



TO: Goleta Design Review Board

SUBMITTED BY: Brian Hiefield, Senior Planner

SUBJECT: 475 Kellogg Ave. (APN 071-140-085) Expanded service area and

detail canopy at the Honda Dealership Case Nos. 24-0014-DRB/24-

0004-DP

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Final review with/without conditions of approval.

If the Final approval request cannot be granted at this meeting, the DRB can continue the item for additional information, or add a condition that the Director confirm or verify that minor items are added to the plan sheets.

PROJECT DESCRIPTION:

This is a request for a *Final* Review to construct a 3,504 square-foot enclosed service shop addition and a 1,176 square-foot open-air detail bay canopy onto the backside of their existing facility. The service shop expansion will house eight additional service bays. The project will include drainage improvements with a prefabricated landscaped bioswale.

The total new square footage added for the project would be 4,680 sq. ft.

The project is located on a parcel totaling 2.6 acres located in the General Commercial (CG) and Old Town (OT) zone districts.

The project was filed by agent Travis Muilenburg of John Mohoney Architects on behalf of Michael Pacheco of VT Companies, property owner.

BACKGROUND:

The dealership building was constructed in 1987. The current underlying applicable entitlement for this parcel, Development Plan (DP) 19-073-DP, was approved November 2, 2020. At that time Tentative Parcel Map (TPM) 19-072-TPM was approved to split the original parcel into three parcels, one for each dealership. The Final Map associated with the three-lot parcel split was recorded on June 15, 2021.

Meeting Date: October 14, 2025

The 19-073-DP entitlement included a new showroom and additional canopy structures. The new showroom space would be created through the enclosure of the existing covered canopy on the east elevation. The current request, Development Plan Amendment (DPAM) 24-0004-DP, seeks to amend 19-073-DP to include the project described above.

The DRB granted Preliminary approval on February 11, 2025. Subsequently, the Planning and Environmental Review (PER) Director, who has decision-making authority for the DPAM, approved DPAM 24-0004-DP on September 4, 2025, for the land use of the project. As a condition of the approval, the project must obtain Final DRB review. At the time of Preliminary Design Approval and DPAM approval, no additional design related conditions of approval were added by either the DRB or the PER Director.

DISCUSSION:

Pursuant to Goleta Municipal Code (GMC), Title 17, Section 17.58.060(C), Final Review for DRB, the applicant has provided Final level working drawings for the project, excluding electrical, plumbing, mechanical and structural drawings that do not affect the exterior of the building. The DRB is asked to review all details, colors, materials, exterior lighting fixtures, final site grading and drainage, and final landscaping.

New exterior lighting is limited to the project area depicted on the lighting plans and will not increase light levels at the property lines beyond 0.1 foot-candles as shown on the photometric plan. The existing perimeter lighting outside of the project area is not within the scope of this project and will remain as-is.

Note that any signage depicted on the plans is for reference only. All new signage will be subject to separate design review and permitting.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB grants the applicant's request, the next steps include: (1) ministerial issuance of a Zoning Clearance to effectuate the DPAM; and (2) Building Permit issuance.

An action of the DRB to grant Final approval is not subject to appeal. The Findings and the CEQA determination were made at the time of Preliminary Design approval.

ATTACHMENTS:

A – Project Plans

Attachment A

FINAL REVIEW - Case Nos. 24-0014-DRB/24-0004-DP

Project Plans

					SHEET INI	DEX				
				SHEET NUMBER	SHEET DATE	DESCRIPTION	SHEET NUMBER	SHEET Date	DESCRIPTION	JOHN MAHONEY
						TECTURAL (19 SHEETS)			REFERENCE ONLY) (6 SHEETS)	ARCHITECT
				A000	4/25/2025	COVER SHEET	C-1 OF 6	11/7/2024	COVER SHEET	850 W. ELLIOT ROAD #108
				A001	4/25/2025	PROJECT INFORMATION	C-2 OF 6	11/7/2024	EXISTING CONDITIONS SURVEY	TEMPE, ARIZONA 85284 P 480.345.8457 www.mahoneyarch.com
				A002	4/25/2025	PLANNING COMMISSION - CONDITIONS OF APPROVAL	C-3 OF 6	11/7/2024	CONCEPTUAL GRADING PLAN	
				A100	4/25/2025	SITE PLAN	C-4 OF 6	11/7/2024	CONCEPTUAL EROSION CONTROL PLAN	THE THOUSE
				A105	4/25/2025	CODE INFORMATION PLAN	C-5 OF 6	11/7/2024	EROSION CONTROL DETAILS AND NOTES	H. MAZZ
				A109	4/25/2025	DEMOLITION FLOOR PLAN	C-6 OF 6	11/7/2024	GRADING AND STORMWATER DETAILS	★ C-36655
				A110	4/25/2025	FLOOR PLAN				
				A120	4/25/2025	ROOF PLAN				OF CAL 4/25/25
				A130	4/25/2025	REFLECTED CEILING PLAN				4/25/25
				A200	4/25/2025	EXTERIOR ELEVATIONS				
				A300	4/25/2025	BUILDING SECTIONS				
				A310	4/25/2025	WALL SECTIONS		LAND	SCAPE (3 SHEETS)	
				A400	4/25/2025	DOOR & DOOR HARDWARE SCHEDULES	L-1 0F 3	11/7/2024	LANDSCAPE PLAN	
				A500	4/25/2025	ACCESSIBILITY DETAILS - SITE	L-2 0F 3	11/7/2024	IRRIGATION PLAN	
				A501	4/25/2025	ACCESSIBILITY DETAILS - BUILDING	L-3 0F 3	11/7/2024	IRRIGATION DETAILS	
				A510	4/25/2025	SITE DETAILS				
	PROJECT DESCRIPTION	CODE INFORMATION	PROJECT DIRECTORY	A520	4/25/2025	EXTERIOR DETAILS				
	PROJECT DESCRIPTION		PROJECT DIRECTORY	A530	4/25/2025	DOOR & MISC. DETAILS				
THESE DOCUMENTS ARE INSTRUMENTS OF SERVICE AND THE PROPERTY OF JOHN MAHONEY	AUTOMOTIVE SERVICE SHOP & DETAIL BAY BUILDING ADDITIONS AT AN EXISTING	REGULATORY AUTHORITY: CITY OF GOLETA	ARCHITECT:	A550	4/25/2025	WALL CONSTRUCTION TYPES A-E				
ARCHITECT LLC AND SHALL REMAIN ITS SOLE PROPERTY. THE USE OF THESE DRAWINGS SHALL BE RESTRICTED TO THE SITE FOR WHICH IT IS PREPARED AND PUBLICATION THEREOF	AUTOMOTIVE SALES & SERVICE DEALERSHIP. REPLACEMENT OF EXISTING ABOVE GROUND VEHICLE LIFTS WITH NEW IN-GROUND VEHICLE LIFTS IN THE EXISTING SERVICE SHOP AREAS.	ZONING: C-2 RETAIL COMMERCIAL, C-3 ADDRESS: 475 S. KELLOGG AVENUE	JOHN MAHONEY							
IS EXPRESSLY LIMITED TO SUCH USE. REUSE, REPRODUCTION, OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED WITHOUT THE ARCHITECTS WRITTEN		ASSESSOR'S PARCEL NUMBER: 071-140-085 EXISTING USE: AUTO SALES/SERVICE DEALERSHIP (NO CHANGE)	JOHN MAHONEY ARCHITECT, INC 850 W. ELLIOT ROAD #108							
CONSENT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHT THERETO.		GOVERNING CODES:	TEMPE, ARIZONA 85254 PHONE: (480) 345-8457 FAX: (480) 345-1759							
		ZONING GOLETA ZONING ORDINANCE, TITLE 17	APPLICANT: TRAVIS MUILENBURG		STRUC	TURAL (7 SHEETS)				
	SPECIAL INSPECTIONS	BUILDING 2022 CALIFORNIA BUILDING CODE (CBC)	EMAIL: TRAVIS@MAHONEYARCH.COM	S001	4/25/2025	GENERAL STRUCTURAL NOTES				
		2022 CALIFORNIA EXISTING BUILDING CODE MECHANICAL 2022 CALIFORNIA MECHANICAL CODE	STRUCTURAL ENGINEER:	S101	4/25/2025	FOUNDATION PLAN AND FOUNDATION SCHEDULES				
	THE FOLLOWING WORK SHALL REQUIRE SPECIAL INSPECTIONS PER THE CBC AND GOVERNING MUNICIPALITY'S REQUIREMENTS:	ELECTRICAL 2022 CALIFORNIA ELECTRIC CODE PLUMBING 2022 CALIFORNIA PLUMBING CODE	SIMPLY STRUCTURAL INC 730 N. 52ND ST #105	S102	4/25/2025	ROOF FRAMING PLAN AND FRAMING SCHEDULES				
	CONCRETE REINFORCING STEEL	ENERGY 2022 CALIFORNIA ENERGY CODE	PHEONIX, ARIZONA 85008 PHONE: (602) 443-0303 FAX: (602) 443-0404	S201	4/25/2025	TYPICAL DETAILS 01-20				
	STEEL/WELDING HIGH STRENGTH BOLTS	2022 CALGREEN CODE AMENDMENTS MUNICIPAL CODE CHAPTER 15.01 BUILDING CODE		S202	4/25/2025	TYPICAL DETAILS 21-40				
	ANCHOR/EXPANSION/EPOXY BOLTS STRUCTURAL MASONRY	ACCESSIBILITY TITLE 24 OF THE CALIFORNIA CODE OF REGULATIONS	MECH/PLUMB ENGINEER: MECHANICAL DESIGNS, INC.	S301	4/25/2025	FOUNDATION DETAILS 101-120				
	EARTHWORK AND EXCAVATIONS	DEFERRED SUBMITTALS	7227 N. 16TH STREET SUITE 200 PHOENIX, ARIZONA 85020	S401	4/25/2025	FRAMING DETAILS 201-220				
		THE FOLLOWING WORK SHALL BE A PART OF THE GENERAL CONTRACTOR'S SCOPE AND REQUIRES	PHONE: (602) 943-6608 FAX: (602) 943-6181							
		DESIGN, REVIEW BY REGISTRANT OF RECORD, AND SUBMITTAL TO THE CITY OF GOLETA, APPROVAL BY THE CITY OF GOLETA AND ISSUANCE OF SEPARATE PERMITS PRIOR TO THEIR INSTALLATION:	ELECTRICAL ENGINEER:		MECHANICA	AL/PLUMBING (7 SHEETS)				\Box
		- AUTOMATIC FIRE EXTINGUISHING SYSTEMS	ELECTRICAL ENGINEER: WELCH & SANDON DESIGN, LLC	M101	4/25/2025	MECHANICAL FLOOR PLAN				
		- FIRE ALARM SYSTEM - PREFABRICATED WOOD "I" JOISTS	4864 E. BASELINE ROAD, SUITE # 103 MESA, ARIZONA 85206	M201	4/25/2025	MECHANICAL NOTES AND SCHEDULES				
			PHONE: (480) 641-6883 MOBILE: (480) 369-3766	M301	4/25/2025	TITLE 24				
			CIVIL ENGINEER:	M302	4/25/2025	TITLE 24				O
		PROJECT DATA/BUILDING CODE ANALYSIS	DIAMOND WEST, INC. 23801 CALABASAS ROAD, SUITE 1034	P101	4/25/2025	PLUMBING FLOOR PLAN				
			CALABASAS, CA 91302 PHONE: (818) 591-1050	P201	4/25/2025	PLUMBING NOTES, SCHED. & DIAGRAMS				l ,
		CONSTRUCTION TYPE: V-B, AUTOMATIC SPRINKLER SYSTEM PER CBC SECTION 903	LANDSCAPE ARCHITECT:	P301	4/25/2025	PLUMBING TITLE 24				
		OCCUPANCY GROUP: MIXED (B, S-1) NON-SEPARATED OCCUPANCIES PER 508.3.2 MOST RESTRICTIVE (S-1) SHALL APPLY	LAND CONCERN							
		STORIES ALLOWED: 2	1750 E. DEERE AVENUE SANTA ANA, CA 92705		ELECTI	RICAL (15 SHEETS)				\bigcirc
		STORIES PROVIDED: 1 (NOT CHANGE)	PHONE: (949) 333-6310	E001	4/25/2025	ELECTRICAL SPECS AND SYMBOLS				エ 当
		MAX. BUILDING HEIGHT ALLOWED: 60' (CBC) BUILDING HEIGHT: 21'-8" (NO CHANGE)	OWNER: VAG HSBCA, LLC	E100	4/25/2025	DEMOLITION POWER PLAN				BARBARA ELLOGG AVENU
		AREA ALLOWED: 36,000 SF (CBC 506.2)	3857 BIRCH ST #460 NEWPORT BEACH, CA 92660	E101	4/25/2025	ELECTRICAL POWER PLAN				$A \otimes A \otimes$
		AREA PROVIDED: 23,080 SF GROUND FLOOR < 36,000 SF	PHONE: (805) 681-1000	E102	4/25/2025	POWER SPECS AND SCHEDULES				G G G G G G G G G G G G G G G G G G G
		EXISTING BUILDING AREA: 18,428 SF		E200	4/25/2025	DEMOLITION LIGHTING PLAN				\overline{B}
		PROPOSED ADDITION AREA: 4,746 SF TOTAL BUILDING AREA: 23,174 SF		E201	4/25/2025	ELECTRICAL LIGHTING PLAN				
		GROSS/NET SITE AREA: 113,423.17 S.F. (2.604 ACRES)		E202	4/25/2025	LIGHTING SPECS, NOTES, & DETAILS				SANTA 475 S. KEL GOLETA,
		TOTAL BUILDING OCCUPANT LOAD: 129		E300	4/25/2025	DEMOLITION HVAC PLAN				XXXYXYXYYYYYYYYYYYYY
		SEE SHEET A100 AND A105: FOR FURTHER INFORMATION		E301	4/25/2025	ELECTRICAL HVAC PLAN				
				E302	4/25/2025	HVAC SPECS AND NOTES				///
		ENERGY CODE INFORMATION		E400	4/25/2025	ONE-LINE DIAGRAM				
				E500	4/25/2025	PANEL SCHEDULES				A A
		*PROPOSED BUILDING ADDITIONS WILL BE NON-CONDITIONED. NO THERMAL ENVELOPE REQUIRED. SEE ENGINEERS DRAWINGS FOR ENERGY CODE COMPLIANCE.		ES10	4/25/2025	ELECTRICAL SITE PLAN				
		ENVELOR E REGORNED. GET ENGINEERIG DIVININGO FOR ENERGY GODE GOM EN INGE.		ES20	4/25/2025	PHOTOMETRIC SITE PLAN				
				ES30	4/25/2025	SITE LIGHTING CUTSHEETS				
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										DDO IFOT NO - 0044
										PROJECT NO.: 2314
										ISSUE DATE: 4/25/25
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STOPPING OR RATED ASSEMBLIES TO COMPLY WITH CURRENT

CODES.

DEMOLITION NOTES

ABBREVIATIONS

ABOVE FINISH FLOOR

JANITOR

SYMBOL LEGEND

PROJECT REQUIREMENTS

PRIOR TO SUBMITTING A PROPOSAL, BIDDERS SHALL CAREFULLY EXAMINE THE

DOOR NUMBER - SEE SHEET A400

categorically exempt from environmental review pursuant to CEQA Guidelines §15301(e)(2), Existing Facilities, meeting the conditions for additions to existing structures up to 10,000 sq. ft. as follows:

A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

The site is currently served by all required public services, and the project will not require an increase in service for any of the required utilities. The General Plan Land Use and Zoning designation for this parcel is CG and OT. The CG designation allows automobile service and repair. The OT designation allows certain existing heavy commercial uses in Old Town, such as this auto services and repair, to remain as permitted uses. The project conforms to Development Regulations for both the CG and OT zoning district (height, setbacks, landscaping, etc.).

B) The area in which the project is located is not environmentally sensitive.

There is no mapped Environmentally Sensitive Habitat Area (ESHA) located on the property. The development is located outside the 100' Streamside Protection Area (SPA) buffer area for the nearby Old San Jose Creek.

The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted, included as Attachment B.

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 1 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), does not apply as the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts.

Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of commercial buildings on commercially zoned land next to existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near a highway officially designated as a state scenic highway. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as there are no buildings of historic significance on the project site nor any nearby that would be impacted by the development and the

site has a low potential for discovery of archaeological resources given previous disturbance and the minimal ground disturbance associated with the project.

Consistent with the requirements of the Class 1 requirements above, and pursuant to CEQA Guidelines §15300.2, Exceptions to the Exemption, the entirety of the project falls within the Class 1 Exemption set forth in State CEQA Guidelines section 15301.

Attachment A DRB Findings and California Environmental Quality Finding For Additions to the Honda Dealership Case No. 24-0014-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

Given the size of the proposed site improvements in relationship to the overall dealership and the large setback from both the southern and eastern property lines (20 feet when 10 is required), the project will have minimal change as viewed from the public right-of-way. Further, the development is appropriate in size and scale to the on-site development and is compatible with the other uses occurring on site. Lastly, the project has been designed so that the noise generating activities are oriented to face the other dealership uses.

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 site layout, orientation, and location of structures and buildings will have minimal change as the additions are small and located at the rear of the property in the existing storage yard area.

 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 will have little effect on the appearance of the neighborhood as the majority of the improvements are screened by the existing building and landscaping and what is visible is minor in nature.

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

The minimal exterior improvements that are visible from the right-of-way are in keeping with the existing design of the building for colors and materials.

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

No new outdoor mechanical or electrical equipment is proposed.

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

Minimal grading is proposed and will be limited to foundation work for new structures and drainage improvements. The finished topography will remain the

 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.

New landscaping is limited to the proposed bioswale as part of the site drainage improvements. Existing landscaping will remain as is. Note that the entire western edge of the project site is screened by existing hedges/fencing, which provide good screening of the storage yard/service shop addition to the properties to the west.

8. 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

The selected plant materials will be appropriate for the bioswale and aesthetically compatible. The existing landscaping will remain as is.

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

New exterior lighting is limited to the project area and will not increase light levels at the property lines. The existing perimeter lighting outside of the project area will remain as is.

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

Privacy of the neighbors will not be altered as no changes to existing landscaping screening at the rear of the property are proposed. The entire western edge of the project site is screened by existing hedges/fencing, which provide good screening of the storage yard/service shop addition to the properties to the west.

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

The project is not subject to additional design standards adopted by the City

CALIFORNIA ENVIORNMENTAL QUALITY ACT FINDING

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

SANTA BARBARA HONDA
475 S. KELLOGG AVENUE
GOLETA, CALIFORNIA

DDITION

SHOP

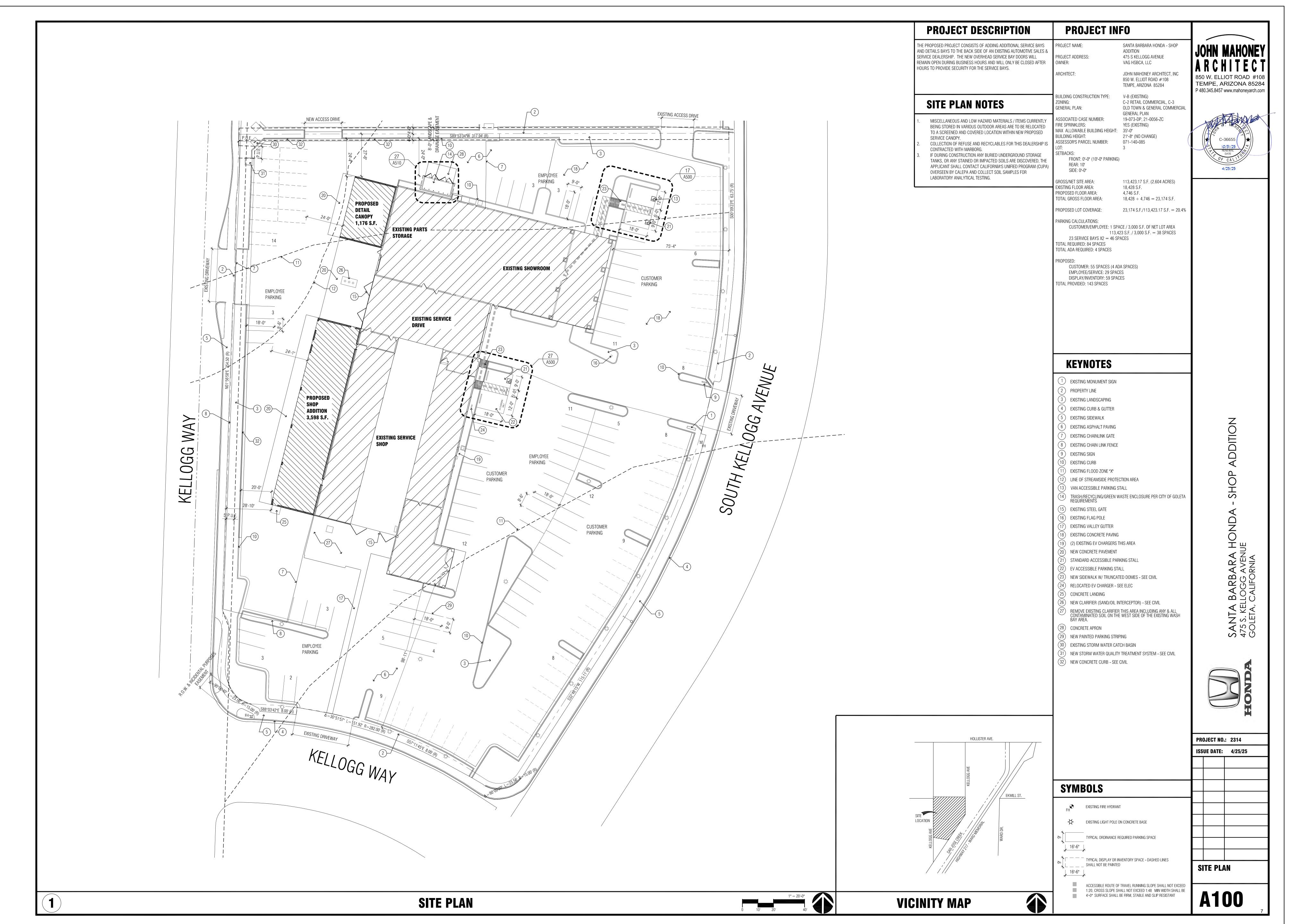
PROJECT NO.: 2314

ISSUE DATE: 4/25/25

PLANNING COMMISSION CONDITIONS OF

Δ002

AUUZ



BUILDING CODE ANALYSIS

CONSTRUCTION TYPE: V-B, AUTOMATIC SPRINKLER SYSTEM PER CBC SECTION 903 OCCUPANCY GROUP: MIXED (B, S-1) NON-SEPARATED OCCUPANCIES PER 508.3.2. MOST RESTRICTIVE (S-1) SHALL APPLY

STORIES ALLOWED: 2 STORIES PROVIDED: 1

AREA ALLOWED: 36,000 SF (CBC 506.2)

AREA PROVIDED: 23,174 SF GROUND FLOOR < 36,000 SF

ACTUAL AREA BY OCCUPANCY

OCCUPANCY GROUP	В	S-1	TOTAL
GROUND FLOOR	9,065 SF	14,109 SF	23,174
OCCUPANTS	61	68	129

OCCUPANT LOAD LEGEND

OCCUPANCY GROUP	ENCLOSED AREA OCCUPANT LOAD FACTOR		NUMBER OF OCCUPANTS
EXITS OR EXIT ACCESS POINTS REQUIRED		EXITS OR EXI POINTS PROV	

AREAS ARE ENCLOSED INTERIOR SPACE

PLUMBING FIXTURE CALC

SHOWROOM + OFFICES (B	OCCUPANCY):
TOTAL OCCUPANT LOAD =	61 (31 EA. SEX)
W.C. REQUIRED:	2 EA. SEX
W.C. PROVIDED:	2 WOMEN
	1 MEN +1 URINAL
LAVATORIES REQUIRED:	1 EA. SEX
LAVATORIES PROVIDED:	1 EA. SEX
DRINKING FOUNTAINS REQ'D:	1
DRINKING FOUNTAINS PROV'D:	1 (WATER DISPENSER)
SERVICE SINK REQUIRED:	1
SERVICE SINK PROVIDED:	1

SERVICE BAY & PARTS STORAGE AREA (S-1 OCCUPANCY): TOTAL OCCUPANT LOAD = 68 (32 EA. SEX)

ı	TOTAL GOODI AINT LOAD —	00 (02 L/1. OL/1)
ı	W.C. REQUIRED:	1 EA. SEX
ı	W.C. PROVIDED:	1 WOMEN
		1 MEN + 1 URINAL
	LAVATORIES REQUIRED:	1 EA. SEX
	LAVATORIES PROVIDED:	1 WOMEN
		2 MEN
	DRINKING FOUNTAINS REQ'D:	1
	DRINKING FOUNTAINS PROV'D:	1 (WATER DISPENSER)
- 11		

FIRE RESISTIVE REQ'S

STRUCTURAL FRAME:	0
EXTERIOR BEARING WALLS:	0
INTERIOR BEARING WALLS:	0
NON-BEARING WALLS AND PARTITIONS:	0
FLOOR CONSTRUCTION:	0
ROOF CONSTRUCTION:	0







JCTURAL FRAME:	0
RIOR BEARING WALLS:	0
RIOR BEARING WALLS:	0
-BEARING WALLS AND PARTITIONS:	0
OR CONSTRUCTION:	0
F CONSTRUCTION:	0



PR	PROJECT NO.: 2314				
ISS	UE DATE:	4/25/25			

CODE INFO PLAN

KEYNOTES

- 1 REMOVE EXISTING FABRIC AWNING
- 2 REMOVE EXISTING AIR COMPRESSOR
- 3) REMOVE EXISTING OIL STORAGE TANK
- 4 REMOVE EXISTING STEEL CANOPY
- FREMOVE EXISTING IN-GROUND LIFT
- 6 EXISTING SOIL CONTAMINATION IDENTIFIED IN PHASE 1
 REPORT BY CJ ENVIRONMENTAL CONSULTING SERVICES
 DATED JUNE 7, 2022. REMOVE CONTAMINATED SOIL THIS
 AREA & REPLACE W/NEW FILL. PATCH CONCRETE. THE
 WORK SHOULD BE CONDUCTED WITH OVERSIGHT FROM THE
 RWQCB, CENTRAL COAST REGION. A "NO FURTHER ACTION
 LETTER" SHOULD BE OBTAINED FROM THE RWQCB WHEN THE
 WORK HAS BEEN COMPLETED.
- RELOCATE EXISTING FIRE RISER AS REQ'D
- 8 REMOVE EXISTING ALIGNMENT RACK BY OWNER
- (9) CUT-IN WALL OPENING SEE STRUCT(10) REMOVE & RELOCATE EXISTING TIRE MACHINE BY OWNER
- REMOVE & RELOCATE EXISTING TIRE BALANCER BY OWNER
- REMOVE EXISTING ABOVE GROUND LIFT
- 2) REMOVE EXISTING ABOVE GRO3) EXISTING STEEL GATE
- 14) EXISTING OVERHEAD COILING DOOR
- (15) EXISTING HOLLOW METAL DOOR
- 16) EXISTING PRE-ENGINEERED METAL BUILDING CONSTRUCTION
- EXISTING PRE-ENGINEERED METAL BUILDING STEEL COLUMN
- 18) EXISTING EV CHARGERS THIS AREA SEE ELEC
- 19 EXISTING FIRE EXTINGUISHER
- (20) EXISTING EYE WASH(21) LINE OF EXISTING OVERHANG ABOVE

C-36655

| O/31/25 | RENEWAL DATE | DATE | CALL | C

JOHN MAHONEY A R C H I T E C T

850 W. ELLIOT ROAD #108 TEMPE, ARIZONA 85284

P 480.345.8457 www.mahoneyarch.com

ANTA BARBARA HONDA - SHOP ADDITION 75 S. KELLOGG AVENUE



PROJECT NO.: 2314					
ISS	UE DATE:	4/25/25			

DEMO FLOOR PLAN

GENERAL NOTES

. DIMENSIONS ARE TO FACE OF SHEATHING UNLESS NOTED

2. CAULK INTERIOR EXPOSED CONCRETE SLAB ON GRADE CONTROL JOINTS PER DETAIL 9/A530

3. ALL INTERIOR WALLS TO BE PAINTED P-1 UNLESS OTHERWISE NOTED.

TEMPE, ARIZONA 85284

P 480.345.8457 www.mahoneyarch.com

KEYNOTES

- 1) FACE OF FASCIA ABOVE
- (2) STEEL COLUMN, PAINTED WHERE EXPOSED
- 3) REPLACE FIRE SPRINKLER RISER AS REQ'D, DESIGN BY
- 4 4-A:60-B:C WALL MTD PORTABLE FIRE EXT MTD PER 8/A530
- 5) EMERGENCY EYEWASH
- 6) AIR COMPRESSOR BY OWNER
-) IN-GROUND VEHICLE LIFT BY OWNER
- (8) WORKBENCH BY OWNER
- (9) TIRE MACHINE BY OWNER
- 10) TIRE BALANCER BY OWNER
- 2) FLOOR DRAIN SEE PLUMB
-) ANTIFREEZE STORAGE TANK
- 0VERHEAD COILING DOOR, DOORS USED FOR SECURITY ONLY & WILL REMAIN OPEN DURING BUSINESS HOURS
- 16) NEW ALIGNMENT RACK W/ PIT SEE STRUCT
- VINYL CURTAIN DIVIDER BY GOFF'S CURTAIN WALLS OR EQUAL. PROVIDE VISION PANEL, FLOOR TIE DOWNS, TRACK AND MOUNTING HARDWARE
- 18) ROOF & OVERFLOW DRAIN TO NOZZLE SEE <u>1/A520</u>
- (19) CONCRETE SLAB ON GRADE CONTROL JOINT SEE STRUCT
- (20) SLOPE CONCRETE SLAB ON GRADE TO DRAIN
- (21) 3' HIGH PAINTED CONCRETE BASE, SACK TO PROVIDE
- (22) WATER HEATER SEE PLUMB
- (23) SERVICE SINK SEE PLUMB
- (24) KNOX BOX PER AHJ REQUIREMENTS
- (25) AIR DRYER BY OWNER
- (26) EV CHARGER PROVIDED BY OWNER
- PROTECT CONCRETE SLAB FROM PAINT, COATINGS, WEAR AND DAMAGE PRIOR TO SLAB FINISHING
- ACOUSTICALLY INSULATE WALLS & CEILING OF THIS ROOM WITH SOUND ATTENUATION BATTS
- 29) BUILDING EXPANSION JOINT
- (30) ELECTRICAL PANEL SEE ELEC
- (31) + 4'-0" HIGH FRP ALL WALLS THIS ROOM
- (32) ADA RAMP SEE <u>16/A520</u>

DOOR NUMBER - SEE SHEET A400

FLOOR FINISH

FINISH LEGEND

SC | SEALED CONCRETE FINISH

MANUF: CURECRETE DISTRIBUTION INC. PRODUCT: ASHFORD FORMULA COLOR: CLEAR OVER GRAY CONCRETE

BENJAMIN MOORE P-1 PRODUCT: INTERIOR PAINT - EGGSHELL FINISH OC-61 WHITE DIAMOND LOCATION: SHOP WALLS FLAT FINISH AT CEILINGS

BENJAMIN MOORE PRODUCT: INTERIOR PAINT - EGGSHELL FINISH P-5 COLOR: 2129-10 MIDNIGHT DREAM LOCATION: SHOP WALLS

MANUF: FINISH: COLOR: MARLITE OR EQUAL

MARLITE OR EQUAL
SMOOTH
P151 LIGHT GRAY
JANITOR'S CLOSET
ANODIZED ALUM METAL
TRIM. P200 BLACK 4" BASE
MOLDING

FLOOR PLAN

PROJECT NO.: 2314

ISSUE DATE: 4/25/25

- CLASS A ROOFING OVER ½" COVER BOARD OVER PLYWOOD DECK SEE $\underline{6/4520}$
- 2 CRICKET SEE <u>5/A520</u>
- (3) ROOF & OVERFLOW DRAIN SEE <u>2/A520</u>
- 4 EXHAUST FAN SEE MECH



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PR	DJECT NO.	.: 2314			
ISS	ISSUE DATE: 4/25/25				

ROOF PLAN

GENERAL NOTES

ALL EXPOSED STRUCTURE SHALL BE PAINTED, INCLUDIN ROOF FRAMING, CONDUIT, SPRINKLER PIPING, ETC.

