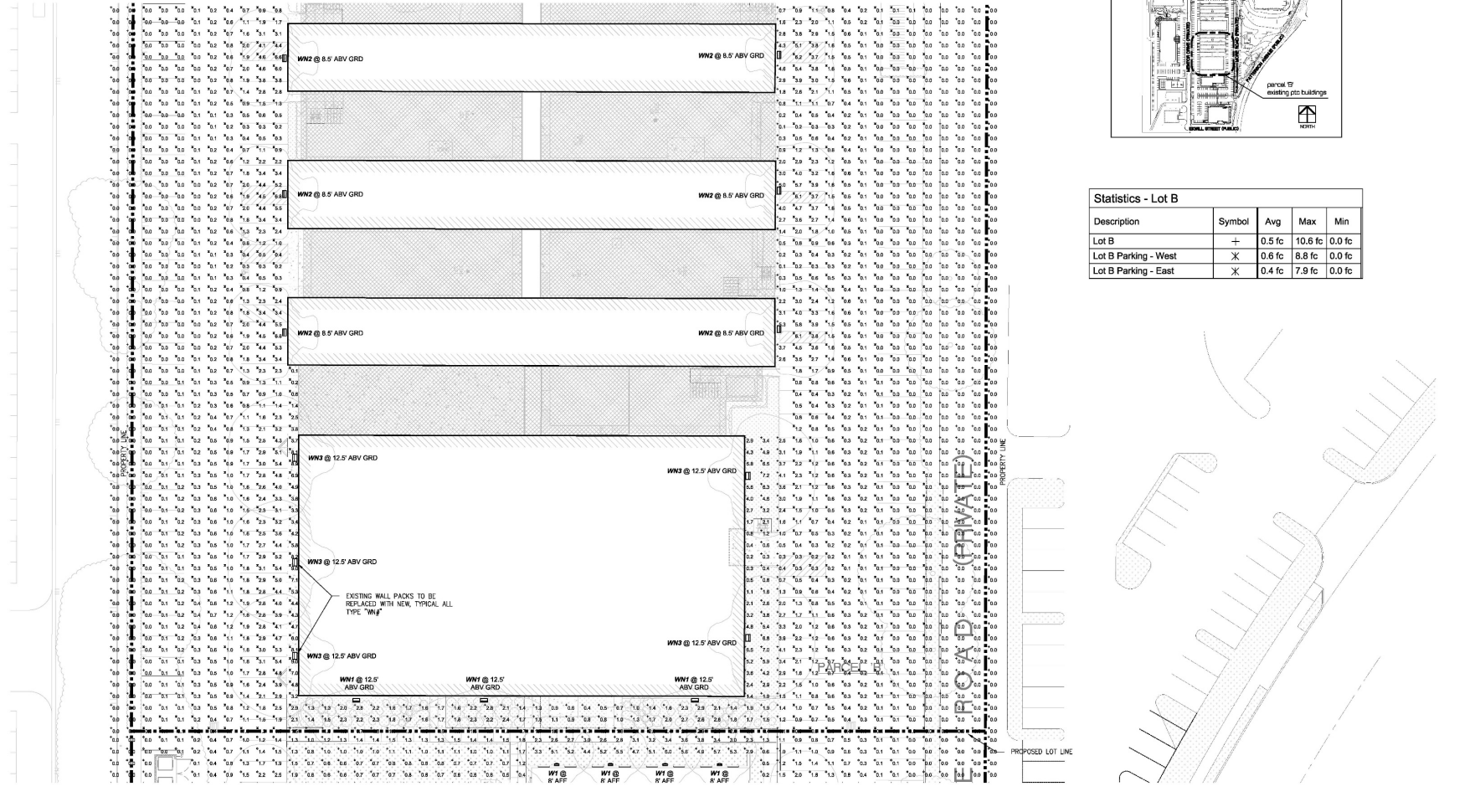
ALL POLE LIGHTS TYPE "P1A, P1B, P2A, P2B, & P2C" SHALL BE MOUNTED WITH BOTTOM OF FIXTURE NOT TO EXCEED 20FT ABOVE GRADE.



ALL POLE LIGHTS
TYPE "P1A, P1B, P2A, P2B, &
P2C" SHALL BE MOUNTED WITH
BOTTOM OF FIXTURE NOT TO
EXCEED 20FT ABOVE GRADE.



Statistics - Lot B				
Description	Symbol	Avg	Max	Min
Lot B	+	0.5 fc	10.6 fc	0.0 fc
Lot B Parking - West	X	0.6 fc	8.8 fc	0.0 fc
Lot B Parking - East	X	0.4 fc	7.9 fc	0.0 fc



PHOTOMETRIC SITE PLAN - PARCEL "B" SOUTH

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

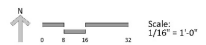


Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekuill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

REVISIONS	DATE
1. INITIAL SET	03/27/2010
2. REV. APPLICATION SET	05/28/2010
3. P.C. SET	05/28/2010

B.E.I.2

Note: the plant quantities called out above are the grand total of sheets L3.1 and L3.2 combined.



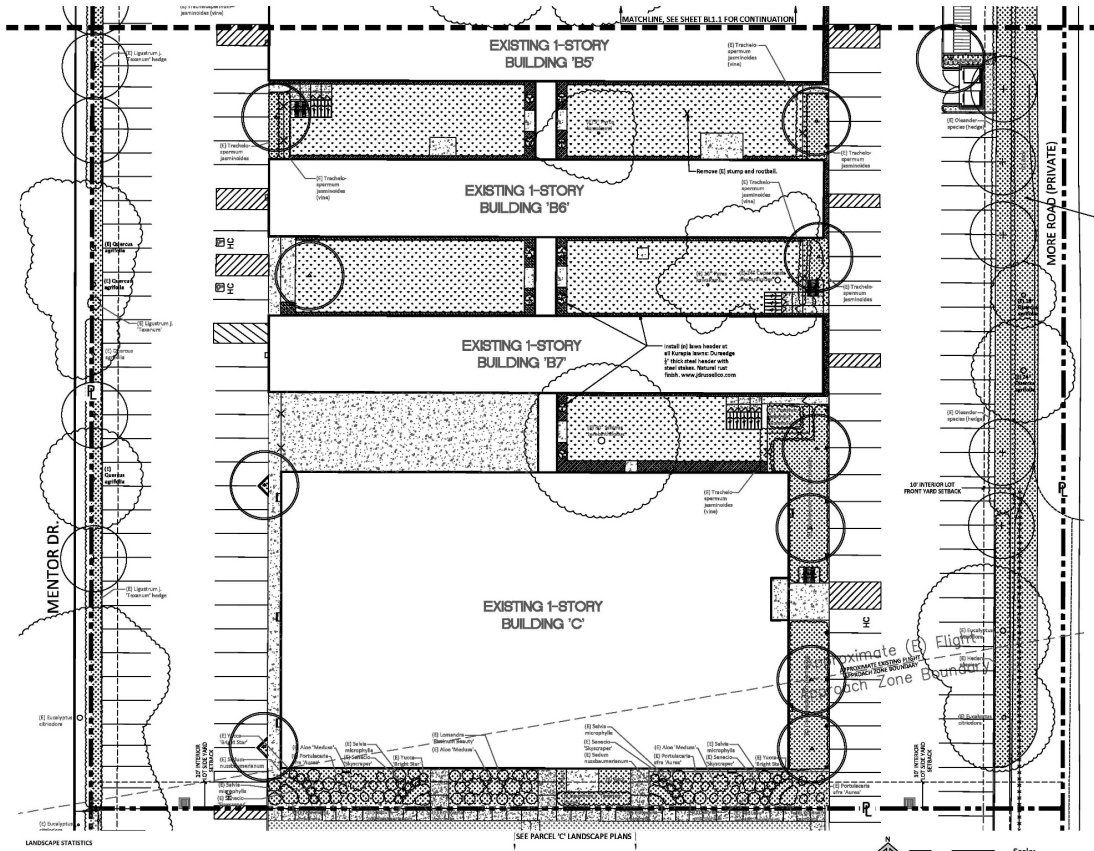
10

Age Group	Percentage of Respondents
18-29	65
30-49	75
50-69	85
70+	90

Planting Notes:

**EKWILL ST. AT SOUTH
PATTERSON AVE.**
5385 Hollister Ave. Goleta, CA, 93111

PLANTING PLAN, NOTES, AND IRRIGATION
SPECIFICATIONS - PARCEL B



LANDSCAPE STATISTICS

Total Landscape Area (includes all landscape areas within property lines)	89
Parcel A	15,577
Parcel B	15,515

Parking Lot Shading

Parking Area	Area (sq ft)	Shaded Area (sq ft)	% Shaded	Compliance	Notes
Parcel A	15,577	15,577	100%	✓	
Parcel B	15,515	15,515	100%	✓	

Parking Lot Landscaping

Parking Area	Area (sq ft)	Landscaped Area (sq ft)	% Landscaped	Compliance	Notes
Parcel A	15,577	15,577	100%	✓	
Parcel B	15,515	15,515	100%	✓	

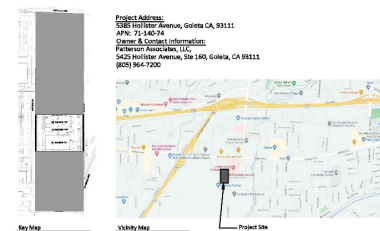
Parking Lot Trees

Parking Area	Area (sq ft)	Number of Trees	Compliance	Notes
Parcel A	15,577	15	✓	
Parcel B	15,515	15	✓	

Tree Removal and Replacement

Code Requirement	Existing On Site	To Be Removed	New Trees	Compliance	Notes
Parcel A	15	15	15	✓	
Parcel B	15	15	15	✓	

1) Indicates non-native trees located in public ROW



State Model Water Efficient Landscape Ordinance Calculations:

