



**Agenda Item D.2  
PRELIMINARY REVIEW  
Meeting Date: May 26, 2026**

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**TO:** Goleta Design Review Board

**FROM:** Brian Hiefield, Senior Planner

**SUBJECT:** New Anthem Church Facility and Improvements to Christ Lutheran Church 6595 Covington Way (APN 077-160-022) Case Nos. Case No's 24-0004-CUP(AM), 24-0010-DP(AM); 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-0005-CUP

**DRB ACTIONS FOR CONSIDERATION:**

1. Adopt Design Review Board (DRB) and California Environmental Quality Act (CEQA) Findings provided as Attachment A;
2. Recommend adoption of CEQA Categorical Exemption Section 15332 as provided in Attachment B; and
3. Conduct Preliminary review and make recommendations to the Planning Commission (PC) regarding:
  - a) Design of the Christ Lutheran Church (CLC) parking lot landscaping and lighting changes; and
  - b) Design, colors and materials associated with the Anthem Church (AC) new campus buildings and the associated landscaping and lighting, including in the Monarch butterfly buffer area.

If the findings cannot be made to approve the request at this meeting, the DRB can either continue the item for additional information/redesign or deny the request specifically identifying the reasons for the denial.

**PROJECT DESCRIPTION:**

This is a request for **Preliminary** review. The applicant is seeking design and landscaping related recommendations from the DRB to the PC for the subject project. The applicant is requesting a (i) a Tentative Parcel Map (TPM) to subdivide the existing CLC site into two Lots; (ii) one (1) Conditional Use Permit Amendment (CUP) (65-CP-52) to revise the boundary of the initial CUP where Christ Lutheran Church (CLC) is located, (iii) one (1) as-is Development Plan for the existing CLC building on new Lot 1 with adjustments for landscaping, parking,

bicycle parking, and the rear setback, (iv) one Minor Conditional Use Permit to allow a community assembly use in the RS-8 zone district, (v) one new Development Plan for the new Anthem Church Building and associated improvements with adjustments for building/structure height, and an Environmentally Sensitive Habitat Area (ESHA) buffer reduction, (vi) Preliminary design review of the improvements proposed on Lot 1 and 2. The General Plan Land Use Designation and Zoning Ordinance Designation is Single Family Residential (RS).

As shared above and in previous reports, the applicant purposes to construct a new church and associated improvements for Anthem Chapel Goleta (AC) at 6595 Covington Way, which currently includes facilities for CLC that were entitled through a CUP in 1965. The proposed project description includes the following:

- Subdivision of the existing 3.423-acre lot into two (2) Lots.
  - Lot 1 is proposed to be 0.881 acres and contains the existing CLC facilities including the sanctuary, parking lot, and accessory structures.
  - Lot 2 is proposed to be 2.542 acres (gross) and support the AC facilities, described below.
- No changes are proposed to the existing CLC sanctuary/community assembly buildings. However, seven additional trees are proposed in the parking lot area. The list of adjustments proposed for Lot 1 is provided below.
- Construct a 6,512 SF sanctuary/community assembly building on Lot 2. The list of adjustments proposed for Lot 2 is provided below.
- Construct a 2-story 13,554 SF education building to support day care and preschool on Lot 2.
- Exterior patios, play yards and passive recreation areas on Lot 2.
- Construct a 117-space parking lot including 5 ADA and 6 EV parking spaces and 25 EV ready spaces on Lot 2.
- Short and long-term bicycle parking and charging on Lot 2.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence on Lot 2.
- New walls and fences varying in height from 3' to 6' high and materials (split rail, wrought iron, and concert block) to delineate exterior boundaries and create a waste storage area on Lot 2.
- Modify existing driveway and construct a new driveway on Los Carneros Road to serve Lot 2.
- Proposed landscaping includes new landscaping around the perimeter of the new parcel, and within the proposed parking lot, and an approximately 9,700-square-foot native habitat restoration with native plant species.
- Proposed lighting includes both building wall sconces and pole lighting, which would be directed downward.

The new church is proposed to include a sanctuary with seating for up to 500

persons, offices and facilities for a pre-school, day care and youth groups that would serve the congregation and surrounding neighborhood for up to 110 children.

Additionally, as part of the proposal, the applicant is proposing Adjustments to the Zoning Ordinance, pursuant to Section 17.59.040, for the following:

Lot 1: Adjustments (CLC)

1. Request to provide less than a combination of 50% shading for the Heat Island Effect to 22%, pursuant to the Municipal Code Section 17.38.110(J).
2. Request relief to not providing charging for one required electric bicycle parking space, pursuant to the Municipal Code Section 17.38.090(C).
3. Request to have the existing modular classroom continue to extend 5 feet into the rear setback abutting new Lot 2 (Anthem).
4. Request relief from the requirement for a separate loading space, pursuant to Municipal Code Section 17.38.100(A).
5. Reduction to the number of parking spaces from 43 to 41, pursuant to Municipal Code Section 17.38.070.
6. Request for fewer than 1 tree/4 parking spaces, pursuant to Municipal Code Section 17.38.110(K). For 43 spaces, the project requires 11 trees, and the applicant is proposing a total of 10.

Lot 2: Adjustment and Request for Reduction (AC)

1. Request to exceed the maximum height of the RS zoning district from 25 feet to 27 feet 8 inches, pursuant to Municipal Code Section 17.07.030.
2. Request to exceed the maximum height of architectural projections for a standalone cross from 30 feet to 33 feet 10 inches.
3. Request to reduce Monarch Butterfly ESHA from 100-feet to 50-feet, pursuant to Municipal Code Section 17.30.180(C)(2).

Proposed building materials for the assembly and education building proposed on Lot 2 includes naturally toned board-formed concrete base at the ground level, supporting vertically ribbed, bone-white metal panel walls that echo the character of historic agricultural structures. Additional exterior finishes, including plaster elements, enrich the material palette. Above, a charcoal grey standing seam metal roof crowns both the assembly and education building. The building would contain an elevator at a total height of 33 feet, consistent with Table 17.24.080.

Proposed landscaping for Lot 2 includes new landscaping around the perimeter of the new parcel, and within the proposed parking lot. The applicant is also proposing new areas for passive recreation and gathering (patio areas), and a fenced outdoor play yard for daycare and preschool uses at the southeast corner of the property. Within this area, the applicant is proposing plant materials consisting of native species with the intent to support butterfly foraging and the

restoration of the Monarch buffer area. Exterior passive recreation areas around the sanctuary would include pavers, grasses, benches, and patios. A concrete walkway would traverse the exterior of the sanctuary, flanked on the east and west sides by two (2) 1,500 SF wooden trellises with vines.

Regarding trees, all trees on the CLC site will remain. Eighteen (18) small to medium-sized non-native trees, primarily cinnamon camphora, on the proposed AC lot will be removed to accommodate grading and development of the proposed project. The subject trees are located on the north portion of the lot and are not located within ESHA buffers. The applicant proposes to install a total of 59 new trees on the property. Ten (10) new trees within the Monarch ESHA buffer area to enhance the habitat and provide additional shade, softening and screening. An additional, 49 trees are proposed within the parking lot.

Anthem is proposing a 72-inch-high black chain-link fence to demark exterior property boundaries with CLC and the Stow House to provide security, without obstructing views. Where adjacent to the Stow House and Lake Los Carneros Park, the applicant is proposing a 4' split rail fence to allow small animals to traverse the sites. Additional fencing, not to exceed 6' high, will be provided around the pre-school/day care play area. A 3-foot-high stucco CMU retaining wall is proposed along the north property boundary between CLC and Anthem.

Regarding lighting, the applicant is proposing both building wall sconces and pole lighting as depicted in Attachment C. Exterior lighting will be cut off with no direct light exiting the building. Exterior lights will be primarily for safety in the walking and parkway areas and will consist of hooded pedestal or bollard lighting, directed downwards. A photometric study has been provided as Sheel LT-1 of Attachment C. This study shows that the proposed lighting will result in 0.1 foot-candles or less at all property boundaries and within the ESHA buffer.

The project was filed by agent Steve Welton, of SEPPS Land Use Consulting on behalf of Nate Wagner, agent for Christ Lutheran Church, the property owner and Anthem Church.

## **DISCUSSION:**

Should the DRB recommend approval of the design elements associated with the project, staff will proceed with processing the above-mentioned entitlements for review by the Planning Commission. The Planning Commission must make all the findings for each of the above-mentioned entitlements.

Below are topic areas the DRB provided comments on during Conceptual Review on August 12, 2025, and how the current proposal addresses those comments:

### *DRB Comment: Concerns with Building Mass*

*Applicant's Response:* In response to the DRB comments, the applicant has changed all the roof forms of the education building to sloped planes, thereby reducing the perceived massing of the building facades. Only limited portions of the sloped roof of the education building exceed the height limit, and opposed to the older design, no single vertical face reaches the height limit. Given the shallow slope of the roof, the building is shorter than the Stow House ridge, the Train Depot ridge, and the cupola located on the Islamic Society's building. Within the courtyard, the change of interior circulation spaces into exterior balconies further reduces the mass of the building. The proposed cross height has been reduced to be similar to that of Christ Lutheran Church.