850 W. ELLIOT ROAD #108 TEMPE, ARIZONA 85284 P 480.345.8457 www.mahoneyarch.com

SYMBOLS & NOTES

€ EXIT SIGN - SEE ELECTRICAL

EXHAUST GRILLE - SEE MECHANICAL DENOTES EXPOSED STRUCTURE

SEE SHEET A200 FOR DESCRIPTION OF EXTERIOR FINISHES

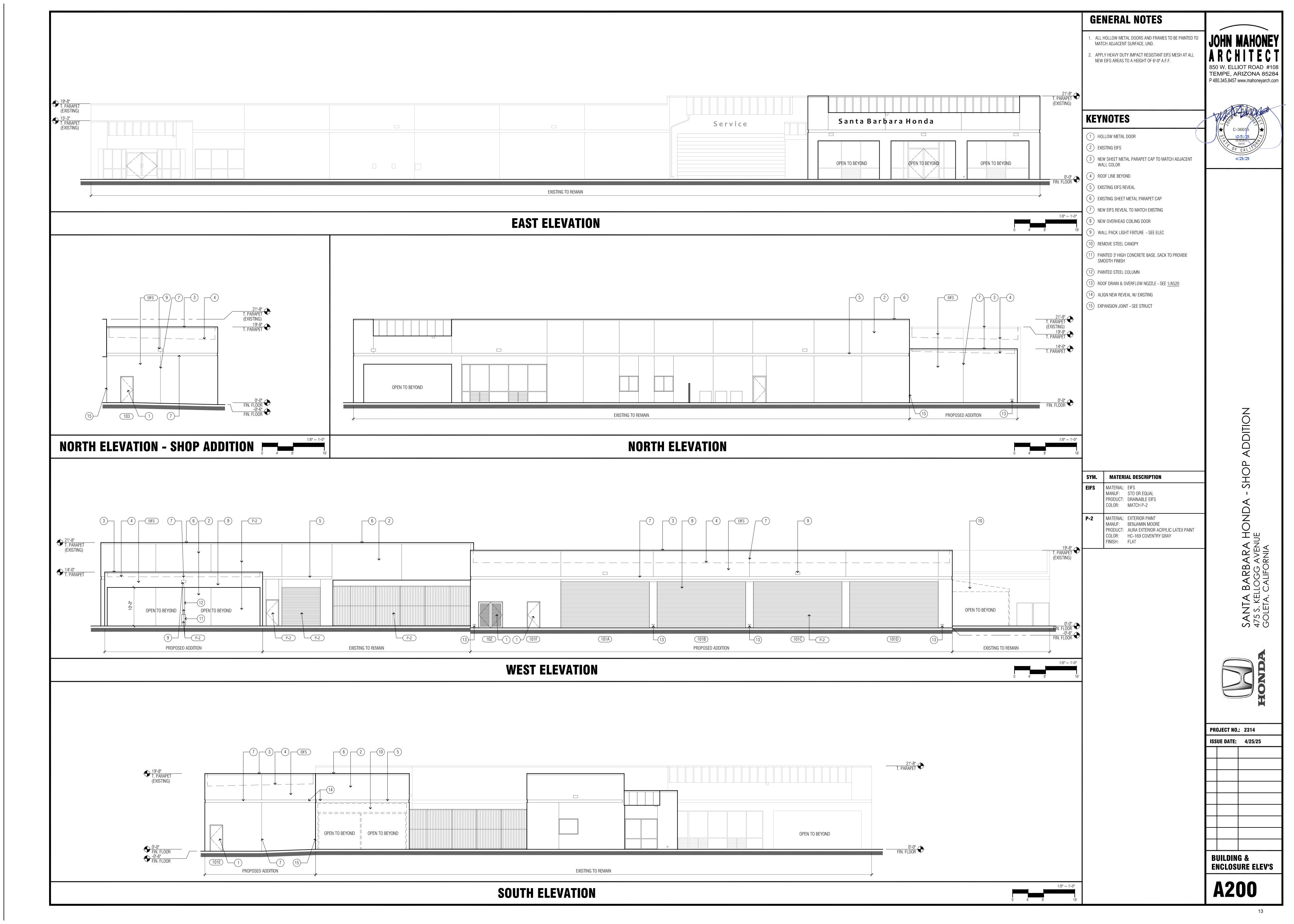


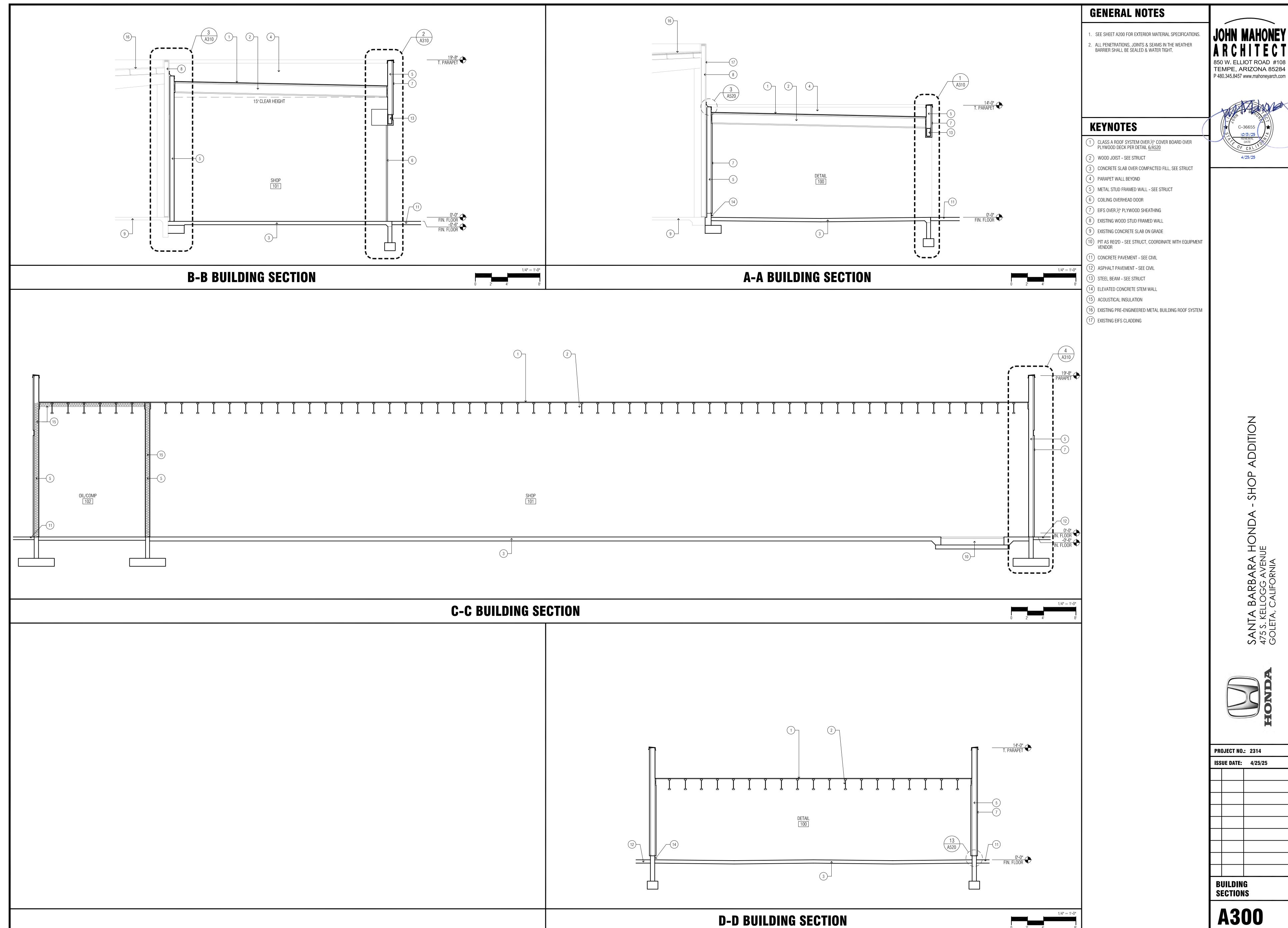
KEYNOTES

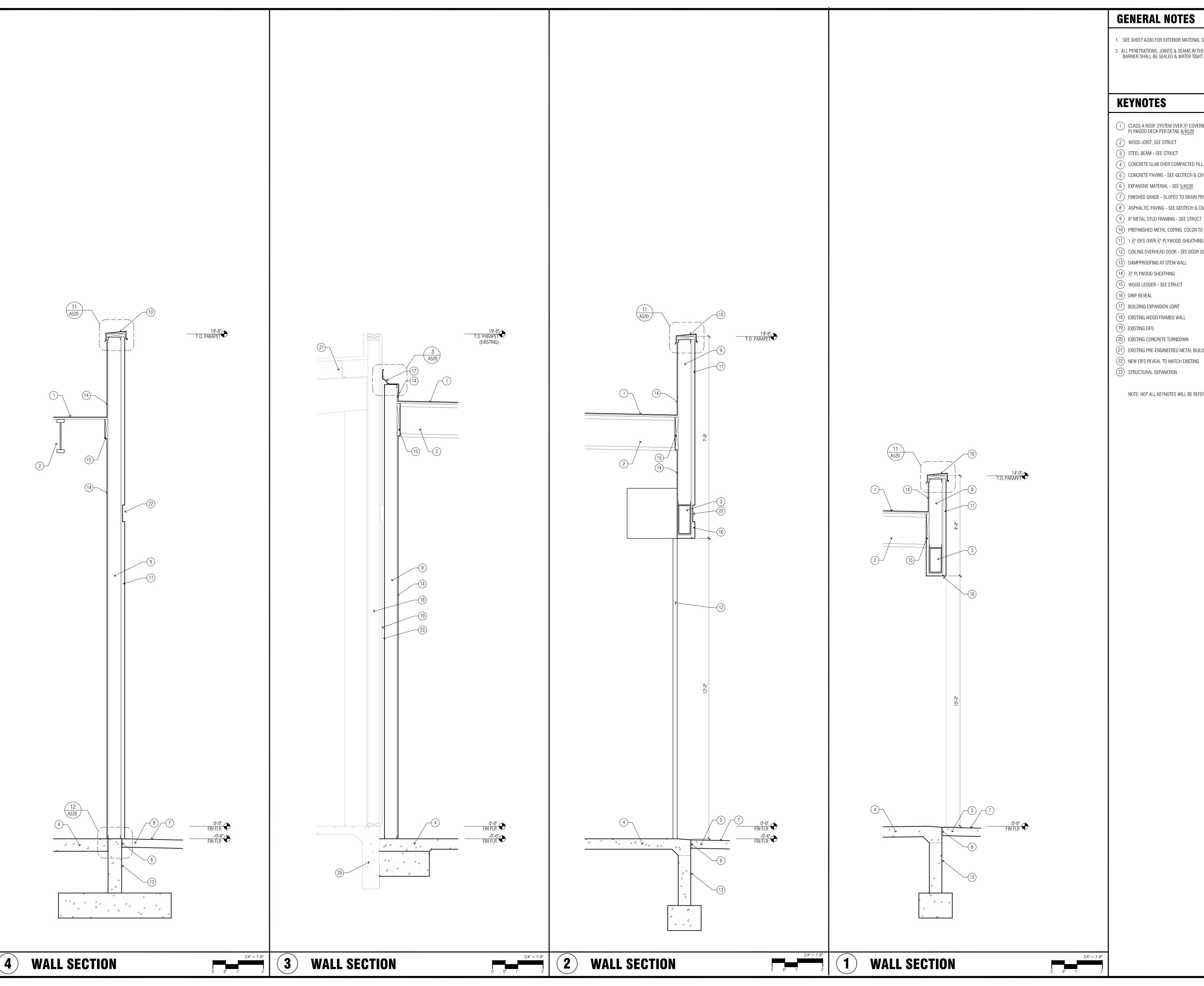
- 1 EXIT SIGN SEE ELEC
- 2 OVERHEAD DOOR HOOD
- 3 STRUCTURE ABOVE SEE STRUCTURAL PLANS
- 4 CENTER LIGHT FIXTURE IN THIS ROOM
- 5 VINYL CURTAIN DIVIDER SEE FLOOR PLAN
- 6 GAS HEATER SEE MECH

JECT NO.:	2314
JE DATE:	4/25/25

REFLECTED CEILING PLAN







GENERAL NOTES

- 1. SEE SHEET A200 FOR EXTERIOR MATERIAL SPECIFICATIONS
- 2. ALL PENETRATIONS, JOINTS & SEAMS IN THE WEATHER BARRIER SHALL BE SEALED & WATER TIGHT.



- 1 CLASS A ROOF SYSTEM OVER ½" COVERBOARD OVER PLYWOOD DECK PER DETAIL 6/A520

- (4) CONCRETE SLAB OVER COMPACTED FILL, SEE STRUCT
- (5) CONCRETE PAVING SEE GEOTECH & CIVIL
- (6) EXPANSIVE MATERIAL SEE <u>5/A530</u>
- 7 FINISHED GRADE SLOPED TO DRAIN PER GEOTECH REPORT
- 8 ASPHALTIC PAVING SEE GEOTECH & CIVIL
- (10) PREFINISHED METAL COPING, COLOR TO MATCH ADJ. WALL
- (11) 1½" EIFS OVER½" PLYWOOD SHEATHING
- (12) COILING OVERHEAD DOOR SEE DOOR SCHED

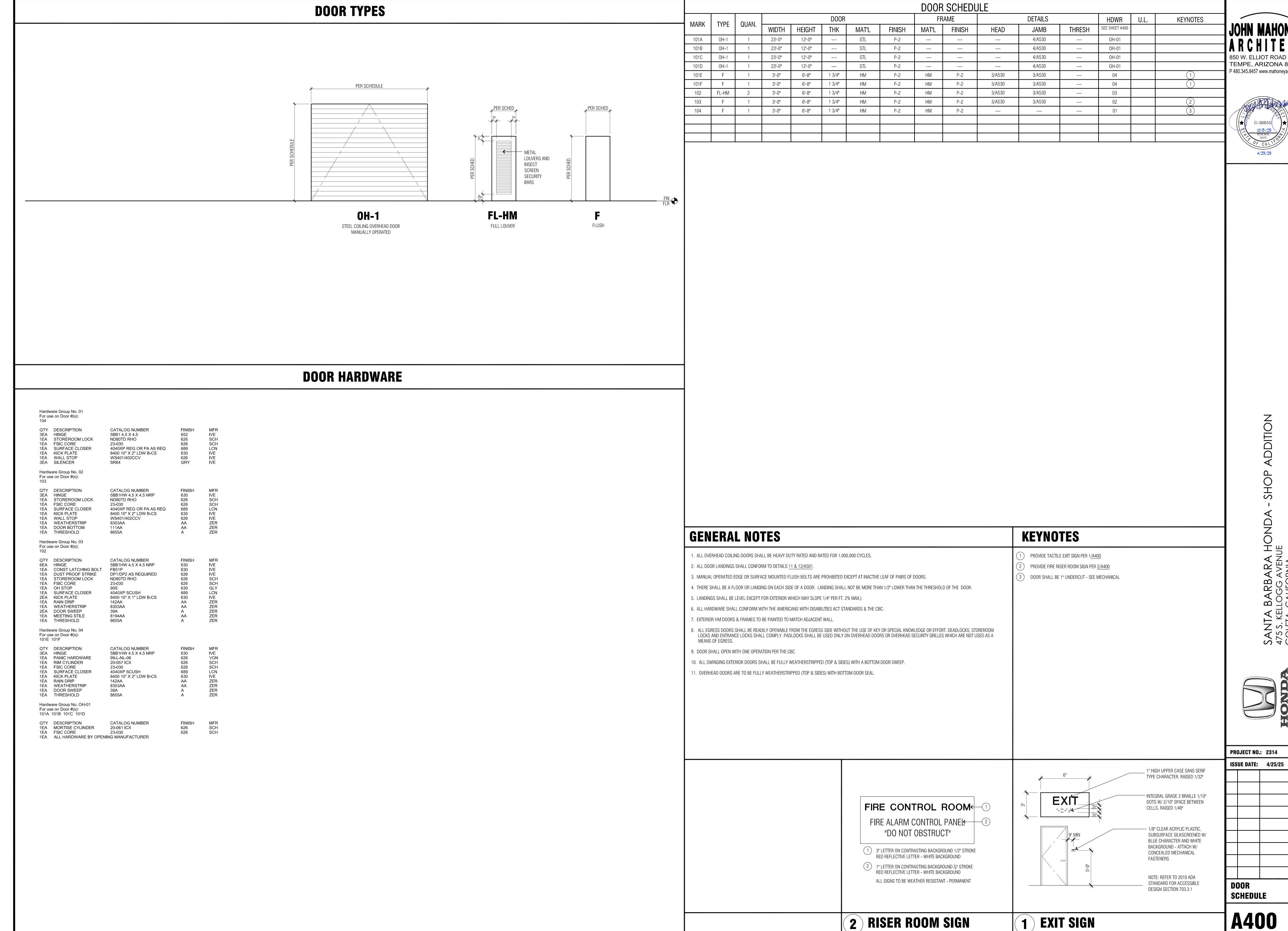
- (14) ½" PLYWOOD SHEATHING
- (17) BUILDING EXPANSION JOINT
- 20 EXISTING CONCRETE TURNDOWN
- (21) EXISTING PRE-ENGINEERED METAL BUILDING ROOF SYSTEM
- 22) NEW EIFS REVEAL TO MATCH EXISTING

NOTE: NOT ALL KEYNOTES WILL BE REFER. ON EVERY SHEET



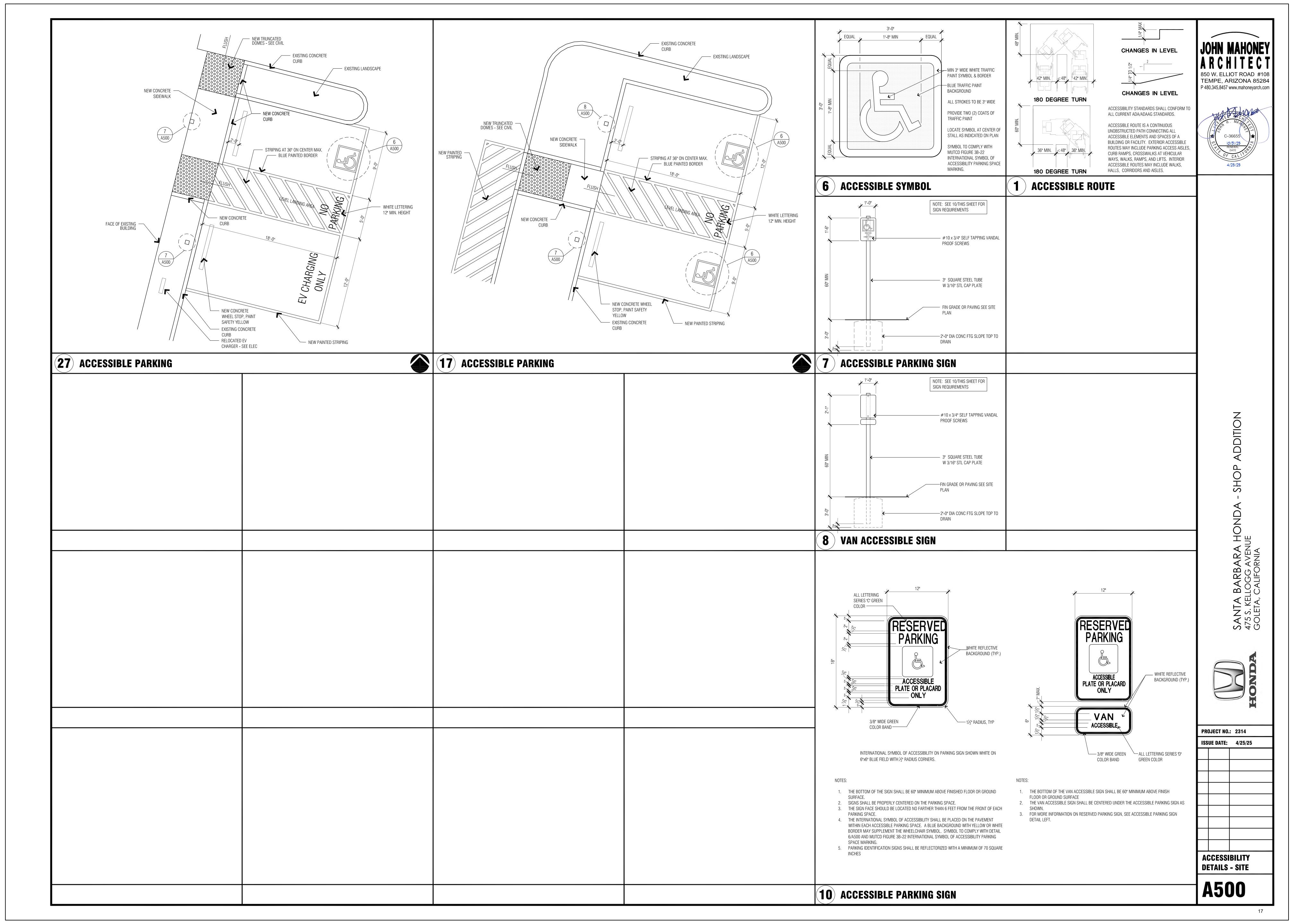
PR	PROJECT NO.: 2314				
ISS	ISSUE DATE: 4/25/25				

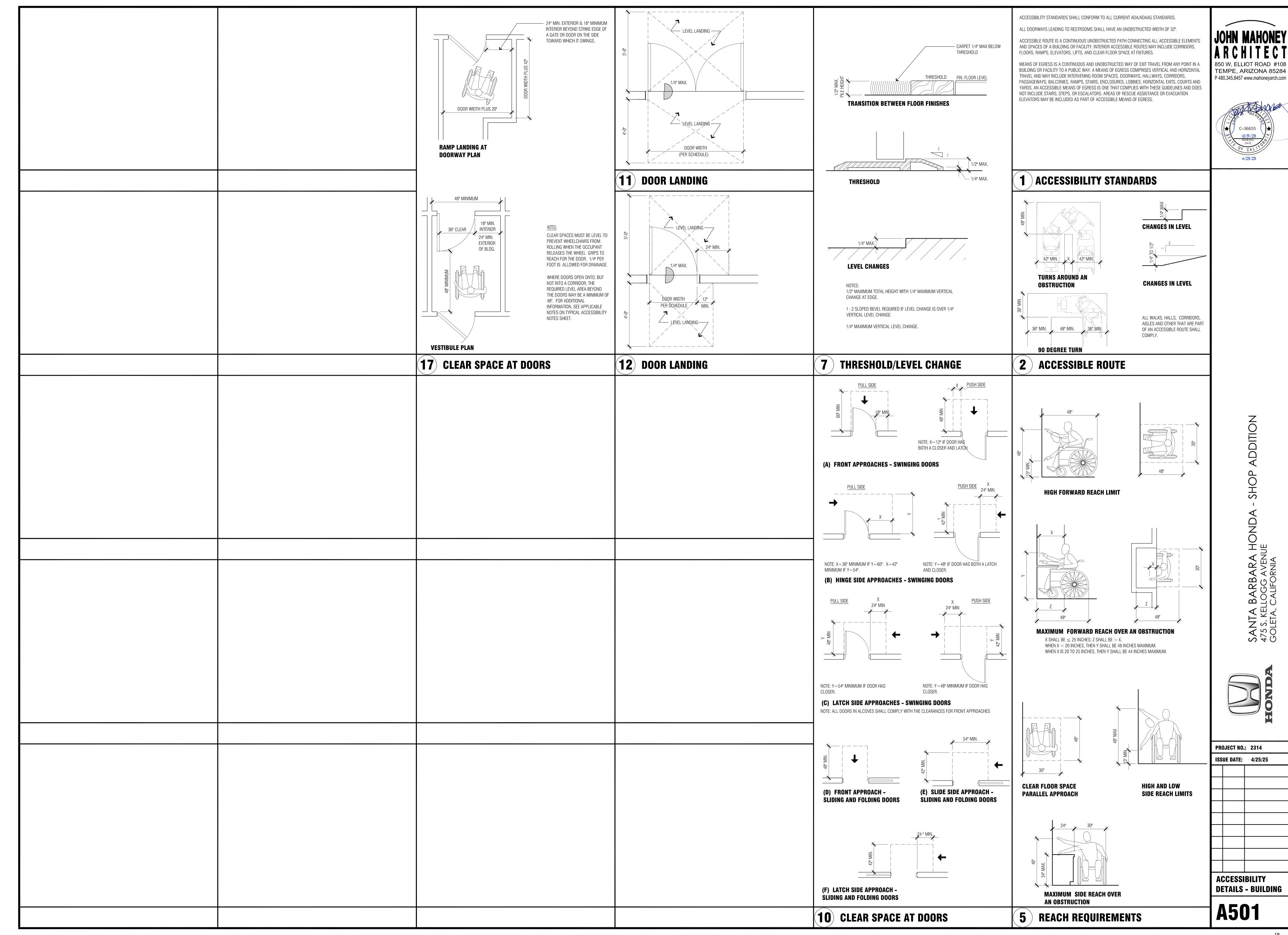
WALL SECTIONS

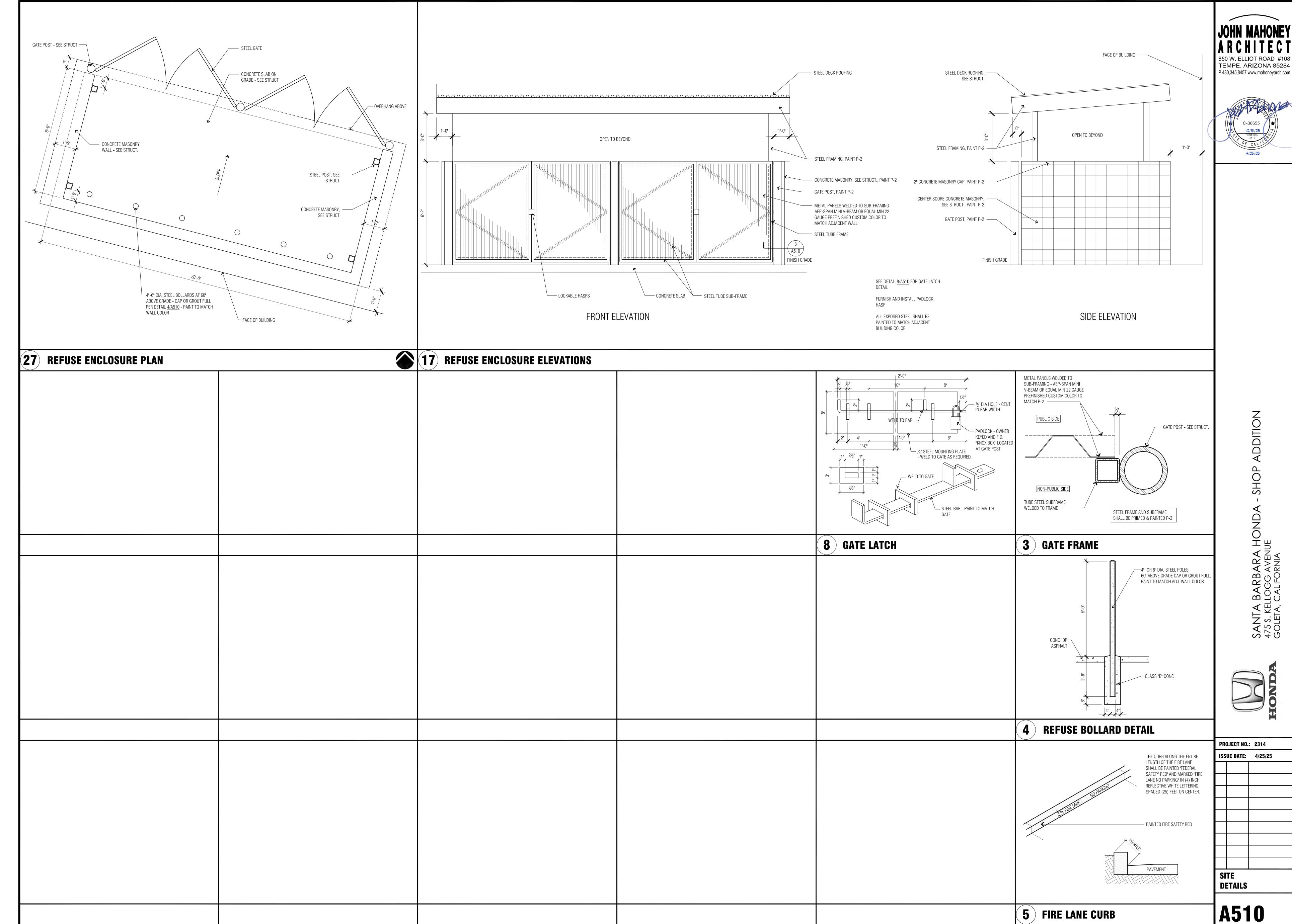


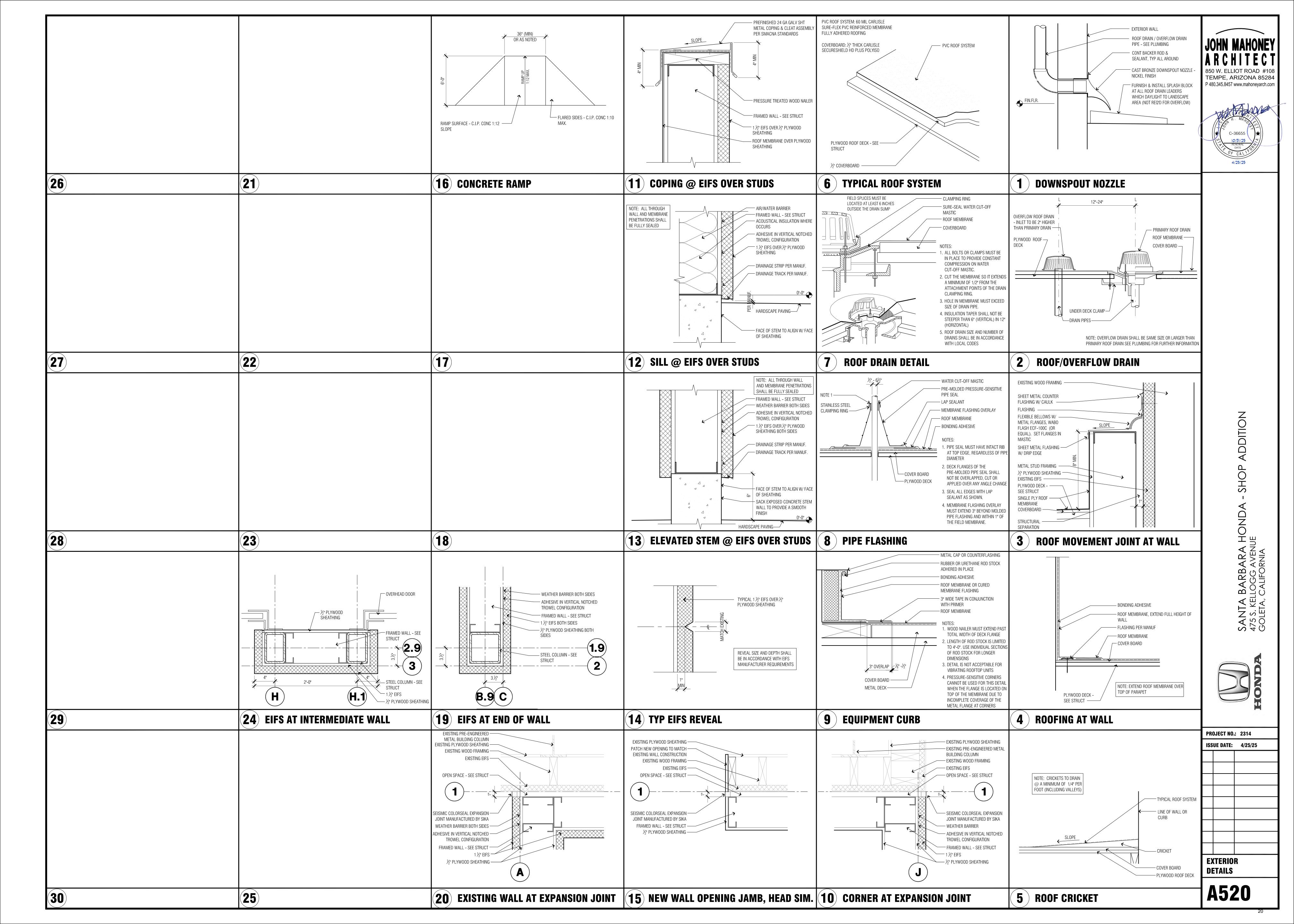
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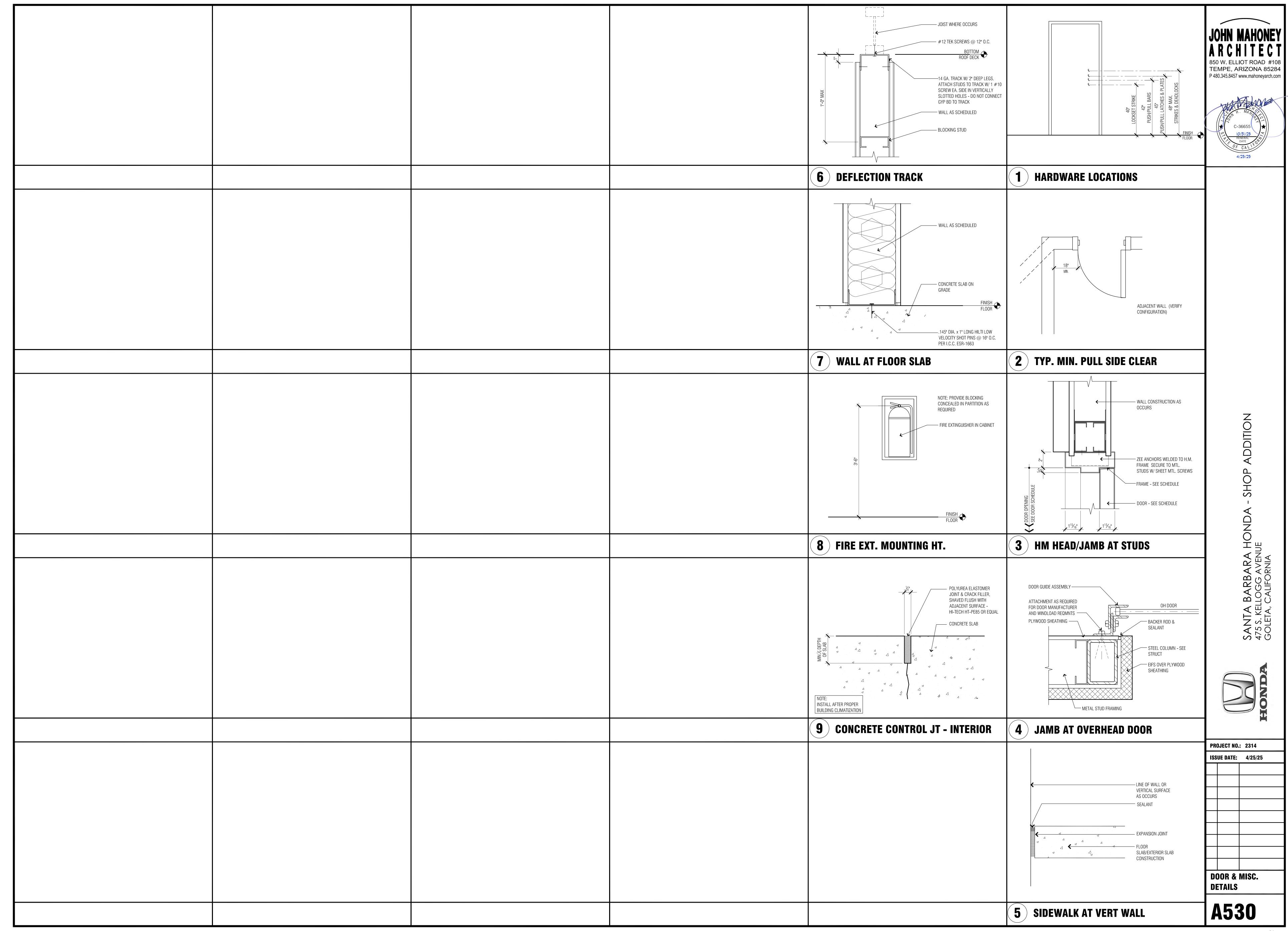






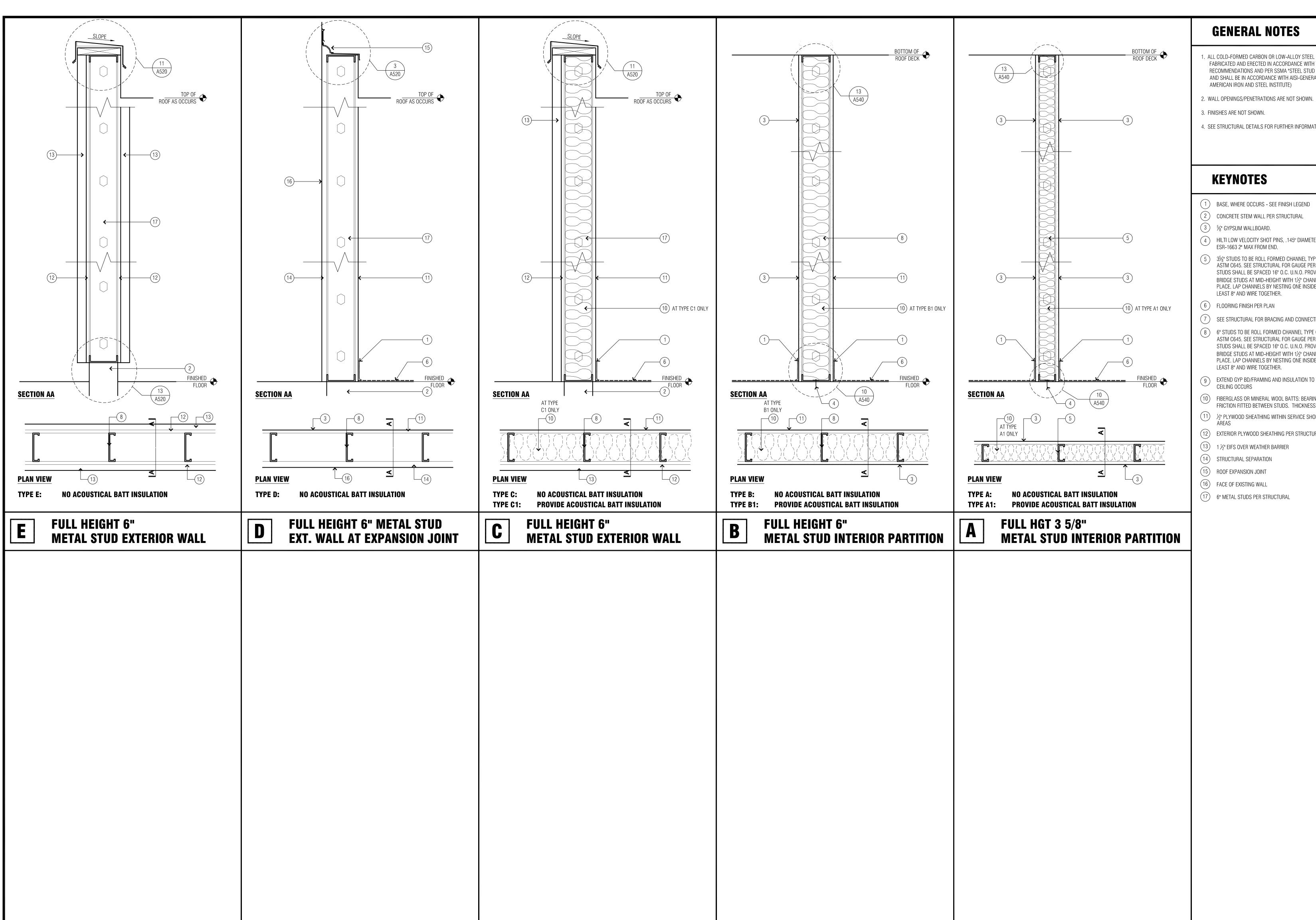






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GENERAL NOTES

. ALL COLD-FORMED CARBON OR LOW-ALLOY STEEL STUD FRAMING SHALL BE FABRICATED AND ERECTED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS AND PER SSMA "STEEL STUD MANUFACTURER'S ASSOCIATION" AND SHALL BE IN ACCORDANCE WITH AISI-GENERAL AND AISI-NAS ("AISI" -AMERICAN IRON AND STEEL INSTITUTE)

4. SEE STRUCTURAL DETAILS FOR FURTHER INFORMATION.

- (3) 5/8" GYPSUM WALLBOARD.
- ESR-1663 2" MAX FROM END.
- (5) 35%" STUDS TO BE ROLL FORMED CHANNEL TYPE GALVANIZED METAL, CONFORMING TO ASTM C645. SEE STRUCTURAL FOR GAUGE PER HEIGHT REQUIREMENTS. VERTICAL STUDS SHALL BE SPACED 16" O.C. U.N.O. PROVIDE DOUBLE STUDS AT DOOR JAMBS. BRIDGE STUDS AT MID-HEIGHT WITH 1½" CHANNELS THROUGH STUDS SECURED IN LEAST 8" AND WIRE TOGETHER.
- (7) SEE STRUCTURAL FOR BRACING AND CONNECTION TO STRUCTURE ABOVE
- 6" STUDS TO BE ROLL FORMED CHANNEL TYPE GALVANIZED METAL, CONFORMING TO ASTM C645. SEE STRUCTURAL FOR GAUGE PER HEIGHT REQUIREMENTS. VERTICAL STUDS SHALL BE SPACED 16" O.C. U.N.O. PROVIDE DOUBLE STUDS AT DOOR JAMBS. BRIDGE STUDS AT MID-HEIGHT WITH $1\frac{1}{2}$ " CHANNELS THROUGH STUDS SECURED IN PLACE. LAP CHANNELS BY NESTING ONE INSIDE THE OTHER TO A DEPTH OF AT LEAST AT
- 9 EXTEND GYP BD/FRAMING AND INSULATION TO UNDERSIDE OF ROOF DECK WHERE NO CEILING OCCURS
- FRICTION FITTED BETWEEN STUDS. THICKNESS TO MATCH STUDS
- (13) 1 ½" EIFS OVER WEATHER BARRIER

KEYNOTES

- 1) BASE, WHERE OCCURS SEE FINISH LEGEND
- (2) CONCRETE STEM WALL PER STRUCTURAL
- (4) HILTI LOW VELOCITY SHOT PINS, .145" DIAMETER X 1" LONG, AT 16" O.C. PER I.C.C.
- PLACE. LAP CHANNELS BY NESTING ONE INSIDE THE OTHER TO A DEPTH OF AT LEAST AT
- 6 FLOORING FINISH PER PLAN
- LEAST 8" AND WIRE TOGETHER.
- (10) FIBERGLASS OR MINERAL WOOL BATTS: BEARING U.L. CLASSIFICATION MARKING
- 11) ½" PLYWOOD SHEATHING WITHIN SERVICE SHOP AREA & PER STRUCT, GYP. BD. AT OTHER
- (12) EXTERIOR PLYWOOD SHEATHING PER STRUCTURAL
- (14) STRUCTURAL SEPARATION

- 6" METAL STUDS PER STRUCTURAL

2314
4/25/25

WALL CONST. TYPES A-E

TEMPE, ARIZONA 85284

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- ELECTRICAL CONTRACTOR SHALL RELOCATE EXISTING WALLPACK AS SHOWN. EXTEND EXISTING CONDUIT AND WIRE TO MAINTAIN EXISTING OPERATION.
- 2 ELECTRICAL CONTRACTOR SHALL ORDER NEW FIXTURES WITH KELVIN TEMPATURE TO MATCH EXISTING SITE FIXTURES.
- ELECTRICAL CONTRACTOR SHALL ORDER AND PROVIDE TO OWNER ONE (1) FSIR-100 CONFIGURATION TOOL. PROGRAM PER TITLE 24 REQUIREMENTS.
- PROVIDE WITH INTEGRAL OCCUPANCY SENSOR TO AUTOMATICALLY REDUCE LIGHT OUTPUT BY 50% WHEN UNOCCUPIED. UPON DETECTION OF OCCUPANCY DETECTION, LIGHT LEVELS SHALL INCREASE BACK TO 100%. ON/OFF FUNCTIONALITY SHALL BE BY LIGHTING CONTROL RELAY PANEL — SEE SCHEDULE ON SHEET E202. ALL INSTALLATIONS SHALL COMPLY WITH TITLE 24.
- 5 ROUTE BRANCH CIRCUIT VIA NEW "LRCP-E" SEE DETAILS ON SHEET E202.
- 6 EXISTING ABB LEVEL 2 EV CHARGER (48A LOAD, 60A BREAKER) TO REMAIN.
- 7 EXISTING ICE-30 30kW EV CHARGER TO REMAIN.
- 8 ELECTRICAL CONTRACTOR SHALL RELOCATE EXISTING LEVEL 2 EV CHARGER AS INDICATED. EXTEND ALL CONDUIT AND WIRE AS REQUIRED TO MAINTAIN EXISTING OPERATION.