Water Efficient Landscape Worksheet

Planting Schedule	Plant Name	Plant Size	Plant Spacing	Plant Quantity	Plant Cost	Plant Value
1	Arctostaphylos	12"	12"	10	\$100	\$1,000
2	Arctostaphylos	12"	12"	10	\$100	\$1,000
3	Arctostaphylos	12"	12"	10	\$100	\$1,000
4	Arctostaphylos	12"	12"	10	\$100	\$1,000
5	Arctostaphylos	12"	12"	10	\$100	\$1,000
6	Arctostaphylos	12"	12"	10	\$100	\$1,000
7	Arctostaphylos	12"	12"	10	\$100	\$1,000
8	Arctostaphylos	12"	12"	10	\$100	\$1,000
9	Arctostaphylos	12"	12"	10	\$100	\$1,000
10	Arctostaphylos	12"	12"	10	\$100	\$1,000

Trees

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
Arctostaphylos	Strawberry Tree	17	12"	1/125 Standard Form
Arctostaphylos	Strawberry Tree	20	12"	1/125 Standard Form

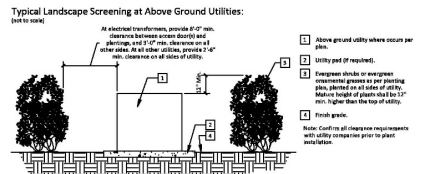
Shrubs, Perennials, Succulents and Grasses

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
Arctostaphylos	Strawberry Tree	20	12"	1/125 Standard Form
Arctostaphylos	Strawberry Tree	20	12"	1/125 Standard Form

Groundcovers and Grasses

Botanical Name	Common Name	Size	WUCOLS / Notes	Quant.
Arctostaphylos	Strawberry Tree	12"	1/125 Standard Form	20
Arctostaphylos	Strawberry Tree	12"	1/125 Standard Form	20

Note: See Sheet B.L.1.1 for Planting and Irrigation Notes and for Irrigation Equipment Specifications.



Date/ Issue
10/10/2024

Sheet 1 of 2

B.L.1.2

254



PRELIMINARY NOT FOR CONSTRUCTION

EKWILL ST. AT SOUTH PATTERSON AVE.
5385 Hollister Ave. Goleta, CA 93111

PLANTING PLAN AND CALCULATIONS - PARCEL B

ATTACHMENT B
FINAL REVIEW PROJECT PLANS

State Model Water Efficient Landscape Ordinance Calculations:
Water Efficient Landscape Worksheet

Adopted from Model Water
Efficient Landscape Ordinance,
July 9, 2015 Draft to
California Water Commission

Site Information

Site Name: (Existing Building) Parcel 12
Site Type: (Commercial)
Annual Use (Inches/Yr): 48.1

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (In/yr)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)	
Regular Landscape Areas								
Existing Landscape Areas - Low Water Use Shrubs	0.2	Low	0.81	0.4	2,581	956	28,026	
Existing Landscape Areas - Moderate Water Use Shrubs	0.2	Low	0.81	0.4	4,732	1,932	61,182	
Existing Landscape Areas - Moderate Water Use Shrubs, Groundcover and Trees	0.5	Moderate	0.81	0.8	4,247	3,452	79,182	
Existing Landscape Areas - Low Water Use Shrubs, Groundcover and Trees	0.5	Low	0.81	0.4	11,857	4,956	125,177	
Existing Landscape Areas - Low and Very Low Water Use Succulents (South of Building C)	0.2	Very Low and Low	0.81	0.2	3,599	752	17,665	
New Landscape Areas - Low Water Use Shrubs, Groundcover and Trees	0.5	Low	0.81	0.4	16,483	6,575	116,553	
New Landscape Areas - Low Water Use Lawn Areas	0.5	Low	Overhead Spray	0.75	0.4	16,522	4,266	126,513
Special Landscape Areas (Not Applicable)								
SUBTOTAL					46,000	19,370	374,689	
SUBTOTAL					0	0	0	
SUBTOTAL								
Estimated Total Water Use (GPM)							134,661	
Maximum Allowable Water Allowance (GPM)							617,335	

Notes:

ETAFs meet MWELO requirement.

Average ETAF meets requirement for this site type.

All Landscape Areas

Total ETAF x Area	19,370
Total Area	46,000
Average ETAF	0.42

All Landscape Areas

Total ETAF x Area	19,370
Total Area	46,000
Average ETAF	0.42

Model Water Efficient Landscape Ordinance Compliance

Date: 2/25/2025

Project Name: 5385 Hollister Ave, Goleta, CA 93111 (Parcel 1)

Name of Applicant: 48994 Loe Inc Consulting Service Group

Site Address: 5385 Hollister Ave, Goleta, CA 93111 (Parcel 1)

APN: 071-140-075

Total landscape area: 58,300

Residential ☐ Commercial ☒

☐ This project does NOT incorporate new or renovated landscaping or is exempt.

Project Proposed Landscaping Square Footage

☒ This project does incorporate new landscaping equal to or less than 500 sq ft.

☐ This project does incorporate renovated landscaping equal to or less than 7500 sq ft.

Proposed Non-Irrigated Landscaping (Square Footage) 0

Proposed Irrigated Landscaping (Square Footage) 58,300

Proposed Turf Area sq. 10,522

Notes: All proposed lawn areas are low water species.

Supporting Documentation

Model Water Efficient Landscape Worksheet

Soil Management Report

Landscape Design Plan

Irrigation Design Plan

Grading Design Plan - (N/A: No grading proposed)

Plant proposed by: Name: JAC CONSULTING ARCHITECTS, PC

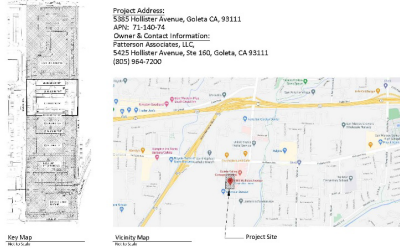
Phone: (805) 680-3624

Email: jacob@jacconsulting.com

State License No. 5531

Landscape Architect: ☒ Architect ☐

Landscape Contractor: ☒ Engineer ☐



Irrigation Equipment			
Symbol	Item	Manufacturer	Model
1	Irrigation submeter dedicated for landscape irrigation use only.	Nagman	T-10, 1.5/2" Size
2	(1) Water meters to remain in place, 1/2"		
3	Irrigation Backflow device and pressure regulator to be dedicated for landscape irrigation use only, 1.5/2" size.	Wilkins	979A27CU, 1.5/2" size, with 500 XL with pressure gauge.
4	(2) Backflow devices to remain in place, 1/2"	Superior	2100 Normally open master valve, 1.5/2" size.
5	Flow Sensor	Weathermatic	SUTS-T15
6	Ball Valve / Manual Shut Off Valve	Spars	True Union 1/2", 1.5/2" size.
7	Smart irrigation controller with weather station	Weathermatic	SL4805 Smartflow controller with TrueLink II-Cell with flow and soil plant, and SAMS smartflow wireless weather station. Provide additional expansion modules as required by number of stations indicated on data.
8	Direct burial lateral irrigation	N.A.	Irrigation control wire #17 AWG direct burial (UL-1000000)
9	Inline Sprinkler Valve 1" size, top. (for spray zones only)	Hamdill	PES-PSS-D
10	Drip Valve Assembly, 1" size, top. (for drip zones only)	Hamdill	KC2-100-KCOW
11	Dripzone	Netafren	Black LV drip tubing (1/2")
12	Drip emitters	Netafren	Technflow pressure compensating drip emitters, 1.0 GPH
13	Dripzone with 1/2" plus drip emitters for regular plant, breakoff, repair, and re-usable to fresh grade as required in field.	Netafren	TL4RV
14	Automatic Drip Flush Valve	Netafren	TLFV-1
15	Lateral Line	Varies	Schedule 40 PVC, 2" size, top.
16	Mainline	Varies	Schedule 40 PVC, 1.5/2" size, top.

Irrigation Heads			
Symbol	Model	Manufacturer	Qty
17	MP 2000L	Hunter	8
18	MP 2000H	Hunter	12
19	MP 2000L	Hunter	16
20	MP 3000H	Hunter	14
21	MP 3000L	Hunter	16

Notes: The irrigation equipment quantities called out above are the grand total of sheets L1.1 and L1.2 combined.

California AB 1881 / MWELO Compliance Notes:

I have complied with the criteria of the State of California Water Conservation in Landscaping (AB 1881) and applied them accordingly to the efficient use of water in the irrigation design.

I have complied with the criteria of the MWELO and applied them accordingly for the efficient use of water in the irrigation design plan.

All irrigation emission devices will meet the criteria as set forth in MWELO Section 402.76a(1)(D) and shall be installed and operated according to the manufacturer's instructions and recommendations.

Slopes greater than 25% shall not be irrigated with an irrigation system with application rate exceeding 0.75 inches per hour unless an alternate technology is utilized and approved by the authority having jurisdiction.