**DRB Comments: Compatibility Between Buildings**

*Applicant's response:* In response to this comment, the applicant has simplified building openings (i.e., doors and windows) across the project to enhance the compatibility of the two buildings. The use of similar window proportions between the two buildings aids in their visual similarity and better expresses the uses of the spaces. Using sloped roofs for the education building creates a clear dialogue between the two roofs, with the succession of forms from sanctuary to the education building emphasizing that while the two buildings are physically separated, the design is a singular vision. The primary materials of the buildings have also been made more similar, with plaster being reserved to emphasize facade articulation rather than to differentiate between the two structures.

**DRB Comments: North Elevation**

*Applicant's response:* In response to this comment, the north facade has been broken into a handful of planes, and the roofs are set at varying plate heights to turn the flat facade into a highly articulated elevation. On the first level, walls have been moved in and even further on the second level. This creates a staircase effect to break down the mass both visually and literally as square footage has been reduced. Building material change at the stepping of the facade further reduces the overall perception of a single large wall, with rhythmic, smaller windows intended to fit in with the residential character of the neighborhood.

**General Plan Consistency**

**Lot 1 (CLC)**

General Plan policy specifically related to design is discussed below:

- **LU 1.8, LU 1.9 New Development and Neighborhood Compatibility/Quality Design in the Built Environment**

Development on the Christ Lutheran Church parcel is limited to minor landscaping improvements to enhance the aesthetic of and reduce the heat island effect from the existing parking lot. No important views will be

impaired or blocked by the proposed shrubs and trees. The landscape improvements will also serve to improve the built environment.

- VH 1.1, VH 2 Scenic Resources and Scenic Corridors

The proposed landscape improvements on Lot 1 will contribute to the overall project aesthetics and are not in conflict with the adjacent development and uses at Stow Park and Lake Los Carneros. The proposed landscape improvements will further enhance the visual character of this portion of the City by enhancing the landscaping around an existing parking lot. This will primarily improve views from Covington Road but also partially from Los Carneros Road.

- VH 4.11, TE 9.5 Parking Lots and Parking Lot Design

The parking lot has been designed to be aesthetically pleasing. Protected pedestrian walkways have been provided to allow user access to either side of the parking lot and to the public way without requiring the users to cross the main driveways.

### Lot 2 (AC)

General Plan policy specifically related to design is discussed below:

- LU 1.8 New Development and Neighborhood Compatibility

The proposed church will use high quality design and materials that is complimentary to the local vernacular architecture of Stow Grove Park, the surrounding ranch style homes, and the historic agricultural setting; utilizing materials and finishes that are familiar to the Goleta Valley. No public viewsheds will be impaired by the proposed project. The project has been purposefully sited in the rear half of the lot to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The building footprint has been appropriately sized for a 2.542-acre lot to allow for generous open areas and landscaping.

- LU 1.9 Quality Design in the Built Environment

As shown in the accompanying plans and visual simulations (Attachment C), the project will use high quality design and architecture to integrate the proposed church into the environment. The proposed project design presents a refined and contemporary adaptation of the architecture of agricultural buildings of the west, featuring characteristic design motifs expressed with a sense of scale and material palette in dialog with its unique surroundings. The project architects, civil and traffic engineers have developed a parking and circulation plan that balances smooth

vehicular operation with protected pedestrian access and has no frontage on Covington Way. The project includes outdoor recreation spaces to the rear of the property, away from residential uses.

- VH 1.1 & VH 2 Scenic Resources/Scenic Corridors

The proposed sanctuary will not have a significant impact on scenic resources as demonstrated in the project design documents. The sanctuary location is adjacent to a number of tall trees that will serve as a background for the architecture of the church. The total onsite development is appropriate for the large lot size, leaving most of the site open. The proposed restoration of the ESHA buffer will add additional oaks and sycamores to the existing wooded backdrop. Foothill views from public locations will not be significantly altered, as shown in the design drawings and renderings.

The project will enhance this area of the City by developing what is currently a graveled lot with quality architecture, landscaping, and a restored ESHA buffer. The proposed architecture was selected to be consistent with Goleta's history and will complement nearby buildings at Stow Park and the farmland to the west. The proposed landscaping will soften the proposed parking lot and accentuate the architecture, without blocking views from the public.

The proposed design will cluster all development within the sanctuary building, leaving most of the site open. The existing site is undeveloped with mainly gravel and non-natives plants and weeds. Proposed Lot 2 is roughly 2.5 acres and the proposed ~22,000 SF sanctuary is less than what could be developed on the site. The height of the building is appropriate for the stature of the structure and to allow a 2 story-portion that will support ancillary uses including the proposed day care and nursery school. The building has been designed to maintain a similar level of architectural appeal on all sides of the building visible from Los Carneros Road, the adjacent City Parking Lot, and through the grove of trees from the Stow House property. Existing overhead utilities will be located underground. Signage will be consistent with the Goleta MC and approved separately through the DRB process. The landscaping palette will add a number of native trees (oaks and sycamores) and significantly improve and maintain landscaping throughout the project.

**Zoning Consistency**

A complete zoning consistency worksheet for Lot 1 and Lot 2 is included in Attachment D. Aside from the requested adjustments described above, the project is consistent with applicable zoning regulations.

## **ESHA Buffer Reduction**

The proposed project on Lot 2 includes a requested adjustment to reduce the ESHA Buffer from 100' to 50' to accommodate outdoor space for the preschool, daycare, and youth groups. Within the 100' buffer the project proposes permeable pavers and native landscaping. Also, within the 100' buffer area will be approximately 9,700 square feet of native habitat restoration with native plant species and additional pollinator resources following initial grading and installation of the bioretention basin. No structural development will occur within the 100' buffer.

General Plan Policy CE 4.5 states:

*The buffer may be reduced to 50 feet in cases where the trees contribute to the habitat but are not considered likely to function as an aggregation site. Grading and other activities that could alter the tree grove are prohibited within or adjacent to the buffer area.*

The proposed 50-foot buffer area is sufficient in this area and consistent with the intent of Policy CE 4.5 for the following reasons:

- The proposed restoration and native landscaping within the 100' buffer area will improve wind protection and supplement pollinator resources adjacent to aggregation site.
- The historic monarch butterfly roost site is in the central portion of the mapped ESHA area and is physically buffered from the Project by coast live oak, fig, and other ornamental trees that are encompassed by the site boundary. The restored 50-foot buffer area will add additional transitional habitat adjacent to the ESHA area.
- Permeable pavers, native landscaping, installation of native trees between 50 and 100 feet from the edge of the mapped ESHA area will not negatively impact monarch butterfly habitat and will be installed 136 feet from the central roosting area. Installation of native ground cover and trees will ultimately improve overall habitat function and value adjacent to the mapped ESHA area.
- The bioretention basin will be vegetated as part of restoration of the 50-foot buffer area.

## **ENVIRONMENTAL REVIEW (NOE):**

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.: State CEQA

Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 exemption consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

The Notice of Exemption for the project and all supporting technical analysis to support the exemption can be found in the CEQA Review section of the City of Goleta's website using the following link:

<https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review>

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, 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 as documented in the biological report prepared by Storrer Environmental dated October 22, 2025, and peer reviewed by Althouse and Mead dated June 27, 2025. These reports are incorporated by referenced into the Notice of Exemption and are on file with the City of Goleta's Planning and Environmental Review Department. 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 a community assembly as urban infill on residentially 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 any scenic highways. 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 on the adjacent

historical resource due to the approximately 300-foot distance between the project and historic resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

Consistent with the requirements of the Class 32 exemption described in the Notice of Exemption, and pursuant to CEQA Guidelines §15300.2, *Exceptions to the Exemption*, the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines § 15332.

## **NEXT STEPS**

If the DRB recommends Preliminary Design Review approval of the applicant's request, the next steps include: (1) Planning Commission review of the project at a public hearing; (2) a 10-day Planning Commission appeal period; (3) Final DRB review; (4) ministerial issuance of an Effectuating Zoning Clearance once the conditions of approval have been satisfied; and (5) review and approval by Building & Safety ("Building Permits") for the issuance of building permits leading to construction.

If the Planning Commission action is appealed and the appeal is upheld, the DRB's recommendation will be rescinded and the DRB process will start over.