				LIGHT FIXTUR	RE SCHEDU	ILE
	TAG	VOLTS	MANUFACTURER	PART #	LAMPING CCT/WATTS	DESCRIPTION/NOTES
	A (EXIST)	MVOLT	COOPER LIGHTING SOLUTIONS	GLAN-SA5A-xxx-U-SL3	LED(22,699/head) 154W/head 308W/pole	EXISTING DUAL—HEAD LED LIGHT POLE WITH TYPE 3 SPILL ELIMINATOR OPTICS MOUNTED AT 20' AFG.
	A1 (EXIST)	MVOLT	COOPER LIGHTING SOLUTIONS	GLAN-SA5A-xxx-U-RW	LED(23,628/head) 154W/head 308W/pole	EXISTING DUAL—HEAD LED LIGHT POLE WITH RECTANGULAR WIDE OPTICS MOUNTED AT 20' AFG.
	B (EXIST)	MVOLT	COOPER LIGHTING SOLUTIONS	ISC-PA1A-xxx-U-T4W	LED (4,165 lumens) 28.9W	EXISTING LED WALLPACK MOUNTED AT 15'-0" AFG. (B1-U0-G2).
	C (EXIST)	MVOLT	COOPER LIGHTING SOLUTIONS	WKP6BLEDEDGL	LED (5,883 lumens) 45.9W	EXISTING LED WALLPACK MOUNTED AT 15'-0" AFG.
4 3 2	SW (NEW)	MVOLT	COOPER LIGHTING SOLUTIONS	ISC-PA1A- MATCH EXISTING-U-T4W- MS/DIM-L20	LED (4,165 lumens) MATCH/28.9W	NEW LED WALLPACK MOUNTED AT 15'-0" AFG. MATCH EXISTING FINISH AND CCT. (B1-U0-G2). PROVIDE WITH INTEGRAL OCCUPANCY/DAYLIGHT SENSOR.
	CCHEDITIE	NOTEC:				

ALL EMERGENCY FIXTURE SHALL PROVIDE MINIMUM OF 90-MINUTE BATTERY BACK-UP, UNLESS A LIFE SAFETY GENERATOR IS PRESENT, THEN CONNECT TO EMERGENCY BACKED CIRCUITING IN THE AREA. IF THE GENERAL LIGHTING IN THE AREA IS HID, ALL FIXTURES IN THE AREA SHALL HAVE A MINIMUM OF A 10-MINUTE TIME DELAY. ELECTRICAL CONTRACTOR SHALL PROVIDE A BASE BID OFF THIS LIGHT FIXTURE SCHEDULE. ALTERNATES MAY BE SUBMITTED AFTER AWARD OF CONTRACT. PROVIDING THEY ARE SUBMITTED WITH WRITTEN OWNER APPROVAL AND ITEMIZED DEDUCT FROM THE BASE BID. ANY RE-DESIGN

MODULAR WIRING IS ACCEPTABLE. 4. ALL DIMMED EMERGENCY FIXTURES SHALL BE PROVIDED WITH UL924 SHUNT RELAY DEVICE WHEN NOT PROVIDED INTEGRAL TO LIGHT FIXTURE. 5. ALL DIMMED LIGHTING ZONES SHALL HAVE DEDICATED NEUTRAL.

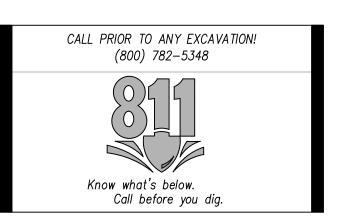
ALL CONTROLS MUST BE REGISTERED WITH THE STATE OF CALIFORNIA PRIOR TO ORDERING ANY FIXTURES/CONRTOLS. NO EXCEPTIONS WILL BE MADE FOR FAILURE TO COMPLY.

REQUIRED BY AN ALTERNATE PACKAGE SHALL BE BILLED TO THE ELECTRICAL CONTRACTOR.

ALL LIGHT FIXTURES SHALL BE AIMMED AND SHIELDED SO THAT THE DIRECT ILLUMINATION SHALL BE CONFINED TO THE PROPERTY BOUNDRIES OF THE SOURCE OR THE ADJOINING PUBLIC RIGH OF WAY. LIGHTING SHALL NOT BE AIMMED ONTO ADJACENT PROPERTIES.

NOTE:
ALL SITE LIGHTING BRANCH CIRCUIT
AND HOMERUN CONDUCTORS SHALL BE
#8CU (XHHW) WITH #8 Cu BOND IN
1-1/4" C. MINIMUM U.N.O.

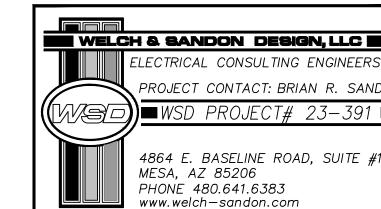
E.V. NOTE: site e.v. capabilities will be installed under phase 2 set of drawings.







WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD RESPONSIBLE FOR CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTUCTION BASED ON THESE DOCUMENT BE STARTED PRÍOR TO PERMIT BEING ISSUED BY AHJ.



EXISTING CONDITIONS NOTE: ALL EXISTING CONDITION INFORMATION HAS BEEN PROVIDED BY A THIRD PARTY AND/OR EXISTING 'AS BUILT' DRAWINGS. WELCH

& SANDON DESIGN, LLC IS NOT RESPONSIBLE FOR ANY 1" = 20'-0"

We sand on design, elects not responsible for any omissions or inaccuracies. Any discrepancies shall be submitted to engineer in writing.

SITE PLAN

PROJECT NO.: 2314

ISSUE DATE: 4/25/25

THIS SCOPE OF WORK

--- Z2'Z46' FROM PROPERTY LINE MOUNTED AT APPROX. 13'-8' TO CENTER IS GREATER THAN --- 2x_THE MOUNTING HEIGHT TO PROPERTY LINE. MAX IS BUG IS. B(UNLIMITED): U(0): G(3). SPEC

80' FROM PROPERTY LINE MOUNTED AT APPROX. 13'-8 TO CENTER IS GREATER THAN 2x THE MOUNTING HEIGHT TO PROPERTY LINE. MAX IS BUG IS: B(UNLIMITED): U(0): G(3). SPEC IS: B(1): U(0): G(2).

70' FROM PROPERTY LINE -MOUNTED AT APPROX. 13'-8" TO CENTER IS GREATER THAN _2x THE MOUNTING HEIGHT T PROPERTY LINE. MAX IS BUG

IS: B(UNLIMITED): U(0): G

 \leq

066

KEL

− †\$: −B(1): U(0): G(2).

#ROM PROPERTY LINE

CENTER IS GREATER TH THE MOUNTING HEIGHT OPERTY LINE. MAX IS B B(UNLIMITED): U(0): G(

\$PEC`IS: B(1):Ú(0):Ġ(2)

— 41' FROM PROPERTY |

MOUNTED AT APPROX.

10 CENTER IS GREATER ITTAIN 2x THE MOUNTING HEIGHT TO PROPERTY LINE. MAX IS BUG IS: B(UNLIMITED): Y(0): G(3).

SPEC IS: B(1): U(q): G(2).

IOUNTED AT APPROX. 13'-8"

SOUTH KELLOGG

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF
	А		13	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GLAN-SA5A-xxx-U-SL3- HSS	GALLEON AREA AND ROADWAY LUMINAIRE 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	80	199	1
	A1		5	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GLAN-SA5A-xxx-U-RW	GALLEON AREA AND ROADWAY LUMINAIRE 615mA LIGHTSQUARES WITH 16 LEDS EACH AND RECTANGULAR WIDE OPTICS	80	248	1
<u> </u>	В		9	COOPER LIGHTING SOLUTIONS - McGRAW- EDISON (FORMERLY EATON)	ISC-PA1A-xxx-U-T4W	IMPACT ELITE LED CYLINDER LUMINAIRE 350mA LIGHTSQUARE WITH 24 LEDS AND TYPE IV WIDE OPTICS	24	144	1
(Ē)	С		2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	WKP6BLEDEDGL	STREETWORKS WALPAK GLASS	1	5880	1
€	SW		3	COOPER LIGHTING SOLUTIONS - McGRAW- EDISON (FORMERLY EATON)	ISC-SA1A-xxx-U-T4W	IMPACT ELITE LED CYLINDER LUMINAIRE 350mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV WIDE OPTICS	16	138	1

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	Ж	5.2 fc	27.9 fc	0.0 fc	N/A	N/A
HONDA SITE	+	6.5 fc	31.1 fc	0.0 fc	N/A	N/A

WELCH & SANDON DESIGN, LLC ELECTRICAL CONSULTING ENGINEERS PROJECT CONTACT: BRIAN R. SANDON ■ WSD PROJECT# 23-391 ■ 4864 E. BASELINE ROAD, SUITE #103 MESA, AZ 85206 PHONE 480.641.6383 www.welch-sandon.com

WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD RESPONSIBLE FOR CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTUCTION BASED ON THESE DOCUMENT BE STARTED PRÍOR TO PERMIT BEING ISSUED BY AHJ.

EXISTING CONDITIONS NOTE: A THIRD PARTY AND/OR EXISTING 'AS BUILT' DRAWINGS. WE & SANDON DESIGN, LLC IS NOT RESPONSIBLE FOR ANY OMISSIONS OR INACCURACIES. ANY DISCREPANCIES SHALL BE SUBMITTED TO ENGINEER IN WRITING.

PHOTOMETRIC SITE PLAN

PHOTOMETRIC SITE PLAN

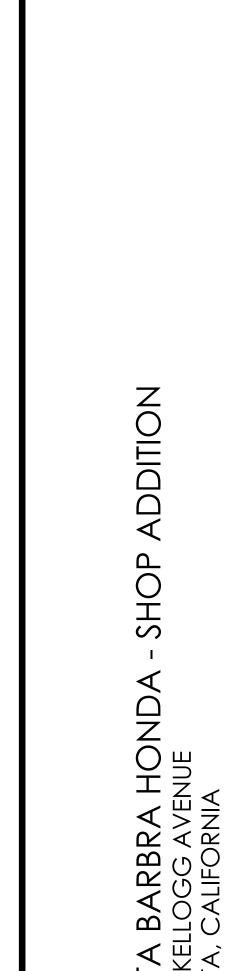
SOUTH KELLOGG

_ THIS SCOPE OF WORK

KELLOGG W,

PROJECT NO.: 2314

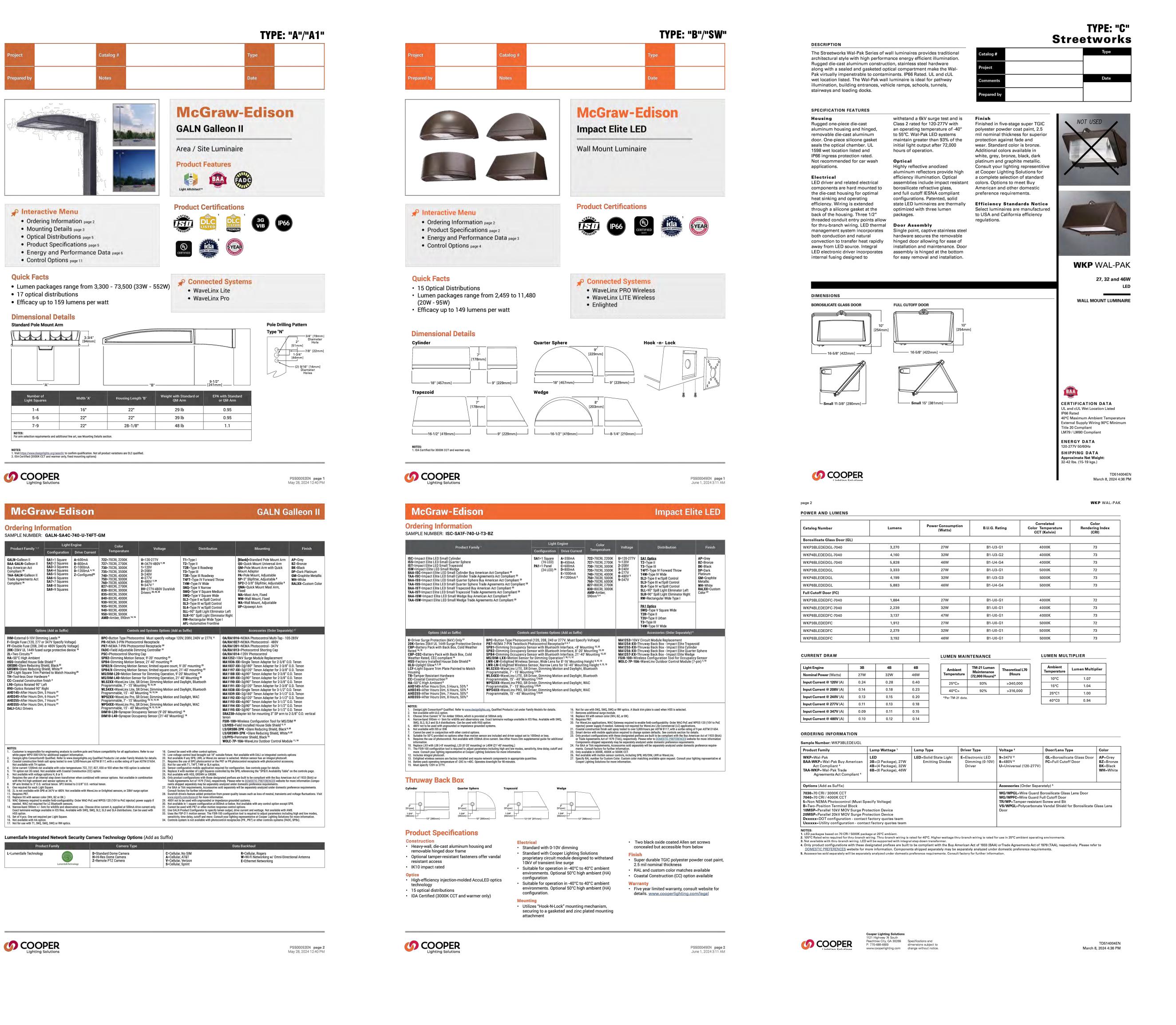
ISSUE DATE: 4/25/25



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CUTSHEETS

SITE LIGHTING

PROJECT NO.: 2314

ISSUE DATE: 4/25/25

SANTA BARBARA HONDA - SHOP ADDITION CONCEPTUAL CIVIL PLAN

CITY OF GOLETA

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF ADDING ADDITIONAL SERVICE BAYS AND DETAIL BAYS TO THE BACK SIDE OF AN EXISTING AUTOMOTIVE DEALERSHIP

PROJECT APPLICANT:

VAG HSBCA, LLC

PROPERTY INFORMATION:

475 S KELLOGG AVE, GOLETA, CA 92591 APN: 071-140-085

CIVIL ENGINEER:

DIAMOND WEST, INC. 23801 CALABASAS RD, SUITE 1034, CALABASAS, CA 91302 (818) 591-1050

ARCHITECT:

JOHN MAHONEY ARCHITECT 850 W. ELLIOT ROAD, SUITE #108, TEMPE, ARIZONA 85284 (480) 345-8457

SURVEYOR:

CENTER GEO 2828 CALLE QUEBRACHO, THOUSAND OAKS, CA 91360 (323) 401 - 7776 FIELD SURVEY CONDUCTED: 01/25/2025

ZONING AND GENERAL PLAN:

GENERAL PLAN : OLD TOWN AND GENERAL COMMERCIAL PLAN ZONING: C-2 RETAIL COMMERCIAL,

C-3 GENERAL COMMERCIAL

AREA:

GROSS/NET LOT AREA: 113,423.17 SF (2.60 AC)

LEGAL DESCRIPTION:

PARCEL 1: (APN: 071-140-085 PER COUNTY ASSESSOR'S MAP)

ALL OF PARCEL 3, EKWILL 13-1 AND EKWILL 12-2, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 32,063 FILED JUNE 15, 2021 IN BOOK 67, PAGE 26 THROUGH 30, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT, 4 FEET IN WIDTH, FOR RECIPROCAL LANDSCAPE AND DRAINAGE IN FAVOR OF PARCEL THREE OF PARCEL MAP 32,063, OVER AND THROUGH PARCEL TWO, AS SHOWN ON THE MAP REFERRED TO HEREINABOVE.

ASSESSOR'S PARCEL NUMBER: 071-140-081 (AFFECTS EKWILL 12-2) AND 071-140-085 (AFFECTS ALL OF PARCEL 3, EKWILL 13-1)

FLOOD ZONE:

ONE AO, X AND AE PER FEMA FIRM MAP No. 06083C1362H DATED SEPTEMBER 28, 2019.

ABBREVIATIONS:

APN ASSESSOR'S PARCEL NUMBER
BLDG BUILDING
CB CATCH BASIN
CL CENTER LINE
CONC CONCRETE
DIA DIAMETER
DWY DRIVEWAY
EG EXISTING GROUND
ELEC ELECTRICAL
EP EDGE OF PAVEMENT
ESMT EASEMENT
EX EXISTING
FF FINISHED FLOOR
FG FINISHED GROUND
FH FIRE HYDRANT

FIRE HYDRANT
FL FLOW LINE
FS FINISHED SURFACE
FT FEET
GB GRADE BREAK
GF GARAGE FLOOR

GF GARAGE FLOOR
H HEIGHT
HC HANDICAPPED/ACCESSIBLE SPACE

HIGH POINT
NV INVERT
MB MAP BOOK
MC MOTORCYCLE
MH MANHOLE (UTILITY)
PA PLANTER AREA
P/L PROPERTY LINE

POWER POLE **PROPOSED RIM ELEVATION RIGHT OF WAY** STORM DRAIN SECOND FLOOR SIDEWALK SEWER TOP OF CURB TELEPHONE TOP OF GRATE TRAFFIC SIGNAL TOP OF WALL TYPICAL UNKNOWN UNKN UTILITY POLE WATER METER

WATER

WATER VALVE

SHEET INDEX:

SHEET C-1 - COVER SHEET

SHEET C-2 - CONDITIONS OF APPROVAL LETTER SHEET C-3 - CONDITIONS OF APPROVAL LETTER SHEET C-4 - EXISTING CONDITIONS PLAN

SHEET C-5 - CONCEPTUAL GRADING PLAN
SHEET C-6 - CONCEPTUAL EROSION CONTROL PLAN
SHEET C-7 - EROSION CONTROL DETAILS AND NOTES

SHEET C-8 - GRADING AND STORMWATER DETAILS

CONSTRUCTION

CONSTRUCTION

CONSTRUCTION

CIVIL FORM

COVER SHEET

SANTA BARBARA HONDA

PREPARED BY:



civil engineering • land surveying • land planning

23801 Calabasas Road, Suite 1034
Calabasas, CA 91302
Phone: (818) 591-1050

www.diamondwest.net

DATE: 10/02/2025 SI

SHEET C-1 OF 8

In addition to all applicable provisions of Title 17 within the Goleta Municipal Code ("GMC"), Megan Burra on behalf of Van Tuyl Companies ("Applicant/Permittee") agrees to the following conditions for the City's approval of Case No. 24-0004-DP ("Project Conditions"). (Applicant/Permittee also means Owner.)

Unless the contrary is stated or clearly appears from the context, the words and phrases used in these Project Conditions use the definitions set forth in Title 17. For purposes of these Project Conditions, unless otherwise specified, the term "Director" refers to the Planning and Environmental Review Director.

A. AUTHORIZATION

1. This Development Plan Amendment, and associated Design Review, Case Nos. 24-0004-DP and 24-0014-DRB, authorize implementation of plans stamped "APPROVED", dated September 4, 2025, and attached/subject to these Conditions of Approval. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit must be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined not to be in substantial conformance with the project requires the Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.

The project approves the following:

The construction of a 3,504-square-foot enclosed service shop addition and a 1,176-square-foot open-air detail bay canopy onto the backside of their existing facility. The service shop expansion will house eight additional service bays. The project will include drainage improvements with a prefabricated landscaped bioswale.

The total new square footage added for the project will be 4,680 sq. ft.

- 2. All Conditions of Approval from the previous Development Plan, 19-073-DP, apply to the proposed development listed above.
- 3. This Development Plan Amendment shall expire 12 months after the effective date of the Director's action, unless within such period the Zoning Clearance has been issued for all of the Phases in accordance with Section 17.52.090(C). Once the Zoning Clearance has been issued for all the Phases, it will expire four years after the issuance date, unless substantial physical construction of the project has been

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB
September 4, 2025

completed, and/or the beginning of the authorized use has commenced, or a time extension has been applied for by the Permittee within four years of the issued date of the Zoning Clearance.

- 4. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval, and shall be binding upon successors in interest, unless or until this permit expires pursuant to Condition of Approval #3 or is expressly abandoned in writing by the Permittee.
- 5. This permit is granted for the property/parcel(s) of record on which the project is located and shall not be transferred.
- 6. The Permittee shall obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.
- 7. These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any Zoning Clearance and Building Permit for the project.
- 8. Prior to Zoning Clearance issuance, the Permittee shall pay all applicable permit processing fees in full.
- 9. Permittee shall provide for dust control at all times during site preparation and project construction.
- 10. The Owner/Applicant and/or their agents, representatives, or contractors shall stop or redirect work immediately in the unlikely event isolated cultural resources are encountered during grading, construction, landscaping, or other construction-related activity. The Owner/Applicant shall retain through their funds a City-qualified archaeologist and a local Chumash tribal representative to assess the significance of the find pursuant to the City of Goleta Cultural Resources Guidelines criteria and determine if subsequent mitigation including limited data recovery is required.
- 11. Site preparation and construction activity shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday. No construction shall occur on State-observed holidays. Maintenance of construction equipment shall be limited to the same hours. Construction activities that do not generate noise, such as interior painting, are not subject to these restrictions.
- 12. All exterior lighting shall be hooded and not directed towards any property zoned residential.

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- 13. All work must conform to the approved plans on file in the Planning and Environmental Review Department, as well as conform to the plans that received conceptual/preliminary approval by the Design Review Board on February 11, 2025.
- 14. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.
- 15. The Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.
- 16. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the Permittee to seek additional approval, permits, or other action by the City. Failure of the Permittee to obtain the above-described review and approval of the City is a violation of this permit.
- 17. Permittees agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the approval of the Development Plan Amendment ("DP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan Amendment and associated postdiscretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceedings regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.
- 18. In the event that any Condition of Approval imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period

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provided by law, this permit shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

 Prior to the issuance of the Zoning Clearance, the Applicant/Permittee must provide a signed copy of these approved conditions of approval.

B. CITY DEPARTMENT CONDITIONS - Public Works Department

Prior to Issuance of Zoning Clearance, the Applicant/Permittee must:

STORMWATER

- 20. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee. The Owner/Applicant shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing Stormwater Control Measures (SCMs):
- A. Surfaced-based SCMs including but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
- B. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA) Class V Injection Well.
- C. Fluid Distribution System/Galleries, **such as Underground Infiltration Chambers (UICs),** must follow the Public Works <u>UIC Guidance Document</u>, be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance.
- 21. Submit the Stormwater Data Sheet Application (Page 1 and/or 2 as applicable) with the SWCP.

22. The Owner/Applicant shall submit an Erosion and Sediment Control (E&SC) Plan for

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all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.

Pre-Construction, the Applicant/Permittee must:

- 23. The Owner/Applicant is required to 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.
- 24. The Owner/Applicant must 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, the Project Applicant/Permittee must:

- 25. Ensure ongoing compliance with the E&SC Plan or SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services.
- 26. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
- 27. Ensure the use of the SCMs during active construction should be documented within the E&SC Plan or the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

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- 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-
- 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.

The following shall be identified on the Grading Plans

- 28. 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. If the grading plan does not anticipate disturbing monuments (the need to preserve), then no need to show the monuments on the grading plan.
- 29. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.

Encroachment Permit (if necessary)

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:

30. If necessary, submit for and secure approval of a Haul Permit (50 Cubic Yards or more of export or import) from the Public Works Director or designee. 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:

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- A. The proposed haul routes
- B. The proposed location for placement of export material.
- C. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
- 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 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 Final Certificate of Occupancy, the Applicant/Permittee must:

- 31. 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.
- 32. Submit a Private Improvement Certification (PIC) for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built Plans and Quality Assurance testing information and results or submit a deposit of \$5,000.00 until the PIC can be completed.
- 33. Schedule a Final Construction Inspection and PCR Field Verification Inspection.
- A) Final Construction Inspection Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
- B) Final PCR Field Verification Inspection The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built'

CONDITIONS OF APPROVAL

SANTA BARBARA HONDA

PREPARED BY:



civil engineering • land surveying • land planning
23801 Calabasas Road, Suite 1034
Calabasas, CA 91302
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DATE: 10/02/2025

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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.
- 34. Complete the SWCP Certification of Approval and submit the following support documentation:
 - A. Record Drawings/As-Built Site Plans The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
 - B. Quality Assurance/Quality Control Summary Checklist
 - i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
 - ii. SCM Basin Dimensions and Depths;
 iii Photo Documentation of SCMs throughout the
 - 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)
 - vi. SCM Proof of EPA Registration for Class V Injection Wells (if applicable)C. Approved Revised Stormwater Control Plan (if applicable)
 - D. Approved Revised Operation & Maintenance Plan (if applicable)
- City Department Planning and Environmental Review

GENERAL CONDITIONS

- 35. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors, and materials, cannot be executed without the Planning and Environmental Review Director's approval.
- 36. The Applicant/Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the Project.
- 37. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of Project approval. As the Project meets the threshold outlined in Chapter 17.34 of the Goleta Municipal Code regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

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- 38. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee 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.
- 39. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this Project must comply with the requirements of Section 17.41.260.B.8 of the City's Title 17 Zoning Ordinance.
- 40. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.
- 41. Prior to the issuance of a Zoning Clearance, the Applicant/Permittee must:
- A. Secure Final Design Approval from the Design Review Board (DRB) for architecture, including building colors and materials, lighting, landscaping, and trash enclosures of all the improvements.

The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the Project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The landscape plan must also be revised to reflect the direction provided by the DRB on February 11, 2025, to include the replacement of the hedge along the western property line and that bioswale plantings be changed from Lomandra (mat rushes) to Juncus Patens (native California spreading rush).

The irrigation plan must 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.

Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also

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be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

- B. 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.
- C. 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.
- D. Submit a composite utility plan to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.
- 42. Prior to construction and ongoing during grading and construction activities, the Applicant/Permittee must:
- A. Promptly remove any graffiti at the Project site.
- B. 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.
- 43. Prior issuance of a Certificate of Occupancy/Final Building Inspection clearance:
- A. Install all required trash enclosures, landscaping and irrigation, parking lot, onsite improvements and building modifications in accordance with approved plans.
- B. Screen all mechanical equipment and utility service connections in accordance with approved plans.
- C. The Permittee is responsible for ascertaining and paying all City Development Impact Fees, including without limitation, fire facility fees, library fees, fire protection, police services fees, public administration fees, and transportation fees as required by the GMC. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also

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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 development impact fees ("DIFs") and the applicant has 90 days after the imposition of the fees to protest fees.

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the chart below. The actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. At the Permittee's discretion, the Permittee may choose to pay the below listed fees at any time after project approval, but no later than the time frame specified.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility (4,680 sq. ft.)	\$1,117 per ksf.	\$5,228	СО	City
Library (4,680 sq. ft.)	\$197 per ksf	\$922	СО	City
Public Administration (4,680 sq. ft.)	\$627 per ksf	\$2,934	СО	City
Transportation (9 PM Peak Hour Trips)	\$15,951 per PM Peak Hour trip	\$143,559	СО	City
Bicycle & Pedestrian (4,680 sq. ft.)	\$628 per ksf	\$2,939	СО	City
Park Fee (4,680 sq. ft.)	\$3,237 per ksf	\$15,149	СО	City
Affordable Housing (4,680 sq. ft.)	\$2,349 per ksf	\$10,993	СО	City
Storm Drain (4,680 sq. ft.)	\$2,550 per ksf	\$11,934	СО	City
School Fees	Set by School Districts		BP	Goleta Union & SB Unified School Districts
TOTAL	_	\$193,658	_	_

CO = Certificate of Occupancy BP = Building Permit

in this document.