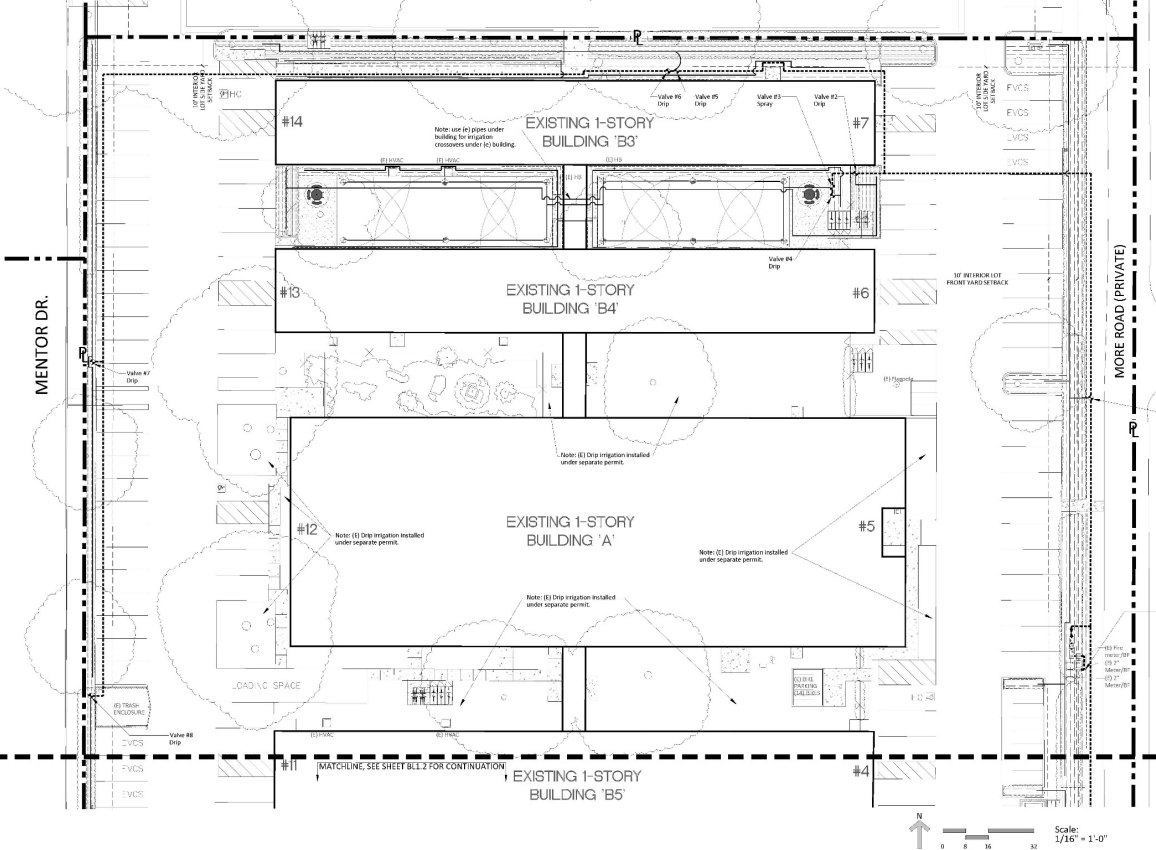
A Certificate of Completion Requirements in accordance with MWELO Section 402.5 will be submitted for review/approval by the Building and Safety Division prior to final occupancy of the project. The Certificate of Completion shall contain, at a minimum, the following:

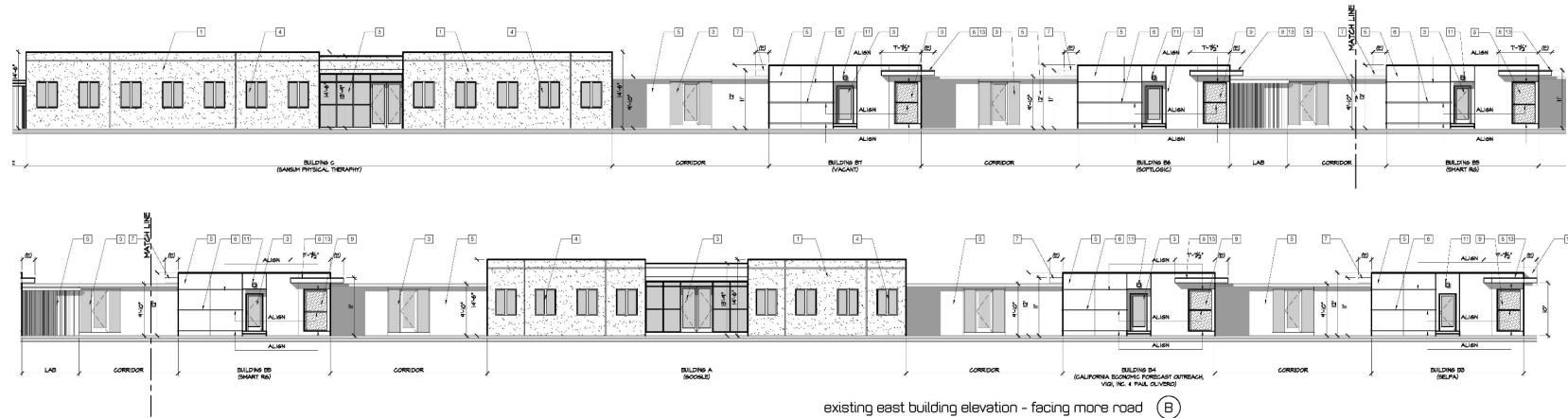
- Project Information
- Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved Landscape Documentation Package (Notes: Where significant changes have been made in the field during installation, a "No build" plan shall be included with the certification, a log of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes).
- Irrigation scheduling parameters used to set the controller (see MWELO Section 402.30)
- Landscaping and Irrigation maintenance schedule (see MWELO Section 402.31)
- Irrigation audit report (see MWELO Section 402.32)
- Test results report (if not previously submitted with Landscape Documentation Package)

EWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave, Goleta, CA 93111

IRRIGATION PLAN - PARCEL 1

Date/Issue
2/25/2025 09:08
Sheet 1 of 5

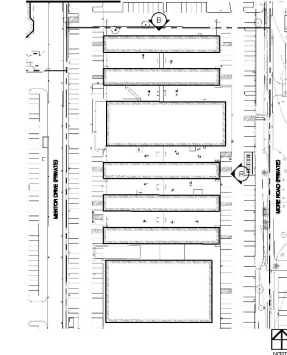




existing exterior materials & color

- | | |
|---|---|
| 1 EXISTING PLASTER OR CONCRETE WALL WITH COLOR - SHERWIN WILLIAMS SPECTRA HAMMERED SILVER | 7 EXISTING BUILDING FASCIA, PAINTED |
| 2 NOT USED | 8 CORNER FINISH SURFACE LINE, MATCHING EXISTING BUILDING ROOF OVERHANG |
| 3 EXISTING STOREFRONT SYSTEM | 9 TEMPERED GLASS FULL HEIGHT 8'-0" HIGH X 4' X 5' 1/2" WIDE CORNER FINISH |
| 4 EXISTING BUILDING STANDARD WINDOW | 10 EXISTING FINISH COLOR - SHERWIN WILLIAMS SW 2840 HAMMERED SILVER |
| 5 EXISTING STUCCO COLOR - SHERWIN WILLIAMS SPECTRA HAMMERED SILVER | 11 EXISTING BUILDING LIGHTS |
| 6 2" HOLDING COLOR - SHERWIN WILLIAMS SPECTRA HAMMERED SILVER | 12 NOT USED |
| | 13 EXISTING FASCIA AROUND TO FRONT ELEVATION |

key plan



5385 Hollister Avenue - existing ptc building elevations

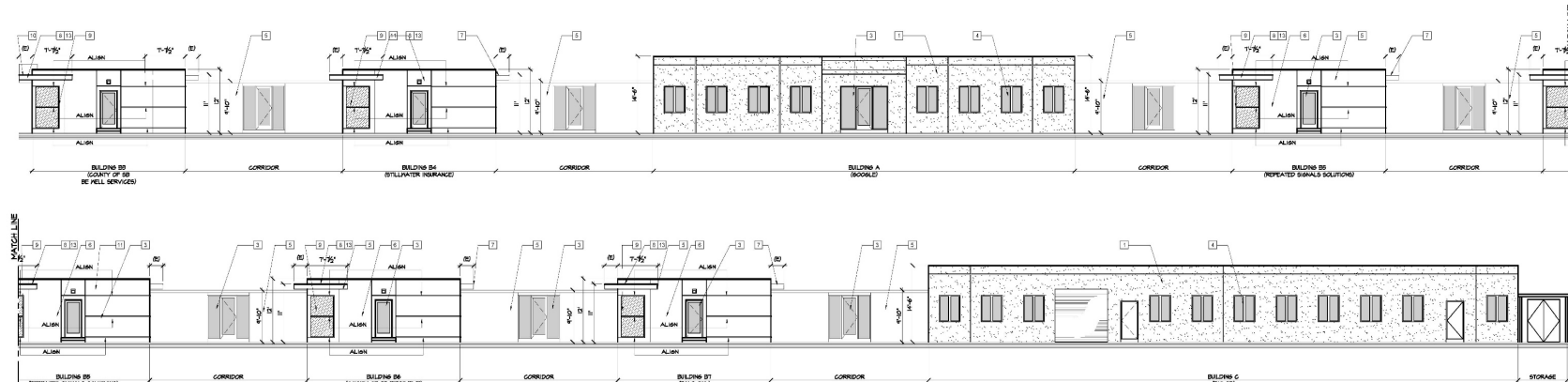
(no change - shown for reference only)

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

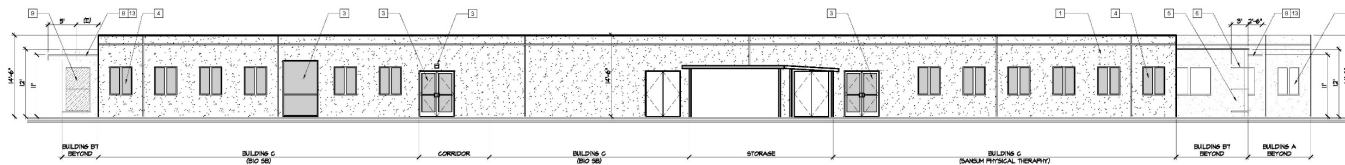
Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekuill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111



B.A.1.3a



existing west building elevation - facing mentor drive (B)