## **ATTACHMENTS:**

Attachment A - Findings of Approval

Attachment B – Notice of Exemption

Attachment C – Project Plans

Attachment D – Zoning Consistency Worksheet – Lot 1 (CLC) & Lot 2 (AC)

**Attachment A**

**Design Review Findings for  
New Anthem Church Facility and Improvements to Christ Lutheran Church  
24-0004-CUP(AM), 24-0010-DP(AM); 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-  
0005-CUP**

**Attachment A**  
**Design Review Findings for**  
**New Anthem Church Facility and Improvements to Christ Lutheran Church**  
**24-0004-CUP(AM), 24-0010-DP(AM); 24-0030-DRB; 24-0009-DP, 24-0002-SUB, & 24-**  
**0005-CUP**

**DESIGN REVIEW FINDINGS (GOLETA MUNICIPAL CODE SECTION 17.58.080)**

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

*The proposed site improvements for Christ Lutheran Church will not affect the size, bulk and scale of their community assembly buildings.*

*The proposed architecture of the community assembly buildings for Anthem Church is compatible with neighboring landmarks, including the historic Goleta Train Depot, the historic Stow House, and the nearby Christ Lutheran Church because the buildings have been reduced in size and the roof forms changed following input provided by the DRB. With the utilization of sloped roofs, the perceived massing of the building facades has been reduced. Further, no single vertical face reaches the height limit of the zoning district. Given the shallow slope of the roof, the buildings are shorter than the Stow House ridge, the Train Depot ridge, and the cupola of the Islamic Society building. Within the courtyard, the use of exterior balconies for circulation spaces further reduces the mass of the building. The proposed cross height is similar to that of Christ Lutheran Church.*

*While the RS Zone District does not have a specific maximum lot coverage requirement, for purposes of comparing size and scale of the Anthem Church on site development to other nearby community assembly uses, the proposed lot coverage associated with development of Lot 2 is approximately 13% of the lot area. For comparison, the community assembly development at the Christ Lutheran Church site (Lot 1) is approximately 15% of the lot area and the community assembly development at the Islamic Society site is approximately 16%. For all the reasons outlined above, the project is consistent with this finding.*

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

*The proposed site improvements for Christ Lutheran Church will not affect the site layout, orientation of the existing facilities, circulation.*

*In response to prior DRB comments, building opening for the new Anthem Church community assembly buildings have been simplified across the project to enhance the harmony of the two new proposed buildings for Anthem church. The use of*

*similar window proportions between the two buildings aids in their visual similarity and better expresses the uses of the spaces. Using sloped roofs for the education building creates a clear and harmonious dialogue between the two roofs, with the succession of forms from sanctuary to the education building emphasizing that while the two buildings are physically separated, the design is singular in vision. The primary materials of the buildings are also similar, with plaster being reserved to emphasize facade articulation rather than to differentiate between the two structures. The primary entry, along with the rear landscape area, is accessed via the paseo, reinforcing a pedestrian-scaled environment. This encourages a harmonious relationship between the buildings and the common open spaces throughout the project. Therefore, the project is consistent with this finding.*

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

*The proposed site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship with adjoining development as no changes to the buildings are planned.*

*The design of the new Anthem Campus draws inspiration from the agricultural heritage of the Goleta Valley. The main assembly building is distinctive and thoughtfully references the lemon packing warehouses that were prevalent throughout the region during the 20th century, while the education building is designed to complement the assembly building, forming a harmonious architectural style with existing adjoining development. The architecture demonstrates a harmonious relationship with neighboring landmarks, including the Goleta Train Depot, the historic Stow House, and the nearby Christ Lutheran Church. Given the shallow slope of the roof, the buildings are shorter than the Stow House ridge, the Train Depot ridge, and the cupola of the Islamic Society. The proposed cross height is similar to that of Christ Lutheran Church. Therefore, the project is consistent with this finding.*

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

*The proposed site improvements for Christ Lutheran Church site continue to demonstrate a harmonious relationship internal to the Christ Lutheran Church campus as no changes to the buildings are planned.*

*The choice of materials and color selection ground the Anthem Church campus buildings within its regional context. Both buildings feature a naturally toned board-formed concrete base at the ground level, supporting vertically ribbed, bone-white metal panel walls that echo the character of historic agricultural structures. Additional exterior finishes, including plaster elements, enrich the material palette. A charcoal grey standing seam metal roof crowns both the assembly and education building, integrating the architecture into its natural surroundings while*

*reinforcing a cohesive campus identity. Therefore, the Anthem Church community assembly portion of the project is consistent with this finding.*

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

*No additional outdoor mechanical or electrical equipment is planned to be added as part of the proposed site improvements for Christ Lutheran Church site.*

*All outdoor mechanical and electrical equipment associated with the Anthem Church community assembly campus is screened from public view and well-integrated into the architecture of the buildings. Therefore, the project is consistent with this finding.*

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

*No grading is needed to implement the proposed site improvements (new trees) for Christ Lutheran Church site.*

*For the Anthem Church portion of the project, the finished topography will remain consistent with existing conditions, with the grading limited to the minimum required to construct the project. Over-excavation for building foundations will be required and cut and fill will be utilized to create a level site that achieves a cohesive development with the existing Christ Lutheran Church building onsite. Approximately 4,200 cubic yards of cut and 560 cubic yards of fill would be required. Therefore, the project is consistent with this finding.*

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

*Landscaping on Lot 1 (Christ Lutheran Church) will enhance the aesthetic of and reduce the heat island effect from the existing parking lot. No important views will be impaired or blocked by the proposed shrubs and trees. The landscape improvements will also serve to improve the built environment. The landscaping will contribute to the overall project aesthetics and are not in conflict with the adjacent development and uses at the Stow House and Lake Los Carneros Park. The proposed landscape improvements will further enhance the visual character of this portion of the City by enhancing the landscaping around an existing parking lot.*

*Landscaping on Lot 2 (Anthem Church) will enhance this area of the City by developing what is currently a graveled lot with quality landscaping, and a restored ESHA buffer. The proposed landscaping will soften the proposed parking lot and accentuate the architecture of the buildings, without blocking views of the*

*mountains from the public from Los Carneros Road. Therefore, the project is consistent with this finding.*

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

*The proposed site improvements (new trees) for Christ Lutheran Church site will improve the visual aesthetic of the existing parking lot, especially as viewed from Covington Way. The new trees will also help provide shade for the parking lot and to pedestrians as they circulate through the site.*

*The landscaping palette associated with the development of the Anthem Church campus will add a number of native trees (oaks and sycamores) and significantly improve and maintain landscaping throughout the project. Within the 100' ESHA buffer the project proposes permeable pavers and native landscaping. Also, within the 100' ESHA buffer area will be approximately 9,700 square feet of native habitat restoration with native plant species and additional pollinator resources. A final irrigation plan will receive Final Design Review by the DRB prior to the issuance of a Zoning Clearance. The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWEL0). Adequate conditions of approval will be included to ensure appropriate installation and long-term maintenance of all planting areas. Therefore, the project is consistent with this finding.*

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

*No additional lighting is planned to be added as part of the proposed site improvements for Christ Lutheran Church site.*

*While most activities will conclude by sunset at the Anthem Church campus, the times that the sanctuary is occupied during evening hours will be minimal. Safety lighting will be provided to the minimum amount necessary to ensure that pedestrians can safely circulate throughout the campus at night. All exterior lighting will be cut off with no direct light leaving the buildings. Exterior lights will be primarily for safety in the walking and parkway areas and will consist of hooded pedestal or bollard lighting, directed downwards. The photometric study shows that the proposed lighting will result in 0.1 foot-candles or less at all property boundaries. Therefore, the project is consistent with this finding.*

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

*No changes to the existing architecture are planned as part of the proposed site improvements for Christ Lutheran Church site.*

*Regarding the Anthem Church campus development, the closest existing residential development to the new proposed buildings is approximately 300 feet away to the north. As such, the privacy of the neighbors will not be affected with the addition of the new buildings on proposed Lot 2. No public viewsheds will be impaired by the proposed project given the placement of the new buildings on Lot 2, which will be setback approximately 136 from Los Carneros Road and approximately 235 feet from Covington Drive and will be in keeping with the height limitation of the zoning code. The project has been purposefully sited in the rear half of the lot to maintain all existing viewsheds and minimize its visual impact from the neighboring streets and residences. The proposed landscaping will soften the proposed parking lot and accentuate the architecture, without blocking views from the public. The proposed setbacks are large enough that neighboring solar access will not be affected. Therefore, the project is consistent with this finding.*

- K. 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 any additional design standards adopted by the City Council. Therefore, the project is consistent with this finding.*

#### CALIFORNIA ENVIRONMENTAL QUALITY ACT

- L. 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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 32 exemption consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

The Notice of Exemption for the project and all supporting technical analysis to support the exemption can be found in the CEQA Review section of the City of Goleta's website using the following link:

<https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review>

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, 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 as documented in the biological report prepared by Storrer Environmental dated October 22, 2025, and peer reviewed by Althouse and Mead dated June 27, 2025. These reports are incorporated by referenced into the Notice of Exemption and are on file with the City of Goleta's Planning and Environmental Review Department. 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 a community assembly as urban infill on residentially 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 any scenic highways. 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 on the adjacent historical resource due to the approximately 300-foot distance between the project and historic resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

Consistent with the requirements of the Class 32 exemption described in the Notice of Exemption, and pursuant to CEQA Guidelines §15300.2, *Exceptions to the Exemption*, the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines § 15332.