By signing this document, Steve Ekegren on behalf of ______, the owner, certifies that they read, understand, and agree to the Project Conditions listed

Steve Ekegren, Catalina Barber Corporation, Property Owner

- End of Conditions -

CONDITIONS OF APPROVAL

SANTA BARBARA HONDA

PREPARED BY

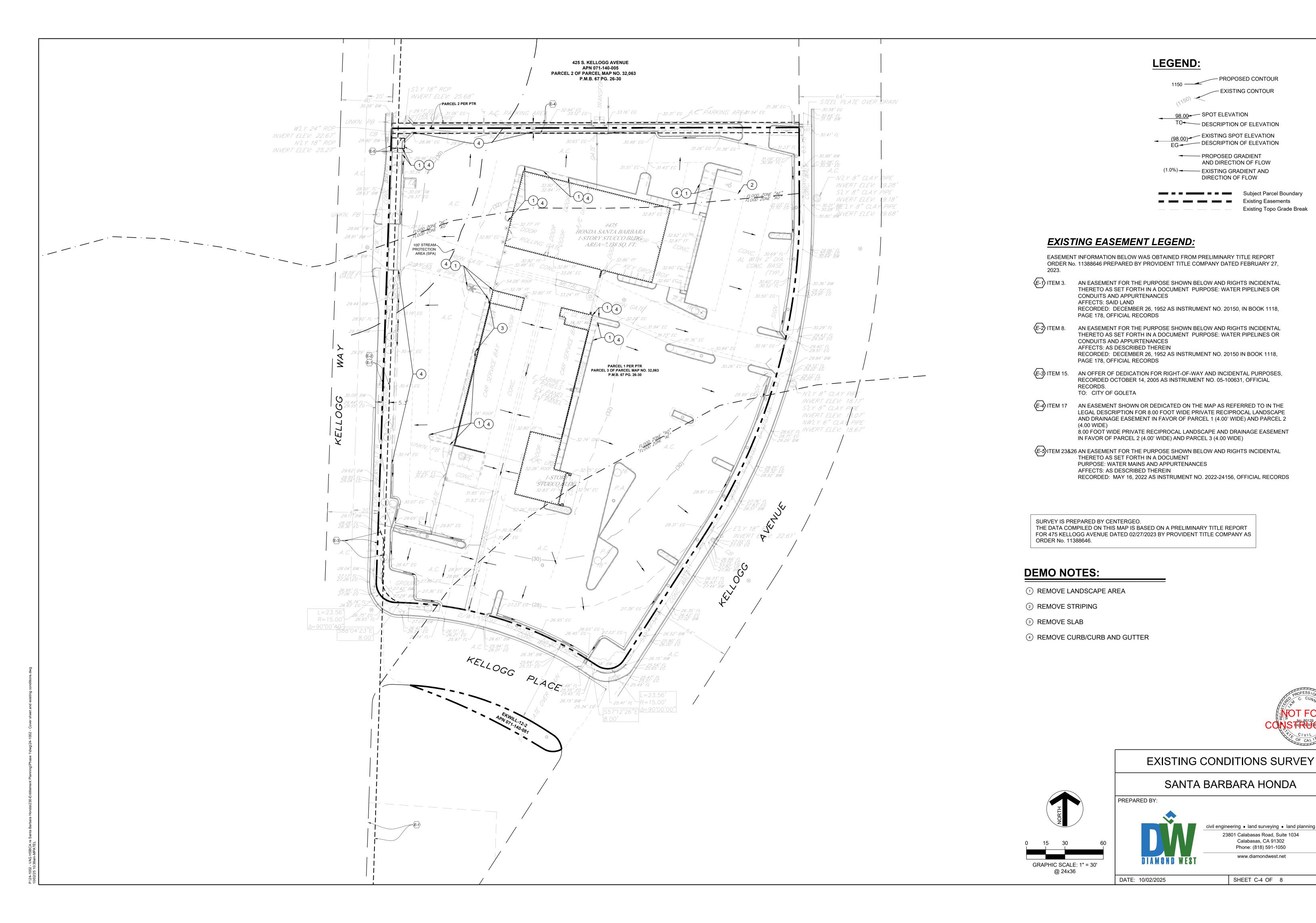


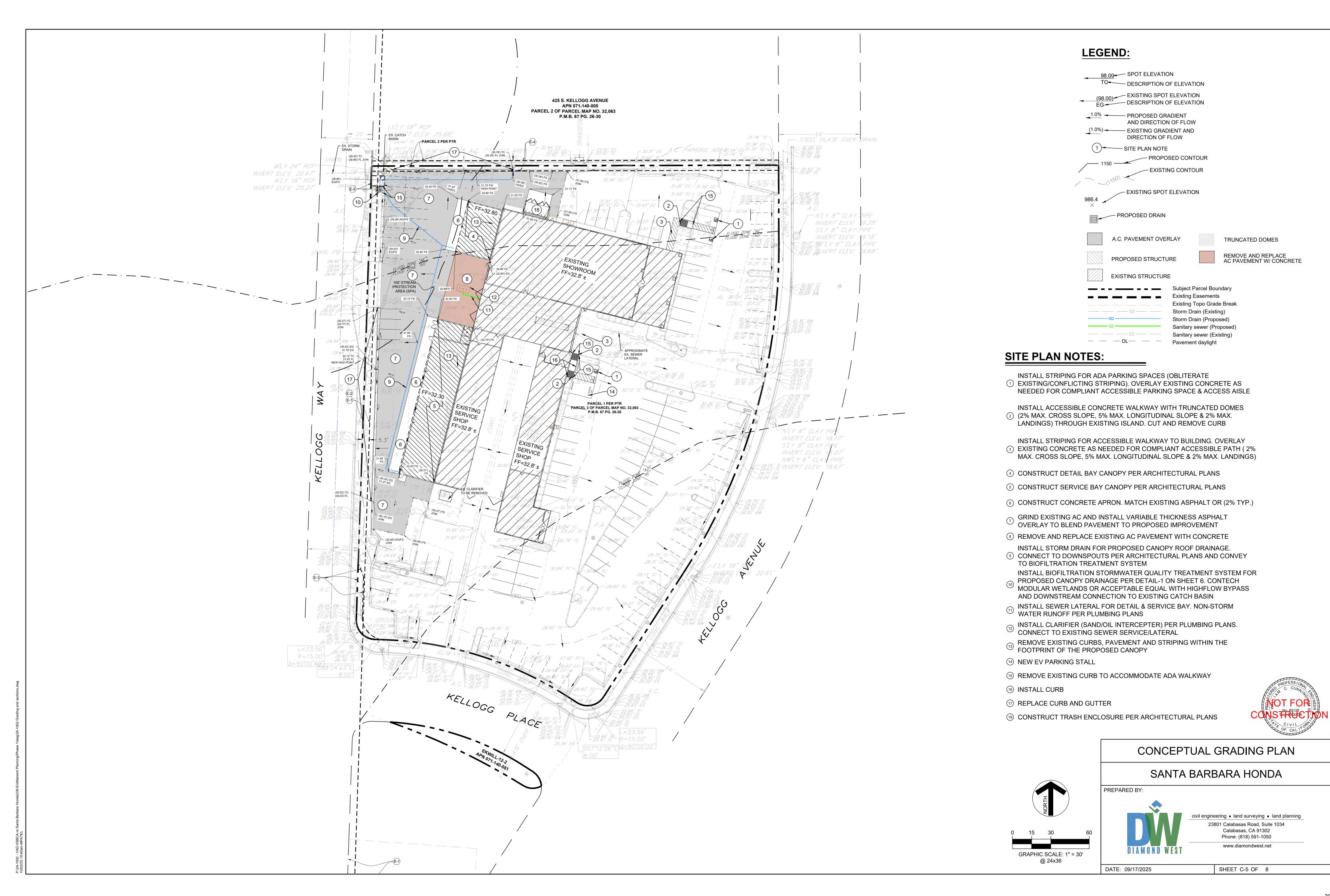
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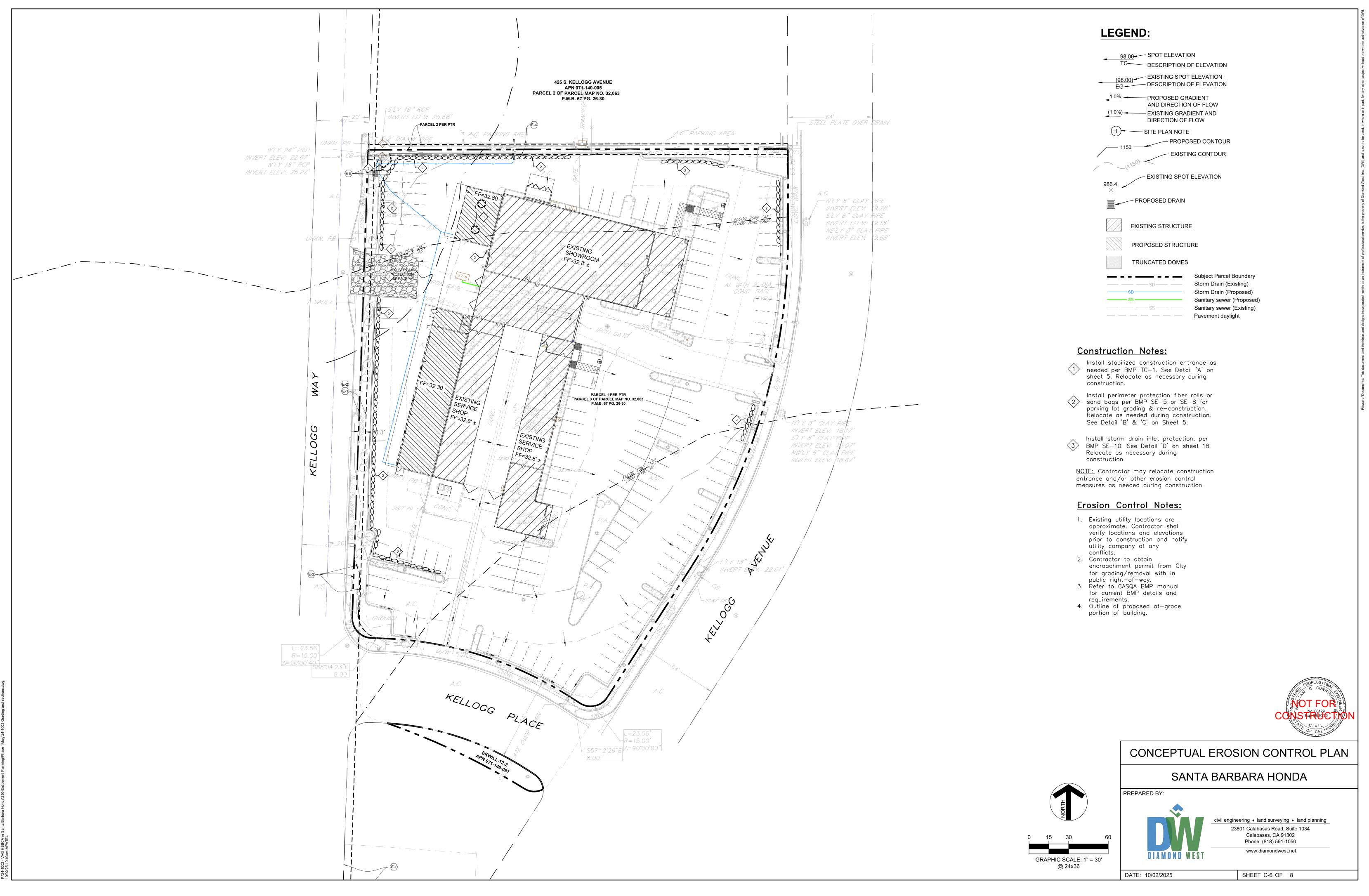
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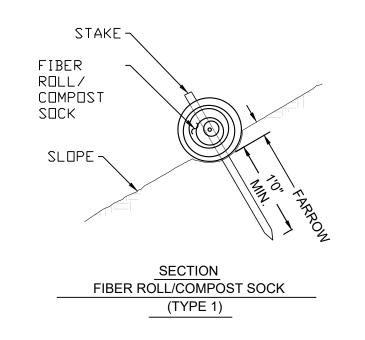
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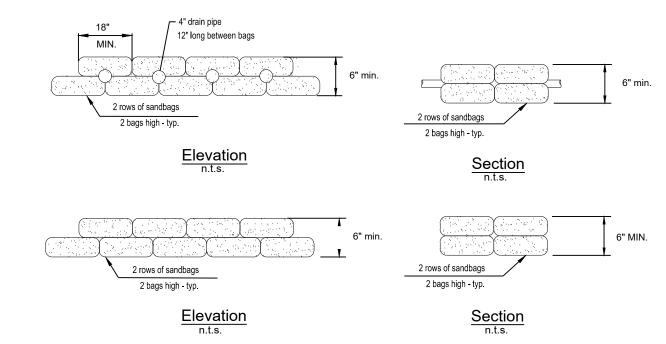




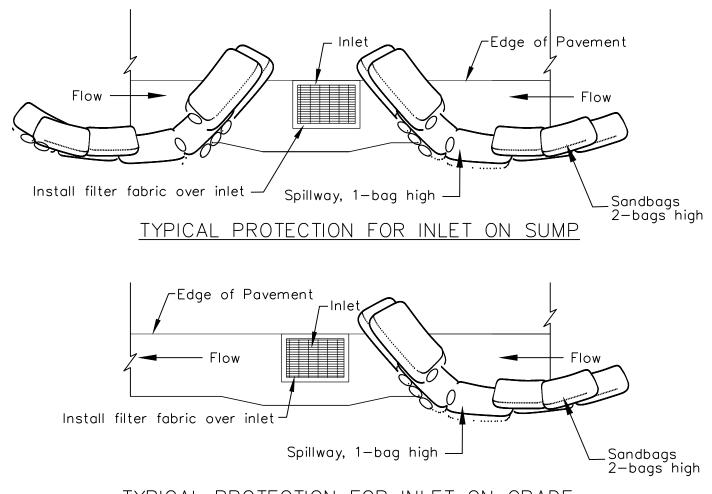
CONSTRUCTION ENTRANCE - TC-1



FIBER ROLL - SE-5



SANDBAGGING DETAIL - SE-8



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES: 1. Intended for short—term use.
- 2. Use to inhibit non-storm water flow.
- 3. Allow for proper maintenance and cleanup.
- 4. Bags must be removed after adjacent operation is completed
- 5. Not applicable in areas with high silts and clays without filter fabric.

DRAIN INLET PROTECTION - SC-10

Erosion and Sediment Control Plan (ESCP) General Notes:

- 1. In case of emergency, call _____
- 2. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
- 3. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
- Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential
- hazard to off—site property shall be stabilized or removed from the site on a daily basis. 5. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
- 6. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet. The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for
- dewatering operations. 7. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to
- retain sediments and other pollutants on site. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
- 9. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer. Plans representing changes must be submitted for approval if requested by the Building Official.
- 10. Every effort should be made to eliminate the discharge of non-storm water from the project sites at all times.
- 11. Eroded sediments and other pollutants must be retained on—site and may not be transported from the site via sheet flow, swales, area drains, natural drainage courses, or wind.
- 12. Stockpiles of earth and other construction-related materials must be protected from being
- transported from the site by the forces of wind or water. 13. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper
- manner. Spills may not be washed into the drainage system. 14. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on-site until they can be disposed of as solid
- 15. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self-inspection check list and inspection logs are available upon request).
- 16. Trash and construction-related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- 17. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or
- 18. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- 19. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

Civil Engineer/QSD Signature

GRAPHIC SCALE: 1" = 30' @ 24x36

Date

21. The following notes must be on the plan: As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

Owner or Authorized Representative (Permittee)

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and

available for review by the Building Official. 23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual may be used. Additional measures may be required if deemed appropriate by the Building Official.





DIAMOND WEST

civil engineering • land surveying • land planning 23801 Calabasas Road, Suite 1034 Calabasas, CA 91302 Phone: (818) 591-1050 www.diamondwest.net

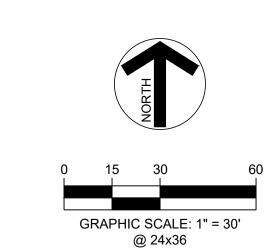
EROSION CONTROL DETAILS AND NOTES

DATE: 10/02/2025 SHEET C-7 OF 8

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GRADING AND STORMWATER DETAILS

SANTA BARBARA HONDA



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DATE: 10/02/2025 SHEET C-8 OF 8

SANTA BARBARA HONDA

Tier 1 Stormwater Control Plan

For Small (Tier 1) Land Development Projects

ADDRESS: 475 S KELLOGG AVE, GOLETA, CA 93117

Development projects that create or replace 2,500 sf or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce stormwater runoff. This Stormwater Control Plan template applies to Small Tier 1 Projects¹. Please complete the following template and include with your land use permit application submittal.

It is fairly easy to accomplish the stormwater requirements for most small land development projects. However, compliance must be carefully documented. The municipal stormwater staff will review your Tier 1 Stormwater Control Plan, site plan, and associated permit submittals to confirm that the following design strategies have been incorporated:

- Limit disturbance of creeks and natural drainage features
- Minimize compaction of highly permeable soils
- Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection
- Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state
- Minimize stormwater runoff by implementing one or more site design measures, consistent with the checklist below.

Here are the simple step-by-step instructions for completing a Tier 1 Stormwater Control Plan for Small (Tier 1) Land Development projects:

Step 1: Project Data Form

Complete all fields in the Project Data form. Select <u>one or more</u> runoff reduction measures.

Source: Stormwater Technical Guide

¹ Projects that create or replace 5,000 sf or more of impervious surface (not single-family), and all other projects including single-family projects that create or replace 15,000 sf or more of impervious surface, require a more comprehensive *Stormwater Control Plan.* Please see Santa Barbara County's Stormwater Technical Guide for more information, including definition of "net impervious" as applicable. www.sbprojectcleanwater.org

Step 2: Delineate Impervious Areas and Runoff Reduction Measures

Delineate the impervious area. On an attached site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch follows.

Indicate the location and type of runoff reduction measure(s) you've selected. On the site plan or sketch, show the reduction measure(s) selected. At least one measure is required that is designed to minimize runoff from some amount of impervious area.

Step 3: Complete Checklist and Submit Your Tier 1 Stormwater Control Plan

For each measure selected, fill out the brief checklist to verify that your design meets the minimum standards. Include the checklist with your Stormwater Control Plan.

This Stormwater Control Plan will accompany your land use application submittal and include:

- 1. Project Data form including the runoff reduction measures(s) selected
- 2. Site plan or sketch showing runoff management from impervious areas (see attached)
- 3. Checklist of runoff reduction measures design standards (see below)

Source: Stormwater Technical Guide

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	SANTA BARBARA HONDA
Project Location [Street Address if available, or intersection and/or APN]	475 S KELLOGG AVE, GOLETA, CA 93117
Name of Owner or Developer	VAG HSBCA RE, LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	ADDITION OF ADDITIONAL SERVICE BAYS TO EXISTING AUTOMOTIVE DEALERSHIP
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	712 SF*
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	4,270 SF
Total Pre-Project Impervious Surface Area	101,940 SF (90.1 %)
Total Post-Project Impervious Surface Area	102,808 SF (90.6%)
Runoff Reduction Measure(s) Selected (Check one or more)	 □ 1. Disperse runoff from roofs or pavement to vegetated area □ 2. Permeable pavement □ 3. Cisterns or Rain Barrels ☑ 4. Bioretention Facility or Planter Box

*MODULAR WETLAND UNIT AND AREA OF NEW WALKWAY IS ASSUMED TO BE ROUTINE SITE MAINTENANCE AND ADA COMPLIANCE UPGRADES. TOTAL PROPOSED NET IMPERVIOUS AREA INCLUDES 60 SF OF MISCELLANEOUS (ADJACENT TO STRUCTURES/NEW PAVEMENT SECTIONS) NEW IMPERVIOUS AREA.

Stormwater Control Plan Runoff Reduction Measures Design Standards Checklist

Measure 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to flat or concave vegetated areas adjacent to buildings or extended via pipes to reach such vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- ☐ Each impervious area from which runoff will be directed, and its square footage.
- ☐ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☐ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the buildina.

Confirm the following standards are met:

- Pervious areas must be relatively flat and if graded, the surface should be slightly concave. Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area. On your sketch, show rough dimensions that will confirm this criterion is met.
- ☐ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- lacktriangle Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☐ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☐ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any area drains within the vegetated area have inlets at least 3 inches above surrounding grade.
- ☐ Additional comments:

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☐ Location, extent and types of pervious pavements. Confirm the following standards are met: □ No erodible areas drain on to permeable pavement. □ Subgrade compaction is minimal. Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required). □ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course. ☐ Subgrade is level and slopes are not so steep that subgrade is prone to erosion. Rigid edge is provided to retain granular pavements and unit pavers. □ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines. Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations. Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses.

Check with local Fire Department for applicability criteria using permeable pavement.

■ Additional comments:

Measure 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement may be subject to municipality approval. Planning and Building Permits may be required for very large systems.

☐ Additional comments:_____

Show o	on your site plan:
	Impervious areas tributary to each cistern or rain barrel.
	Location of each cistern or rain barrel.
Confir	m the following standards are met:
	Rain barrels are sited at or above grade on a sound and level surface at or near gutter downspouts.
	Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inchminimum corrosion-resistant metallic hardware fabric.
	Water collected will be used for irrigation only.
	Openings are screened with a corrosion-resistant metallic fine mesh ($1/16$ inch or smaller) to prevent mosquito harborage.
	Lids are secured to prevent entry by children.
	Rain barrels and gutters are to be cleaned annually.

Measure 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

Detailed design guidance for bioretention facilities is in the Stormwater Technical Guide.

Show on your site plan:

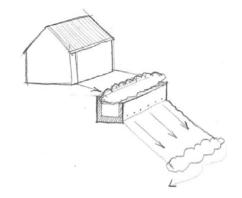
- Impervious areas tributary to the facility.
- Location and footprint of facility.

Confirm the following standards are met:

□ Ponding depth is 4"-6" minimum.



- infiltration rate of 5"/hour.
- ☐ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- □ "Class 2 permeable" (Caltrans specification 68-2.02(F)(3) drainage layer 12" deep.
- No filter fabric.
- ☐ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain.
- Connection with sufficient head to storm drain or discharge point.
- Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- Overflow outlet connected to a downstream storm drain or approved discharge point.
- ☐ Planter is set level.
- ☐ Emergency spillage will be safely conveyed overland.
- ☐ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ☐ Irrigation system, if any, controlled as a separate zone.
- Additional comments: BIOFILTERATION STORMWATER QUALITY TREATMENT SYSTEM WILL BE INSTALLED TO TREAT STORMWATER. SEE STORMWATER QUALITY PLAN.



Flow-through planter built into a hillside.

Flows from the underdrain and overflow

must be directed in accordance with local

Useful Resources

The following references may be useful for design. Designs must meet the minimum standard specifications herein.

Santa Barbara Project Clean Water Stormwater Technical Guide. Available at http://www.sbprojectcleanwater.org

Start At the Source: Design Guidance Manual for Stormwater Quality. Bay Area Stormwater Management Agencies Association, 1999.

California Nevada Cement Association, www.cncpc.org

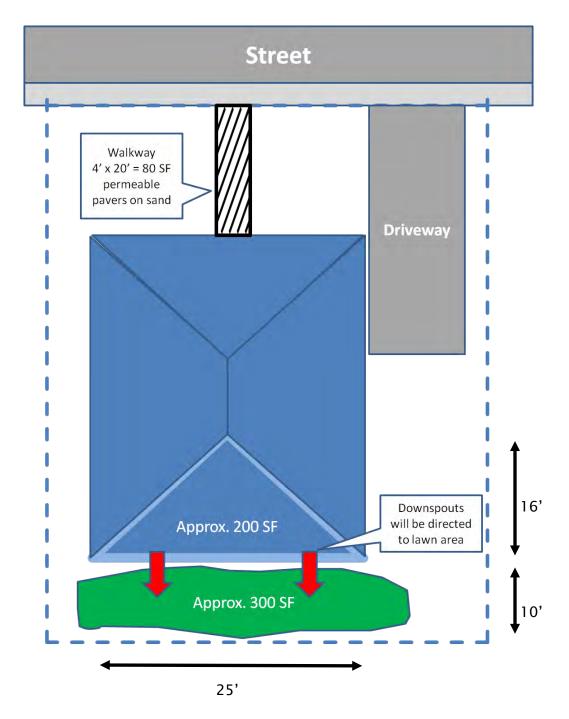
Specifier's Guide for Pervious Concrete, Colorado Ready Mixed Concrete Association. www.crmca.org
Interlocking Concrete Pavement Institute
http://www.icpi.org/

Porous Pavements, by Bruce K. Ferguson. 2005. ISBN 0-8493-2670-2

Stormwater Control Plan Example Sketch

The example below illustrates the level of detail required. This site plan addresses two Runoff Reduction Measures: permeable paving and dispersing runoff to vegetated areas.

Not to Scale



In addition to all applicable provisions of Title 17 within the Goleta Municipal Code ("GMC"), Megan Burra on behalf of Van Tuyl Companies ("Applicant/Permittee") agrees to the following conditions for the City's approval of Case No. 24-0004-DP ("Project Conditions"). (Applicant/Permittee also means Owner.)

Unless the contrary is stated or clearly appears from the context, the words and phrases used in these Project Conditions use the definitions set forth in Title 17. For purposes of these Project Conditions, unless otherwise specified, the term "Director" refers to the Planning and Environmental Review Director.

A. AUTHORIZATION

1. This Development Plan Amendment, and associated Design Review, Case Nos. 24-0004-DP and 24-0014-DRB, authorize implementation of plans stamped "APPROVED", dated September 4, 2025, and attached/subject to these Conditions of Approval. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit must be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined not to be in substantial conformance with the project requires the Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.

The project approves the following:

The construction of a 3,504-square-foot enclosed service shop addition and a 1,176-square-foot open-air detail bay canopy onto the backside of their existing facility. The service shop expansion will house eight additional service bays. The project will include drainage improvements with a prefabricated landscaped bioswale.

The total new square footage added for the project will be 4,680 sq. ft.

- 2. All Conditions of Approval from the previous Development Plan, 19-073-DP, apply to the proposed development listed above.
- 3. This Development Plan Amendment shall expire 12 months after the effective date of the Director's action, unless within such period the Zoning Clearance has been issued for all of the Phases in accordance with Section 17.52.090(C). Once the Zoning Clearance has been issued for all the Phases, it will expire four years after the issuance date, unless substantial physical construction of the project has been

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB

- completed, and/or the beginning of the authorized use has commenced, or a time extension has been applied for by the Permittee within four years of the issued date of the Zoning Clearance.
- 4. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval, and shall be binding upon successors in interest, unless or until this permit expires pursuant to Condition of Approval #3 or is expressly abandoned in writing by the Permittee.
- 5. This permit is granted for the property/parcel(s) of record on which the project is located and shall not be transferred.
- 6. The Permittee shall obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.
- 7. These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any Zoning Clearance and Building Permit for the project.
- 8. Prior to Zoning Clearance issuance, the Permittee shall pay all applicable permit processing fees in full.
- 9. Permittee shall provide for dust control at all times during site preparation and project construction.
- 10. The Owner/Applicant and/or their agents, representatives, or contractors shall stop or redirect work immediately in the unlikely event isolated cultural resources are encountered during grading, construction, landscaping, or other construction-related activity. The Owner/Applicant shall retain through their funds a City-qualified archaeologist and a local Chumash tribal representative to assess the significance of the find pursuant to the City of Goleta Cultural Resources Guidelines criteria and determine if subsequent mitigation including limited data recovery is required.
- 11. Site preparation and construction activity shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday. No construction shall occur on State-observed holidays. Maintenance of construction equipment shall be limited to the same hours. Construction activities that do not generate noise, such as interior painting, are not subject to these restrictions.
- 12. All exterior lighting shall be hooded and not directed towards any property zoned residential.

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB

- 13. All work must conform to the approved plans on file in the Planning and Environmental Review Department, as well as conform to the plans that received conceptual/preliminary approval by the Design Review Board on February 11, 2025.
- 14. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.
- 15. The Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.
- 16. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the Permittee to seek additional approval, permits, or other action by the City. Failure of the Permittee to obtain the above-described review and approval of the City is a violation of this permit.
- 17. Permittees agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the approval of the Development Plan Amendment ("DP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan Amendment and associated postdiscretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceedings regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.
- 18. In the event that any Condition of Approval imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB

provided by law, this permit shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

19. Prior to the issuance of the Zoning Clearance, the Applicant/Permittee must provide a signed copy of these approved conditions of approval.

B. CITY DEPARTMENT CONDITIONS - Public Works Department

Prior to Issuance of Zoning Clearance, the Applicant/Permittee must:

STORMWATER

- 20. Secure approval of a **Stormwater Control Plan (SWCP)** from the Public Works Director or designee. The Owner/Applicant shall submit a SWCP for regulated projects that create or replace 2,500 square feet or more of impervious surface and utilizes Low Impact Development (LID) measures to detain, retain and treat runoff for review and approval by the Public Works Director or designee. The SWCP shall be prepared in accordance with the California Regional Water Quality Control Board, Central Coast Region, Resolution R3-2013-0032, Post-Construction Stormwater Management Requirements (PCR) for Developmental Projects in the Central Coast Region (PCRs Resolution) and shall use the "Stormwater Technical Guide for Low Impact Development" as set forth by the County of Santa Barbara for guidance in complying with the PCRs Resolution. The following are design considerations when proposing Stormwater Control Measures (SCMs):
- A. Surfaced-based SCMs including but are not limited to, self-retaining areas, grassy swales, or biofilters should be maximized to the extent practicable to achieve runoff retention before considering SCMs listed within item b of this section.
- B. Surface Basin, Subsurface Well, Fluid Distribution System/Galleries and/or Infiltration Trench may require registration as an Environmental Protection Agency (EPA) Class V Injection Well.
- C. Fluid Distribution System/Galleries, **such as Underground Infiltration Chambers (UICs),** must follow the Public Works <u>UIC Guidance Document</u>, be designed to ensure that they are properly sited, detailed, and maintained to function for short- and long-term compliance.
- 21. Submit the Stormwater Data Sheet Application (Page 1 and/or 2 as applicable) with the SWCP.

22. The Owner/Applicant shall submit an Erosion and Sediment Control (E&SC) Plan for

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Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB

all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.

Pre-Construction, the Applicant/Permittee must:

- 23. The Owner/Applicant is required to 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.
- 24. The Owner/Applicant must 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, the Project Applicant/Permittee must:

- 25. Ensure ongoing compliance with the E&SC Plan or SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services.
- 26. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
- 27. Ensure the use of the SCMs during active construction should be documented within the E&SC Plan or the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB
September 4, 2025

- 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-
- 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.

The following shall be identified on the Grading Plans

- 28. 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. If the grading plan does not anticipate disturbing monuments (the need to preserve), then no need to show the monuments on the grading plan.
- 29. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.

Encroachment Permit (if necessary)

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:

30. If necessary, submit for and secure approval of a Haul Permit (50 Cubic Yards or more of export or import) from the Public Works Director or designee. 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:

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB
September 4, 2025

- A. The proposed haul routes
- B. The proposed location for placement of export material.
- C. Measures to ensure that all haul trucks hauling debris, sand soil and/or other loose materials shall be covered and/or maintain a minimum 2 feet freeboard.
- 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 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 Final Certificate of Occupancy, the Applicant/Permittee must:

- 31. 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.
- 32. Submit a Private Improvement Certification (PIC) for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built Plans and Quality Assurance testing information and results or submit a deposit of \$5,000.00 until the PIC can be completed.
- 33. Schedule a Final Construction Inspection and PCR Field Verification Inspection.
- A) Final Construction Inspection Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
- B) Final PCR Field Verification Inspection The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built'

CONDITIONS OF APPROVAL

SANTA BARBARA HONDA

PREPARED BY:



civil engineering • land surveying • land planning

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www.diamondwest.net

DATE: 10/02/2025

SHEET 1 OF 4

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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.
- 34. Complete the SWCP Certification of Approval and submit the following support documentation:
 - A. Record Drawings/As-Built Site Plans The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
 - B. Quality Assurance/Quality Control Summary Checklist
 - i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
 - ii. SCM Basin Dimensions and Depths;
 - iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials);
 - iv. Material Submittals for Liner and Geotextile Materials which may be invoices;
 - v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans (if applicable)
 - vi. SCM Proof of EPA Registration for Class V Injection Wells (if applicable)
 - C. Approved Revised Stormwater Control Plan (if applicable)D. Approved Revised Operation & Maintenance Plan (if applicable)

City Department – Planning and Environmental Review

GENERAL CONDITIONS

- 35. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors, and materials, cannot be executed without the Planning and Environmental Review Director's approval.
- 36. The Applicant/Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the Project.
- 37. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of Project approval. As the Project meets the threshold outlined in Chapter 17.34 of the Goleta Municipal Code regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB

- 38. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee 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.
- 39. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this Project must comply with the requirements of Section 17.41.260.B.8 of the City's Title 17 Zoning Ordinance.
- 40. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.
- 41. Prior to the issuance of a Zoning Clearance, the Applicant/Permittee must:
- A. Secure Final Design Approval from the Design Review Board (DRB) for architecture, including building colors and materials, lighting, landscaping, and trash enclosures of all the improvements.

The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the Project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The landscape plan must also be revised to reflect the direction provided by the DRB on February 11, 2025, to include the replacement of the hedge along the western property line and that bioswale plantings be changed from Lomandra (mat rushes) to Juncus Patens (native California spreading rush).

The irrigation plan must 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.

Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB
September 4, 2025

be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

- B. 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.
- C. 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.
- D. Submit a composite utility plan to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.
- 42. Prior to construction and ongoing during grading and construction activities, the Applicant/Permittee must:
- A. Promptly remove any graffiti at the Project site.
- B. 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.
- 43. Prior issuance of a Certificate of Occupancy/Final Building Inspection clearance:
- A. Install all required trash enclosures, landscaping and irrigation, parking lot, onsite improvements and building modifications in accordance with approved plans
- B. Screen all mechanical equipment and utility service connections in accordance with approved plans.
- C. The Permittee is responsible for ascertaining and paying all City Development Impact Fees, including without limitation, fire facility fees, library fees, fire protection, police services fees, public administration fees, and transportation fees as required by the GMC. In addition, the impact fees established by the Goleta Union/Santa Barbara Unified School Districts (School Fees) shall also

Conditions of Approval
Case Nos. 24-0004-DP and 24-0014-DRB

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 development impact fees ("DIFs") and the applicant has 90 days after the imposition of the fees to protest fees.

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the chart below. The actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. At the Permittee's discretion, the Permittee may choose to pay the below listed fees at any time after project approval, but no later than the time frame specified.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility (4,680 sq. ft.)	\$1,117 per ksf.	\$5,228	СО	City
Library (4,680 sq. ft.)	\$197 per ksf	\$922	СО	City
Public Administration (4,680 sq. ft.)	\$627 per ksf	\$2,934	СО	City
Transportation (9 PM Peak Hour Trips)	\$15,951 per PM Peak Hour trip	\$143,559	СО	City
Bicycle & Pedestrian (4,680 sq. ft.)	\$628 per ksf	\$2,939	СО	City
Park Fee (4,680 sq. ft.)	\$3,237 per ksf	\$15,149	СО	City
Affordable Housing (4,680 sq. ft.)	\$2,349 per ksf	\$10,993	СО	City
Storm Drain (4,680 sq. ft.)	\$2,550 per ksf	\$11,934	СО	City
School Fees	Set by School Districts		BP	Goleta Union & SB Unified School Districts
TOTAL	_	\$193,658	_	_

CO = Certificate of Occupancy BP = Building Permit

By signing this document, Steve Ekegren on behalf of ______, the owner, certifies that they read, understand, and agree to the Project Conditions listed in this document.