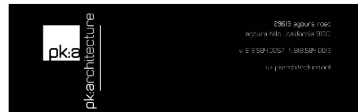
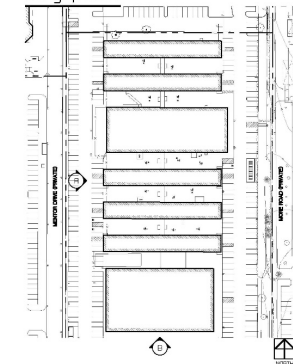


existing south building elevation - facing parcel '2' (C)

existing exterior materials & color

- | | |
|--|--|
| 1 EXISTING PLASTER OR CONCRETE WALL WITH COLOR - SHERWIN WILLIAMS SKYDAG HAMMERED SILVER | 1 EXISTING BUILDING PAVING, PAINTED |
| 2 NOT USED | 2 CORNER AVENUE SURFACE LINE, MATCHING EXISTING BUILDING ROOF OVERHANG |
| 3 EXISTING STOREFRONT SYSTEM | 4 TEMPERED GLASS FULL HEIGHT 8'-0" HIGH X 4' X 5 1/2" WIDE CORNER WINDOW |
| 4 EXISTING BUILDING STANDARD WINDOW | 10 EXISTING AVENUE COLOR - SHERWIN WILLIAMS SKYDAG HAMMERED SILVER |
| 5 EXISTING STUCCO, COLOR - SHERWIN WILLIAMS SKYDAG HAMMERED SILVER | 6 EXISTING BUILDING LIGHTS |
| 6 2" HOLDING, COLOR - SHERWIN WILLIAMS SKYDAG HAMMERED SILVER | 8 NOT USED |
| | 9 EXISTING PAVING AROUND TO FRONT ELEVATION |

key plan



5385 Hollister Avenue - existing ptc building elevations

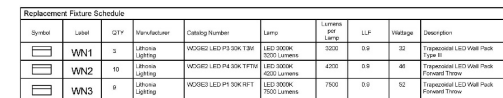
(no change - shown for reference only)
scale: 1/8" = 1'-0"

Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5395 Hollister Avenue Goleta, California 93111

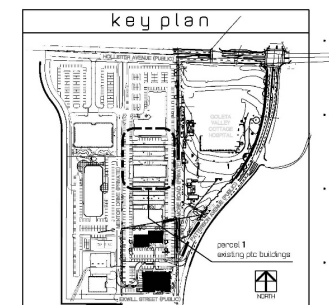
REVISION	DATE
REPLACEMENT SET	10-07-2020
REV APPLICATION SET	09-09-2021
REV SET	05-09-2022
OPEN SET	05-09-2025

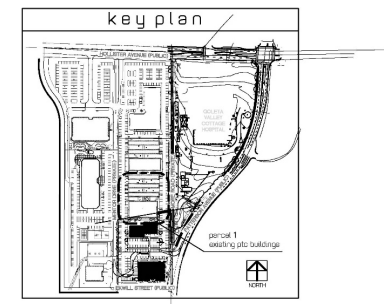
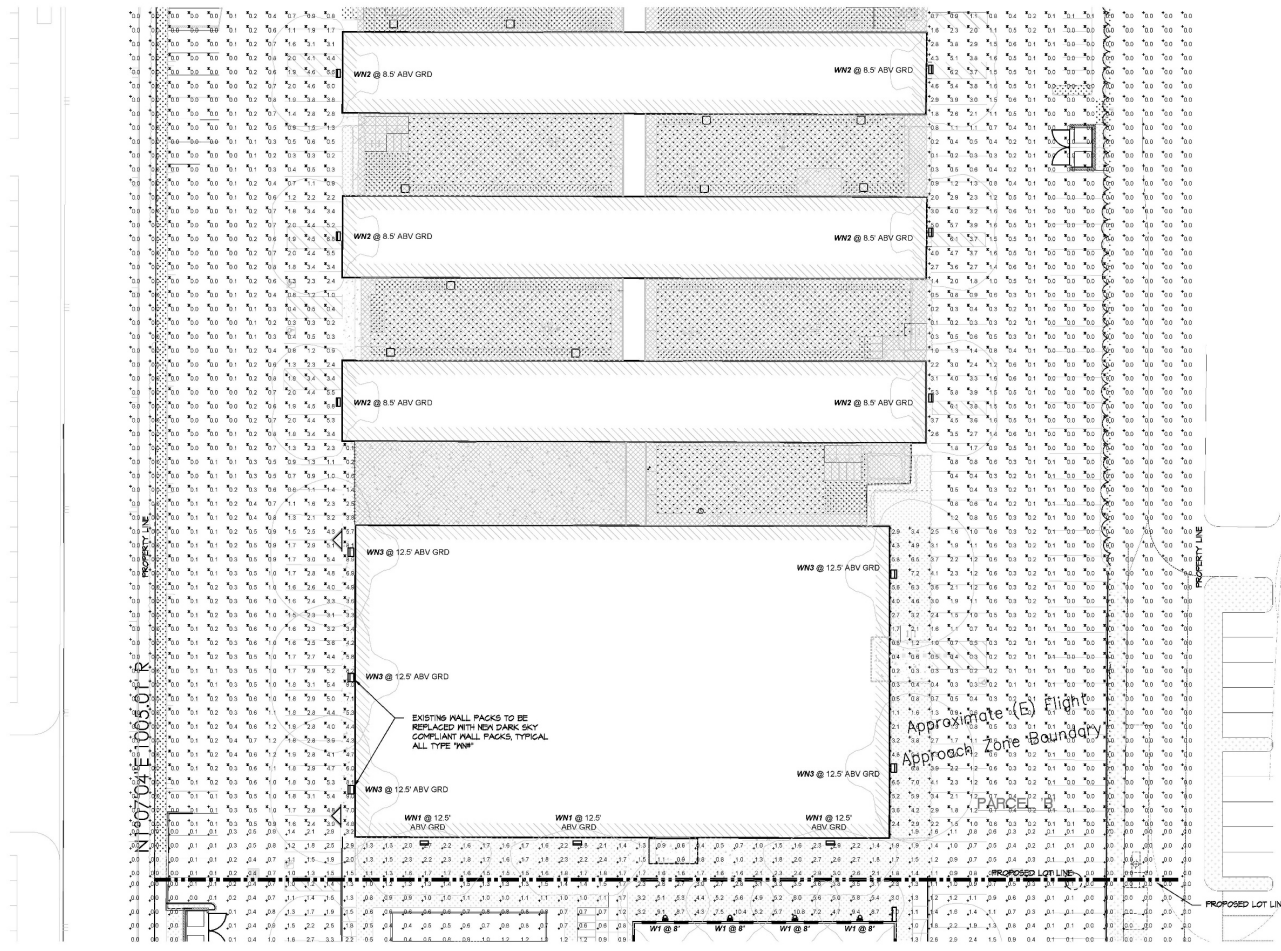
B.A.1.3b

110728



Statistics - Lot 1				
Description	Symbol	Avg	Max	Min
Lot B	+	0.5 fc	10.6 fc	0.0 fc
Lot B Parking - West	⌘	0.6 fc	8.8 fc	0.0 fc
Lot B Parking - East	⌘	0.5 fc	7.9 fc	0.0 fc





Statistics - Lot 1				
Description	Symbol	Avg	Max	Min
Lot B	+	0.5 fc	10.6 fc	0.0 fc
Lot B Parking - West	X	0.6 fc	8.8 fc	0.0 fc
Lot B Parking - East	X	0.4 fc	7.9 fc	0.0 fc

7700 California Street, Suite 200
San Francisco, CA 94115
v. 04/2017
u. 04/2017

PHOTOMETRIC SITE PLAN - PARCEL "1" SOUTH


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

NORTH

Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekvill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta California 93111

NO.	DATE	DESCRIPTION
1	04-27-2017	PRELIMINARY SET
2	05-04-2017	REVISED SET
3	05-04-2017	REVISED SET
4	05-04-2017	REVISED SET
5	05-04-2017	REVISED SET
6	05-04-2017	REVISED SET
7	05-04-2017	REVISED SET
8	05-04-2017	REVISED SET
9	05-04-2017	REVISED SET
10	05-04-2017	REVISED SET

21.3



CITY OF GOLETA
Planning/Community Development
138 Commerce St., Suite 3
GOLTA, CA 93029

Plan Check # _____

Model Water Efficient Landscape Ordinance Compliance

Project Name: 5885 Hollister Ave. Suite 3, CA 93111 (Pargal)

Map of Applicant: 5885 Hollister Ave. Suite 3 (Pargal)

Site Address: 5885 Hollister Ave. Goleta, CA 93111 (Pargal)

APN: 071-145-075

Total Landscape area: 55,000 sq. ft.

Residential	Commercial	Comments
<input type="checkbox"/>	<input type="checkbox"/>	This project does not have residential or commercial landscaping or is exempt
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Project Proposed Landscape Feature Footage <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 80%;"> <p>This project does incorporate new landscaping equal to or less than 50 sq ft.</p> <p>This project does incorporate renovated landscaping equal to or less than 300 sq ft.</p> </div> <div style="width: 15%; text-align: center;"> <p>10,522</p> <p>sq. ft.</p> </div> <div style="width: 5%; text-align: center; font-size: small;"> <p>total of all residential water use scapes</p> </div> </div>
<input type="checkbox"/>	<input type="checkbox"/>	Project Non-Irrigated Landscape Feature Footage
<input type="checkbox"/>	<input type="checkbox"/>	Proposed Irrigated Landscape Feature Footage: 49,000

Proposed Total Irrigated Landscape Feature Footage: 49,000

Proposed Total Water Use: 10,522

Supporting Documentation

Model Water Efficient Landscape Worksheet
 Soil Management Report
 Landscape Design Plan
 Irrigation Design Plan
 Grading Design Plan (N/A, No grading proposed)

Plan prepared by:
 Name: Chris Cullen, Landscape Architect, P.C.
 Phone: (805) 586-2624
 Email: chris@ccdesign.com

State License No. 3551

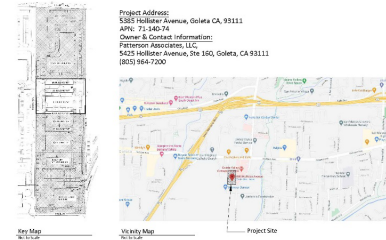
Landscape Architect: ☒

Landscape Contractor: ☐

Architect: ☐

Engineer: ☐

This form is to be completed by the applicant and submitted to the Planning Department for review. The applicant is responsible for providing all necessary information and documentation to the Planning Department. The Planning Department will review the information and documentation provided and will issue a plan check report. The applicant is responsible for responding to any comments or requests for information from the Planning Department. The applicant is responsible for providing all necessary information and documentation to the Planning Department. The Planning Department will review the information and documentation provided and will issue a plan check report. The applicant is responsible for responding to any comments or requests for information from the Planning Department.