**Attachment B**  
**CEQA Notice of Exemption**

**NOTICE OF EXEMPTION (NOE)**

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To:  Office of Land Use & Climate Innovation  
P.O. Box 3044, 1400 Tenth St. Rm. 212  
Sacramento, CA 95812-3044

From: City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117

Clerk of the Board of Supervisors  
County of Santa Barbara  
105 E. Anapamu Street, Room 407  
Santa Barbara, CA 93101



**Subject:** Filing of Notice of Exemption

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**Project Title:**

Christ Lutheran and new Anthem Churches development and subdivision; Case No's 24-0002-SUB, 24-0004-CUP, 24-0010-DP; 24-0030-DRB; 24-0009-DP, & 24-0005-CUP

**Project Applicant:**

Property Owner: Christ Lutheran Church of Goleta (CLC)  
Applicant: Lars Linton, representing both Christ Lutheran and Anthem Churches  
Agent for Applicant: Steve Welton, Susanne Elledge Planning and Permitting Services (SEPPS)

**Project Location (Addresses and APN):**

6595 Covington Way, Goleta CA, 93117, County of Santa Barbara, APN: 077-160-022

**Description of Nature, Purpose, and Beneficiaries of Project:**

The project site is identified as APN 077-160-022, located at 6595 Covington Way in the City of Goleta, Santa Barbara County.

The General Plan/Local Coastal Plan Land Use designation and zoning for the site is (RS) Single Family Residential and (RS-8) Single Family Residential 8000 SF minimum lot size, respectively. The site is located in the Inland area of the City.

The purpose of the applications is to facilitate the creation of an additional site to allow the construction of a new separate church facility. New building construction will occur on the area located south of the existing Christ Lutheran Church (CLC), east of Los Carneros Road, west from Lake Los Carneros Open Space, and north from the Goleta Valley Historical Society Parking Lot/Fire Station 12. A detailed project description is included in Enclosure A.

The beneficiaries of the project are Christ Lutheran Church and Anthem Church.

## **NOTICE OF EXEMPTION (NOE)**

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### **Name of Public Agency Approving the Project:**

City of Goleta

### **Name of Person or Agency Carrying Out the Project:**

Christ Lutheran Church of Goleta and Anthem Church Goleta. Attention: Lars Linton

### **Exempt Status:**

- X Categorical Exemption: *Minor Land Division, State CEQA Guidelines §15315; and In-Fill Development Project, State CEQA Guidelines, §15332*

### **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.: State CEQA Guidelines), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under § 15315 and § 15332 of the CEQA Guidelines and a Notice of Exemption is proposed.

The City of Goleta is acting as the Lead Agency for this project. The Class 15 exemption consists of the division of property in urbanized areas zoned for residential, commercial or industrial uses into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent. The subdivision request meets these criteria as: 1) the site is located within an urbanized area zoned for residential uses; 2), the proposed subdivision is to create two (2) lots and no variances or exceptions from the lot size or lot dimensions are proposed or needed to allow the creation of the new lots; 3) all services and access exist to the serve the parcels as demonstrated by letters provided by Goleta Water District, Goleta West Sanitary District, and Santa Barbara County Fire Department and the adjacency of full improved local roads namely Los Carneros Road and Covington Way; 4) the site has not been involved in a land division within the previous two (2) years; and 5) the average slope of the property is approximately 2% percent which is less than 20%.

Further, the Class 32 exemption consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

All supporting technical analysis to support the exemption can be found in Enclosure A. Also, The Notice of Exemption can also be found in the CEQA Review section of the City of Goleta's website using the following link:

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<https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review>

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, 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 as documented in the biological report prepared by Storrer Environmental dated October 22, 2025, and peer reviewed by Althouse and Mead dated June 27, 2025. These reports are incorporated by referenced into the Notice of Exemption and are on file with the City of Goleta's Planning and Environmental Review Department. 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 a community assembly as urban infill on residentially 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 any scenic highways. 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 on the adjacent historical resource due to the approximately 300-foot distance between the project and historic resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

### **Conclusion:**

Based on this analysis, the CLC and Anthem Church subdivision and new development project meets all criteria associated with a Class 15 and Class 32 Categorical Exemption pursuant to Sections 15315 and 15332 of the State CEQA Guidelines. Furthermore, exceptions to the applicability of a Categorical Exemption, as specified in Section 15300.2(a) through (f) of the CEQA Guidelines, do not apply to the project. Therefore, the project is exempt from CEQA.

### **City of Goleta Contact Person and Telephone Number:**

Brian Hiefield, Senior Planner, (805) 961-7552

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Lisa Prasse, AICP

Current Planning Manager

Date

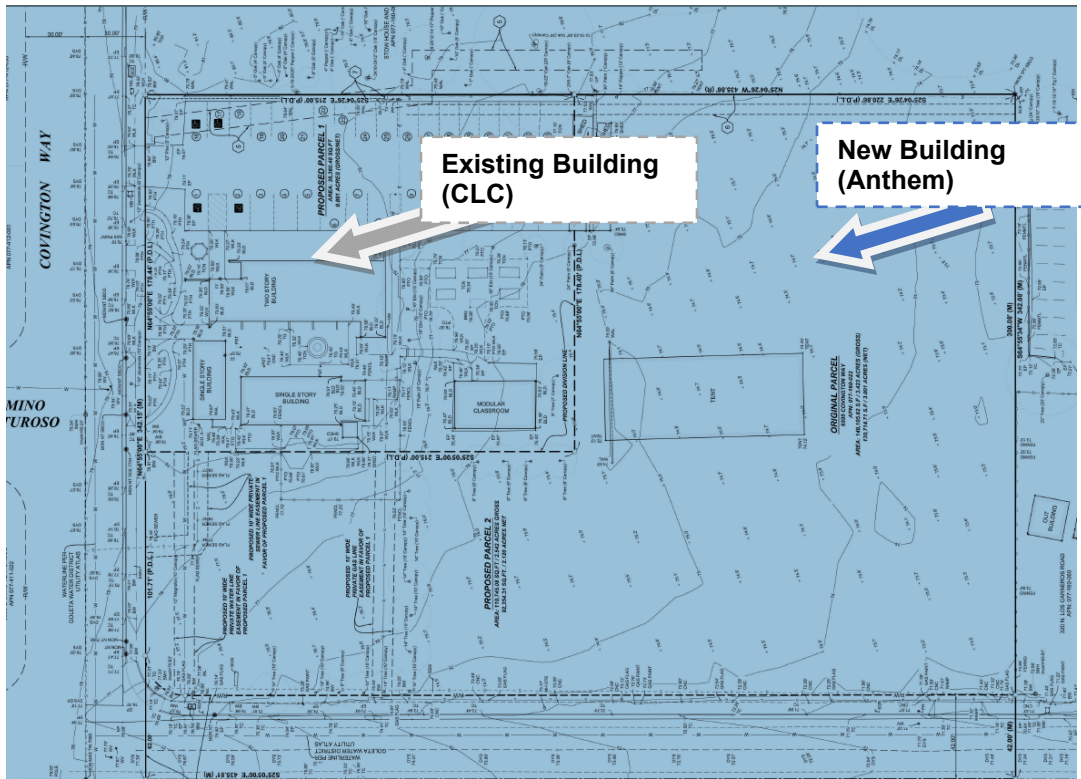
Note: Authority cited: Section 21083 and 211110, Public Resources Code  
Reference: Sections 21108, 21152.1, Public Resources Code

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# NOTICE OF EXEMPTION (NOE)

Figure 1(b)- Project Site



The applicant is requesting a (i) a Tentative Parcel Map (TPM) to subdivide parcel 1 into two parcels; (ii) one (1) Conditional Use Permit Amendment (CUP) (65-CP-52) to revise the boundary of the initial CUP where Christ Lutheran Church (CLC) is located, (iii) one (1) as-is Development Plan for the existing CLC building on new parcel 1, (iv) one Minor Conditional Use Permit to allow a community assembly use in the RS-8 zone district, (v) one new Development Plan for the new Anthem Church Building and associated improvements, (vi) Design review by the City of Goleta DRB, and (vii) Adjustments to the Zoning Ordinance. The General Plan Land Use Designation and Zoning Ordinance Designation is Single Family Residential (RS).

The applicant purposes to construct a new church and associated improvements for Anthem Chapel Goleta (AC) at 6595 Covington Way, which currently includes facilities for CLC that were entitled through a CUP in 1965. The proposed project description includes the following:

- Subdivision of the existing 3.423-acre lot into two (2) parcels.
  - Parcel 1 is proposed to be 0.881 acres and contain the existing CLC facilities including the sanctuary, parking lot, and accessory structures.
  - Parcel 2 is proposed to be 2.542 acres (gross) and support the AC facilities, described below.
- Construct a 6,512 SF sanctuary.

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## **NOTICE OF EXEMPTION (NOE)**

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- Construct a 2-story 13,554 SF education building to support day care and preschool.
- Exterior patios, play yards and passive recreation areas.
- Construct a 117-space parking lot including 5 ADA and 6 EV parking spaces and 25 EV ready spaces.
- Short and long-term bicycle parking and charging.
- Restore and enhance an onsite Monarch ESHA buffer with native and monarch appropriate plantings and a split rail fence.
- New 6' high max walls and fences to delineate exterior boundaries and create a waste storage area.
- Modify existing driveway and construct a new driveway on Los Carneros Road.