Steve Ekegren, Catalina Barber Corporation, Property Owner

- End of Conditions -

10

CONDITIONS OF APPROVAL

SANTA BARBARA HONDA

PREPARED BY



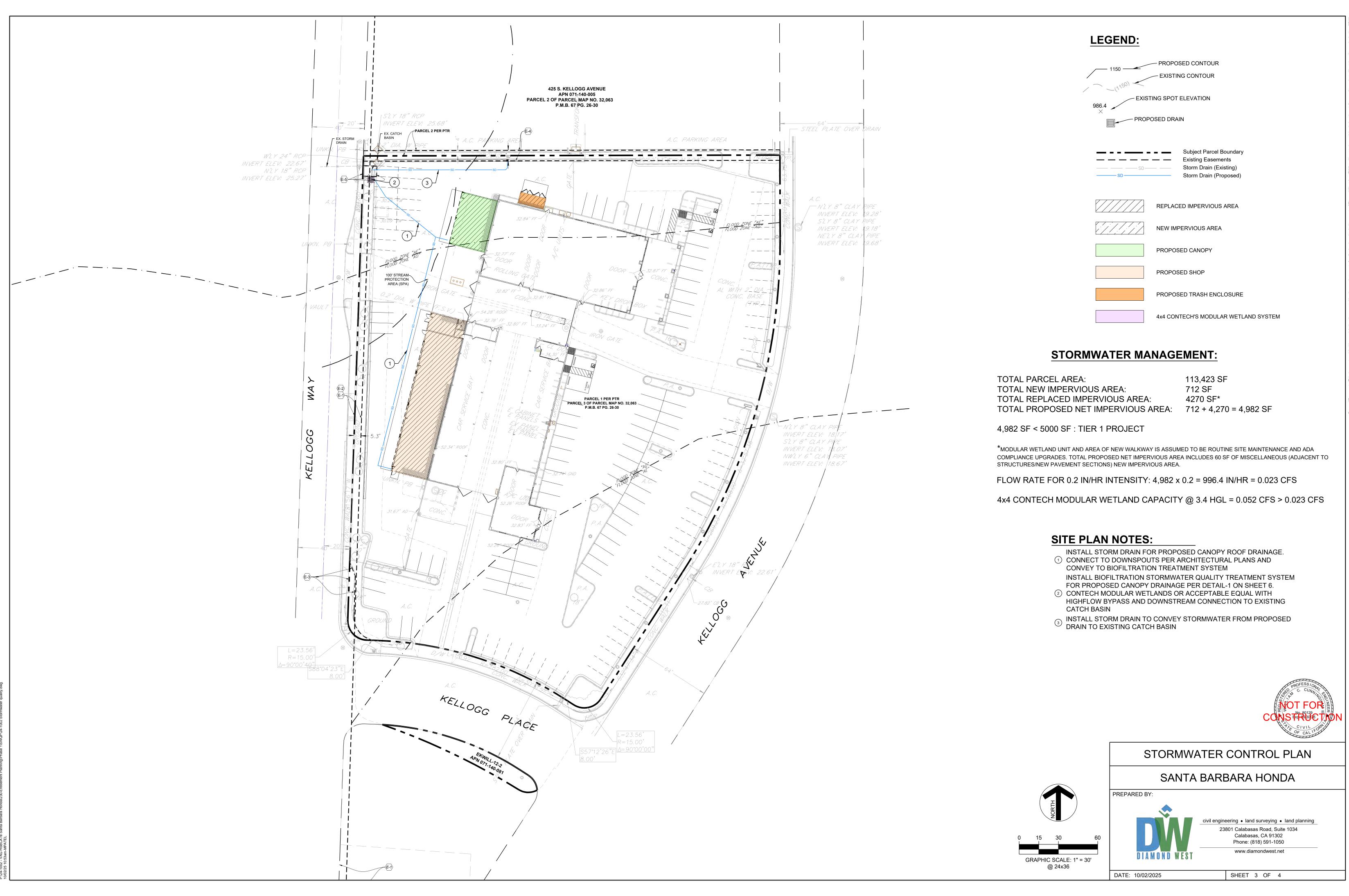
engineering • land surveying • land planning
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Calabasas, CA 91302
Phone: (818) 591-1050

www.diamondwest.net

DATE: 10/02/2025 SHEET 2 OF 4

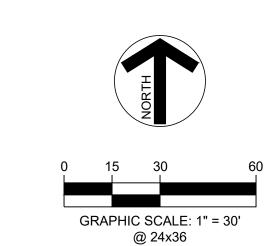
ntitlement Planning\Phase 1\\$WQP\Z4-1002 Stormwater quality.dwg

1002 - VAG HSBCA re Santa Barbara Honda\230-Enti









STORMWATER CONTROL PLAN

SANTA BARBARA HONDA

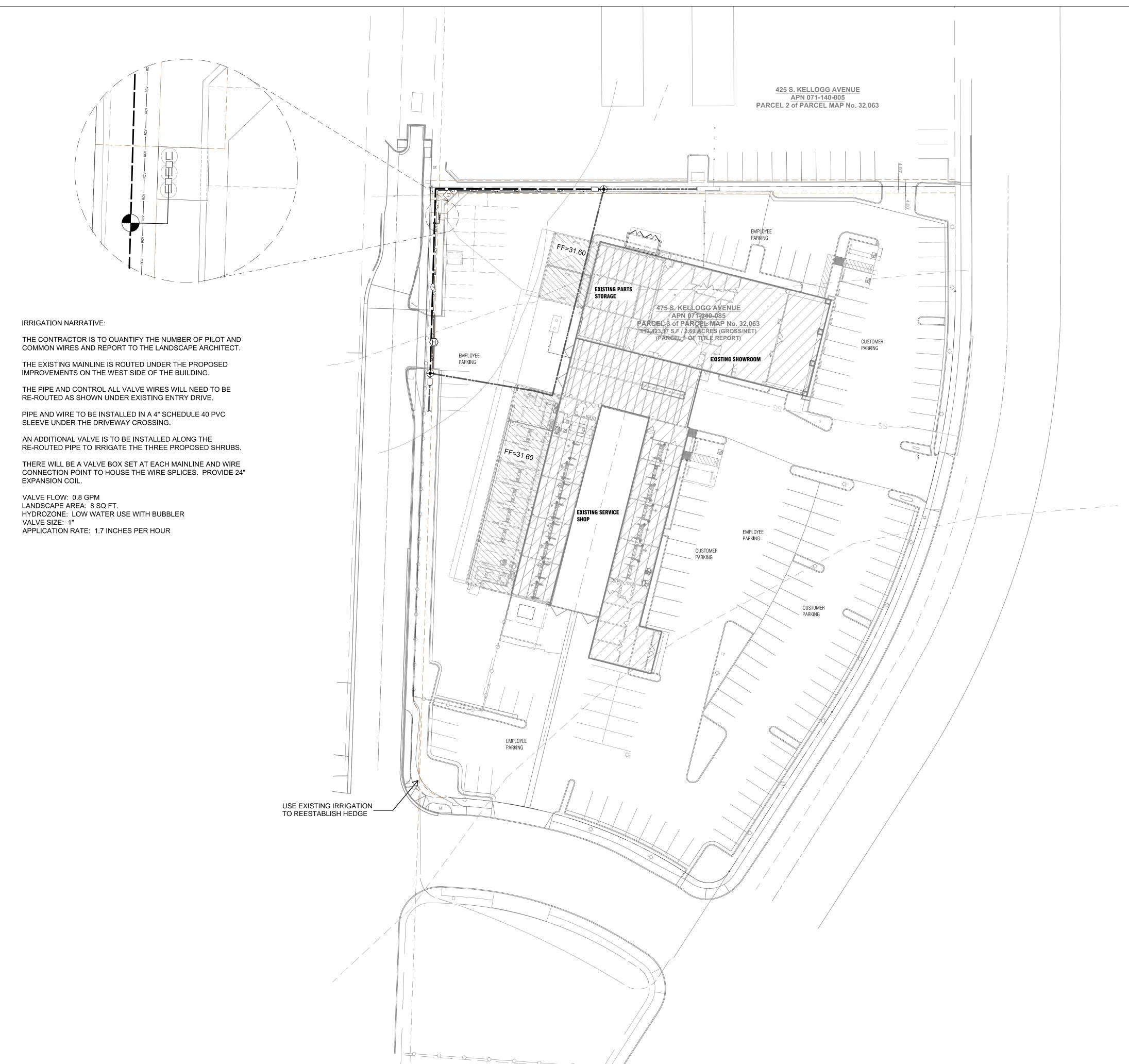


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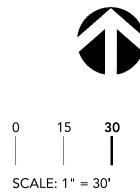
DATE: 10/02/2025 SHEET 4 OF 4



	IRRIGAT	ION EQUIPMENT LEGEND
SYMBOL ⊕	ITEM - MANUFACTUR	RER - MODEL NUMBER - DESCRIPTION CONNECT NEW MAINLINE AND WIRES TO EXISTING
×	GATE VALVE	NIBCO T-113-KLF BRONZE LEAD FREE WITH CROSS TOP - LINE SIZE UP TO 3"
•	CONTROL VALVE	RAINBIRD PESB SERIES CONTROL VALVE - REFER TO PLAN FOR SIZES
	WIRE PULL BOX	OLD CASTLE / CARSON 1419-1034 BLACK RECTANGULAR VALVE PULL BOX FOR WIRE STUB OR SPLICE - REFER TO NOTE ON PLAN
	BELOW GRADE PRESSURE MAINLINE	WHITE CLASS 315 PRESSURE MAINLINE FOR PIPE 2" THROUGH 3" WHITE SCH 40 PRESSURE MAINLINE FOR PIPE 1-1/2" AND SMALLER ALL PIPE TO BE SOLVENT WELD - REFER TO TRENCHING DETAIL FOR DEPTHS
	BELOW GRADE PRESSURE MAINLINE	EXISTING DOMESTIC WATER BELOW GRADE PRESSURE MAINLINE
	BELOW GRADE LATERAL LINE	WHITE SCHEDULE 40 SOLVENT WELD PVC - 3/4" MINIMUM REFER TO PLAN FOR SIZES AND TRENCHING DETAIL FOR BURIAL DEPTHS
	RCV WIRE PATH	CONTROL VALVE WIRE PATH - REFER TO PLAN FOR NOTE
NOT SHOWN	IRRIGATION WIRE	PAIGE 7001D UL LISTED U.F. 600V DIRECT BURIAL PILOT WIRE 14 AWG COLOR COMMON 14 AWG WHITE WITH STRIPE TO MATCH PILOT WIRE EXTRA WIRE 14 AWG ORANGE
NOT SHOWN	WIRE CONNECTORS	3M DBY OR 3M DBR WATERPROOF DIRECT BURY CONNECTORS
NOT SHOWN	ID TAGS	T CHRISTY ID-MAX-Y1 YELLOW STATION ID TAGS WITH BLACK LETTERING - PER VALVE
NOT SHOWN	VALVE BOX	ROUND 6" (NO MARK) CARSON 0708 2101 BODY WITH 0708 4143 LID ROUND 10" CARSON 0910 1037 RECTANGULAR 14" x 19" CARSON 1419 1034 JUMBO 12" x 20" CARSON 1220 1030 BOX / LID COLOR: BLACK - INCLUDES STANDARD HEX BOLT
NOT SHOWN	MAINLINE FITTINGS	PRESSURE MAINLINE FITTINGS TO BE SCHEDULE 80 PVC SOLVENT WELD
	LATERAL FITTINGS	NON-PRESSURE LATERAL LINE FITTINGS TO BE SCHEDULE 40 PVC SOLVENT WELD (ABOVE GRADE PIPE FITTINGS SHALL BE UVR)

RAINBIRD SQ LEGEND - DOMESTIC WATER SYMBOL DESCRIPTION MANUFACTURER PART NO. NOZZLE PATTERN POP UP HEADS RAINBIRD 1806 SAM PRS SQ PATTERN POP UP RAINBIRD 1806 SAM PRS SQ - FUL FULL 0.40 2.5' 30 1.55





IRRIGATION PLAN

SANTA BARBARA HONDA

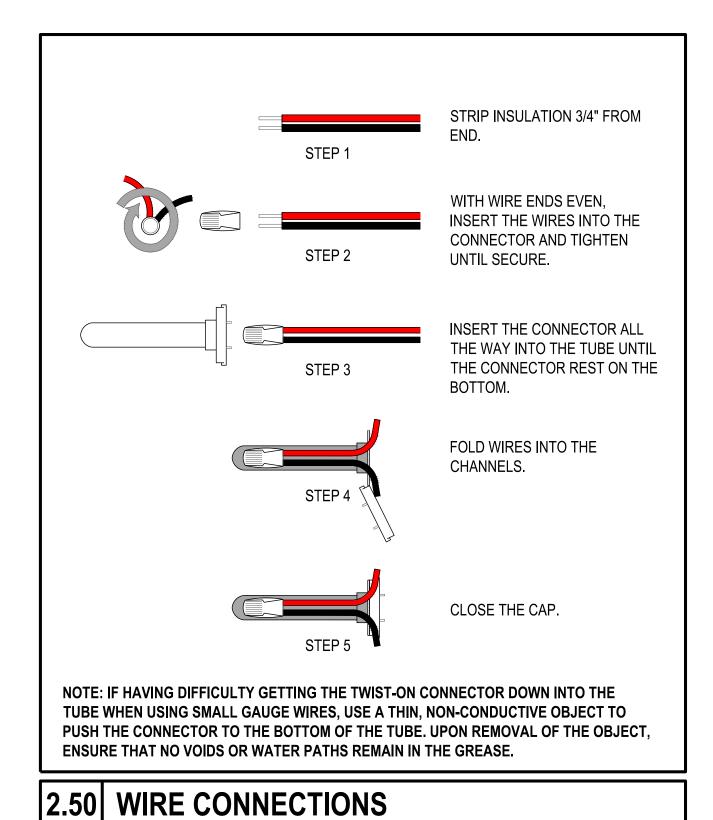
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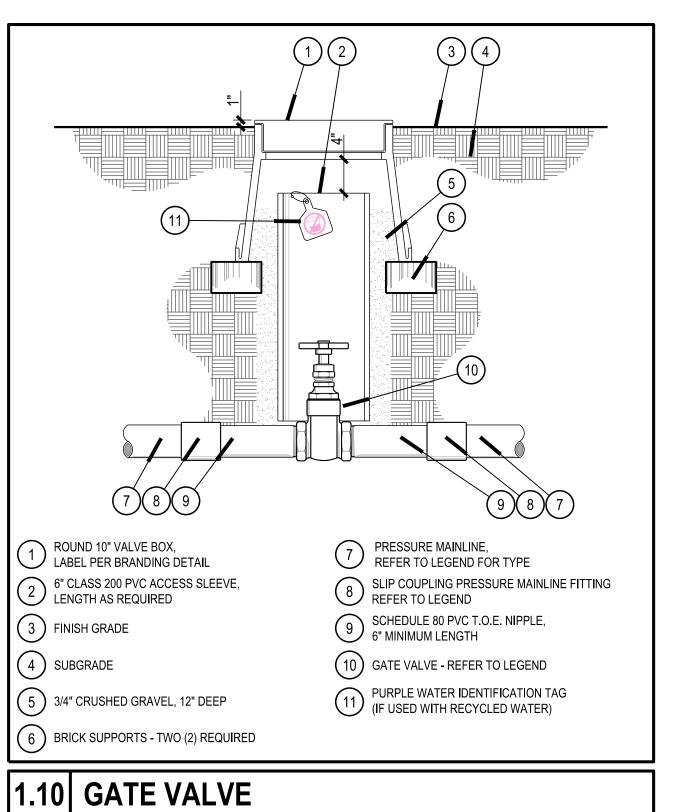


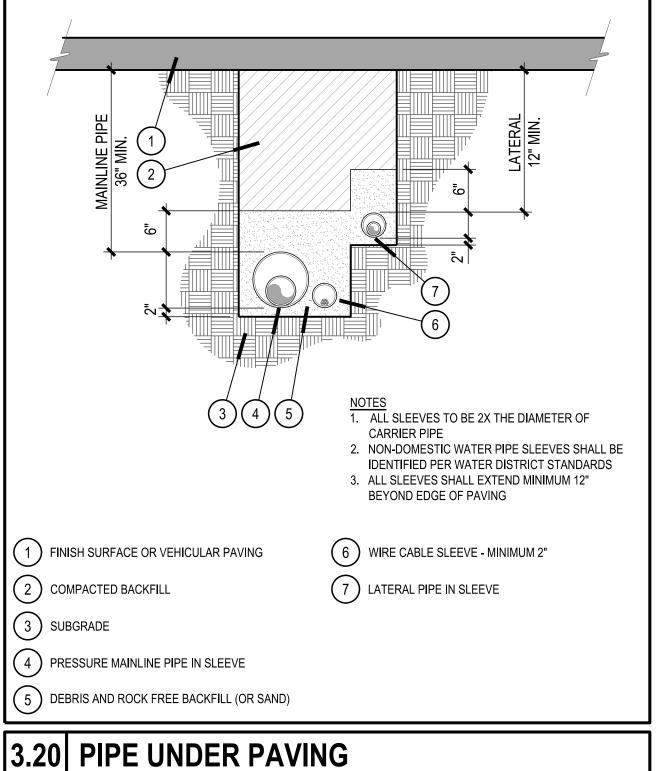
1750 E DEERE AVE SANTA ANA, CA 92705 O 949.250.4822 www.landconcern.com

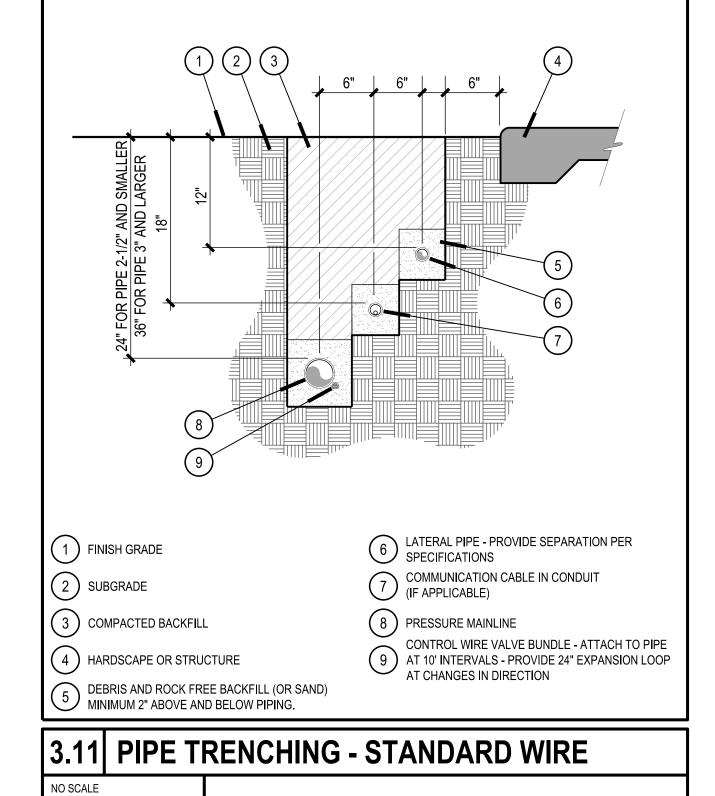
DATE: 11/07/2024

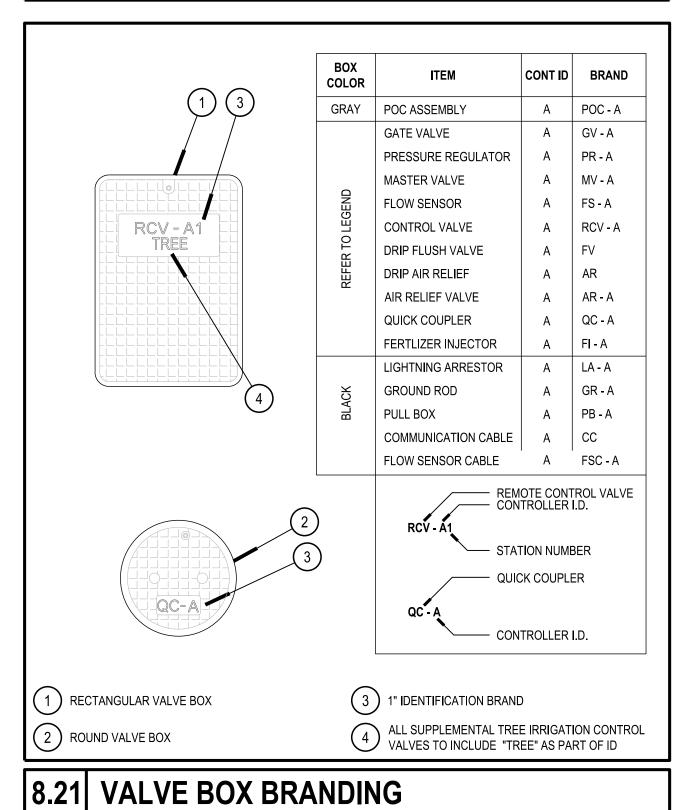
SHEET L-2 OF 3



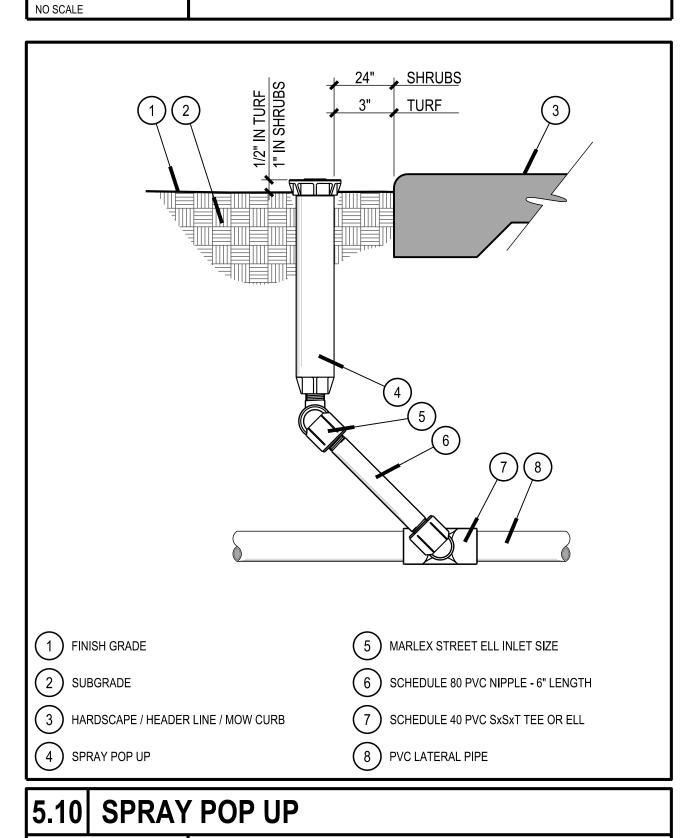




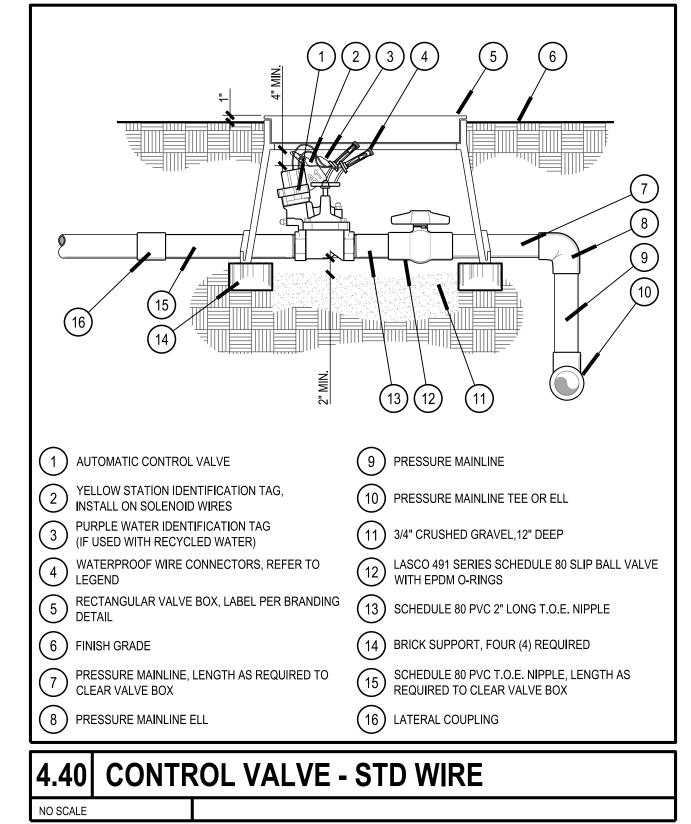




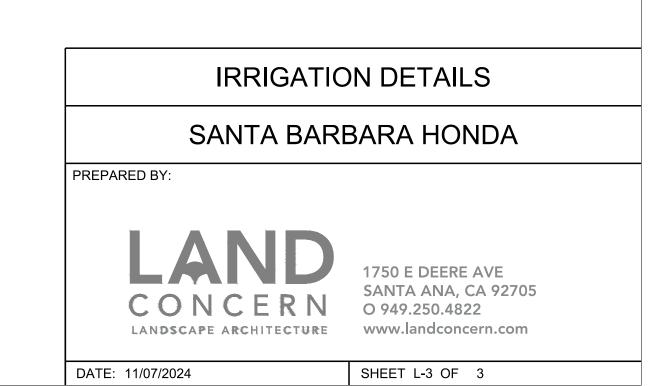
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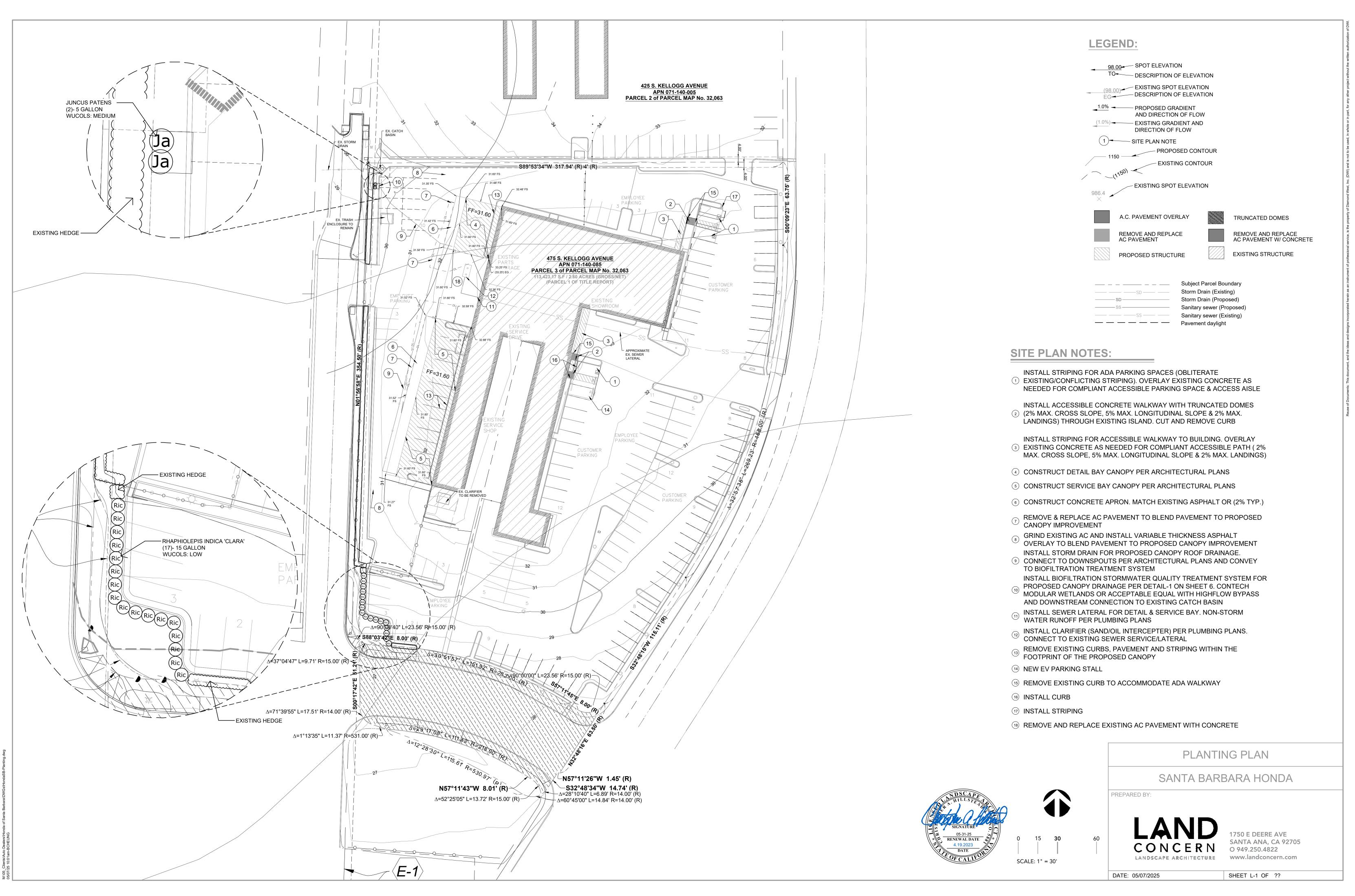
NO SCALE







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DIGITAL SAMPLE BOARD



P. 2 "HC-169 COVENTRY GRAY BY BENJAMIN MOORE

850 W. ELLIOT RD. #108 TEMPE, AZ 85284 TEL 480-345-8457 FAX 480-345-1759

City of Goleta Construction Site Stormwater Information Page 1: General Stormwater Information (Section E.10.a, MS4 Phase II Permit and PCR Requirements, Resolution No. R3-2013-0032 Attachment 1)

Date of Entry	Project Name	Site Address	Project Description	Owner Contact Information (name, address, phone, email, etc.)	Project Manager/Other Contact Information (name, address, phone, email, etc.)	Land Use	Project Area (square feet)	Anticipated Project Start date	Anticipated Completion	Added or Replaced Impervious Surface Area (SF)	Tier (RWQCB PCR)	impaired by sediment-related pollutants, or listed as impaired for sediment or turbidity)	Risk Level/Constituents of Concern	Planned SCM(s) or Site Design Methods: General Description	Monitoring & Inspection (indicate name & company)	- 1 7	Erosion and Sediment Control or SWPPP (Area of Disturbance Size)
9/17/2025	Santa Barbara Honda	475 S Kellogg Ave; Goleta, CA 93117	additional service bays to existing auomotice dealership.	Name: Megan Burra Address: 14747 N Northsight BI, #111-431, Scottsdale, AZ 85260 Phone: (602) 230 - 3535 Email: mburra@vtcompanies.com	Name: William Cunningham III Address: 23801 Calabasas Rd,	General commercial (Auto dealership)	Project area: 4680 SF Lot area: 113,423.17 SF (2.60 AC)	ТВО		New impervious area: 712 SF Replaced impervious area: 4,270 SF		San Jose Creek: 303(4) listed Distance: 0.2 miles 303(4) listed pollutant: Chloride, Enterococcus, Oxygen, Dissolved, Sodium, Specific conductivity		Biofiltration stormwater quality treatment system will be installed on site to treat proposed structure drainage.	TBD	TBD	Erosion and sediment control plan for tier 1 project

City of Goleta Construction Site Stormwater Information Page 2: Stormwater Control Measures (PCR Requirements, Resolution No. R3-2013-0032 Attachment 1)

Project Name		Project Number/Case No.	Are you requesting alternative compliance or technical infeasibility?	separate ID and line item for each SCM)		-	O&M Plan Date	O&M Responsible Party Name and Company
Santa Barbara Honda	475 S Kellogg Ave; Goleta, CA 93117		No	WQT2	Biofiltration	Biofiltration stormwater quality treatment system will be installed on site to treat proposed structure drainage.	NA for tier 1 project	NA for tier 1 project

City of Goleta Construction Site Stormwater Information Page 2: Stormwater Control Measures

(PCR Requirements, Resolution No. R3-2013-0032 Attachment 1)

O&M Responsible Party Contact Information	O&M Funding Source
NA for tier 1 project	NA for tier 1 project
TW TIOT GET I project	TW TOT ELET I project
	ı — — — — — — — — — — — — — — — — — — —

	SDRR1: Direct roof runoff into cisterns or rain barrels for reuse SDRR2: Direct roof runoff onto vegetation areas SDRR3: Direct runoff from sidewalks, walkways and/or patios onto vegetated areas SDRR4: Direct runoff from driveways and/or uncovered parking lots, onto vegetated areas SDRR5: Construct bike lanes, driveways, uncovered parking lots, sidewalks, walkways and patios with permeable surfaces WQT1: LID Treatment System - Harvesting and Use, Infiltration and Evapotranspiration SCM w/Hydraulic Sizing Criteria (Retain Stormwater Runoff- 85 percentile 24-hour storm event based on local rainfall data) WQT2: Biofiltration Treatment System (Treat Storm Water Runoff - 0.2 inches/hour intensity or 2 X's 85 percentile hourly rainfall for the applicable area, based on historical records of hourly rainfall depth) WQT3a: Non-Retention Treatment Systems w/Hydraulic Sizing Criteria - Volume Hydraulic Design Basis (Treat Stormwater Runoff - 85 percentile 24-hour storm event, based on local rainfall data) WQT3b: Non-Retention Treatment Systems w/Hydraulic Sizing Criteria - Flow Hydraulic Design Basis (Treat Storm Water Runoff - 0.2 inches/hour intensity or 2 X's 85
*SCM	percentile hourly rainfall for the applicable area, based on historical records of hourly rainfall depth) RR1: Retain 95th Percentile Rainfall Event - Optimizing Infiltration via Storage RR2: Retain 95th Percentile Rainfall Event - Optimizing Infiltration via Rainfall Harvesting RR3: Retain 95th Percentile Rainfall Event - Optimizing Infiltration via Evapotranspiration RR4: LID - Site Assessment Measures
Type	RR5: LID - Site Design Measures RR6: LID - Delineation of discrete Drainage Management Areas RR7: LID - Undisturbed and Natural Landscape Areas
	RR8: LID: Structural Stormwater Control Measures RR9: Hydrologic Analysis and Structural Control Measuring Sizing
	PM1: Post-development peak flows, discharge from the site, shall not exceed pre-project peak flows for the 2-10 year storm events.



23801 Calabasas Road., Suite 1034 Calabasas, California 91302 (818) 591.1050 www.diamondwest.net

Narrative of changes

Date: 09/17/2025

Project: Santa Barbara Honda (DPAM @ 475 Kellogg Ave.; Case No. 24-0004-DP)

Project No: 24-1002

Subject: Narrative of modifications to Conceptual Civil and Stormwater Control Plans

Preliminary Civil ar	nd Stormwater Control Plans (updates since the set dated 11/07/2024)
Preliminary Civil Plans	 Plans were updated using a more current & detailed design survey by Center Geo (02/06/2025). Minor design changes. The elevations were updated per current survey and the proposed detail bay canopy & service bay canopy were both raised to be closer to the existing building FF to avoid footing conflicts. Proposing to replace approximately 100 LF+/- of curb & gutter along the north side of the property and 150 LF+/- along the western side of the property so pavement overlay slopes are 5% as a typ. max., and additional pavement overlay/repair is included. A storm drain line has been added to north of detail bay with a catch basin to drain a low point in the gutter. Added conditions of approval sheets
Preliminary Stormwater Control Plan	 The total proposed net impervious area has increased from 4,680 SF to 4,982 SF, to be conservative. We added additional SF for the trash enclosure slab and miscellaneous pavement replacement assumed adjacent to structures.



September 8, 2025

DWI Response

CITY COUNCIL

Paula Perotte Mayor

Stuart Kasdin Mayor Pro Tempore District 4

Luz Reyes-Martín Councilmember District I

James Kyriaco Councilmember District 2

Jennifer Smith Councilmember District 3

CITY MANAGER Robert Nisbet

Megan Burra Van Tuyl Companies 14747 N. Northsight Blvd., Suite 111-431 Scottsdale, AZ 85260

Development Plan Amendment (DPAM) for the Honda Dealership at 475 Kellogg Avenue; APN 071-140-085; Case No. 24-0004-DP

Dear Megan:

On September 4, 2025, I took the following action on your application:

- 1. Adopted the required findings for the project, including CEQA findings, based on the analysis provided in the staff report.
- 2. Accepted the enclosed CEQA Exemption.
- 3. Based on the findings, approved the Development Plan Amendment for the Honda Dealership (Case No. 24-0004-DP), subject to the Conditions of Approval.

The attached findings, conditions, and CEQA exemption reflect my action.

Sincerely,

Peter Imhof

Planning and Environmental Review Director

enc.: Attachment 1: CEQA Exemption

Attachment 2: DPAM Findings Attachment 3: Conditions of Approval Attachment 4: Approved Project Plans

CC: Case File

Catalina Barber Corporation, Property Owner (Electronic Mail)

130 Cremona Drive, Suite B, Goleta, CA 93117 p 805.961.7500 F 805.685.2635 www.cityofgoleta.org

NOTICE OF EXEMPTION (NOE)

To: Office of Planning and Research P.O. Box 3044, 1400 Tenth St. Rm. 212 Sacramento, CA 95812-3044

X Clerk of the Board of Supervisors County of Santa Barbara 105 E. Anapamu Street, Room 407 Santa Barbara, CA 93101 From: City of Goleta 130 Cremona Drive, Suite B Goleta, CA 93117



Subject: Filing of Notice of Exemption

Project Title:

Development Plan Amendment (DPAM) for the Honda Dealership at 475 Kellogg Avenue; APN 071-140-085; Case No. 24-0004-DP.

Project Applicant:

Van Tuyl Companies for Catalina Barber Corporation

Project Location (Addresses and APNs):

475 Kellogg Avenue, APN 071-140-085

Description of Nature, Purpose, and Beneficiaries of Project:

The proposed project requires a Development Plan Amendment for additional square footage and exterior site improvements to the existing Honda dealership. The scope of work includes the construction of a 3,504-square-foot enclosed service shop addition and a 1,176-square-foot open-air detail bay canopy onto the backside of their existing facility. The service shop expansion will house eight additional service bays. The project will include drainage improvements with a prefabricated, landscaped bioswale.

The total new square footage added for the project would be 4,680 sq. ft.

The Beneficiaries of the Project are Van Tuyl Companies, owner of the Honda dealership, and Catalina Barber Corporation, L.P., property owner.

Name of Public Agency Approving the Project (Lead Agency):

City of Goleta

Name of Person or Agency Carrying Out the Project:

Megan Burra of Van Tuyl Companies

Exempt Status:

X Categorical Exemption: Existing Facilities, State CEQA Guidelines, §15301

Reason(s) why the project is exempt:

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(e)(2), Existing Facilities, meeting the conditions for additions to existing structures up to 10,000 sq. ft. as follows:

A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

The site is currently served by all required public services, and the project will not require an increase in service for any of the required utilities. The General Plan Land Use and Zoning designation for this parcel is CG and OT. The CG designation allows automobile service and repair. The OT designation allows certain existing heavy commercial uses in Old Town, such as auto services and repair, to remain as permitted uses. The project conforms to Development Regulations for both the CG and OT zoning districts (height, setbacks, landscaping, etc.).

B) The area in which the project is located is not environmentally sensitive.

There is no mapped Environmentally Sensitive Habitat Area (ESHA) located on the property. The development is located outside the 100' Streamside Protection Area (SPA) buffer area for the nearby Old San Jose Creek.

Exceptions to the Exemption:

Moreover, none of State CEQA Guidelines Section 15300.2's exceptions to the Class 1 exemption apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a) does not apply, as the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no

other successive projects of the same type in the same place that could result in significant cumulative impacts.

Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of commercial buildings on commercially zoned land next to existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near a highway officially designated as a state scenic highway. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource, as there are no buildings of historic significance on the project site or anywhere nearby that would be impacted by the development and the site has a low potential for discovery of archaeological resources, given previous disturbance and the minimal ground disturbance associated with the project.

Consistent with the requirements of the Class 1 requirements above, and pursuant to CEQA Guidelines §15300.2, Exceptions to the Exemption, the entirety of the project falls within the Class 1 Exemption set forth in State CEQA Guidelines Section 15301.