[illegible]

Irrigation Heads							
Symbol	Model	Manufacturer	Qty	Radius	GPM	PSI	Notes
	MPR 3000Z1	Hammer	8	15.5"	19	40	Maximum radius: MPR3000 heads are pre-set up body per irrigation method.
	MPR 2000Z1	Hammer	12	20"	74	40	Black nozzle: 1/2" Sprinkle body, pre-set up body per irrigation method.
	MPR 3000Z2	Hammer	16	30"	4	40	Black nozzle: 5/8" pop up body per irrigation method.
	MPR 3000Z1	Hammer	14	30"	1.82	40	Black nozzle: 1/2" Sprinkle body, pre-set up body per irrigation method.
	MPR 3000Z1	Hammer	16	30"	86	40	Black nozzle: 1/2" Sprinkle body, pre-set up body per irrigation method.

Note: The Irrigation system can be installed on Irrigation called out above on the second table of heads 1/2" & 1/4" (sprinkle)

[illegible]

erino carroll
landscape architecture, PC
7801 Quail Run • #444
Corte Madera • CA 94023
(415) 490-2424 • www.erinocarroll.com



**NOT
FOR CONSTRUCTION**

EKWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

IRRIGATION PLAN - PARCEL 1

Date/ Issue
2025.09.07 EXH1

Sheet 1 of 5

B.L1.1

Irrigation Notes:

Water source for irrigation will be potable water. Goleta Water District does not have an existing reclaimed water mainline near the project site.

Contractor shall visit the site to inspect the existing irrigation system prior to submitting bid.

The irrigation and planting design shall comply with the State of California Model Water Efficient Landscape Ordinance (MWELO).

See irrigation legend for complete descriptions of all symbols shown on irrigation plans.

Point of perspective is at the appropriate location shown on plan at same water meter. Contractor shall conduct pressure test of water meter and confirm available PSI and flow rate at existing water meter and report findings to Landscape Architect.

Install drip lines in existing planters, value boxes, or planters where water pipes will be screened by plants. Install one value per planter. Identify locations and flag on site for landscape architect's approval according to installation.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation system devices will meet the criteria as set forth in MWELO Section 802.70(1)(D).

Install drip lines in existing planters, value boxes, or planters where water pipes will be screened by plants. Install one value per planter. Identify locations and flag on site for landscape architect's approval according to installation.

All piping installed under paving, through walls or footings must be placed inside 1/2 inch 40 PSI sleeves of adequate size to allow free movement of the pipe in the future. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recirculating water irrigation shall be colored to match the pipe.

Locate irrigation controller at appropriate location, minimum 120" x 120" by others. Obtain Landscape Architect's approval of location before installing.

Holding value boxes may remain in place if not damaged.

Detritus shall be located a maximum of 4" (one inch) from the center of the plant, or at edge of rootball, whichever is greater.

Install drip flush valves at the end of all drip tubing in round value boxes with gravel fill.

Install irrigation lines of the following minimum depths: Mainlines: 30" minimum cover. Lateral line: 24" minimum cover. Polyethylene drip tubing placed on grade with valves 24" D.C., sub-surface drip line installed 12" below finish grade per manufacturer's specs.

In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.

In the event of existing trees, no direction to roots lateral lines and replace as necessary to avoid root damage. Under canopy of existing trees, excavate using hand tools, and make pipe under roots with a minimum 4" clearance. Do not cut roots longer than 2" free in diameter, unless approved by the landscape architect.

Adjust controller run durations to prevent water contact with all built elements.

Verify location of building perimeter, controller, and point of connection with Landscape Architect prior to installation.

Verify backfilling trenches, test all pressure mainline under hydrant pressure of 100 pounds per square inch and pressure waterlogs.

Use Teflon tape for all threaded connections.

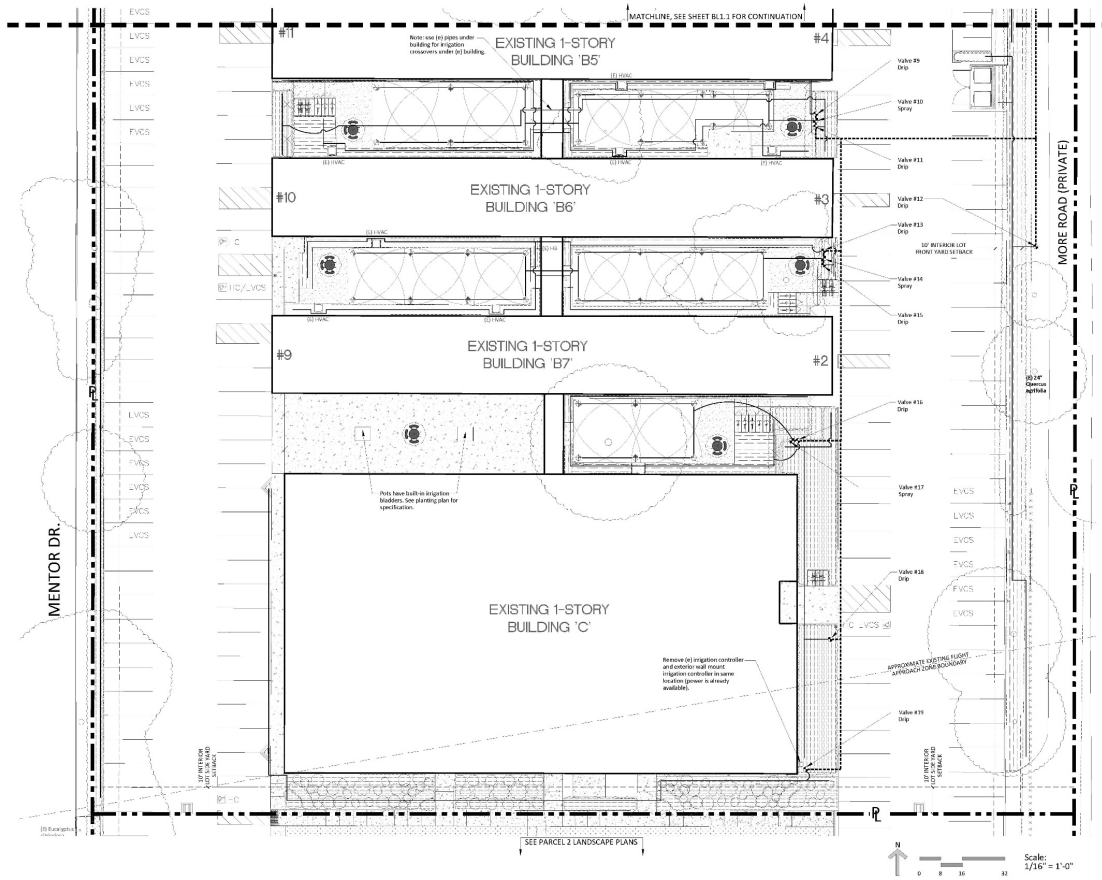
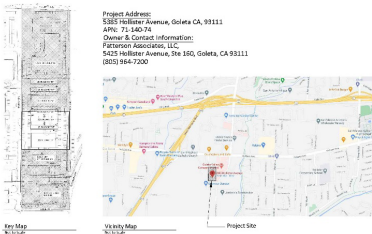
Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emitter does not exceed manufacturer's recommended pressure range for optimal performance.

Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emitter does not exceed manufacturer's recommended pressure range for optimal performance.

Prior to project completion, provide Landscape Architect with full size as built record drawings. Dimensions from two (2) permanent points of reference, building corners, sidewalks, or road intersections, etc., the location of the following connections to existing water lines, existing or proposed, shall be shown: existing or proposed pressure lines (dimension max. 30' along existing, control valves, routing of control piping, quick coupling or garden hose and other similar equipment).

Prior to project completion, install a reduced limited controller chart inside controller. The chart shall show the zones controlled by the automatic controller, colored coded for each station.

Prior to project completion, Landscape Contractor shall conduct an irrigation audit of the irrigation system to be performed by a certified landscape irrigation auditor. Submit copy of irrigation audit to Landscape Architect.



Irrigation Equipment				
Symbol	Area	Manufacturer	Model	Notes
(H)	Irrigation submeter dedicated for landscape irrigation use only.	Heurline	T-30, 1.5/2" Size	
(E)	(1) Water meter to monitor in place, typ.	Willam	97001 1/2", 1.5/2" size, with 100 in. with pressure gauge	
(F)	Irrigation Backflow device and pressure regulator to be dedicated for landscape irrigation use only, 1.5/2" size.	Superior	3300 Normally open master control valve, 1.5/2" size.	Install in locking rectangular value box with gravel fill.
(G)	Backflow device to remain in place, typ.	Weathermatic	5475-115	Install in locking rectangular value box with gravel fill.
(M)	Master Control Valve	Weathermatic	5475-115	Install in locking rectangular value box with gravel fill.
(S)	Flow Sensor	Superior	3300 Normally open master control valve, 1.5/2" size.	Install in locking rectangular value box with gravel fill.
(V)	Ball Valve / Manual Shut Off Valve	Superior	3300 Normally open master control valve, 1.5/2" size.	Install in locking rectangular value box with gravel fill.
(W)	Smart irrigation controller with weather station	Weathermatic	5475-115	Install in locking rectangular value box with gravel fill.
(X)	Direct burial irrigation wire	N/A	1/2" size	Install in locking rectangular value box with gravel fill.
(Y)	In-line Sprinkler Valve 1" Size, typ. (for spray zones only)	Round	PS38 PPS-D	Install in locking rectangular value box with gravel fill.
(Z)	Drip Valve Assembly, 1" size, typ. (for drip zones only)	Round	K22 300 FLOW	Install in locking rectangular value box with gravel fill.
(A)	Dripzone	Netatmo	Netatmo	Install on grade and shade 48" x 12", and cover drip tubing with bark mulch.
(B)	Drip emitters	Netatmo	Netatmo	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(C)	Drip emitters with 1/2" size plus drip emitters to remain in place (verify meter, and in shade to finish grade as required in field)	Netatmo	Netatmo	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(D)	Drip Air Vacuum Relief Valve	Netatmo	1.6 GPH	Install in locking 4" round value box at the high point of each plant.
(E)	Automatic Drip Flush Valve	Netatmo	1.6 GPH	Install in locking 4" round value box with gravel fill.
(F)	Lateral Line	Valtec	Schneider 40 PPS, 1" size, typ.	Install in locking 4" round value box with gravel fill.
(G)	Mainline	Valtec	Schneider 40 PPS, 1.5/2" size, typ.	Install in locking 4" round value box with gravel fill.