The new church is proposed to include a sanctuary with seating for up to 500 persons, offices and facilities for a pre-school, day care and youth groups that would serve the congregation and surrounding neighborhood for up to 110 children.

Additionally, as part of the proposal, the applicant is proposing Adjustments to the Zoning Ordinance, pursuant to Section 17.59.040, for the following:

### Lot 1: Adjustments (CLC)

1. Request to provide less than a combination of 50% shading for the Heat Island Effect to 22%, pursuant to the Municipal Code Section 17.38.110(J).
2. Request relief to not providing charging for one required electric bicycle parking space, pursuant to the Municipal Code Section 17.38.090(C).
3. Request to have the existing modular classroom continue to extend 5 feet into the rear setback abutting new Lot 2 (Anthem).
4. Request relief from the requirement for a separate loading space, pursuant to Municipal Code Section 17.38.100(A).
5. Reduction to the number of parking spaces from 43 to 41, pursuant to Municipal Code Section 17.38.070.
6. Fewer than 1 tree/4 parking spaces, pursuant to Municipal Code Section 17.38.110(K). For 43 spaces, the project requires 11 trees, and the applicant is proposing a total of 10.

### Lot 2: Adjustment and Request for Reduction (AC)

1. Request to exceed the maximum height of the RS zoning district from 25 feet to 27 feet 8 inches, pursuant to Municipal Code Section 17.07.030. This would keep the sloped roof design vernacular of both buildings and help obscure rooftop equipment.
2. Request to exceed the maximum height of architectural projections for a standalone cross from 30 feet to 33 feet 10 inches. This would be consistent with the cross at the abutting CLC property.
3. Request to reduce Monarch Butterfly ESHA from 100-feet to 50-feet, pursuant to Municipal Code Section 17.30.180(C)(2).

Other than parking lot changes, no new development is proposed on the CLC campus, proposed Lot 1. Access to CLC will remain from Covington Drive.

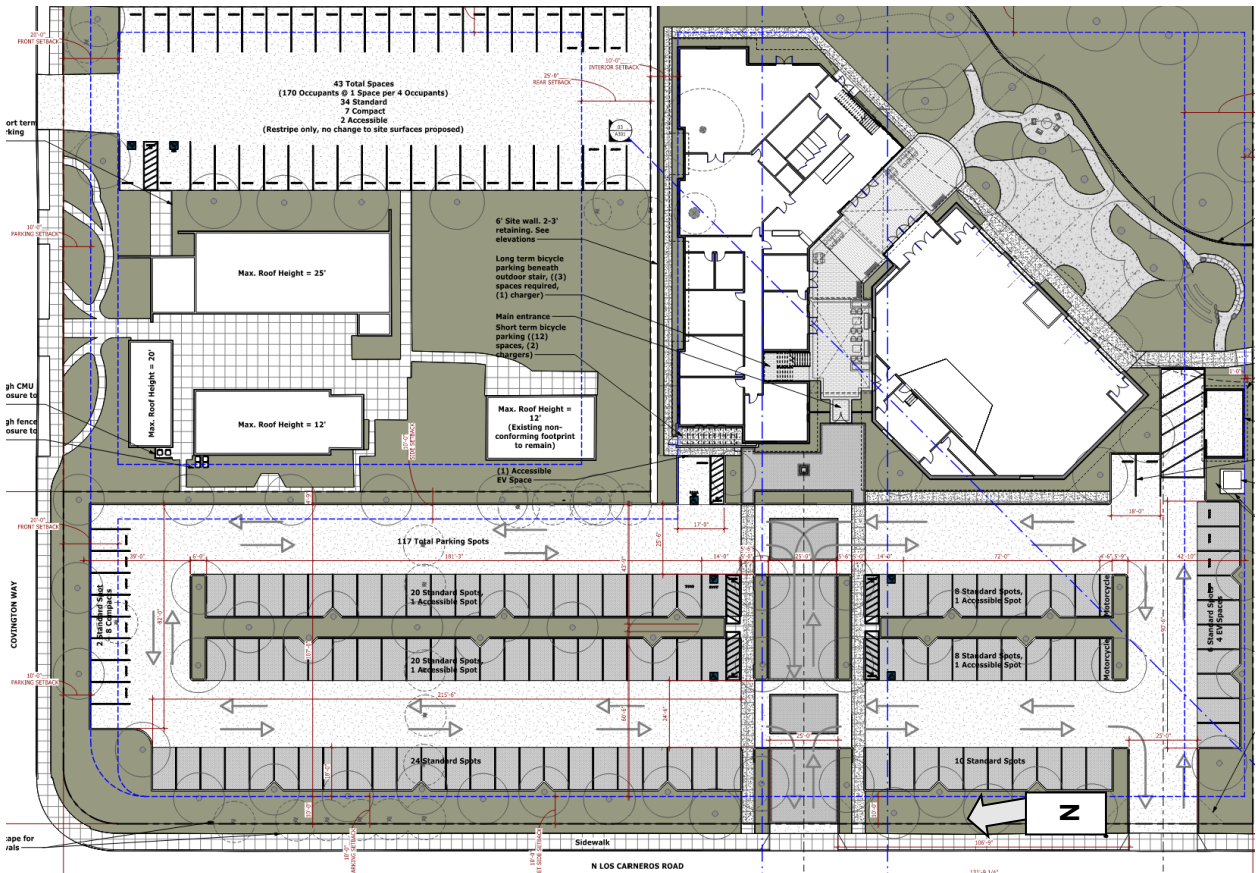
On proposed Lot 2, which is currently vacant except for temporary accessory structures that will be removed, the project proposes to construct a new 6,512-square foot church  
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sanctuary, and a 2-story 13,554-square foot education building to support preschool classrooms and daycare. Parking would consist of a 117-space parking lot including 5 ADA and 6 EV parking spaces and 25 EV ready spaces. Additional associated improvements include new on-site and parking lot landscaping, exterior patios, play yards and passive recreation areas, short- and long-term bicycle parking and charging, restoration and enhancement of an onsite Monarch ESHA buffer, new trash enclosure, and two new drive isles and aprons to access Los Carneros Road. Access to the Anthem Church campus will be from Los Carneros and the two parking lots will not connect.

Figure 2- Site Plan



### Reasons why the project is exempt:

#### Categorical Exemption: In-Fill Development Projects §15332

Class 32 consists of projects characterized as in-fill development where the project is (a) consistent with the applicable general plan designation and all applicable general plan policies, as well as with applicable zoning designation and regulations, (b) occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses, (c) has no value, as habitat for endangered, rare or threatened species, (d) would not result in any significant effects relating to traffic, noise, air quality, or water quality, and (e) adequately served by all required utilities and public services.

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Consistent with the requirements of the Class 32 requirements above, and pursuant to CEQA Guidelines §15300.2, *Exceptions to the Exemption*, the entirety of the project falls within the Class 32 Exemption set forth in State CEQA Guidelines section 15332.

*General Plan and Zoning Consistency*

The Project splits the existing 3.4 acre developed site into two parcels - new Parcel 1 and new Parcel 2. New development is proposed to occur only on new Parcel 2. Both new parcels will conform to the policies within the City of Goleta General Plan, and the regulations of Title 17, the City of Goleta Zoning Ordinance, within the City of Goleta Municipal Code in terms of size and shape. The property is in an urbanized area within the Single-Family Residential land use and zoning designations and will not result in any changes to the allowable land uses. Additionally, no variances or exceptions are required to create the parcels, and all services and access to the parcels are sufficient and will comply with local standards. Please see Table 1 for the proposed parcels sizes resulting from the subdivision of Parcel 1.

Table 1

<b>Proposed Lots</b>	<b>Use</b>	<b>Acreage</b>	<b>Lot Width</b>
Proposed New Lot "1" (6595 Covington Way:	Existing Use (Christ Lutheran Church of Goleta) to remain.  Existing 5,020 SF Sanctuary, Office, and Classroom	Minimum Required: 8,000 sq. ft. (0.184 gross acres)  Provided: 38,376 sq. ft. (0.88 gross acres)	Minimum Required: 75'  Provided: 179'
Proposed New Lot "2" (Address TBD)	New Use (Anthem Church) to be constructed.  Proposed 13,554 SF Office/Classroom/Day Care Building. Proposed sanctuary building is 6,512 SF.	Minimum Required: 8,000 sq. ft.  Provided: 149,105 sq. ft. (3.42 gross acres)	Minimum Required: 75'  Provided: 436'
Total Area	-----	3.423 Gross Acres	

The less than 5-acre project site is located on developed area within the City of Goleta limits substantially surrounded by urban uses including residential uses, religious institutions, fire station, open space and agricultural uses. The new parcels will continue to be adequately served by all required utilities and public services. The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

*Airport Safety*

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The project is located within Safety Zone 6 of the Santa Barbara Airport Land Use Compatibility Plan (ALUCP) adopted January 2023. The General Plan Safety Element includes the Other Hazards Map (Figure 5-3), which, among other things, implements Safety Element Policy SE 9, Airport-Related Hazards, and identifies the areas subject to Airport Safety Zones as depicted in the ALUCP. This map was updated in November of 2023 to be consistent with the new ALUCP adopted in January of 2023. Specifically, Figure 5-3 was updated to match the Airport Safety Zones in the 2023 ALUCP.