City of Goleta Contact Person and Telephone Number:

Brian Hiefield, Senior Planner, (805) 961-7559

Lisa Prasse. AICP

Current Planning Manager

Date

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

ATTACHMENT 2 DEVELOPMENT PLAN AMENDMENT FINDINGS Honda Dealership Improvements 475 Kellogg Avenue; APN 071-140-085

Case No. 24-0004-DP

The Director finds that the findings set forth in Title 17, Section 17.52.070 (Findings of Approval) Common Findings, findings set forth in Title 17, Section 17.52.100.C.2 (Findings of Approval) for a Development Plan Amendment, and associated CEQA findings can be made based on the following reasons:

1.0 Common Findings

1.1 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 police protection, schools, parks, and legal access to the lot.

The project will continue to be served by the Goleta Water District, Goleta Sanitary District, the Santa Barbara County Fire Department, and the County Sheriff's Department. These agencies and districts have adequate infrastructure, personnel, and capacity to serve the project. All necessary services are adequate and available to serve the proposed project as demonstrated by the will serve letters and conditions of approval provided by the respective Agencies.

1.2 The proposed project conforms to the applicable regulations of this Title and any zoning violation enforcement on the subject premises has been resolved.

The Goleta Zoning Ordinance designates the property as General Commercial (CG) and a small portion as Old Town (OT). As discussed in the Zoning Consistency Analysis section of the staff report, dated September 4, 2025, incorporated herein by reference, the proposed Development Plan Amendment (DPAM) complies with the intent and purpose of all applicable requirements of the CG zone district and all applicable zoning regulations of Title 17. There are no zoning violations on site; therefore, this finding can be made.

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

The Honda dealership is located on one legally created lot. The parcel is approved and recorded as part of Parcel Map 32063, Book 67, Pages 26-30 of Parcel Maps Records of Santa Barbara County; therefore, this finding can be made.

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

The proposed development is exempt from CEQA pursuant to $\S15301(e)(2)$ – additions to existing facilities up to 10,000 sq. ft. Therefore, this finding can be made.

2.0 <u>Development Plan Amendment Findings</u>

2.1 The findings required for the original approval can still be made, including CEQA findings.

All the original project conditions of approval from 19-073-DP will continue to be applied to the proposed project. The project also complies with the required findings of the current zoning ordinance, Title 17. The property would continue to be used for automobile sales, service, and repair. Compliance with General Plan policies and Zoning Ordinance development standards would be substantially the same with implementation of the project. Additionally, no environmental impacts would occur because of the proposed project.

2.2 The environmental impacts related to the proposed change are substantially the same or less than those identified for the previous approval.

The changes associated with the project will not result in any new impacts not already addressed in the previously prepared environmental documents and as outlined in the proposed Notice of Exemption. The impacts are expected to be the same or less than those identified previously.

3.0 CEQA Findings

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations §§ 15000 et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(e)(2), Existing Facilities, meeting the conditions for additions to existing structures up to 10,000 sq. ft., as follows:

A) The project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan.

The site is currently served by all required public services, and the project will not require an increase in service for any of the required utilities. The General Plan Land Use and Zoning designation for this parcel is CG and OT. The CG designation allows automobile service and repair. The OT designation allows certain existing heavy commercial uses in Old Town, such as auto services and repair, to remain as permitted uses. The project conforms to Development Regulations for both the CG and OT zoning district (height, setbacks, landscaping, etc.).

B) The area in which the project is located is not environmentally sensitive.

There is no mapped Environmentally Sensitive Habitat Area (ESHA) located on the property. The development is located outside the 100' Streamside Protection Area (SPA) buffer area for the nearby Old San Jose Creek.

The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted, included as Attachment 1 to the Staff report.

Moreover, none of State CEQA Guidelines Section 15300.2's exceptions to the Class 1 exemption apply to the project. The exception set forth in State CEQA Guidelines Section 15300.2(a) does not apply, as the project will not impact an environmental resource of hazardous or critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the project would not result in significant cumulative impacts; moreover, there are no other successive projects of the same type in the same place that could result in significant cumulative impacts.

Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project; construction of commercial buildings on commercially zoned land next to existing development does not constitute an unusual circumstance. Section 15300.2(d)'s exception does not apply because the project is not located near a highway officially designated as a state scenic highway. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource, as there are no buildings of historic significance on the project site or anywhere nearby that would be impacted by the development and the site has a low potential for discovery of archaeological resources given previous disturbance and the minimal ground disturbance associated with the project.

Consistent with the requirements of the Class 1 requirements above, and pursuant to CEQA Guidelines *§15300.2, Exceptions to the Exemption,* the entirety of the project falls within the Class 1 Exemption set forth in State CEQA Guidelines Section 15301.

ATTACHMENT 3 CONDITIONS OF APPROVAL Honda Dealership Improvements 75 Kellogg Avenue: APN 071-140-08

475 Kellogg Avenue; APN 071-140-085 Case No. 24-0004-DP

In addition to all applicable provisions of Title 17 within the Goleta Municipal Code ("GMC"), Megan Burra on behalf of Van Tuyl Companies ("Applicant/Permittee") agrees to the following conditions for the City's approval of Case No. 24-0004-DP ("Project Conditions"). (Applicant/Permittee also means Owner.)

Unless the contrary is stated or clearly appears from the context, the words and phrases used in these Project Conditions use the definitions set forth in Title 17. For purposes of these Project Conditions, unless otherwise specified, the term "Director" refers to the Planning and Environmental Review Director.

A. AUTHORIZATION

1. This Development Plan Amendment, and associated Design Review, Case Nos. 24-0004-DP and 24-0014-DRB, authorize implementation of plans stamped "APPROVED", dated September 4, 2025, and attached/subject to these Conditions of Approval. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit must be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined not to be in substantial conformance with the project requires the Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.

The project approves the following:

The construction of a 3,504-square-foot enclosed service shop addition and a 1,176-square-foot open-air detail bay canopy onto the backside of their existing facility. The service shop expansion will house eight additional service bays. The project will include drainage improvements with a prefabricated landscaped bioswale.

The total new square footage added for the project will be 4,680 sq. ft.

- 2. All Conditions of Approval from the previous Development Plan, 19-073-DP, apply to the proposed development listed above.
- 3. This Development Plan Amendment shall expire 12 months after the effective date of the Director's action, unless within such period the Zoning Clearance has been issued for all of the Phases in accordance with Section 17.52.090(C). Once the Zoning Clearance has been issued for all the Phases, it will expire four years after the issuance date, unless substantial physical construction of the project has been

completed, and/or the beginning of the authorized use has commenced, or a time extension has been applied for by the Permittee within four years of the issued date of the Zoning Clearance.

- 4. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with these Conditions of Approval, and shall be binding upon successors in interest, unless or until this permit expires pursuant to Condition of Approval #3 or is expressly abandoned in writing by the Permittee.
- 5. This permit is granted for the property/parcel(s) of record on which the project is located and shall not be transferred.
- 6. The Permittee shall obtain from the City's Planning and Environmental Review Department all Building Permits required by Title 15 of the Goleta Municipal Code prior to the construction, erection, moving, alteration, enlarging, rebuilding of any building, structure, or improvement, or any other action(s) requiring a Building Permit pursuant to Title 15 of the Goleta Municipal Code.
- 7. These Conditions of Approval shall be printed in their entirety on all plans submitted for issuance of any Zoning Clearance and Building Permit for the project.

 See sheet 2&3 of conceptual civil set, and sheet 10 of SWCP
- 8. Prior to Zoning Clearance issuance, the Permittee shall pay all applicable permit processing fees in full.
- 9. Permittee shall provide for dust control at all times during site preparation and project construction.
- 10. The Owner/Applicant and/or their agents, representatives, or contractors shall stop or redirect work immediately in the unlikely event isolated cultural resources are encountered during grading, construction, landscaping, or other construction-related activity. The Owner/Applicant shall retain through their funds a City-qualified archaeologist and a local Chumash tribal representative to assess the significance of the find pursuant to the City of Goleta Cultural Resources Guidelines criteria and determine if subsequent mitigation including limited data recovery is required.
- 11. Site preparation and construction activity shall be limited to the hours between 8:00 am and 5:00 pm, Monday through Friday. No construction shall occur on State-observed holidays. Maintenance of construction equipment shall be limited to the same hours. Construction activities that do not generate noise, such as interior painting, are not subject to these restrictions.
- 12. All exterior lighting shall be hooded and not directed towards any property zoned residential.

- 13. All work must conform to the approved plans on file in the Planning and Environmental Review Department, as well as conform to the plans that received conceptual/preliminary approval by the Design Review Board on February 11, 2025.
- 14. Violation of any of these Conditions of Approval is unlawful, prohibited and a violation of the Goleta Municipal Code. The City reserves the right to initiate civil, criminal and/or administrative enforcement, or after notice and a public hearing, to revoke this permit or modify these Conditions of Approval if it is found that there is a violation of these Conditions of Approval or the Goleta Municipal Code or that the project operates as or causes a public nuisance. This Condition of Approval is not intended to, nor does it limit in any manner whatsoever the ability of the City to take appropriate enforcement actions.
- 15. The Permittee shall be responsible for the completeness and accuracy of all plans, forms and supporting materials submitted in connection with the project. Any error or discrepancies found therein are a violation of this permit.
- 16. Any new, expanded, or changed use on the project site shall be subject to City review and approval. The City shall determine whether the new, expanded, or changed use on the project site requires the Permittee to seek additional approval, permits, or other action by the City. Failure of the Permittee to obtain the above-described review and approval of the City is a violation of this permit.
- 17. Permittees agrees to indemnify, hold the City harmless from and defend the City against any and all claims, actions, appeals, damages, costs (including, without limitation, attorney's fees), injuries, or liability (each, a "Claim"), arising from or related to the approval of the Development Plan Amendment ("DP") and attendant Conditions of Approval or any associated post-discretionary approvals, approval and condition clearance of the Development Plan Amendment and associated postdiscretionary approvals ("Project Approvals"). The obligation to indemnify, hold harmless and defend the City shall arise when the City is named in or subject to any Claim, including without limitation a lawsuit, claim, or other legal proceedings regardless of whether such Claim is meritless, meritorious, or otherwise arising out of related to any of the Project Approvals. Permittees shall pay all litigation costs, attorney's fees, expert fees, and other costs associated with any Claim related to or arising out of the Project Approvals against the City ("Defense Costs") and agrees that the City may select counsel of its own choosing to defend against such Claim(s). Permittees shall remit payment of the City's Defense Costs within thirty (30) days of request for payment. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, employees, consultants, contractors, and agents. Permittees are jointly and severally liable for this condition.
- 18. In the event that any Condition of Approval imposing a fee, exaction, dedication, or other mitigation measure is challenged by the Permittee in an action filed in a court of law or threatened to be filed therein which action is brought within the time period

provided by law, this permit shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Condition of Approval is invalidated by a court of law, the project shall be reviewed by the City and substitute Conditions of Approval may be imposed.

19. Prior to the issuance of the Zoning Clearance, the Applicant/Permittee must provide a signed copy of these approved conditions of approval.

B. CITY DEPARTMENT CONDITIONS - Public Works Department

Prior to Issuance of Zoning Clearance, the Applicant/Permittee must:

STORMWATER

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

 See Stormwater Control Plan (SWCP)
- 21. Submit the Stormwater Data Sheet Application (Page 1 and/or 2 as applicable) with the SWCP.

 See attached Stormwater Data Sheet Application
- 22. The Owner/Applicant shall submit an Erosion and Sediment Control (E&SC) Plan for

all parcels if project is disturbing less than < 1 acre of soil area and is not part of a common plan of development, and therefore not subject to the General Construction Permit's SWPPP requirement. The E&SC Plan shall be prepared in accordance with the City approved E&SC Plan template. The E&SC Plan shall include BMPs to control the discharge of sediment and other pollutants from the site and are not picked up by irrigation runoff or rain and transported to the nearest storm drain and into our waterways. Grading activities should be reduced or avoided to the extent feasible during the rainy season (October to May) to minimize soil disturbance at any one time.

See sheet 6 & 7 of conceptual civil set-

Pre-Construction, the Applicant/Permittee must:

- 23. The Owner/Applicant is required to 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.
- 24. The Owner/Applicant must 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.

<u>During Construction, the Project Applicant/Permittee must:</u>

- 25. Ensure ongoing compliance with the E&SC Plan or SWPPP and shall perform inspections and maintenance on all installed BMPs, including work performed within the Road right-of-way, and the SCMs as identified in the Maintenance Agreement. Maintenance Reports shall be submitted to Environmental Services.
- 26. Ensure ongoing implementation of BMP Requirements, including dust control of soil off-site. The Owner/Applicant shall identify appropriate BMPs to control the volume, rate, and potential pollutant load of stormwater runoff; and ensure that BMPs are installed, implemented, and maintained through the duration of the project (construction, new or redevelopment) to minimize the potential discharge of pollutants to the Storm Drain System. These requirements may include a combination of structural and non-structural BMPs that are consistent with the California Storm Water Quality Association (CASQA) Best Management Practice Handbook, most current edition (or equivalent), and shall include requirements to ensure the proper long-term operation and maintenance of these BMPs.
- 27. Ensure the use of the SCMs during active construction should be documented within the E&SC Plan or the SWPPP as well as shown on the grading and drainage plans. The following measures must be implemented during active construction to protect post-construction SCMs and while disconnected to ensure that they function properly:

- A. SCMs such as UICs or bioretention basins must be protected from sedimentation during construction activities or until the site surface conditions are stabilized. Erosion and Sediment Control BMPs must be inspected and maintained to ensure effectiveness so that inflow of sediment from runoff from nearby stockpiles and disturbed areas, etc. does not occur that could cause SCM to clog and compromise the effectiveness of the long-term operation;
- B. SCMs must also be protected from construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials during construction activities that can cause the SCMs to clog and compromise the effectiveness of the long-term operation;
- C. SCMs should be kept off-line until the surrounding tributary areas are fully stabilized to prevent clogging;
- D. Minimize compaction of soils and restrict heavy equipment in the area of SCMs to ensure infiltration rates are not affected. If compacted, the contractor will restore the native soil infiltration rates through ripping or disking.
- E. Infiltration testing may be required to verify infiltration rates after installation.

The following shall be identified on the Grading Plans

- 28. 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. If the grading plan does not anticipate disturbing monuments (the need to preserve), then no need to show the monuments on the grading plan.
- 29. Reset survey monuments if damaged during construction. If survey monuments are damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction. The Owner/Applicant shall submit an estimate, signed, and stamped by a Licensed Surveyor in the State of California for monument preservation. This estimate will be used to determine the amount of the security.

Encroachment Permit (if necessary)

Prior to Encroachment Permit(s) Issuance, the Applicant/Permittee must:

30. If necessary, submit for and secure approval of a Haul Permit (50 Cubic Yards or more of export or import) from the Public Works Director or designee. 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, sand 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 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 Final Certificate of Occupancy, the Applicant/Permittee must:

- 31. 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.
- 32. Submit a Private Improvement Certification (PIC) for parking lots, roads, sidewalks, etc. by the Engineer of Record. The Certificate shall include Record Drawing/As-Built Plans and Quality Assurance testing information and results or submit a deposit of \$5,000.00 until the PIC can be completed.
- 33. Schedule a Final Construction Inspection and PCR Field Verification Inspection.
 - A) Final Construction Inspection Following the completion of active construction and stabilization of disturbed areas the Public Works Director or designee will conduct an inspection in accordance with the Construction Site Inspection Form, to verify all temporary erosion and sediment control measures and BMPs have been removed and completed work is in compliance with the approved Plans and 'Record Drawing/As-Built' Plans. The City shall note that any outstanding issues have been resolved in a manner acceptable to the City.
 - B) Final PCR Field Verification Inspection The PCR field verification inspection must include a visual inspection of each of the SCMs to ensure the SCMs are installed according to the SWCP and As-Builts. The Owner/Applicant shall submit all images, dimensions, and elevations of constructed SCMs prior to the request for Occupancy Clearance to verify the installation of all SCMs that are subgrade or otherwise unable to be verified by Final PCR Field Verification Inspection. If design changes were implemented, 'Record Drawing/As-Built'

Plans shall be submitted prior to the request for PCR Field Verification Inspection. The field verification inspection for UICs shall include, but are not limited to:

- i) Photo Documentation: UICs via Inspection Ports and Manholes, Drain Inlet (atrium grates, catch basins, area drains, etc.), Pre-treatment devices, Disconnected Downspouts; and/or
- ii) Video Inspection of UICs via Inspection Ports and Manholes to verify that the chambers are free of sediment, construction wastewater (concrete, stucco, paint, etc.), construction debris or other materials and standing water; and
- iii) Water Depth Measurements.
- 34. Complete the SWCP Certification of Approval and submit the following support documentation:
 - A. Record Drawings/As-Built Site Plans The Plans submission shall include CAD drawing files and GIS files of as-bult conditions including all storm drain infrastructure installation and/or improvements.
 - B. Quality Assurance/Quality Control Summary Checklist
 - i. SCM Installation Elevations by Licensed Surveyor as determined on plan;
 - ii. SCM Basin Dimensions and Depths;
 - iii. Photo Documentation of SCMs throughout the installation of the project (including installation of Liner and Geotextile Materials);
 - iv. Material Submittals for Liner and Geotextile Materials which may be invoices;
 - v. Soil Compaction Report by Licensed Soils Engineer documenting compliance with SCMs and project plans (if applicable)
 - vi. SCM Proof of EPA Registration for Class V Injection Wells (if applicable)
 - C. Approved Revised Stormwater Control Plan (if applicable)
 - D. Approved Revised Operation & Maintenance Plan (if applicable)

City Department - Planning and Environmental Review

GENERAL CONDITIONS

- 35. Any modifications to the approved plans including but not limited to site plan, floor plans, elevations, landscaping, colors, and materials, cannot be executed without the Planning and Environmental Review Director's approval.
- 36. The Applicant/Permittee shall maintain all landscaping and irrigation, per the approved plan, for the life of the Project.
- 37. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of Project approval. As the Project meets the threshold outlined in Chapter 17.34 of the Goleta Municipal Code regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.

- 38. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee 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.
- 39. Any temporary building, trailer, commercial coach etc. installed or used in connection with the construction of this Project must comply with the requirements of Section 17.41.260.B.8 of the City's Title 17 Zoning Ordinance.
- 40. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.

41. Prior to the issuance of a Zoning Clearance, the Applicant/Permittee must:

A. Secure Final Design Approval from the Design Review Board (DRB) for architecture, including building colors and materials, lighting, landscaping, and trash enclosures of all the improvements.

The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the Project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition. The landscape plan must also be revised to reflect the direction provided by the DRB on February 11, 2025, to include the replacement of the hedge along the western property line and that bioswale plantings be changed from Lomandra (mat rushes) to Juncus Patens (native California spreading rush).

The irrigation plan must 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.

Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.). Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also

be reset to water less often in cooler months and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

- B. 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.
- C. 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.
- D. Submit a composite utility plan to be approved by the Director of Planning and Environmental Review, or designee. All external/roof mounted mechanical equipment (including HVAC condensers, switch boxes, etc.) must be included on all building plans and designing this equipment to be integrated into the structure and/or screened in its entirety from public view.

42. Prior to construction and ongoing during grading and construction activities, the Applicant/Permittee must:

- A. Promptly remove any graffiti at the Project site.
- B. 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.

43. Prior issuance of a Certificate of Occupancy/Final Building Inspection clearance:

- A. Install all required trash enclosures, landscaping and irrigation, parking lot, onsite improvements and building modifications in accordance with approved plans.
- B. Screen all mechanical equipment and utility service connections in accordance with approved plans.
- C. The Permittee is responsible for ascertaining and paying all City Development Impact Fees, including without limitation, fire facility fees, library fees, fire protection, police services fees, public administration fees, and transportation fees as required by the GMC. 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 development impact fees ("DIFs") and the applicant has 90 days after the imposition of the fees to protest fees.

The Permittee must pay all applicable development impact fees and other contributions in full no later than at the time specified in the chart below. The actual fee may be different than that listed below, as the Permittee must pay the most current rate of the fee in effect at the time of payment and on the latest edition of the Institute of Traffic Engineers Trip Manual. At the Permittee's discretion, the Permittee may choose to pay the below listed fees at any time after project approval, but no later than the time frame specified.

FEE	RATE	ESTIMATED FEE	TIME DUE	AGENCY
Fire Facility (4,680 sq. ft.)	\$1,117 per ksf.	\$5,228	СО	City
Library (4,680 sq. ft.)	\$197 per ksf	\$922	СО	City
Public Administration (4,680 sq. ft.)	\$627 per ksf	\$2,934	СО	City
Transportation (9 PM Peak Hour Trips)	\$15,951 per PM Peak Hour trip	\$143,559	СО	City
Bicycle & Pedestrian (4,680 sq. ft.)	\$628 per ksf	\$2,939	СО	City
Park Fee (4,680 sq. ft.)	\$3,237 per ksf	\$15,149	СО	City
Affordable Housing (4,680 sq. ft.)	\$2,349 per ksf	\$10,993	СО	City
Storm Drain (4,680 sq. ft.)	\$2,550 per ksf	\$11,934	СО	City
School Fees	Set by School Districts		BP	Goleta Union & SB Unified School Districts
TOTAL	_	\$193,658		-

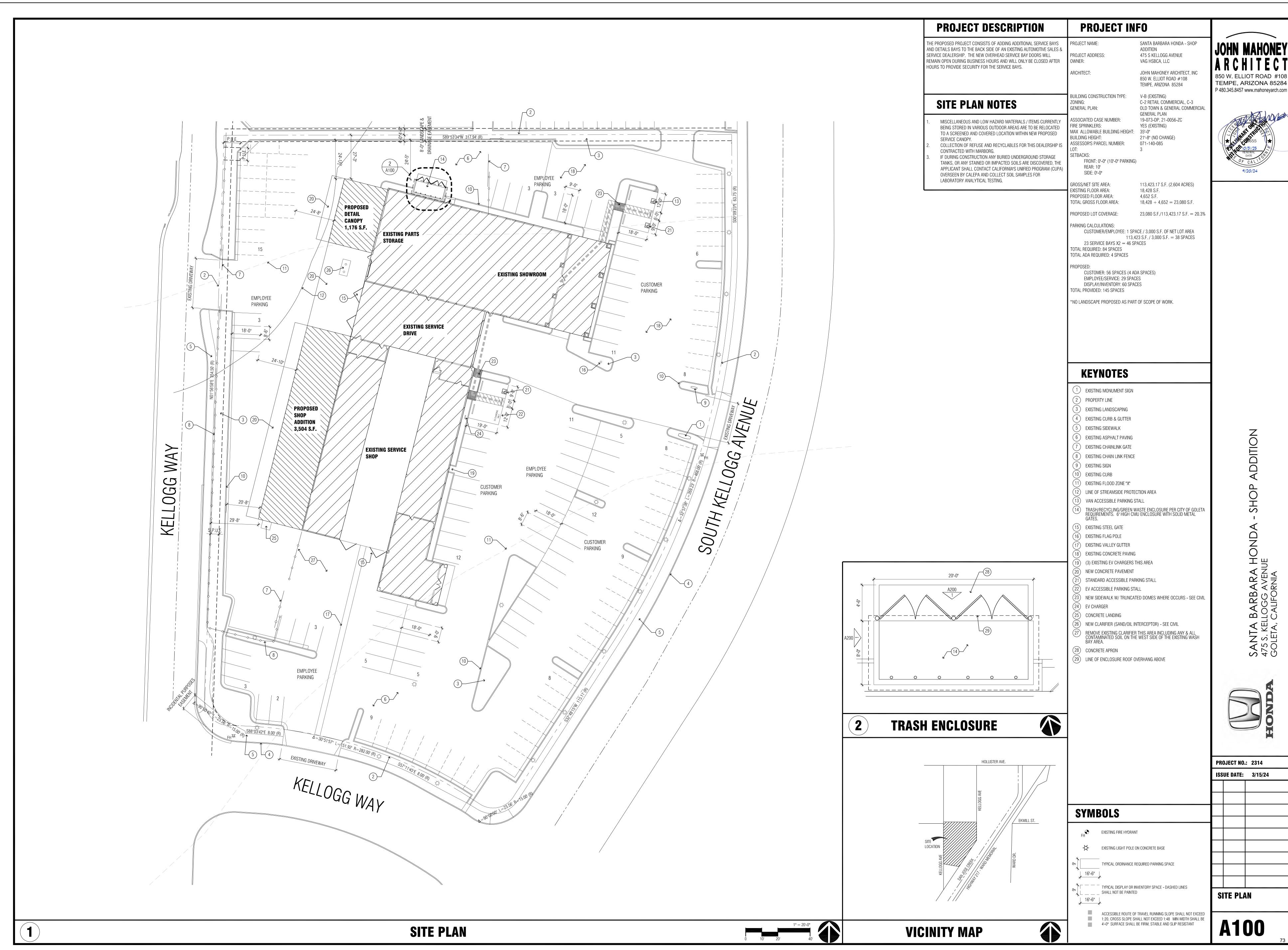
CO = Certificate of Occupancy

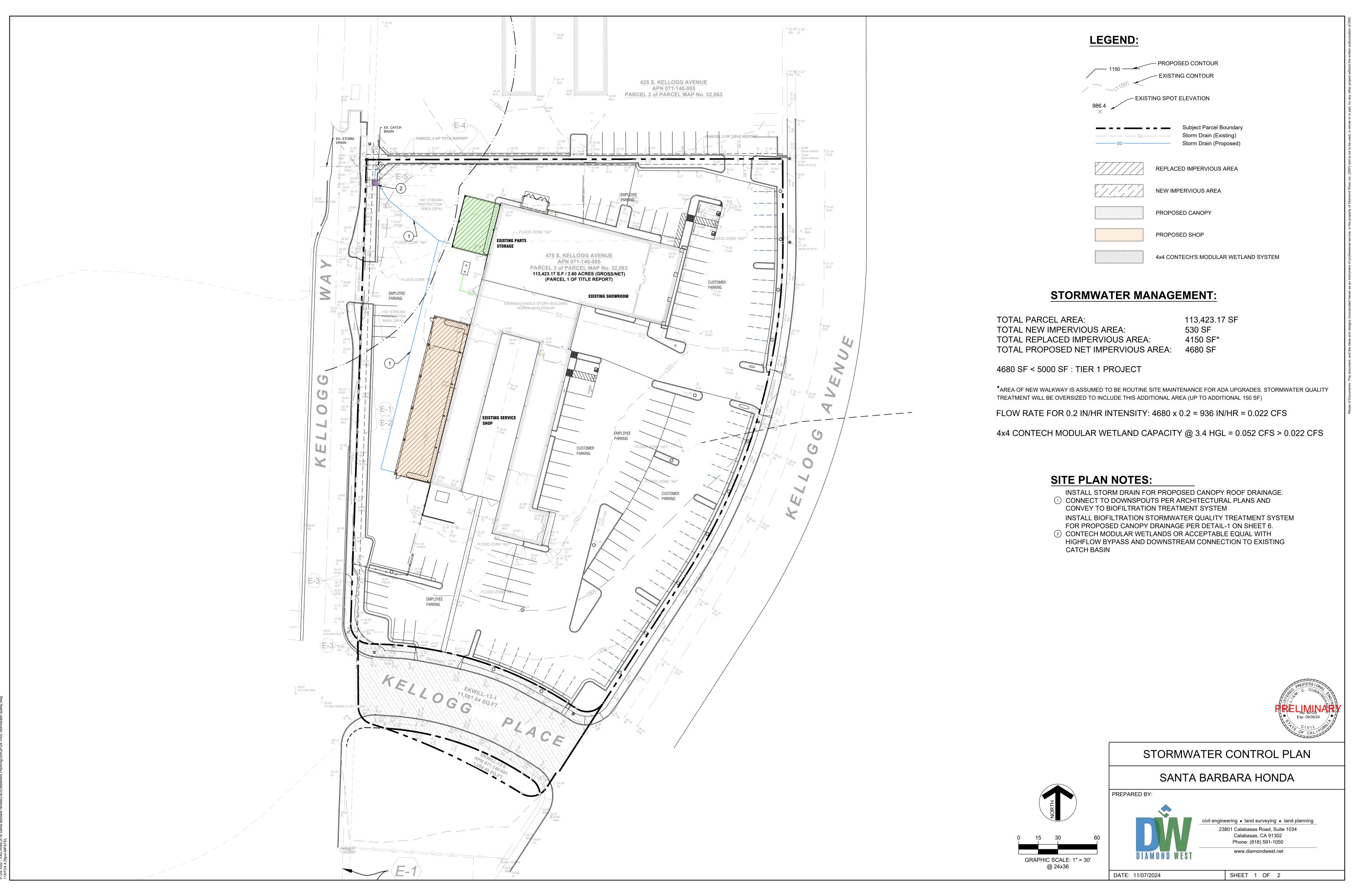
BP = Building Permit

By signing this document, Steve Ekegren on behalf of,
the owner, certifies that they read, understand, and agree to the Project Conditions listed
in this document.

Steve Ekegren, Catalina Barber Corporation, Property Owner

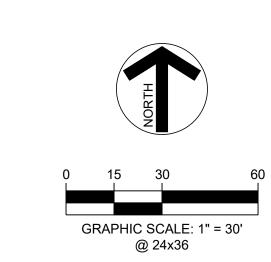
- End of Conditions -











STORMWATER CONTROL PLAN

SANTA BARBARA HONDA



civil engineering • land surveying • land planning

23801 Calabasas Road, Suite 1034
Calabasas, CA 91302
Phone: (818) 591-1050

www.diamondwest.net

DATE: 11/07/2024 SHEET 1 OF 2

SANTA BARBARA HONDA

Tier 1 Stormwater Control Plan

For Small (Tier 1) Land Development Projects

ADDRESS: 475 S KELLOGG AVE, GOLETA, CA 93117

Development projects that create or replace 2,500 sf or more of impervious surface (roofs or pavement) must incorporate specific measures to reduce stormwater runoff. This Stormwater Control Plan template applies to Small Tier 1 Projects¹. Please complete the following template and include with your land use permit application submittal.

It is fairly easy to accomplish the stormwater requirements for most small land development projects. However, compliance must be carefully documented. The municipal stormwater staff will review your Tier 1 Stormwater Control Plan, site plan, and associated permit submittals to confirm that the following design strategies have been incorporated:

- Limit disturbance of creeks and natural drainage features
- Minimize compaction of highly permeable soils
- Limit clearing and grading of native vegetation at the site to the minimum area needed to build the project, allow access, and provide fire protection
- Minimize impervious surfaces by concentrating improvements on the least-sensitive portions of the site, while leaving the remaining land in a natural undisturbed state
- Minimize stormwater runoff by implementing one or more site design measures, consistent with the checklist below.

Here are the simple step-by-step instructions for completing a Tier 1 Stormwater Control Plan for Small (Tier 1) Land Development projects:

Step 1: Project Data Form

Complete all fields in the Project Data form. Select <u>one or more</u> runoff reduction measures.

Source: Stormwater Technical Guide

¹ Projects that create or replace 5,000 sf or more of impervious surface (not single-family), and all other projects including single-family projects that create or replace 15,000 sf or more of impervious surface, require a more comprehensive *Stormwater Control Plan*. Please see Santa Barbara County's Stormwater Technical Guide for more information, including definition of "net impervious" as applicable. www.sbprojectcleanwater.org

Step 2: Delineate Impervious Areas and Runoff Reduction Measures

Delineate the impervious area. On an attached site plan or sketch, show the impervious area—for example, a roof, or portion of a roof, or a paved area—that will drain to your runoff reduction measure. Typically these delineations follow roof ridge lines or grade breaks. Alternatively, show the type and extent of pervious paving. An example sketch follows.

Indicate the location and type of runoff reduction measure(s) you've selected. On the site plan or sketch, show the reduction measure(s) selected. At least one measure is required that is designed to minimize runoff from some amount of impervious area.

Step 3: Complete Checklist and Submit Your Tier 1 Stormwater Control Plan

For each measure selected, fill out the brief checklist to verify that your design meets the minimum standards. Include the checklist with your Stormwater Control Plan.

This Stormwater Control Plan will accompany your land use application submittal and include:

- 1. Project Data form including the runoff reduction measures(s) selected
- 2. Site plan or sketch showing runoff management from impervious areas (see attached)
- 3. Checklist of runoff reduction measures design standards (see below)

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Source: Stormwater Technical Guide

Tier 1 Stormwater Control Plan Project Data

[Complete all fields]

Project Name / Case File Number	SANTA BARBARA HONDA
Project Location [Street Address if available, or intersection and/or APN]	475 S KELLOGG AVE, GOLETA, CA 93117
Name of Owner or Developer	VAG HSBCA RE, LLC
Project Type and Description [Examples: "Single Family Residence," "Parking Lot Addition," "Retail and Parking"]	ADDITION OF ADDITIONAL SERVICE BAYS TO EXISTING AUTOMOTIVE DEALERSHIP
Total New Impervious Surface Area (square feet) [Sum of currently pervious areas that will be covered with new impervious surfaces]	530 SF
Total Replaced Impervious Surface Area [Sum of currently impervious areas that will be covered with new impervious surfaces.]	4150 SF
Total Pre-Project Impervious Surface Area	102,180 SF (90.1 %)
Total Post-Project Impervious Surface Area	102,710 SF (90.6%)
Runoff Reduction Measure(s) Selected (Check one or more)	 □ 1. Disperse runoff from roofs or pavement to vegetated area □ 2. Permeable pavement □ 3. Cisterns or Rain Barrels ☑ 4. Bioretention Facility or Planter Box

Stormwater Control Plan Runoff Reduction Measures Design Standards Checklist

Measure 1: Disperse runoff from roofs or pavement to vegetated areas.

This is the simplest option. Downspouts can be directed to flat or concave vegetated areas adjacent to buildings or extended via pipes to reach such vegetated areas further away. Paved areas can be designed with curb cuts, or without curbs, to direct flow into surrounding vegetation.

On the site plan, show:

- ☐ Each impervious area from which runoff will be directed, and its square footage.
- ☐ The vegetated areas that will receive runoff, and the approximate square footage of each.
- ☐ If necessary, explain in notes on the plan how runoff will be routed from impervious surfaces to vegetated areas.



Connecting a roof leader to a vegetated area. The head from the eave height makes it possible to route roof drainage some distance away from the buildina.

Confirm the following standards are met:

- Pervious areas must be relatively flat and if graded, the surface should be slightly concave. Tributary impervious square footage in no instance exceeds twice the square footage of the receiving pervious area. On your sketch, show rough dimensions that will confirm this criterion is met.
- ☐ Roof areas collect runoff and route it to the receiving pervious area via gutters and downspouts.
- ☐ Paved areas are sloped so drainage is routed to the receiving pervious area.
- ☐ Runoff is dispersed across the vegetated area (for example, with a splash block) to avoid erosion and promote infiltration.
- ☐ Vegetated area has amended soils, vegetation, and irrigation as required to maintain soil stability and permeability.
- Any area drains within the vegetated area have inlets at least 3 inches above surrounding grade.
- ☐ Additional comments:_____

Measure 2: Permeable Pavement

Permeable pavements may include pervious concrete, pervious asphalt, porous pavers, crushed aggregate, open pavers with grass or plantings (turf block), open pavers with gravel, or solid pavers with open (non-grouted) joints.

Show on your site plan:

☐ Location, extent and types of pervious pavements. Confirm the following standards are met: □ No erodible areas drain on to permeable pavement. ☐ Subgrade compaction is minimal. Reservoir base course is of open-graded crushed stone. Base depth (3" or more) is adequate to retain rainfall and support design loads (more depth may be required). □ No subdrain is included or, if a subdrain is included, outlet elevation is a minimum of 3 inches above bottom of base course. ☐ Subgrade is level and slopes are not so steep that subgrade is prone to erosion. Rigid edge is provided to retain granular pavements and unit pavers. □ Solid unit pavers, if used, are set in sand or gravel with minimum 3/8 inch gaps between the pavers. Joints are filled with an open-graded aggregate free of fines. Permeable concrete or porous asphalt, if used, are installed by industry-certified professionals according to the vendor's recommendations. Selection and location of pavements incorporates Americans with Disabilities Act requirements (if applicable), site aesthetics, and uses. ■ Additional comments:

Check with local Fire Department for applicability criteria using permeable pavement.