Irrigation Heads				
Symbol	Model	Manufacturer	Qty	Notes
(H)	MF 3000Q	Hunter	8	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(I)	MF 3000H	Hunter	12	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(J)	MF 3000Q	Hunter	16	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(K)	MF 3000H	Hunter	16	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(L)	MF 3000Q	Hunter	16	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant
(M)	MF 3000H	Hunter	16	1.6 GPH or smaller emitters. (1) 1.6 GPH emitters per plant (2) 1.6 GPH emitters per plant (3) 1.6 GPH emitters per plant (4) 1.6 GPH emitters per plant

IRRAWILL ST. AT SOUTH PATTERSON AVE.
5385 Hollister Ave. Goleta, CA 93111

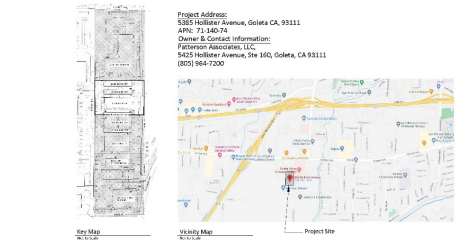
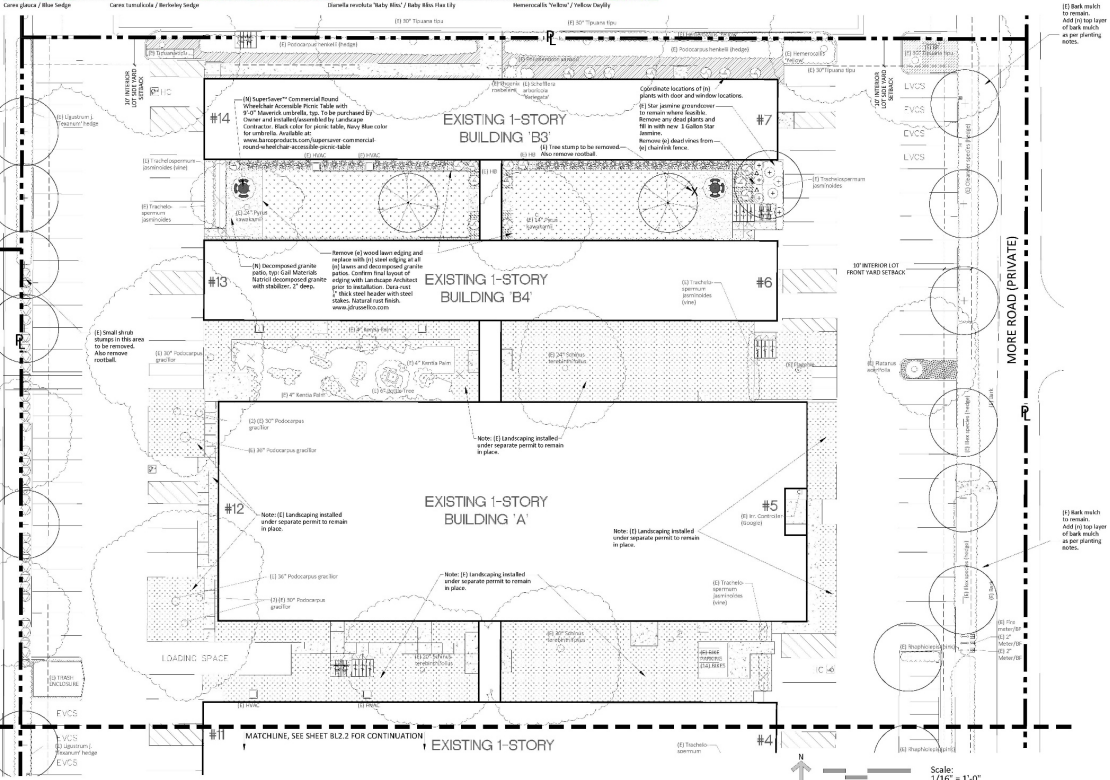
IRRAWILL PLAN - PARCEL 1

Date/ Issue
10/25/2018 10/25/2018

Sheet 2 of 5

B.L1.2

Plant Images:



Project Address:
5385 Hollister Avenue, Colton, CA 93111
APN: 75-140-74
Owner & Contact Information:
Patterson Associates, LLC
5425 Hollister Avenue, Ste 160, Colton, CA 93111
(805) 964-7200

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
<i>Lophoceros confertus</i>	Willow Birch	33	15 Gal	M-H20 Standard form.
<i>Pyrus kawakami</i>	Evergreen Pear Tree	6	25 Gal	M-H20 Standard form.
<i>Schiffelia paniculata</i>	Umbrella Tree	7	25 Gal	M-H20 Standard, low branching.

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
<i>Chondrostemon elaeagnifolius</i>	Large Case Rush	48	1 Gal	L-H20
<i>Juncea patens 'Vik Blue'</i>	Blue Blue California Grass	39	1 Gal	L-H20
<i>Sparganium angustifolium</i>	Water Plant	48	1 Gal	M-H20
<i>Lomandra 'Patrium Beauty'</i>	Vernacular Palm	21	2 or 3 Gal	L-H20
<i>Lomandra confertifolia 'Time Maf'</i>	Leaving Time Maf	128	1 Gal	L-H20
<i>Oleander speciosus</i>	Oleander	21	5 Gal	L-H20. Flower color to match.
<i>Trachelospermum jasminoides</i>	Star Jasmine	7	1 Gal	M-H20. Standard form.
<i>Trachelospermum jasminoides</i>	Star Jasmine	2	5 Gal	M-H20. Standard form.

Botanical Name	Common Name	Size	WUCOLS / Notes	Quant.
<i>Bouteloua distachleoides 'V.C. Verde'</i>	UC Verde Buffalo Grass	Flag	L-H20. Plant @ 16" x 16" spacing. New trees and branches at 16" x 16" spacing. Available at S&S.	6,200
<i>Carex glauca</i>	Blue Sedge	4" Pot	L-H20. Plant @ 16" x 16" spacing.	58
<i>Carex tumukulu</i>	Barley Sedge	4" Pot	L-H20. Plant @ 16" x 16" spacing.	201
<i>Daniella revoluta 'Baby Blue'</i>	Baby Blue Tree Lily	4" Pot	L-H20. Plant @ 16" x 16" spacing.	286
<i>Hypericella 'Yellow'</i>	Yellow Daylily	1 Gal	M-H20. Plant @ 16" x 16" spacing.	244

Note: The plant quantities called out above are the grand total for the entire project and are repeated on each individual sheet.

Planting Notes:

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

Existing grades, flow lines and lot lines, drainage patterns must be maintained during irrigation and planting operations. Contractor may not alter existing established grade and flow lines without the knowledge and permission of the Civil Engineer. Contractor shall follow Landscape Architect and Civil Engineer of any potential drainage problems and make recommendations for solution.

Include additional plants in the landscape to be used at the discretion of the Landscape Architect. Include 20-15 gallon, 30-1 gallon, 40-1 gallon. Provide the soil prior to additional plants in the lot and check the owner for each plant not needed.

All plants shall be planted in gopher holes connected from gopher wire. Chicken wire is not acceptable. Install gopher wire under all (a) lawn/greenhouse areas.

Soil tests (such as soil pH) are present on site. Contractor shall notify Landscape Architect and Owner prior to installing any plants. Contractor takes full responsibility for all plants damaged or killed by gophers, ground squirrels, rabbits or other pests.

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

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

Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and three percent of all landscape facilities in writing that plants have been received. Notify Landscape Architect immediately of any plant working difficulty.

Contractor shall maintain all installed plants (no weekly basis) for a period of 90 days from date of completion of installation. Failure to properly maintain areas may result in an extension of the maintenance period. Quarterly plant material - gopher or smaller (including transplanted plants) for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Quarterly watering and/or fertilizing (including transplanted plants) for 3 years from date of final acceptance.

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

Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting. Notify Landscape Architect of intended planting schedule a minimum of 2 weeks prior to planting.

Contractor shall install 24" deep plants not taller than 10 feet from existing utilities, curbs, walls, building, pathways, etc. Top of root barrier shall be 2" below top of adjacent concrete or other surface. The use barrier shall extend 1' out from tree at all sides. (2) 10" (16" x 16") hole in soil to allow air to reach the tree.

Soil and management report on sheet B-2.2. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in soil management report.

Notify Landscape Architect of any plant working difficulty. Landscape Architect must approve all plant substitutions. Contact Landscape Architect for decision regarding proposed plant substitutions a minimum of 2 weeks prior to installation.

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

Plant groundcovers adjacent to shrubs and/or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to shrubs and trees shall be spaced at specified spacing away from stems.

Provide and install bark mulch over all shrubs and groundcover areas. Use fine texture Bahia County Bark mulch available at South Coast Recycling and Transfer Station at 4420 Lake Road, Santa Barbara, CA 93103. Spread bark evenly over all shrubs and groundcover areas to a depth of 3". Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to delivery.

Include in bid description of all existing plants and shrubs in areas shown with new planting. Confirm plants to be demolished with Landscape Architect prior to demolition with demolition. All trees and shrubs to be removed shall be removed and replaced with new planting. Completely eradicate all ferns, shrubs, grass, ivy, and other weed growth or other viable or alleged invasive weeds from areas within project limits prior to installing planting.

Preserve and protect all existing trees, unless otherwise noted on plan(s).