Table 3.2 in the ALUCP, the *Santa Barbara Airport Safety Compatibility Criteria*, designates the Church as an Indoor Large Assembly Use which is a compatible use without limitations on Maximum Intensity and Maximum Lot Coverage.

### *Air Quality and Greenhouse Gas*

Air quality and greenhouse gas analysis was provided by MD Acoustics, dated February 23, 2026.

### **Air Quality**

Project emissions were compared to the Santa Barbara County Air Pollution Control District (SBCAPCD) thresholds of significance for operational emissions for nitrogen oxides (NOx) and volatile organic compounds (VOCs). See <http://www.arb.ca.gov/research/aaqs/aaqs.htm> for additional information on criteria pollutants and air quality standards.

The worst-case construction emissions for the project are shown in Table 1.

**Table 1: Regional Significance – Construction Emissions (tons/year)<sup>1</sup>**

Activity	Pollutant Emissions (pounds/day)					
	VOC	NOx	CO	SO <sub>2</sub>	PM10	PM2.5
2026	0.12	1.1	1.35	0	0.07	0.05
2027	0.32	0.39	0.56	0	0.02	0.01
<b>Total Emissions</b>	0.44	1.49	1.91	0	0.09	0.06
<b>SBCAPCD Annual Threshold</b>	<b>25</b>	<b>25</b>	*	*	*	*
<b>Exceeds Threshold?</b>	<b>No</b>	<b>No</b>	*	*	*	*
Notes: <sup>1</sup> Source: CalEEMod Version 2022.1.1.29						

As detailed in the SBCAPCD Guidelines, the SBCAPCD has established a threshold of 25 tons per year of VOC or NOx emissions for construction. As shown in Table 1, the project would not exceed the threshold for either pollutant. Therefore, the project's construction emissions would have less than significant impact.

The operating emissions were based on year 2027, which is the anticipated opening year for the project. Project trip count was per the traffic analysis from Associated Transportation Engineers, dated January 5, 2026. The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter are summarized in Table 2. The data in Table 2 shows that the operational emissions for the project would not exceed the SBCAPCD's significance thresholds for all sources or mobile sources.

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**Table 2: Regional Significance – Operational Emissions (lbs/day)**

Activity	Pollutant Emissions (pounds/day) <sup>1</sup>					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources <sup>2</sup>	0.79	0.01	0.96	0.00	0.00	0.00
Energy Usage <sup>3</sup>	0.01	0.25	0.21	0.00	0.02	0.02
Mobile Sources <sup>4</sup>	2.24	3.11	23.50	0.06	5.98	1.55
<b>Total Emissions</b>	<b>3.04</b>	<b>3.37</b>	<b>24.67</b>	<b>0.06</b>	<b>6.00</b>	<b>1.57</b>
SBCAPCD Threshold – All Sources	<b>55</b>	<b>55</b>	*	*	<b>80</b>	*
SBCAPCD Threshold – Mobile Sources	<b>25</b>	<b>25</b>	*	*	*	*
Exceeds Threshold?	No	No	*	*	No	*

Notes:  
<sup>1</sup> Source: CalEEMod Version 2022.1.1.29  
<sup>2</sup> Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.  
<sup>3</sup> Energy usage consists of emissions from on-site natural gas usage.  
<sup>4</sup> Mobile sources consist of emissions from vehicles and road dust.

Given the relatively limited number of heavy-duty construction equipment and construction schedule, the proposed project would not result in a long-term substantial source of toxic air containment emissions and corresponding individual cancer risk. Furthermore, construction-based particulate matter (PM) emissions (including diesel exhaust emissions) do not exceed any local or regional thresholds. Therefore, no significant short-term toxic air contaminant impacts would occur during construction of the proposed project.

As the proposed project would be a church, operation would not require heavy duty equipment onsite or significant heavy duty truck trips and would therefore no significant long-term toxic air contaminant impacts would occur during operation of the project.

The project site has a zoning designation RS-8. The Community Assembly use type, such as the proposed church, is allowed under the RS designation with the approval of a minor CUP, which has been proposed by the applicant. As the project is below the thresholds set by the SBCAPCD, with the approved minor CUP the project will be consistent with the City's General Plan.

The project will be subject to the policies and ordinances pertaining to air quality and climate change in the City's General Plan. Although the project would generate greenhouse gas emissions, either directly or indirectly, these emissions are short-term and not considered to have a significant impact on the environment. Furthermore, project emissions have demonstrated that they will be below any significant thresholds as outlined by SBCAPCD.

The 2022 Ozone Plan established control measures for SBCAPCD to progress towards attainment of the state ozone standards. By definition, project consistency with the Ozone Plan for the projects subject to these guidelines means that direct and indirect emissions associated with the project are accounted for in the Ozone Plan's emissions growth assumptions and the project is consistent with measures that are developed and implemented in accordance with the Ozone Plan. The Ozone Plan is built upon the City's General Plan land use patterns, therefore consistency with the Ozone Plan can be shown by consistency with the City's General Plan. As stated above, the project's community assembly use is allowed under the RS designation with approval of a minor

## **NOTICE OF EXEMPTION (NOE)**

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CUP and therefore the project would be consistent with an approved minor CUP. Therefore, the project would be consistent with the Ozone Plan.

### **Greenhouse Gas**

The project's greenhouse gas (GHG) impacts have been evaluated by assessing the project's consistency with applicable, regional, and local GHG reduction plans and strategies.

The project's opening year annual construction and operational GHG emissions would be 1,245 MTCO<sub>2e</sub>. As no threshold for GHG emissions has been established by the SBCAPCD, the project emissions are provided for information purposes and consistency is determined through consistency with the goals of the County of Santa Barbara's Climate Action Plan (CAP). The County of Santa Barbara adopted the 2030 Climate Action Plan on September 27, 2024. The CAP contains goals and measures to reduce greenhouse gas emissions from activities within the County operations to achieve a 50% reduction in community emissions from 2018 levels by 2030. The CAP includes a consistency checklist for project level analysis, which is included in the MD Acoustics air quality and greenhouse gas analysis as Appendix D. The project will be built all-electric with no gas usage and will provide EV charging per the Title 24 Tier II requirements. Per the CAP checklist, the project would meet all the requirements of the CAP Consistency Checklist and therefore would not have a significant impact in regard to GHG emissions.

In conclusion, construction and operational project emissions were evaluated and compared to the SBCAPCD's thresholds of significance. In addition, the project was compared to the goals of the County of Santa Barbara's Climate Action Plan. Project emissions are anticipated to be below all thresholds of significance with no mitigation. Therefore, the impact is less than significant.

### ***Biological Resources***

Per Figure 4-1, *Special-Status Species and Environmental Sensitive Habitat Areas (ESHA)* of the City of Goleta General Plan/Coastal Land Use Plan (GP/CLUP), the project site itself does not contain special-status species. The project site, however, is adjacent to habitat for Monarch Butterfly, nesting birds, and sensitive raptors as denoted on Figure 4-1. Given the adjacency to ESHA, a Biological Resources Assessment dated October 22, 2025 and updated January 5, 2026, was prepared by Storrer Environmental Services, that evaluated the impact on wildlife. The City had the Storrer report peer reviewed by Althouse and Meade. Althouse and Meade concurred with Storrer's analysis, conclusions, and recommendations. Both reports are incorporated by reference in this Exemption and are on file with the Planning and Environmental Review Department.

The following information is a summary of the Storrer report.

### **Monarch Habitat**

The Stow House monarch butterfly overwintering site (Site 72) is not located on the project site but on an adjacent property just beyond the southeast corner of the project site. The grove contains mature lemon scented gum, silver dollar gum, coast live oak, and scattered ornamentals. Historically, monarchs have used Site 72 as an autumnal or

## **NOTICE OF EXEMPTION (NOE)**

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transitory site as they move through the landscape and find improved habitats to use as climax sites for the remainder of the season. At its peak in November 1998 (Meade et al. 2017), this grove supported 145 individuals. In recent years, only single individual monarchs have been observed at Site 72. In 2016, one individual was observed in October, and no monarch butterflies were seen during the remainder of the overwintering season (November to February). No individual monarchs or clusters were observed in Site 72 during the field survey on December 13, 2023, or during the November-December 2023 Xerces Society Western Monarch Mid-Season Count.