Measure 3: Cisterns or Rain Barrels

Use of cisterns or rain barrels to comply with this requirement may be subject to municipality approval. Planning and Building Peri

Permits	s may be required for very large systems.					
Show o	on your site plan:					
	Impervious areas tributary to each cistern or rain barrel.					
	Location of each cistern or rain barrel.					
Confir	m the following standards are met:					
	Rain barrels are sited at or above grade on a sound and level surface at or near gutter downspouts					
	Gutters tributary to rain barrels are screened with a leaf guard or maximum ½-inch to ¼-inch minimum corrosion-resistant metallic hardware fabric.					
	Water collected will be used for irrigation only.					
	Openings are screened with a corrosion-resistant metallic fine mesh $(1/16$ inch or smaller) to preven mosquito harborage.					
	Lids are secured to prevent entry by children.					
	Rain barrels and gutters are to be cleaned annually.					
	Additional comments:					

Measure 4: Bioretention Facility or Planter Box

An above-ground planter box may be appropriate if the development site lacks level landscaped areas for dispersion and pervious pavements are not practical. Planter boxes and bioretention facilities can treat runoff from impervious surfaces 25 times their area (sizing factor of 0.04).

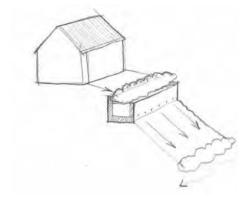
Detailed design guidance for bioretention facilities is in the *Stormwater Technical Guide*.

Show on your site plan:

- Impervious areas tributary to the facility.
- Location and footprint of facility.

Confirm the following standards are met:

☐ Ponding depth is 4"-6" minimum.



Flow-through planter built into a hillside.
Flows from the underdrain and overflow
must be directed in accordance with local
requirements.

- ☐ Minimum 18" depth soil mix (60%-70% sand; 30%-40% compost) with minimum long-term infiltration rate of 5"/hour.
- ☐ Surface area of soil mix is a minimum 0.04 times the tributary impervious area.
- □ "Class 2 permeable" (Caltrans specification 68-2.02(F)(3) drainage layer 12" deep.
- No filter fabric.
- ☐ Perforated pipe (PVC SDR 35 or approved equivalent) underdrain.
- Connection with sufficient head to storm drain or discharge point.
- Underdrain has a clean-out port consisting of a vertical, rigid, non-perforated PVC pipe, connected to the underdrain via a sweep bend, with a minimum diameter of 4" and a watertight cap.
- Overflow outlet connected to a downstream storm drain or approved discharge point.
- ☐ Planter is set level.
- ☐ Emergency spillage will be safely conveyed overland.
- ☐ Plantings are suitable to the climate, exposure, and a well-drained soil.
- ☐ Irrigation system, if any, controlled as a separate zone.
- Additional comments: BIOFILTERATION STORMWATER QUALITY TREATMENT
 SYSTEM WILL BE INSTALLED TO TREAT STORMWATER.
 SEE STORMWATER QUALITY PLAN.

Useful Resources

The following references may be useful for design. Designs must meet the minimum standard specifications herein.

Santa Barbara Project Clean Water Stormwater Technical Guide. Available at http://www.sbprojectcleanwater.org

Start At the Source: Design Guidance Manual for Stormwater Quality. Bay Area Stormwater Management Agencies Association, 1999.

California Nevada Cement Association, www.cncpc.org

Specifier's Guide for Pervious Concrete, Colorado Ready Mixed Concrete Association. www.crmca.org Interlocking Concrete Pavement Institute http://www.icpi.org/

Porous Pavements, by Bruce K. Ferguson. 2005. ISBN 0-8493-2670-2

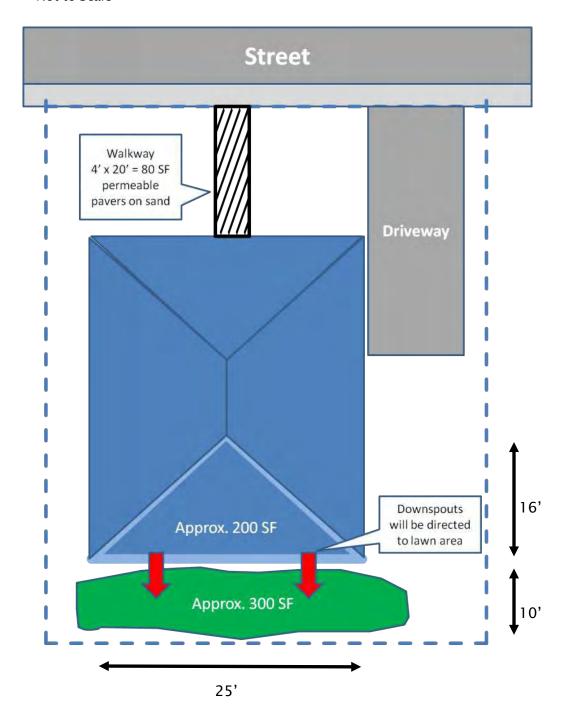
83

Source: Stormwater Technical Guide

Stormwater Control Plan Example Sketch

The example below illustrates the level of detail required. This site plan addresses two Runoff Reduction Measures: permeable paving and dispersing runoff to vegetated areas.

Not to Scale





P 480.345.8457 www.mahoneyarch.com

KEYNOTES

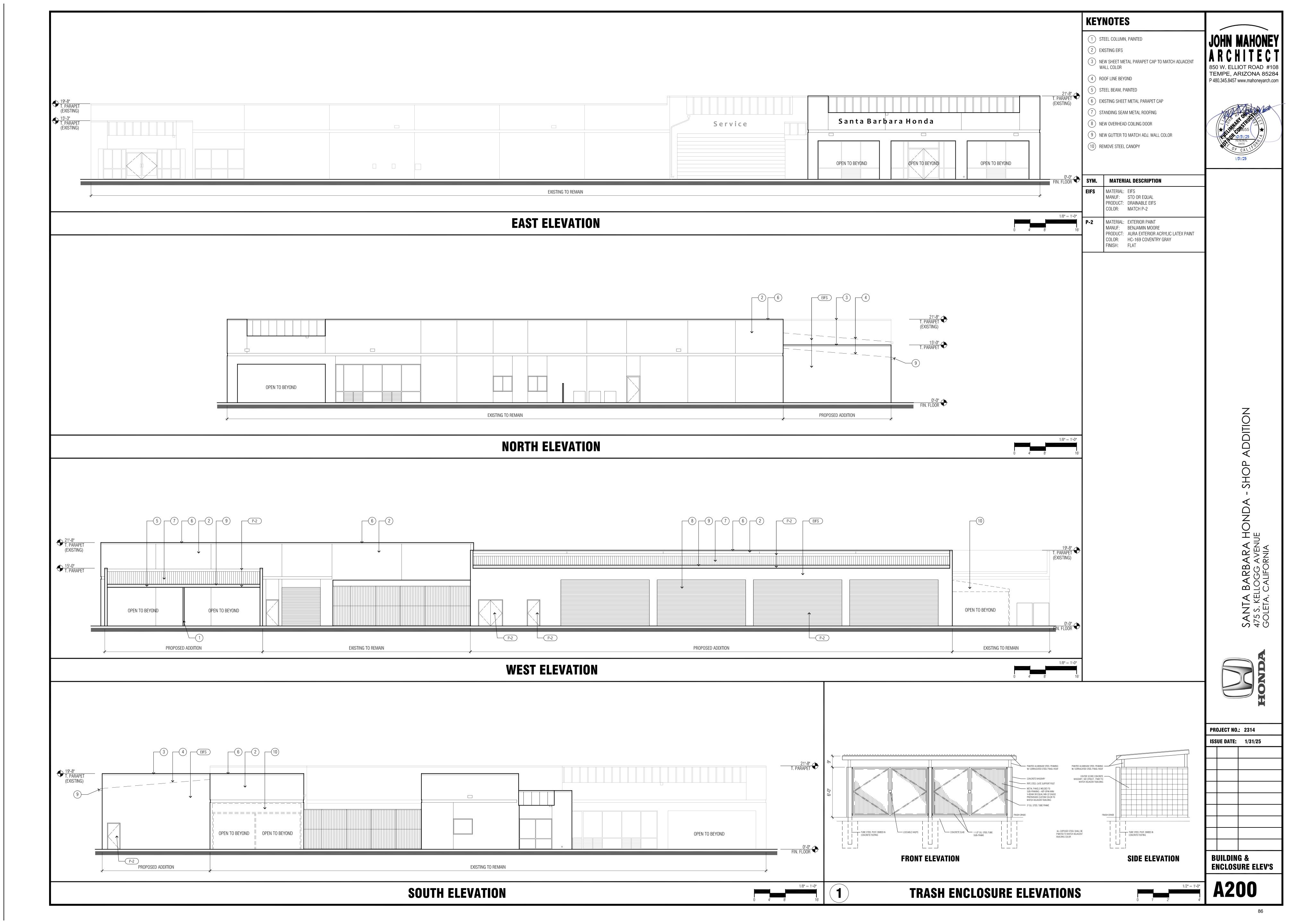
- (1) FACE OF FASCIA ABOVE
- (2) STEEL COLUMN, PAINTED RELOCATED FIRE SPRINKLER RISER, DESIGN BY OTHERS
- (4) 4-A:60-B:C WALL MTD PORTABLE FIRE EXT MTD PER XX/A540
- (5) EMERGENCY EYEWASH
- 6) AIR COMPRESSOR BY OWNER
- (8) WORKBENCH BY OWNER
- 9 TIRE MACHINE BY OWNER
- 10) TIRE BALANCER BY OWNER
- 1) OIL STORAGE TANK WITH SECONDARY CONTAINMENT
- 12) FLOOR DRAIN
- ANTIFREEZE STORAGE TANK
- 0VERHEAD COILING DOOR, DOOR USED FOR SECURITY ONLY & WILL REMAIN OPEN DURING WORK HOURS
- (15) EXISTING BIFOLDING GATE
- (16) NEW ALIGNMENT RACK W/ PIT SEE STRUCT
- 7) VINYL CURTAIN DIVIDER BY GOFF'S CURTAIN WALLS OR EQUAL. PROVIDE VISION PANEL, FLOOR TIE DOWNS, TRACK AND MOUNTING HARDWARE
- PRE-ENGINEERED METAL BUILDING WALL DESIGNED BY OTHERS
- (19) CONCRETE SLAB ON GRADE CONTROL JOINT
- (20) SLOPE CONCRETE SLAB ON GRADE TO DRAIN
- (21) 6"H X 6"W CONCRETE CURB BELOW WALL PANEL THIS AREA
- 22) WATER HEATER SEE PLUMB
- (23) SERVICE SINK SEE PLUMB
- (24) KNOX BOX PER AHJ REQUIREMENTS
- (25) AIR DRYER BY OWNER
- (26) EV CHARGER BY OWNER



PR	PROJECT NO.: 2314						
ISS	UE DATE:	1/31/25					

FLOOR PLAN

A110



LIGHT FIXTURE SCHEDULE TAG VOLTS MANUFACTURER MVOLT | COOPER LIGHTING GLAN-SA5A-xxx-U-SL3 SOLUTIONS MVOLT | COOPER LIGHTING GLAN-SA5A-xxx-U-RW SOLUTIONS MVOLT COOPER LIGHTING ISC-PA1A-xxx-U-T4W SOLUTIONS MVOLT | COOPER LIGHTING SOLUTIONS MVOLT COOPER LIGHTING ISC-PA1A-MATCH EXISTING-U-T4W SOLUTIONS BACKED CIRCUITING IN THE AREA. IF THE GENERAL LIGHTING IN THE AREA IS HID, ALL FIXTURES IN THE AREA SHALL HAVE A MINIMUM OF A 10-MINUTE TIME DELAY. ELECTRICAL CONTRACTOR SHALL PROVIDE A BASE BID OFF THIS LIGHT FIXTURE SCHEDULE. ALTERNATES MAY BE SUBMITTED AFTER AWARD OF CONTRACT. PROVIDING THEY ARE SUBMITTED WITH WRITTEN OWNER APPROVAL AND ITEMIZED DEDUCT FROM THE BASE BID. ANY RE-DESIGN REQUIRED BY AN ALTERNATE PACKAGE SHALL BE BILLED TO THE ELECTRICAL CONTRACTOR. MODULAR WIRING IS ACCEPTABLE. 4. ALL DIMMED EMERGENCY FIXTURES SHALL BE PROVIDED WITH UL924 SHUNT RELAY DEVICE WHEN NOT PROVIDED INTEGRAL TO LIGHT FIXTURE. 5. ALL DIMMED LIGHTING ZONES SHALL HAVE DEDICATED NEUTRAL. ELECTRIC VEHICLE (EV) CHARGER NOTES: ELECTRIC VEHICLE CHARGERS SHALL BE PURCHASED AND SUPPLIED BY OWNER. ELECTRICAL CONTRACTOR SHALL INSTALL E.V. CHARGERS. GENERAL CONTRACTOR SHALL PROVIDE ALL REQUIRED CONCRETE PADS AND FOOTINGS FOR FREE-STANDING EV CHARGERS. ALL PADS SHALL BE INSTALLED PER MANUFACTURER REQUIREMENTS. COORDINATE WITH STRUCTURAL ENGINEER'S DETAILS. GENERAL CONTRACTOR SHALL PROVIDE STEEL PROTECTIVE BOLLARDS AT ALL E.V. CHARGERS SUBJECT TO VEHICULAR DAMAGE. COORDINATE EXACT LOCATION, SPACING, AND QUANTITY WITH MANUFACTURER. ELECTRICAL CONTRACTOR SHALL COORDINATE ANY REQUIRED COMMUNICATION CONDUITS TO EV STATIONS WITH VENDOR AND OWNERSHIP PRIOR TO START OF ANY WORK.

ALL INSTALLATIONS SHALL COMPLY WITH NEC 625 AND ALL MANUFACTURER REQUIREMENTS.

COORDINATE FINAL LOCATION OF ALL CHARGERS WITH OWNERSHIP PRIOR TO START OF WORK.

KEYED NOTES

ELECTRICAL CONTRACTOR SHALL RELOCATE EXISTING WALLPACK AS SHOWN. EXTEND EXISTING CONDUIT AND WIRE TO MAINTAIN EXISTING OPERATION.





WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD RESPONSIBLE FOR CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTUCTION BASED ON THESE DOCUMENT BE STARTED PRÍOR TO PERMIT BEING ISSUED BY AHJ.

EXISTING CONDITIONS NOTE: A IHIRD PARTY AND/OR EXISTING 'AS BUILT' DRAWINGS. WE & SANDON DESIGN, LLC IS NOT RESPONSIBLE FOR ANY OMISSIONS OR INACCURACIES. ANY DISCREPANCIES SHALL BE SUBMITTED TO ENGINEER IN WRITING. ALL EXISTING CONDITION INFORMATION HAS BEEN PROVIDED BY

ELECTRICAL SITE PLAN

THIS SCOPE OF WORK

WAY

.066

KELL



PROJECT NO.: 2314

ISSUE DATE: 9/19/24

Symbol	Label	lmage	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Powe
	A		13	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GLAN-SA5A-xxx-U-SL3- HSS	GALLEON AREA AND ROADWAY LUMINAIRE 615mA LIGHTSQUARES WITH 16 LEDS EACH AND TYPE III SPILL LIGHT ELIMINATOR OPTICS WITH HOUSE SIDE SHIELD	80	199	1	308
	A1		5	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	GLAN-SA5A-xxx-U-RW	GALLEON AREA AND ROADWAY LUMINAIRE 615mA LIGHTSQUARES WITH 16 LEDS EACH AND RECTANGULAR WIDE OPTICS	80	248	1	308
	В		9	COOPER LIGHTING SOLUTIONS - McGRAW- EDISON (FORMERLY EATON)	ISC-PA1A-xxx-U-T4W	IMPACT ELITE LED CYLINDER LUMINAIRE 350mA LIGHTSQUARE WITH 24 LEDS AND TYPE IV WIDE OPTICS	24	144	1	28.9
	С		3	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	WKP6BLEDEDGL	STREETWORKS WALPAK GLASS	1	5880	1	45.9
	SW		2	COOPER LIGHTING SOLUTIONS - McGRAW- EDISON (FORMERLY EATON)	ISC-SA1A-xxx-U-T4W	IMPACT ELITE LED CYLINDER LUMINAIRE 350mA LIGHTSQUARE WITH 16 LEDS AND TYPE IV WIDE OPTICS	16	138	1	20.

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
PROPERTY LINE	Ж	5.2 fc	27.9 fc	0.0 fc	N/A	N/A
HONDA SITE	+	6.5 fc	31.1 fc	0.0 fc	N/A	N/A

PROJECT NO.: 2314 ISSUE DATE: 9/19/24

ELECTRICAL CONSULTING ENGINEERS PROJECT CONTACT: BRIAN R. SANDON ■ WSD PROJECT# 23-391 ■ 4864 E. BASELINE ROAD, SUITE #103 MESA, AZ 85206 PHONE 480.641.6383

WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD RESPONSIBLE FOR CHANGE ORDERS THAT MAY OCCUR SHOULD FINAL BIDS AND/OR CONSTUCTION BASED ON THESE DOCUMENT BE STARTED PRÍOR TO PERMIT BEING ISSUED BY AHJ.

www.welch-sandon.com

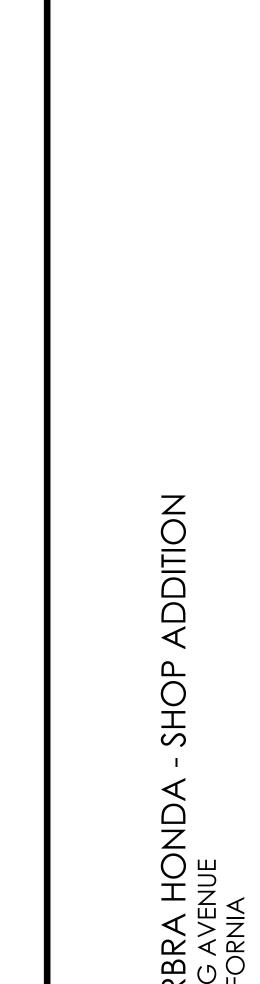
WELCH & SANDON DESIGN, LLC

EXISTING CONDITIONS NOTE:

TEMPE, ARIZONA 85284 P 480.345.8457 www.mahoneyarch.com SUBMITTAL NOT FOR CONSTRUCTION

PHOTOMETRIC

SITE PLAN



850 W. ELLIOT ROAD, #108

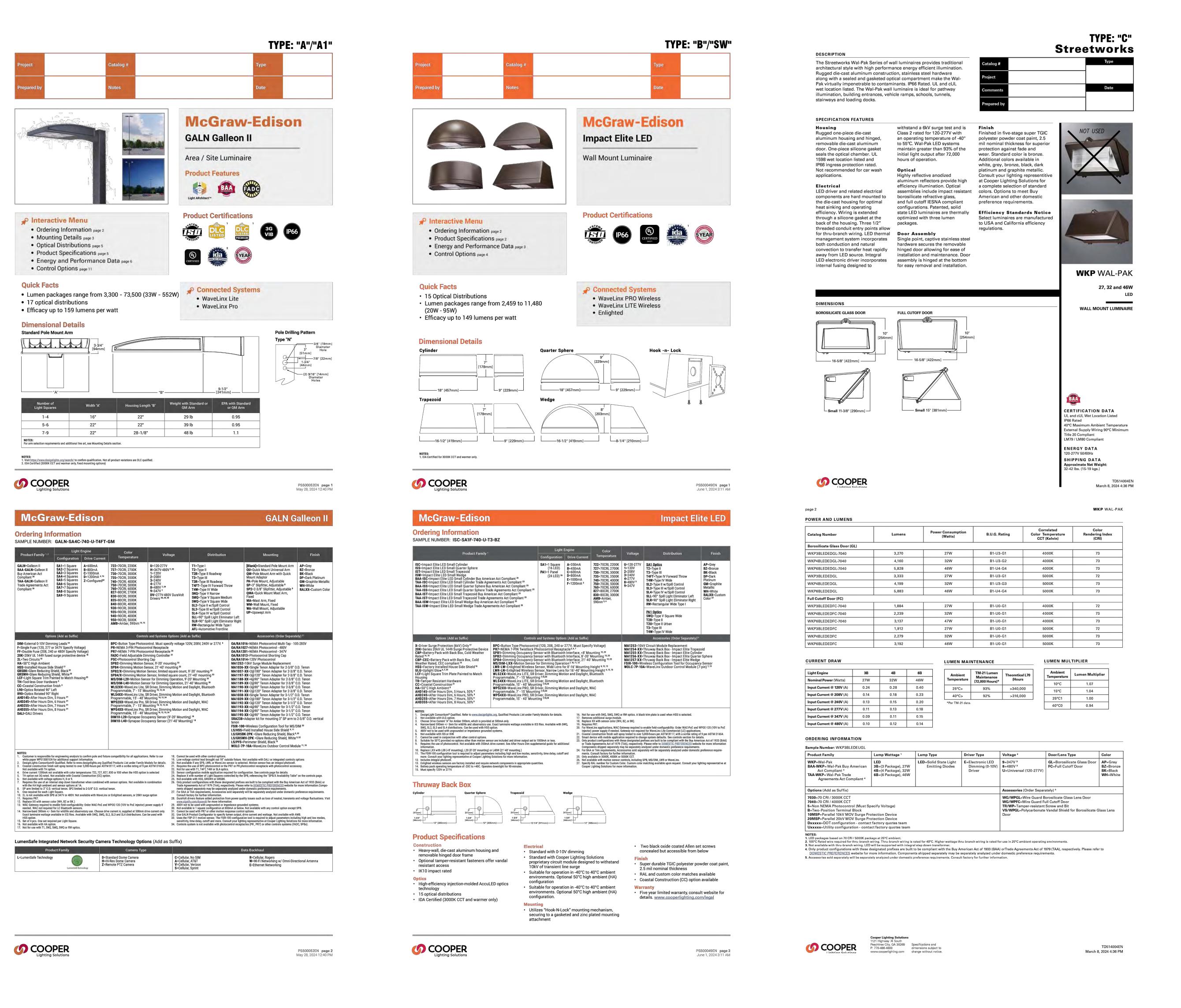
TEMPE, ARIZONA 85284

P 480.345.8457 www.mahoneyarch.com

SUBMITTAL

NOT FOR

CONSTRUCTION



WELCH & BANDON DESIGN, LLC

ELECTRICAL CONSULTING ENGINEERS

PROJECT CONTACT: BRIAN R. SANDON

WIND PROJECT# 23-391

4864 E. BASELINE ROAD, SUITE #103

MESA, AZ 85206

PHONE 480.641.6383

www.welch-sandon.com

WELCH & SANDON DESIGN LLC, SHALL NOT BE HELD

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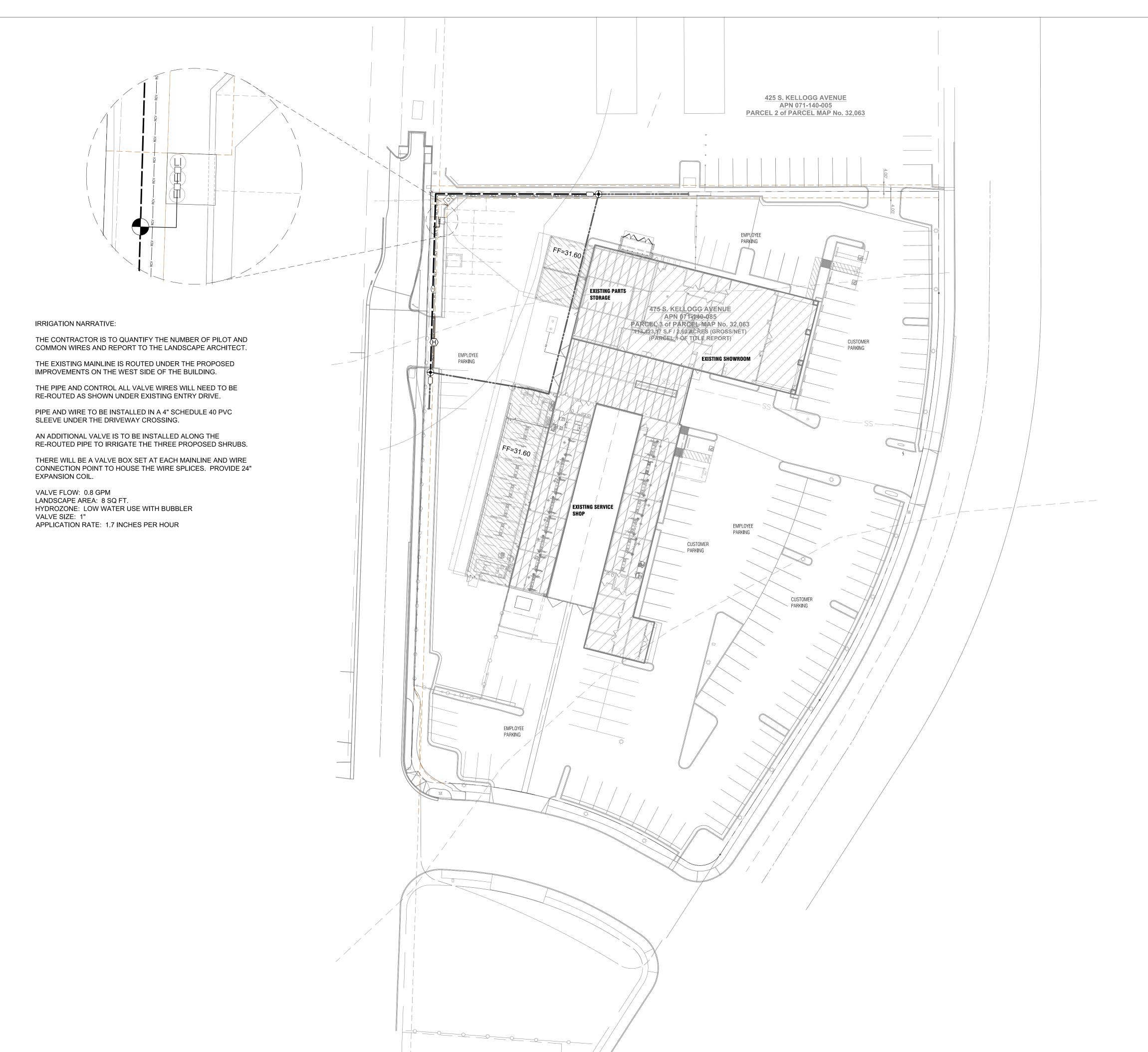
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FINAL BIDS AND/OR CONSTUCTION BASED ON THESE DOCUMENT
BE STARTED PRIOR TO PERMIT BEING ISSUED BY AHJ.

EXISTING CONDITIONS NOTE:
ALL EXISTING CONDITION INFORMATION HAS BEEN PROVIDED BY
A THIRD PARTY AND/OR EXISTING 'AS BUILT' DRAWINGS. WELCH
& SANDON DESIGN, LLC IS NOT RESPONSIBLE FOR ANY
OMISSIONS OR INACCURACIES. ANY DISCREPANCIES SHALL BE
SUBMITTED TO ENGINEER IN WRITING.

SITE LIGHTING CUTSHEETS

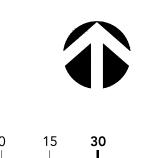
PROJECT NO.: 2314

ISSUE DATE: 9/19/24



IRRIGATION EQUIPMENT LEGEND						
SYMBOL ⊕	ITEM - MANUFACTUR	RER - MODEL NUMBER - DESCRIPTION CONNECT NEW MAINLINE AND WIRES TO EXISTING				
H	GATE VALVE	NIBCO T-113-KLF BRONZE LEAD FREE WITH CROSS TOP - LINE SIZE UP TO 3"				
•	CONTROL VALVE	RAINBIRD PESB SERIES CONTROL VALVE - REFER TO PLAN FOR SIZES				
	WIRE PULL BOX	OLD CASTLE / CARSON 1419-1034 BLACK RECTANGULAR VALVE PULL BOX FOR WIRE STUB OR SPLICE - REFER TO NOTE ON PLAN				
	BELOW GRADE PRESSURE MAINLINE	WHITE CLASS 315 PRESSURE MAINLINE FOR PIPE 2" THROUGH 3" WHITE SCH 40 PRESSURE MAINLINE FOR PIPE 1-1/2" AND SMALLER ALL PIPE TO BE SOLVENT WELD - REFER TO TRENCHING DETAIL FOR DEPTHS				
	BELOW GRADE PRESSURE MAINLINE	EXISTING DOMESTIC WATER BELOW GRADE PRESSURE MAINLINE				
	BELOW GRADE LATERAL LINE	WHITE SCHEDULE 40 SOLVENT WELD PVC - 3/4" MINIMUM REFER TO PLAN FOR SIZES AND TRENCHING DETAIL FOR BURIAL DEPTHS				
	RCV WIRE PATH	CONTROL VALVE WIRE PATH - REFER TO PLAN FOR NOTE				
NOT SHOWN	IRRIGATION WIRE	PAIGE 7001D UL LISTED U.F. 600V DIRECT BURIAL PILOT WIRE 14 AWG COLOR COMMON 14 AWG WHITE WITH STRIPE TO MATCH PILOT WIRE EXTRA WIRE 14 AWG ORANGE				
NOT SHOWN	WIRE CONNECTORS	3M DBY OR 3M DBR WATERPROOF DIRECT BURY CONNECTORS				
NOT SHOWN	ID TAGS	T CHRISTY ID-MAX-Y1 YELLOW STATION ID TAGS WITH BLACK LETTERING - PER VALVE				
NOT SHOWN	VALVE BOX	ROUND 6" (NO MARK) CARSON 0708 2101 BODY WITH 0708 4143 LID ROUND 10" CARSON 0910 1037 RECTANGULAR 14" x 19" CARSON 1419 1034 JUMBO 12" x 20" CARSON 1220 1030 BOX / LID COLOR: BLACK - INCLUDES STANDARD HEX BOLT				
NOT SHOWN	MAINLINE FITTINGS	PRESSURE MAINLINE FITTINGS TO BE SCHEDULE 80 PVC SOLVENT WELD				
	LATERAL FITTINGS	NON-PRESSURE LATERAL LINE FITTINGS TO BE SCHEDULE 40 PVC SOLVENT WELD (ABOVE GRADE PIPE FITTINGS SHALL BE UVR)				

ı		<u>RAINBI</u>	RD SQ LEGEND	- DOMES	TIC W	<u>ATE</u>	<u>R</u>		
	SYMBOL	DESCRIPTION	MANUFACTURER PART NO.	NOZZLE	PATTERN	FLOW	RADIUS	PRES	PRECIP
	SQUARE	E PATTERN POP UP HEAD SQ PATTERN POP UP	OS RAINBIRD 1806 SAM PRS	SQ - FUL	FULL	0.40	2.5'	30	1.55



SCALE: 1" = 30'

IRRIGATION PLAN

SANTA BARBARA HONDA

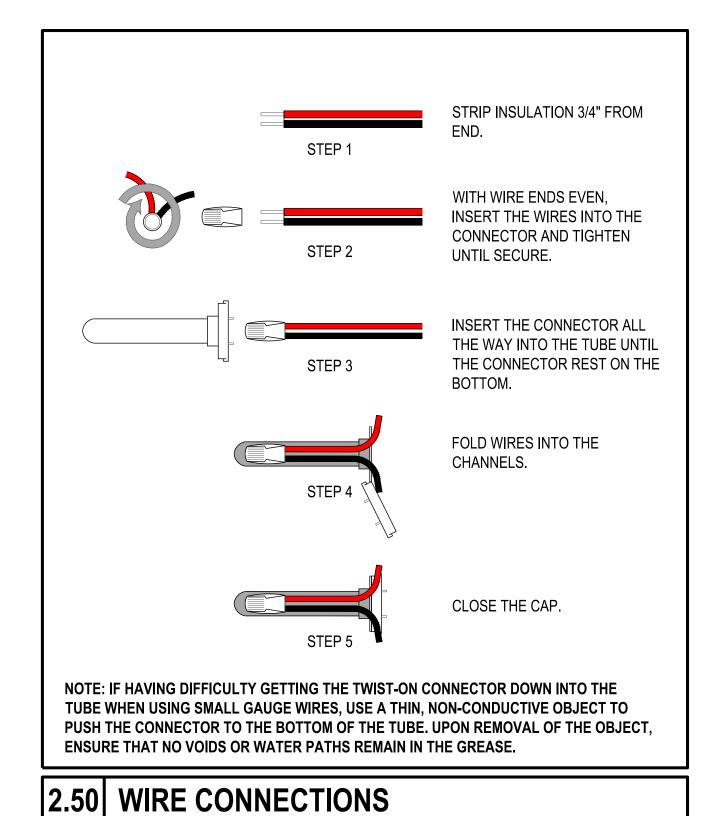
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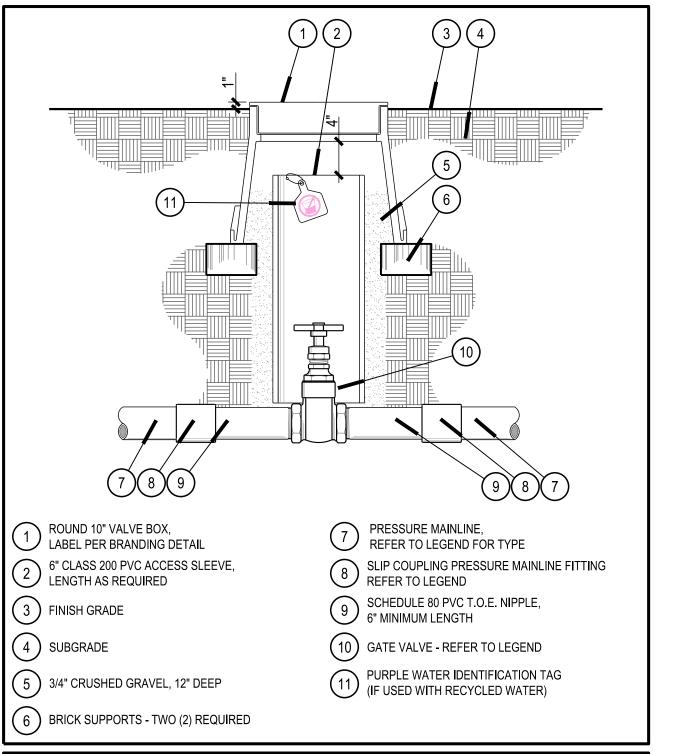