NOT FOR CONSTRUCTION

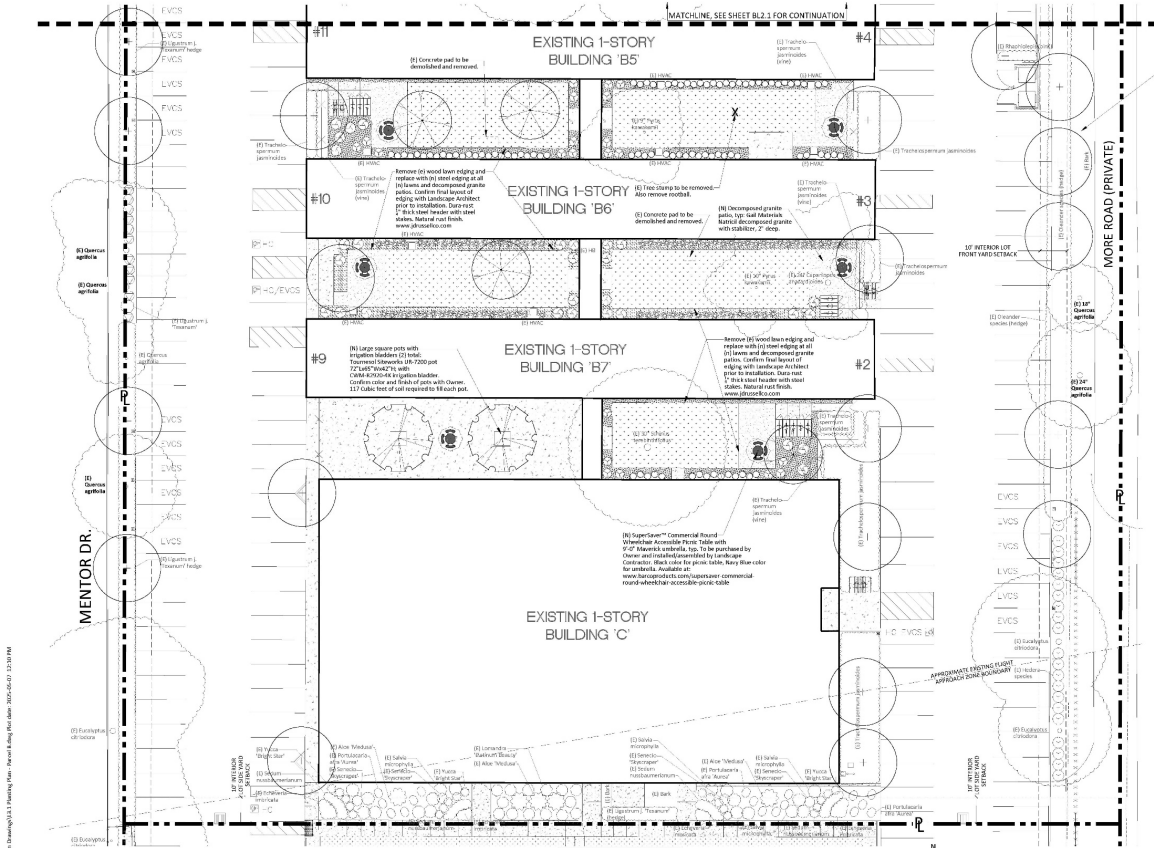
EKWILL ST. AT SOUTH PATTERSON AVE.
5385 Hollister Ave. Colton, CA 93111

PLANTING PLAN - PARCEL 1

Date/Issue
2025.05.07 048

Sheet 3 of 5

B.L2.1



LANDSCAPE STATISTICS	
Total Landscape Area (includes all landscape areas within property lines)	SF
Parcel 1	46,000

Parking Lot Shading	17.38.110W(1)	Parking Area SF	Drives Area	Total Parking Lot Area	% of Shaded	Compliance	Notes
Parcel 1		57,826	21,009	48,885	43.35%	✓	At least 50% non-landscaped area shaded w/25 yrs

Parking Lot Landscaping	17.38.100W(1)	Parking Area SF	Landscaping Area SF	Landscaping Required SF	% Provided	Compliance	Notes
Parcel 1		48,885	6,897	25,900	26.25%	✓	(1)

(1) Excludes landscaping in setbacks per code

Parking Lot Trees	17.38.100W(1)	On-Site Parking	Trees Required	Trees Provided	Compliance	Notes
Parcel 1		210	53	57	✓	One (1) tree for every four (4) parking spaces

Tree Removal and Replacement	Code Requirement	Native Trees				Non-Native Trees				Total Trees				Notes
		Existing	On Site	To Be Removed	Proposed	Existing	On Site	To Be Removed	Proposed	Existing	On Site	To Be Removed	Proposed	
Parcel 1	Conservation (Branches 5.1 through 9.5)	8	0	0	0	28	0	51	59	36	0	41	77	✓

(*) Includes non-native trees located in public ROW

Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 71-140-74
Owner & Contact Information:
Patterson Associates, LLC
5425 Hollister Avenue, Ste 300, Goleta, CA 93111
(805) 964-7200

Key Map
Site Map
Vegetation Map
Project Site

Trees

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
<i>Lophoceros confusus</i>	Redwood Tree	13	15 Gal	M-H20, Standard form
<i>Pyra leucodactyl</i>	Evergreen Pear Tree	6	15 Gal	M-H20, Standard form
<i>Schefflera pectente</i>	Limbo Tree	2	15 Gal	M-H20, Standard, low branching

Shrubs, Perennials, Succulents and Grasses

Botanical Name	Common Name	Quant.	Size	WUCOLS / Notes
<i>Chorizanthe</i>	Large Cape Rush	48	1 Gal	L-H20
<i>Arctostaphylos</i>	Blackberry	50	1 Gal	L-H20
<i>Ligustrum japonicum</i>	Wax and Pine	46	5 Gal	M-H20
<i>Loropetalum</i>	Variegated Red	21	7 or 5 Gal	L-H20
<i>Loropetalum confusum</i>	Variegated Red	128	1 Gal	L-H20
<i>Chorizanthe</i>	Large Cape Rush	21	5 Gal	L-H20, flower color to match lot
<i>Trachycarpus fortunei</i>	Star Jasmine	7	1 Gal	M-H20, flower color to match lot
<i>Trachycarpus fortunei</i>	Star Jasmine	2	5 Gal	M-H20, flower color to match lot

Groundcovers and Grasses

Botanical Name	Common Name	Size	WUCOLS / Notes	Quant.
<i>Arctostaphylos</i>	Blackberry	1" Pot	L-H20, flower color to match lot	18
<i>Arctostaphylos</i>	Blackberry	1" Pot	L-H20, flower color to match lot	201
<i>Arctostaphylos</i>	Blackberry	1" Pot	L-H20, flower color to match lot	236
<i>Arctostaphylos</i>	Blackberry	1" Pot	L-H20, flower color to match lot	244

Note: No plant quantities other than those are the plant quantities for the entire project and are repeated on each matchline sheet.

SOIL MANAGEMENT REPORT:
WALLACE LABORATORIES, LLC
365 Coral Circle
El Segundo, CA 90245
phone (310) 615-0116 fax (310) 640-8863
June 10, 2024

erinacem@wallace.com
Erin O. Carroll Landscape Architect
100 N. La Gracia, Suite 100
Santa Barbara, CA 93103-4250

3E: Soil Management Report
Patterson Associates - Parcel 1
Composite, 6-8", DRI ID No. 24-159-16, Received June 6, 2024

Dear Sirs,

The pH is moderately alkaline at 7.30. The salinity is moderate at 0.47 millimhos/cm.

Nitrogen is low. Sulfur is moderate. Boron is moderate. Phosphorus, potassium, iron, manganese, zinc, copper and molybdenum are high. Plant available total is moderate.

Available sodium is low. SAR (sodium adsorption ratio) is 0.3.

The texture is sandy loam. Based on the non-ground fraction, it contains 55.4% sand, 27.2% silt and 17.4% clay. The gravel content is 1.2%.

Soil organic matter is good at 5.38% on a dry weight basis. The carbon:nitrogen ratio is 9.8. The soil organic matter is medium.

The estimated rate of water penetration based on Soil Water Characteristics versus 6.05-7.4 model developed by Keith Saxton of the USDA is moderate at 1.43 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations
The plant palette appears to be suitable for this soil when properly amended with proper irrigation management.

For soil preparation on a separate foot basis, uniformly broadcast the following at the indicated rates. Rates are per 1,000 square feet for a 6 inch till. Incorporate them 6 inches deep.

Ammonium sulfate (21-0-0) - 5 pounds

Agricultural gypsum - 10 pounds

For the preparation on a volume basis, homogeneously blend the following materials into the soil. Rates are expressed per cubic yard:

Ammonium sulfate (21-0-0) - 1.4 pound

Agricultural gypsum - 1.0 pound

Normally irrigate deeply but not frequently. Balance soil moisture with soil analysis.

For maintenance fertilization, apply ammonium sulfate (21-0-0) at 5 pounds per 1,000 square feet about once per quarter. Surface irrigate after applying nutrients.

Monitor the site with periodic soil and leaf tissue testing. Adjust the maintenance program as needed.

Sincerely,

Erin O. Carroll
Erin O. Carroll, Ph.D.
G.A.W.