Per the GP/CLUP, the adjacent monarch butterfly overwintering site (Site 72) is considered ESHA and a 100-foot buffer from the edge of the tree canopy is required. Consistent with the requested Adjustment, the Project minimizes encroachment into the ESHA buffer to the maximum extent feasible, with improvements limited to low impact uses such as permeable pavers and native landscaping in the outer buffer area. The inner buffer area will be restored with native vegetation and pollinator-supporting species following installation of the bioretention basin, resulting in approximately 9,700 square feet (0.22 acre) of habitat restoration, including 14 native trees. These measures ensure the buffer reduction is the minimum necessary and will not result in adverse impacts to the adjacent ESHA.

Native vegetation in the southeast corner will serve as transitional habitat between the Project and Site 72 and will increase foraging resources for overwintering monarch butterflies if they frequent the site and other wildlife. Consistent with GP/CLUP Conservation Element Policy CE- 4.5, fencing will be installed along the edge of the restoration area to limit human intrusion. The Project Area is entirely developed/disturbed and there are no sensitive biological resources (e.g., ESHA, protected native trees, special-status plant species, jurisdictional waters/wetlands) present in the parcel that would be affected by the Project. Construction will commence outside of the monarch butterfly overwintering season (October 1 to March 1) within 100 feet of Site 72 (e.g., grading, bioretention basin) to avoid disturbance to the historic overwintering site. No direct impacts to Site 72 are expected to occur as a result of the Project. Site hydrology will not be significantly changed. Grading of the Project Area and installation of the bioretention basin will not alter the adjacent eucalyptus tree grove. Further, proposed restoration adjacent to Site 72 will result in an overall improvement in habitat function/value. The City's peer reviewer concurred with the conclusion of the Storrer report that the proposed project as designed with the ESHA setback reduction will not impact the Monarch ESHA resources.

### **Raptor Nesting**

Active and historic raptor nests are protected by Federal, State, and City policies. Protections and buffers for raptor nests are applicable during the nesting season and throughout fledging. The duration of the nesting bird season is from February 1st through August 31st. The project site does not contain historic raptors nest sites; however, the eucalyptus grove adjacent to the Project Area does. Nearby Lake Los Carneros and the surrounding Preserve also provides high quality nesting habitat for raptors and other bird species. Five (5) raptor nests [Cooper's hawk (*Accipiter cooperii*), red-shouldered hawk (*Buteo lineatus*), and white-tailed kite (*Elanus leucurus*)] have been documented in proximity to the Project Area between 2018-2021 (Audubon 2023) (Figure 3 of Storrer report – Existing Conditions & Required Setbacks). These nests

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were all found in eucalyptus trees within 300 feet of the Project. The GP/CLUP requires a 100-foot buffer around active and historical nest sites for protected raptor species. There are four (4) historic raptor nesting sites (two red-shouldered hawks and two Cooper's hawks) in the eucalyptus grove adjacent to the Project Area that are within 100 feet and have buffers that overlap the southeast corner of the parcel (Audubon 2023) (Figure 3 of Storrer report – Existing Conditions & Required Setbacks). There is also a historic white-tailed kite nest approximately 360 feet to the east and numerous other historic raptor nest sites in the Preserve between the Stow House and Lake Los Carneros (Audubon 2023). The closest historic nest locations are directly adjacent to the public parking lot for Stow House and birds nesting in this area have adapted to a certain level of activity from the surrounding facilities (e.g., County Fire Station 14, Stow House, South Coast Railroad Museum) and the visiting public.

If development occurs during the nesting bird season (February 1 to August 31), a qualified biologist will conduct pre-construction nesting bird surveys within 500 feet of the Project Area. If active non-raptor nests are found, an appropriate nest buffer will be established by a qualified biologist and the nest will be monitored. No work can take place within a nest buffer. If an active raptor nest is found, no development activity shall be allowed within a 500-foot radius of the nest. Nest buffers may be reduced in consultation with CDFW and with oversight from a qualified biologist to ensure construction does not cause nest failure. Temporary impacts to nesting birds during construction can be further reduced through implementation of the recommended minimization and avoidance measures outlined in Section 6.0 of the Storrer report will be incorporated as conditions of approval and/or project features.

### **Best Management Practices**

The applicant prepared as part of their project description/project features, a Monarch Butterfly Habitat Protection Plan (MBHPP). The MBHPP was prepared in accordance with the GP/CLUP Conservation Element (CE) policy 4.6 (City 2006) and included best management practices (BMP) construction measures to be implemented in and around the proposed Project Area. The BMPs are incorporated by reference and are on file with the

The City's peer reviewer that reviewed the MBHPP concurs that the proposed plan is appropriate for best management practices for the ESHA resources adjacent to the Stow House.

### *Transportation*

The project would not result in any significant impacts related to traffic based on the Vehicle Miles Traveled Study prepared by Associated Transportation Engineers, dated January 5, 2026, and accepted by the City of Goleta Public Works Department. The VMT study is incorporated by reference and is on file with the PER Department. The project would generate 13.73 Vehicle Miles Travelled (VMT) per employee for the church component of the project. Therefore, the Project-generated VMT levels would not exceed the City's threshold of 14.26 VMT per employee for the church.

Section 3.0 of the City of Goleta's VMT Thresholds Study establishes screening criteria for certain projects that are exempt from performing a detailed VMT analysis and may be

## **NOTICE OF EXEMPTION (NOE)**

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presumed to have a less than significant VMT impact. Local agencies may elect to classify certain uses as local serving if the use is expected to draw users from a relatively small geographic area, leading to short-distance trips, and trips that are linked to other destinations. A neighborhood day care/pre-school facility primarily draws students from a relatively small geographic area in the vicinity of the school site, which results in short-distance trips. The closest similar land-use to the project is the Posy pre-school located 0.8 miles to the east of the Project site. There are 4 similar pre-schools/day cares located within approximately 2 miles from the Project site. The Project would provide a pre-school/day care in an area where there is only 1 similar pre-school within 1 mile of the site on the north side of US 101. Thus, the Project would lead to shorter trip distances for parents/care givers needing preschool/day care services. Therefore, based on the locally serving use screening criteria, the VMT generated by the school/day care is less than significant.

Lastly, the applicant has indicated that special outdoor events are not planned at this time on either proposed Parcel 1 or proposed Parcel 2. If such events are proposed, they could be subject to a Special Event Permit. A Special Event Permit would consider issues such as parking, circulation, and noise based on the nature of the event.

### *Noise*

The project would not result in any significant impacts related to noise based on the acoustic analysis prepared by 45dB Acoustics, dated November 22, 2025, and accepted by staff following a peer review provided by Rincon Consultants. The acoustic analysis is incorporated by reference and is on file with the PER Department.

The acoustic analysis concluded that sound levels for a typical 3-hour church service time period (3 separate 1-hour services) during daytime hours (between 7am and 7pm) held inside the proposed Sanctuary building would not exceed the CNEL 65 dBA limit of the General Plan Noise Element at the property lines of nearby noise-sensitive land uses and will comply with the City's Municipal Code. This project will not require mitigation, and the roll-up exterior doors that open to the southeast may be open or closed. Because it is difficult for anyone to identify source levels as described in the report, event sound levels will be monitored to ensure compliance with the Ordinance.

Noise from construction activities is primarily associated with grading activities and site preparation. For the project, these activities are expected to take no longer than 15 working days and all construction will occur on weekdays during working hours. The project will comply with standard City of Goleta conditions of approval for construction hours, which are from 8AM to 5PM, Monday through Friday, with no construction allowed on State holidays. As such, construction noise and vibration are expected to be short-term and less than significant; mitigation is therefore not required. Recommendations for noise management are provided in the acoustic analysis and will be made conditions of approval.

### *Hydrology and Water Quality*

The project will not violate any water quality standards or waste discharge requirements.

## **NOTICE OF EXEMPTION (NOE)**

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Flowers & Associates, Inc. prepared a Teir 4 Preliminary Stormwater Control Plan for the project dated December 13, 2024, to demonstrate that the project can meet the applicable requirements of the Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032 with the current design. This document is on file with the City and is incorporated by reference.

The project will utilize permeable pavers and two bioretention areas (southeast corner) to reduce overall site runoff and treat runoff from adjacent impervious areas. The site slopes gently to the south and southwest (generally towards Los Carneros Road). This system will provide an improvement in surface water quality from the existing condition that takes runoff from the vacant parcel that sheet flows directly south and takes advantage of the natural filtration and storage offered by the bioswale and detention basin. Any remaining stormwater runoff is conveyed overland, through the vacant existing site, and discharges to Los Carneros Road where water is conveyed in the gutter and ultimately storm drain system before discharging to the Pacific Ocean.

The project will not rely on groundwater as a source of potable water and therefore will not decrease supplies or interfere with groundwater recharge. Water for the project will be provided directly from the Cachuma Water Project pursuant to an Exchange Contract with the Bureau of Reclamation dating back to 1952. Water will be delivered to the site by the Goleta Water District under a Water Conveyance Agreement.

### *Utilities and Services*

The existing parcel will be served by all required utilities and public services such as Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, Santa Barbara County Sheriff's etc. . The new development conforms to the policies of the City of Goleta General Plan, and the regulations of Title 17, the Goleta Zoning Ordinance, within the City of Goleta Municipal Code.