1750 E DEERE AVE SANTA ANA, CA 92705 O 949.250.4822 www.landconcern.com

DATE: 11/07/2024

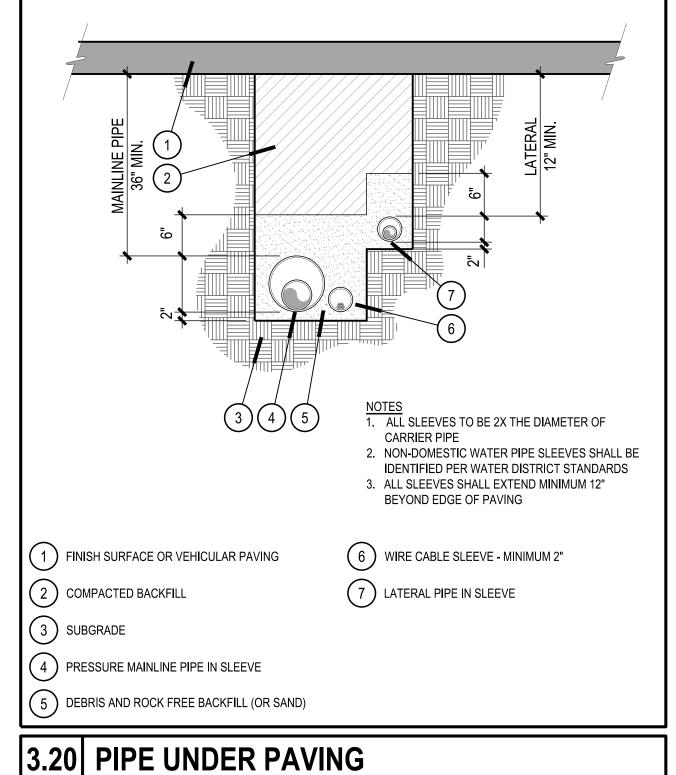
SHEET L-2 OF 3

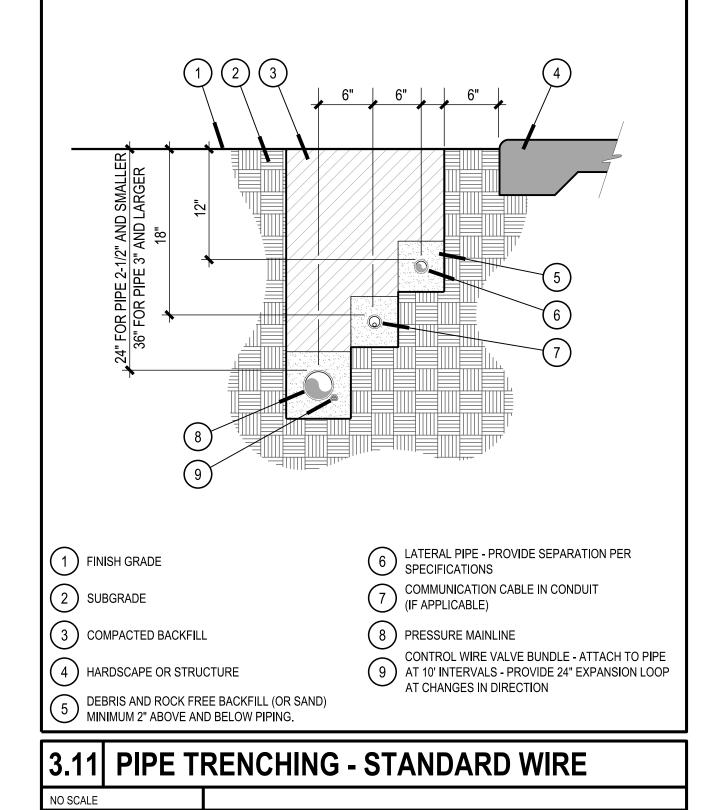


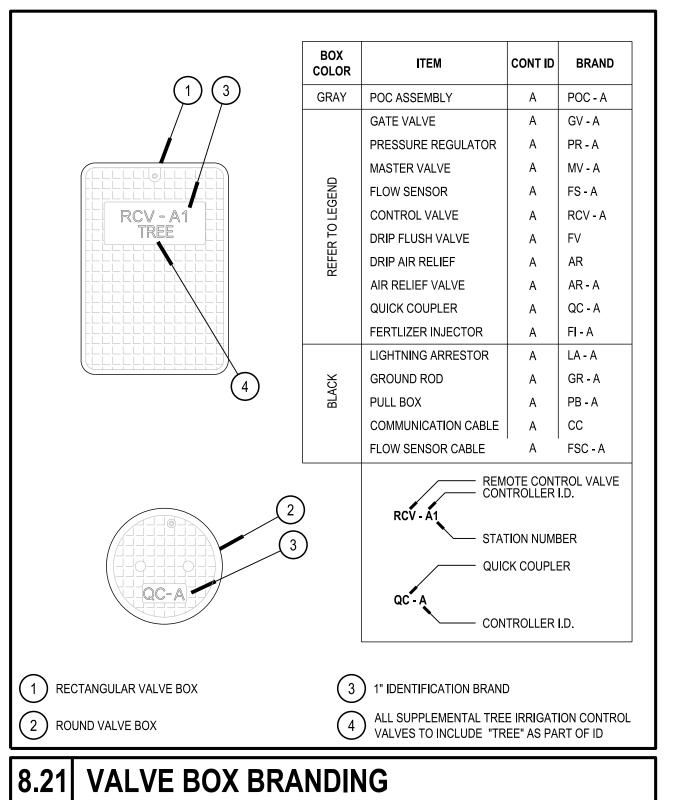


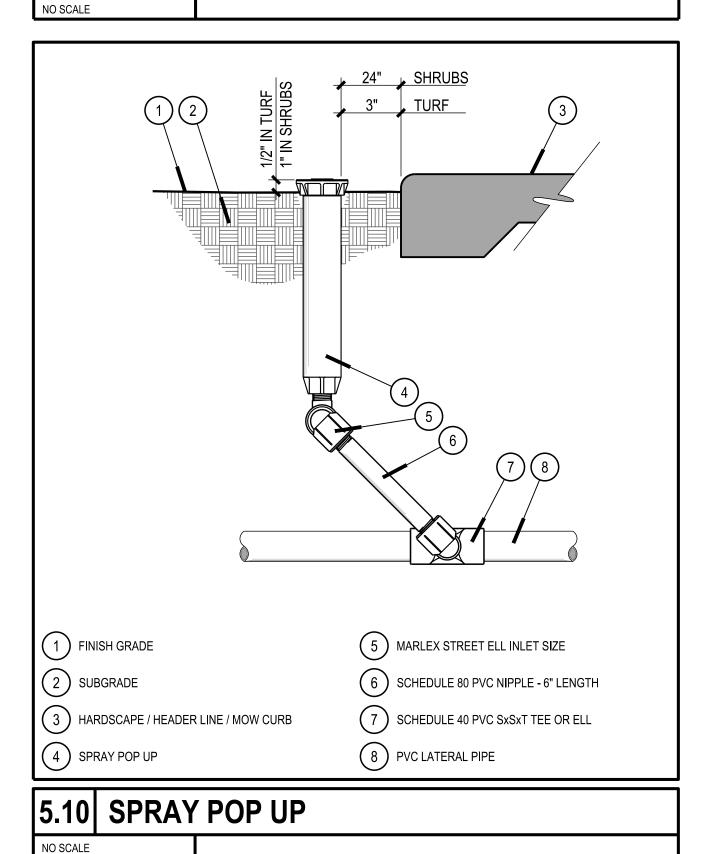
1.10 GATE VALVE

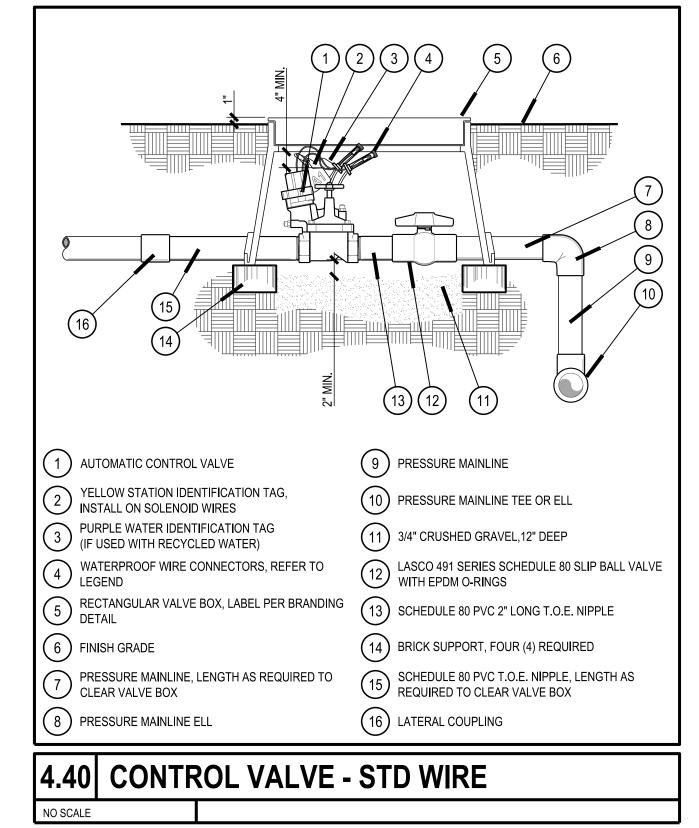
NO SCALE



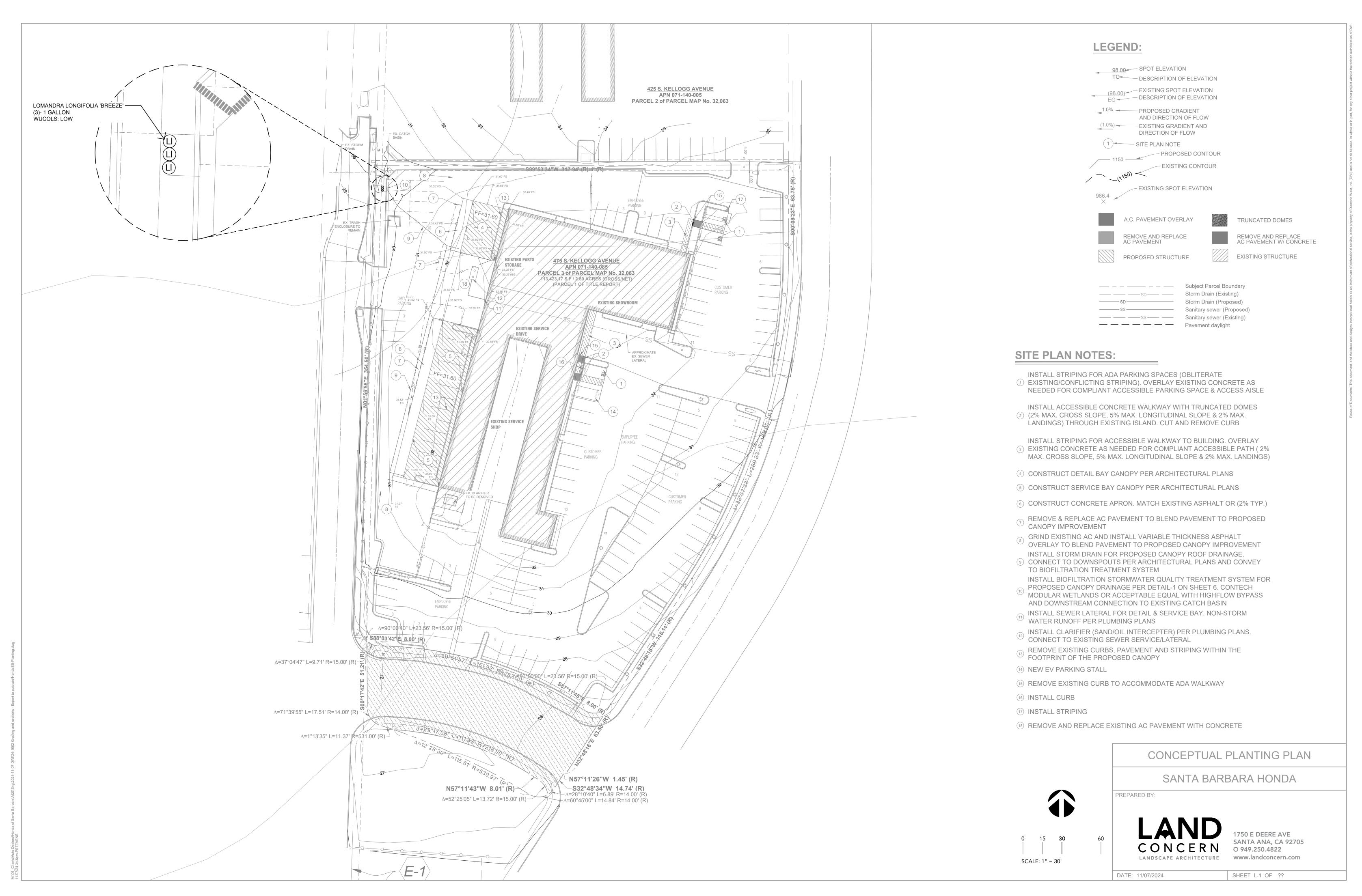












SANTA BARBARA HONDA - SHOP ADDITION CONCEPTUAL CIVIL PLAN

CITY OF GOLETA

PROJECT DESCRIPTION:

THE PROJECT CONSISTS OF ADDING ADDITIONAL SERVICE BAYS AND DETAIL BAYS TO THE BACK SIDE OF AN EXISTING AUTOMOTIVE DEALERSHIP

PROJECT APPLICANT:

VAG HSBCA, LLC

PROPERTY INFORMATION:

475 S KELLOGG AVE, GOLETA, CA 92591 APN: 071-140-085

CIVIL ENGINEER:

DIAMOND WEST, INC. 23801 CALABASAS RD, SUITE 1034, CALABASAS, CA 91302 (818) 591-1050

ARCHITECT:

JOHN MAHONEY ARCHITECT 850 W. ELLIOT ROAD, SUITE #108, TEMPE, ARIZONA 85284 (480) 345-8457

SURVEYOR:

WATER CARDENAS LAND SURVEYING, LLP 5553 HOLLISTER AVE, SUITE # 7&8, GOLETA, CA 93114 (805) 967-4416

ZONING AND GENERAL PLAN:

GENERAL PLAN : OLD TOWN AND GENERAL COMMERCIAL PLAN C-2 RETAIL COMMERCIAL,

C-3 GENERAL COMMERCIAL

AREA:

GROSS/NET LOT AREA: 113,423.17 SF (2.60 AC)

LEGAL DESCRIPTION:

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

PARCEL 1: (APN: 071-140-085 per County Assessor's Map)

ALL OF PARCEL 3, EKWILL 13-1 AND EKWILL 12-2, IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS SHOWN ON PARCEL MAP NO. 32,063 FILED JUNE 15, 2021 IN BOOK 67, PAGE 26 THROUGH 30, INCLUSIVE OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

PARCEL 2:

AN EASEMENT, 4 FEET IN WIDTH, FOR RECIPROCAL LANDSCAPE AND DRAINAGE IN FAVOR OF PARCEL THREE OF PARCEL MAP 32,063, OVER AND THROUGH PARCEL TWO, AS SHOWN ON THE MAP REFERRED TO HEREINABOVE.

ASSESSOR'S PARCEL NUMBER: 071-140-081 (AFFECTS EKWILL 12-2) AND 071-140-085 (AFFECTS ALL OF PARCEL 3, EKWILL 13-1)

FLOOD ZONE:

ONE AO, X AND AE PER FEMA FIRM MAP No. 06083C1362H DATED SEPTEMBER 28, 2019.

ABBREVIATIONS:

ASSESSOR'S PARCEL NUMBER BUILDING **CATCH BASIN CENTER LINE** CONCRETE DIAMETER **DRIVEWAY** EG **EXISTING GROUND ELECTRICAL EDGE OF PAVEMENT** EASEMENT **EXISTING** FINISHED FLOOR FINISHED GROUND FIRE HYDRANT FLOW LINE FINISHED SURFACE **GRADE BREAK** GARAGE FLOOR HEIGHT HANDICAPPED/ACCESSIBLE SPACE HIGH POINT INVERT MAP BOOK MOTORCYCLE MANHOLE (UTILITY) PLANTER AREA PROPERTY LINE POWER POLE **PROPOSED** RIM ELEVATION **RIGHT OF WAY** STORM DRAIN SECOND FLOOR SIDEWALK SEWER TOP OF CURB TELEPHONE TOP OF GRATE TRAFFIC SIGNAL TOP OF WALL TYPICAL **UNKN** UNKNOWN UTILITY POLE WATER METER WATER WATER VALVE

SHEET INDEX:

SHEET C-1 - COVER SHEET
SHEET C-2 - EXISTING CONDITIONS PLAN
SHEET C-3 - CONCEPTUAL GRADING PLAN
SHEET C-4 - CONCEPTUAL EROSION CONTROL PLAN
SHEET C-5 - EROSION CONTROL DETAILS AND NOTES
SHEET C-6 - GRADING AND STORMWATER DETAILS



COVER SHEET

SANTA BARBARA HONDA

PREPARED BY

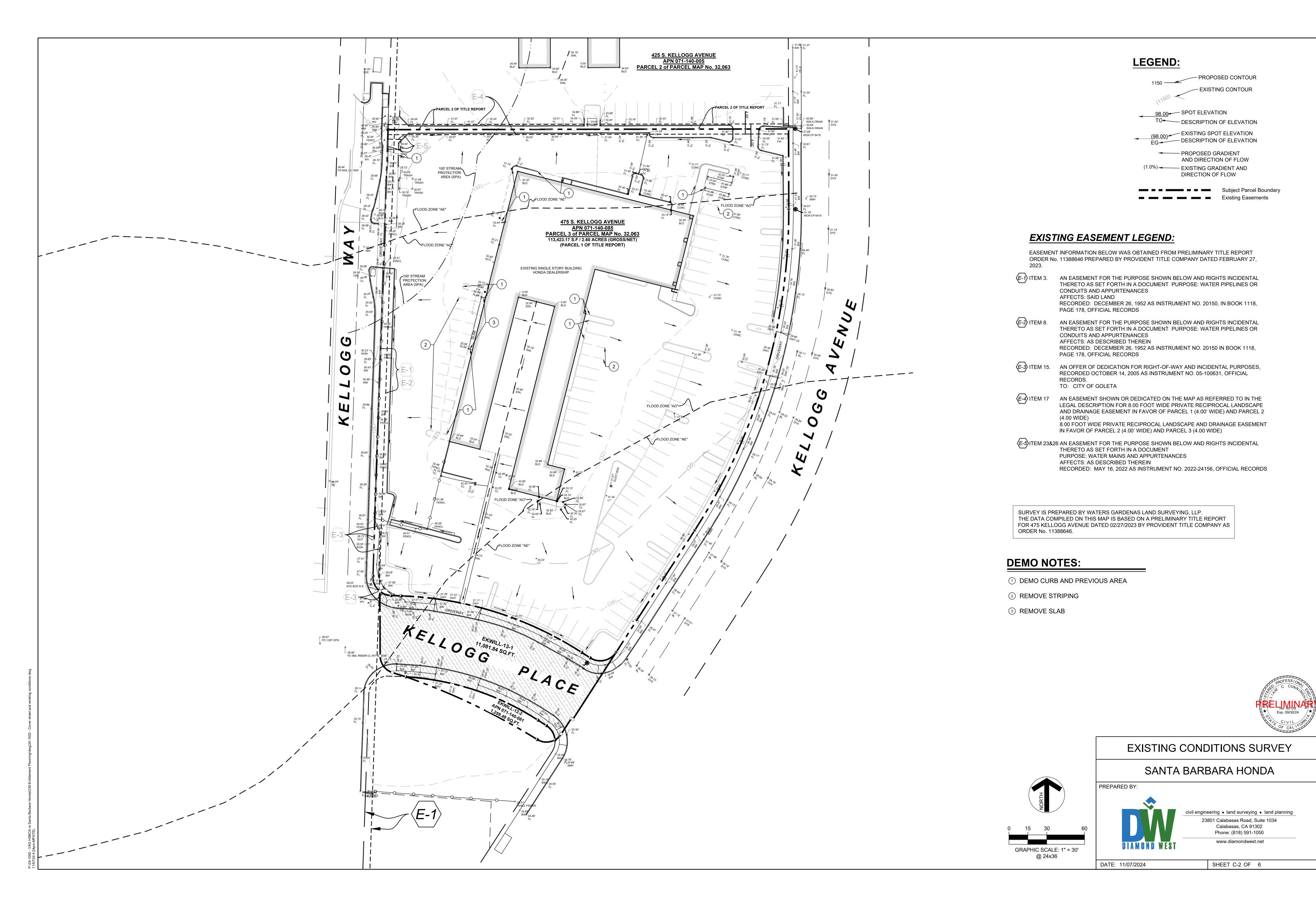


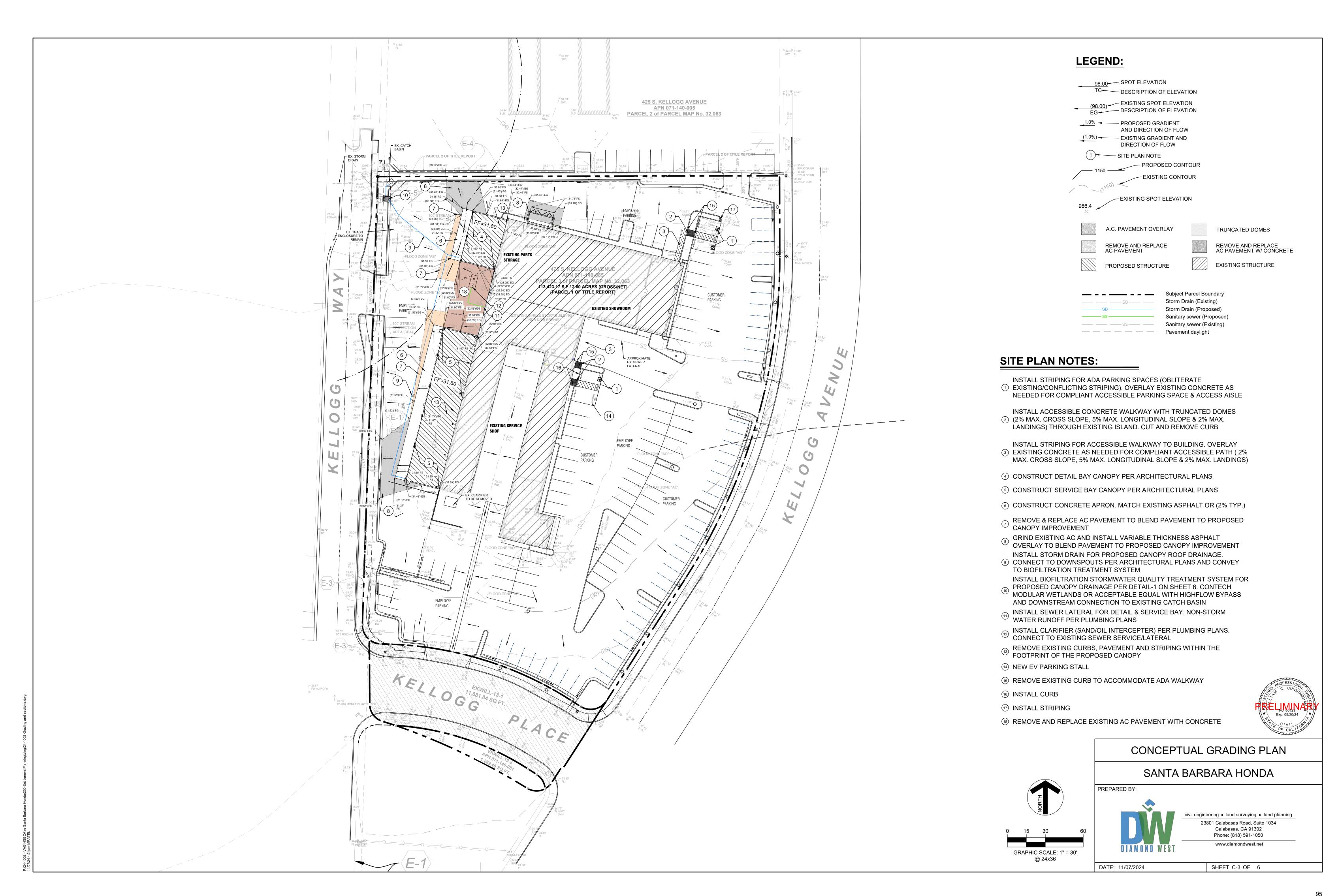
civil engineering • land surveying • land planning
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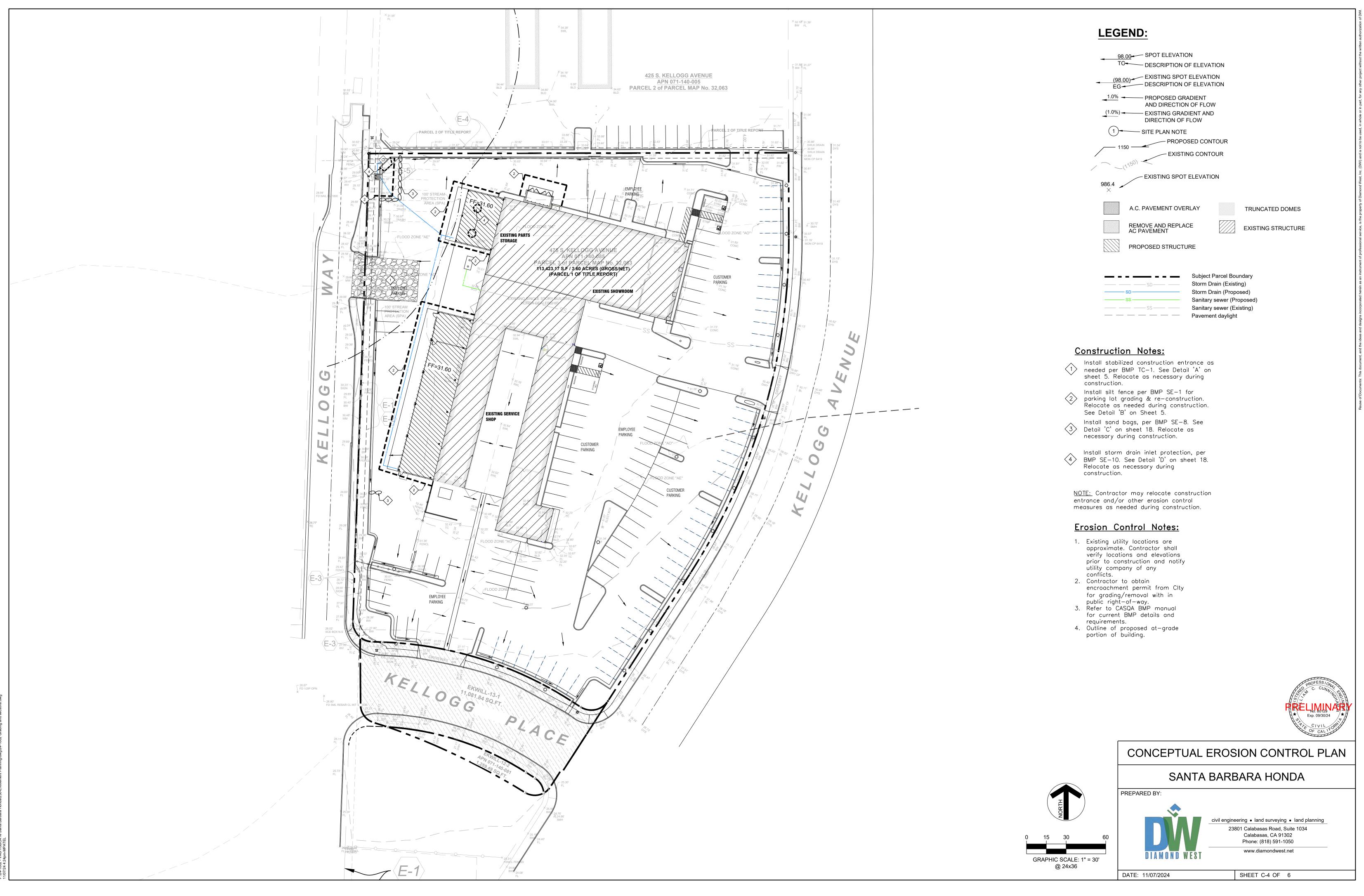
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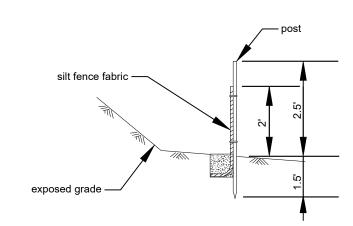
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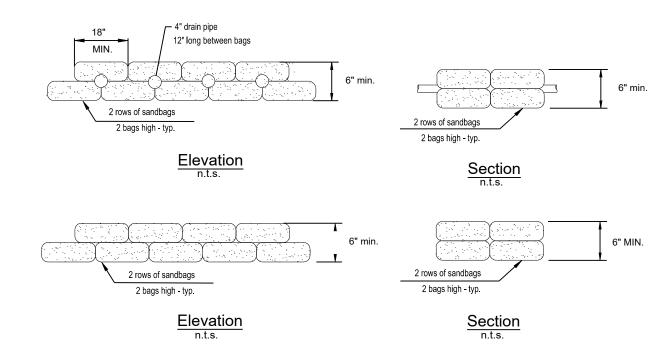




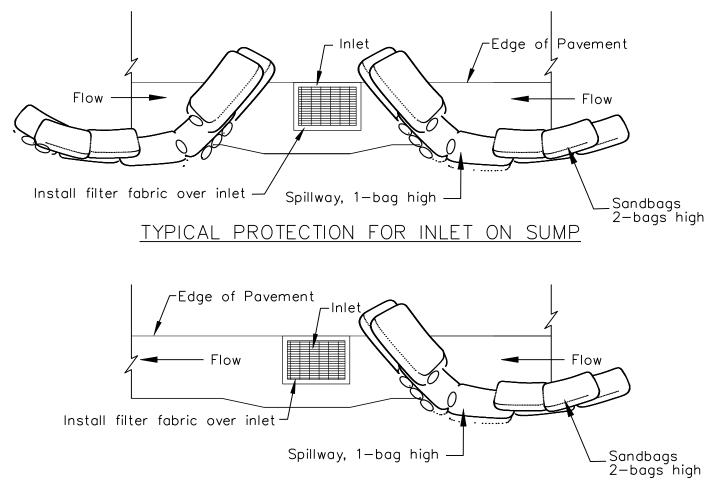




TEMPORARY SILT FENCE - SE-1



C SANDBAGGING DETAIL - SE-8 (not to scale)



TYPICAL PROTECTION FOR INLET ON GRADE

- NOTES:

 1. Intended for short—term use.
- 1. Intended for short—term use.2. Use to inhibit non-storm water flow.
- 3. Allow for proper maintenance and cleanup.
- 4. Bags must be removed after adjacent operation is completed
- 5. Not applicable in areas with high silts and clays without filter fabric.

DRAIN INLET PROTECTION - SC-10 (not to scale)

Erosion and Sediment Control Plan (ESCP) General Notes:

- 1. In case of emergency, call _____
- 2. A stand-by crew for emergency work shall be available at all times during the rainy season (November 1 to April 15). Necessary materials shall be available on-site and stockpiled at convenient locations to facilitate rapid construction of emergency devices when rain is imminent.
- 3. Erosion control devices shown on this plan may be removed when approved by the Building Official if the grading operation has progressed to the point where they are no longer required.
- 4. Graded areas adjacent to fill slopes located at the site perimeter must drain away from the top of slope at the conclusion of each working day. All loose soils and debris that may create a potential
- hazard to off—site property shall be stabilized or removed from the site on a daily basis.

 5. All silt and debris shall be removed from all devices within 24 hours after each rainstorm and be disposed of properly.
- 6. A guard shall be posted on the site whenever the depth of water in any device exceeds two feet.

 The device shall be drained or pumped dry within 24 hours after each rainstorm. Pumping and draining of all basins and drainage devices must comply must comply with the appropriate BMP for dewatering operations.
- 7. The placement of additional devices to reduce erosion damage and contain pollutants within the site is left to the discretion of the Field Engineer. Additional devices as needed shall be installed to
- retain sediments and other pollutants on site.

 8. Desilting basins may not be removed or made inoperable between November 1 and April 15 of the following year without the approval of the Building Official.
- 9. Storm Water Pollution and Erosion Control devices are to be modified, as needed, as the project progresses, the design and placement of these devices is the responsibility of the field engineer.
- Plans representing changes must be submitted for approval if requested by the Building Official.

 10. Every effort should be made to eliminate the discharge of non-storm water from the project sites
- at all times.

 11. Eroded sediments and other pollutants must be retained on—site and may not be transported from
- the site via sheet flow, swales, area drains, natural drainage courses, or wind.

 12. Stockpiles of earth and other construction—related materials must be protected from being
- transported from the site by the forces of wind or water.
- 13. Fuels, oils, solvents, and other toxic materials must be stored in accordance with their listing and are not to contaminate the soils and surface waters. All approved storage containers are to be protected from the weather. Spills must be cleaned up immediately and disposed of in a proper manner. Spills may not be washed into the drainage system.
- 14. Excess or waste concrete may not be washed into the public way or any other drainage system. Provisions shall be made to retain concrete wastes on—site until they can be disposed of as solid waste.
- 15. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly if there is a 50% or greater probability of predicted precipitation, and after actual precipitation. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official (copies of the self—inspection check list and inspection logs are available upon request).
- 16. Trash and construction—related solid wastes must be deposited into a covered receptacle to prevent contamination of rainwater and dispersal by wind.
- 17. Sediments and other materials may not be tracked from the site by vehicle traffic. The construction entrance roadways must be stabilized so as to inhibit sediments from being deposited into the public way. Accidental depositions must be swept up immediately and may not be washed down by rain or other means.
- 18. Any slopes with disturbed soils or denuded of vegetation must be stabilized so as to inhibit erosion by wind and water.
- 19. As the engineer/QSD of record, I have selected appropriate BMPs to effectively minimize the negative impacts of this project's construction activities on storm water quality. The project owner and contractor are aware that the selected BMPs must be installed, monitored, and maintained to ensure their effectiveness.

Date

21. The following notes must be on the plan:

Civil Engineer/QSD Signature

As the project owner or authorized agent of the owner, "I certify that this document and all attachments were prepared under my direction or supervision in accordance with the system designed to ensure that a qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system or those persons directly responsible for gathering the information, to the best of my knowledge and belief, the information submitted is true, accurate, and complete. I am aware that submitting false and/ or inaccurate information, failing to update the ESCP to reflect current conditions, or failing to properly and/or adequately implement the ESCP may result in revocation of grading and/or other permits or other sanctions provided by law."

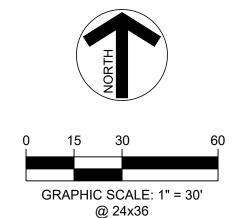
Owner or Authorized Representative (Permittee)

22. Developers/contractors are responsible to inspect all Erosion Control Devices and BMPs are installed and functioning properly as required by the State Construction General Permit. A construction site inspection checklist and inspection log shall be maintained at the project site at all times and available for review by the Building Official.

23. The following BMPs from the "2009 Construction BMP Handbook/Portal" must be implemented for all construction activities as applicable. As an alternative, details from "Caltrans Stormwater Quality Handbooks, Construction Site Best Management Practices (BMP) Manual" may be used. Additional measures may be required if deemed appropriate by the Building Official.







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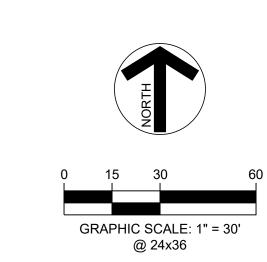
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GRADING AND STORMWATER DETAILS

SANTA BARBARA HONDA



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DIGITAL SAMPLE BOARD



P-2 HC-169 COVENTRY GRAY BY BENJAMIN MOORE

850 W. ELLIOT RD, #108 TEMPE, AZ 85284 TEL 480-345-8457 FAX 480-345-1759





PROJECT NO.:	2314
ISSUE DATE:	XX/XX/X

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SITE PHOTO KEY Plan

A101







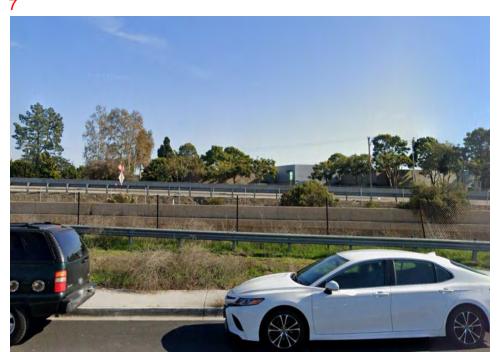


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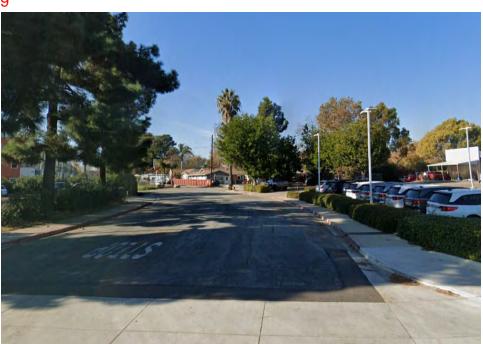


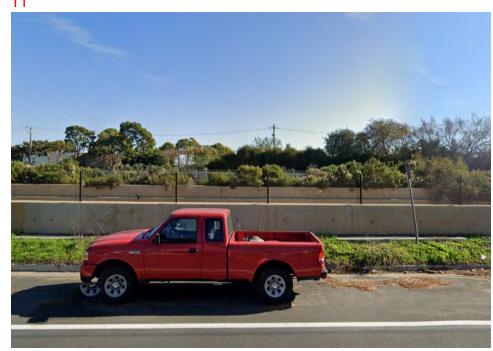


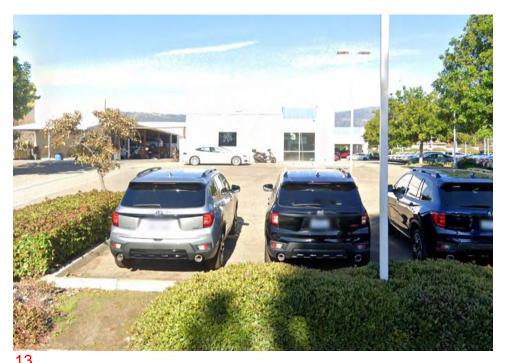
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