NOT FOR CONSTRUCTION

EWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave. Goleta, CA 93111

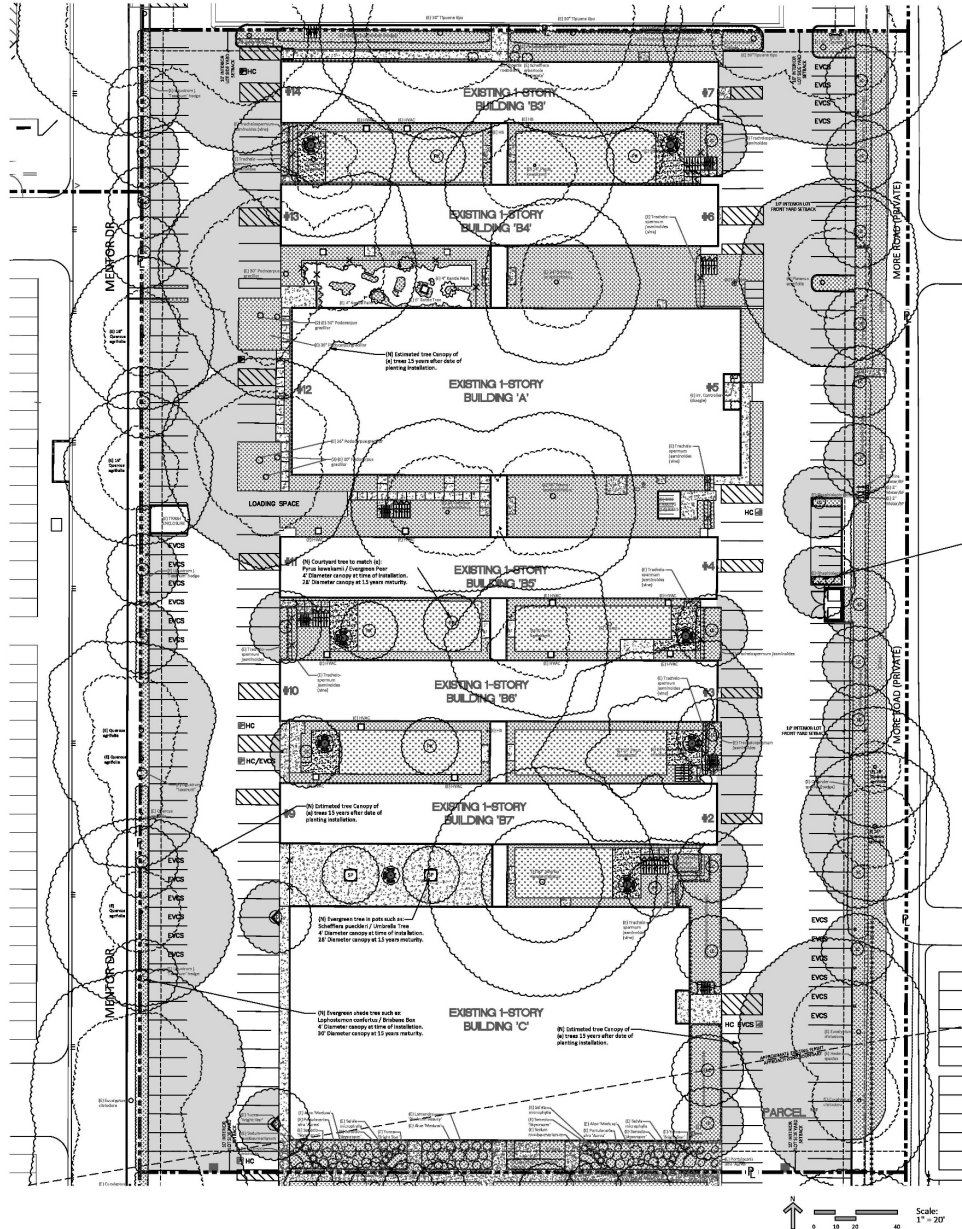
PLANTING PLAN - PARCEL 1

Date/ Issue
2025.05.07 DMR

Sheet 6 of 5

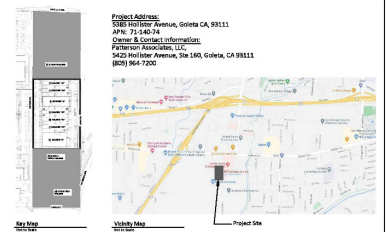
B.L2.2

Drawing Name: C:\Users\B\Documents\Projects\B\B-1\B-1.dwg Drawing Date: 08/25/2016 Drawing Time: 11:12 PM Drawing Author: C:\Users\B\Documents\Projects\B\B-1\B-1.dwg Drawing Date: 08/25/2016 Drawing Time: 11:12 PM



Parking Lot Shading Statistics:

Parking Lot Shading	Parking Area SF	Drive Aisle Area	Total Parking Area	% Shaded	Compliance	Notes
Parcel 1	17,383.110 (H)	17,383.110	34,766.220	87.50%	✓	At least 50% non-impervious area shaded w/15 yrs



Project Address:
5385 Hollister Avenue, Goleta CA, 93111
APN: 73-148-154
Owner & Contact Information:
Patterson Associates, LLC
5425 Hollister Avenue, Ste 180, Goleta, CA 93111
(805) 964-7200

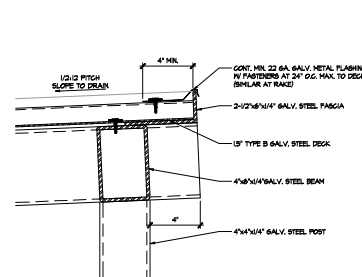


EWILL ST. AT SOUTH
PATTERSON AVE.
5385 Hollister Ave. Goleta, CA, 93111

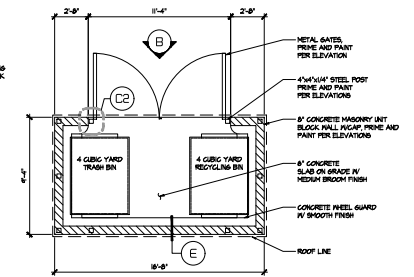
Date/ Issue
2023/05/07 018
Sheet 3 of 5

B-EXHIBIT-1

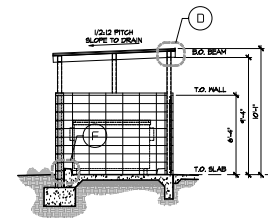
ATTACHMENT C
TRASH ENCLOSURE PLANS



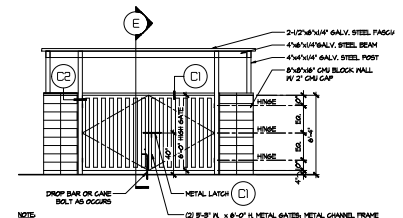
high eave fascia detail (D)
scale: 1/2" = 1'-0"



plan (A)
scale: 1/4" = 1'-0"

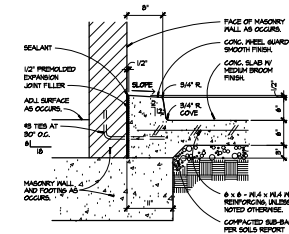


enclosure wall section (E)
scale: 1/2" = 1'-0"

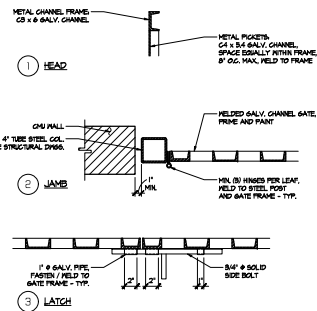


front elevation (B)
scale: 1/4" = 1'-0"

NOTE:
1. WELD AND WELD ALL EDGES AND CORNERS.
2. GRIND SMOOTH ALL CONNECTIONS.
3. FINISH AND COLOR TO MATCH EXISTING ENCLOSURE AT WESTERN PARKING LOT.
4. BLOCK WALL - STANDARD GRAY.
5. METALS - PPB DARK GRAY.



concrete wheel guard (F)
scale: 1" = 1'-0"



gate details (C)
scale: 1 1/2" = 1'-0"

5385 Hollister Avenue
proposed trash/recycling enclosure
scale: as noted



Patterson Associates, LLC
(805) 964-7200
Subdivision and Development Application
Ekwill Street at S. Patterson Avenue
5385 Hollister Avenue Goleta, California 93111

remarks	date
	05-19-2020

ATTACHMENT D

PLANNING COMMISSION CONDITIONS OF APPROVAL

Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

Prior To Issuance of A Zoning Clearance:

66. The Applicant/Permittee, prior to the issuance of a Zoning Clearance, must provide evidence that the Parcel Map, TDM Agreement, Landscape Agreement, and the Agreement to Comply with Conditions have been recorded. The letter document must specify that the Applicant/Permittee and Property Owner agrees to comply with the project description, approved exhibits and all conditions of approval. All costs associated with the preparation, review and recordation of the Agreement to Comply with Conditions are the sole responsibility of the Applicant/Permittee.
67. Secure Final Design Review Board (DRB) approval for the Project.
68. If the project meets the threshold outlined in Ordinance 16-04 regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
69. The Applicant/Permittee shall maintain all landscaping, per the approved plan, for the life of the project. Applicant/Permittee must enter into a Landscape Maintenance Agreement with performance securities, in a form approved by the City Attorney, to maintain required landscaping and water-conserving irrigation systems for at least a 3-year period. All expenses associated with the development, review and recordation of the Landscape Maintenance Agreement are the sole responsibility of the Applicant/Permittee.
70. Enter into an agreement with the City regarding compliance monitoring and submit the fees cover full costs of compliance monitoring. All costs associated with the development, review, and execution of the compliance monitoring contract is the sole responsibility of the Applicant/Permittee.
71. Secure approval of an exterior lighting plan and photometric light study plan from the DRB. The lighting plan must:
 - a) Minimize off-site glare.
 - b) Use lighting devices that are enclosed and protected by weather and vandal resistant covers.
 - c) Illuminate 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 illuminate during hours of darkness. Addressing must also be shown on the building plan elevations.

72. Secure approval of a composite utility 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.

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.

73. The Applicant/Permittee must prevent construction and/or employee trash from blowing offsite by providing covered receptacles on-site before commencement of any grading or construction activities; picking up waste weekly or more frequently as directed by the Planning and Environmental Review Director; and designating and providing the Planning and Environmental Review Director, the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles must be provided as determined necessary by the Planning and Environmental Review Director.
74. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Applicant/Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or project approval. Such clearance must indicate that the Applicant/Permittee has satisfied all pre-construction conditions.
75. Secure the construction site with a minimum 6-foot-high fence. The fence must be covered with a material approved by the Planning and Environmental Review Director to minimize dust leaving the site.
76. During grading and construction activities, the Applicant/Permittee, to the satisfaction of the Planning and Environmental Review Director and/or the Public Works Director:
 - a) Must prevent construction and/or employee trash from blowing offsite by:
 - i. Providing covered receptacles on-site before commencement of any grading or construction activities;