### Exceptions to the Exemption

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to the Class 32 exemption apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), by its own terms, does not apply to projects that fall within the Class 32 exemption; moreover, 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 a community assembly as urban infill on residentially 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 any scenic highways. 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

## **NOTICE OF EXEMPTION (NOE)**

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exception does not apply because the project has no potential of causing a substantial adverse change in the significance on the adjacent historical resource due to the approximately 300 foot distance between the project and historic resource. Additionally, the project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

For all of the foregoing reasons, the entirety of the project is exempt under the Class 32 exemption.

**Attachment C**  
**Project Plans**

# Anthem Chapel

## Goleta, CA



### VICINITY MAP



### Additional Parking Statistics

**Accessible Parking** = 5 (5 min. for parking lots between 101-150 spaces)  
**RV Parking** = 6 (1 min. for parking lots between 101-150 spaces)  
**RV Ready** = 25 (25 min. for parking lots between 101-150 spaces)  
**Accessible Dr.** 1 Standard, 5 Pav (1 standard and 1 pav min. for facilities with 5-25 EVCS)  
*(California Calculation used for each vehicle parking, more stringent than Goleta ZD and takes precedence)*  
**Short Term Bicycle Parking** = 12 (1.1 \* 117 = 11.7)  
**Short Term Bicycle Charging** = 1 (1.11 charger per 10 spots)  
**Long Term Bicycle Parking** = 3 (1.1 Space per 10 employee space; 28/10 = 2.8)  
**Long Term Bicycle Charging** = 1 (1.11 charger per 10 spots)

### PROJECT DIRECTORY

**ARCHITECT:**  
 DMHA Architects & Interiors  
 1701 Calle Cesar Chavez #102  
 Santa Barbara, CA 93103

J. Michael Holiday FAIA  
 P: 805.963.7777  
 michael@dmha.com

### CODE COMPLIANCE

**Permitting agencies:**  
 City of Goleta  
 135 Cronaca Drive  
 Goleta, CA 93101

**Applicable codes:**  
 All work & materials shall be performed & installed in compliance with the current editions of the following codes as adopted by the local governing authorities. Nothing in these plans is to be construed to permit work not conforming to these codes:  
 • California Building Code, 2022 Edition (CBC)  
 • California Electrical Code, 2022 Edition (CEC)  
 • California Mechanical Code, 2022 Edition (CMC)  
 • California Plumbing Code, 2022 Edition (CPC)  
 • California Energy Code, 2022 Edition (CEC)  
 • California Fire Code, 2022 Edition (CFC)  
 • California Green Building Standards Code, 2022 Edition (CGBC)  
 • ADA Standards for Accessible Design, 2010 Edition  
 • Best Management Practices  
 • ASCE 24-14  
 • FEMA Technical Bulletins & Applicable FEMA Publications

### Parking Calculations

Component	Size	Rate	Parking Required	Spaces Provided
Weekday/weekend				
Day Care Center	55 Students	1 Space/10 Student 1 Loading Space/10 Students	6 Spaces 12 Spaces	
Pre-School	55 Students	1 Space/10 Student 1 Loading Space/10 Students	6 Spaces 12 Spaces	
Church Admin	1,194 SF Office	1 Space/300 SF	4 Spaces	
Weekday/weekend			28 Spaces	
Weekend/night				
Tenantry				
Assembly Area	5,042 SF	1 Space/30 SF	168 Spaces	117 Spaces

*(All separate calculations completed for weekdays and weekends.)*

### PROJECT SCOPE

**Project Scope Includes:**  
 1. Proposed lot split of A/N 077-140-022 into 2 new parcels, (E) Building and (E) parking that makes up the Daniel Luthers Church complex to remain on new 0.881 acre parcel.  
 2. On (N) 2,242 acre parcel, project proposed (N) church building, (N) parking lot, and associated site development:  
 A. (N) 117 car parking lot, 1 accessible (1 Van), 6 Electrical Vehicle charging spots (2 accessible, 1 van accessible), (N) driveway, parking lot lighting, and loading zone.  
 B. (N) Site work and grading for Tier IV Stormwater Management Plan, (N) Retention areas, drainage culverts, and site wall.  
 C. (N) Landscaping across (N) parcel, required trees for parking lot shading and screening, Rehabilitation of area of site within 50' buffer with native plantings to support mapped Research Hauling Site.  
 D. 2nd floor:  
 a. Church sanctuary, stage, green room, audio and video control rooms  
 b. Main church "lounge", reception area, cafe and small support kitchen  
 c. Daycare and preschool  
 d. Kid's worship area  
 e. Fellowship hall  
 f. Restrooms and storage  
 E. 2nd floor:  
 a. Circulation balcony  
 b. Kid's and teenagers worship areas  
 c. Office and conference room  
 d. Restrooms and storage

### FLOOR AREA (CITY OF GOLETA)

FIRST FLOOR	7233 SF
SANCTUARY BUILDING	6512 SF
SECOND FLOOR	6241 SF
TOTAL	20046 SF

*\*City of Goleta Area calculated per Zoning Ordinance 17.03.070*

FLOOR AREA (GROSS)	FLOOR AREA (NET)
FIRST FLOOR	7661 SF
SECOND FLOOR	6570 SF
TOTAL	14231 SF
SANCTUARY BUILDING	6736 SF
TOTAL	20967 SF

**LANDSCAPE ARCHITECT:**  
 Arcadia Studio Landscape Architecture  
 203 East Cole Street  
 Santa Barbara, CA 93101

Kate Grubb, ASLA  
 P: 805.963.9050  
 kgrubb@arcadistudio.com

### PROJECT INFORMATION

**Owner:** Anthem Chapel Goleta

**A.P.N.#**  
 Zoning designation: Original Parcel 077-140-022, Proposed Parcel TBD  
 R-S-7 / Single Family  
 Single Family

**General plan designation:** Church sanctuary, classrooms, offices and nursery  
 Sanctuary: 11,284 SF (53.2%)  
 Nursery: 1,934 SF (8.6%)  
 Classrooms: 7,246 SF (32.2%)  
 Offices: 1,222 SF (5.4%)  
 Total: 22,308

**Proposed use:**

**High fire:** No  
**Fire sprinklers required:** Yes  
**Flood hazard:** Zone X (Minimal Flood Hazard)

**Construction type:** I-1  
**Occupancy group:** A-3/BE  
**Lot size:** Original Parcel: 140,105 S.F. (3.243 ACRES)  
 Proposed CLC Parcel: 38,360 S.F. (0.881 ACRES)  
 Proposed Project Parcel: 110,745 S.F. (2.542 ACRES)  
 Front = 20' Rear Yard = 45'  
 Street Sided = 10' Interior Side = 10'  
 Note: All lot widths exceed 100', therefore all interior side setbacks are to be the maximum 10'

**Required setbacks:**

**Maximum height limit:** 25'  
**Sealing:** Gate: 4,200 Import = 0  
 Fill = 560 Export = 3,640  
 (E) Impermeable surface = 1,300 SF  
 New or replaced impermeable surface = 49,400 SF

**SWMP compliance:** Indicate tree = T  
 Required = 110 Proposed = 117

**Number of parking spaces:** Required = 110 Proposed = 117

**SURVEYOR:**  
 Metro Carmelo Land Surveying  
 2533 Hollister Ave #7E 7  
 Goleta, CA 93111

Barry Waters  
 P: 805.967.6116 x. 5  
 bwaters@mcarsurveying.com

### SHEET INDEX

GENERAL	ARCHITECTURAL
GS001 COVER SHEET	AS101 CONCEPT FIRST FLOOR PLAN
GS111 SITE PHOTOS	AS102 CONCEPT SECOND FLOOR PLAN
LS SURVEY	AS103 CONCEPT ROOF PLAN
GS-1 TITILE SHEET	AS104 HEIGHT LIMIT EXHIBIT
BS-1 EXISTING CONDITIONS	AS201 CONCEPT BUILDING ELEVATION WEST
C-1 PRELIMINARY GRADING & DRAINAGE PLAN	AS202 CONCEPT BUILDING ELEVATION SOUTHWEST
C-2 PRELIMINARY GRADING & DRAINAGE PLAN	AS203 CONCEPT BUILDING ELEVATION NORTH
C-3 PRELIMINARY GRADING & DRAINAGE PLAN	AS204 SOUTH BUILDING ELEVATIONS
NS-1 UTILITY PLAN	AS301 ROOF/EQUIPMENT SIGHT LINE DIAGRAMS
CS-1 SITE SECTIONS	AS601 CONCEPTAL RENDERING
CS-2 SITE SECTIONS	AS602 CONCEPTAL RENDERING
CS-3 CONSTRUCTION DETAILS	AS603 CONCEPTAL RENDERING
LANDSCAPE	AS604 CONCEPTAL RENDERING
LC-1 LAYOUT PLAN	AS605 CONCEPTAL RENDERING
LC-2 CONSTRUCTION DETAILS	AS606 CONCEPTAL RENDERING
IR-1 IRRIGATION PLAN	AS607 CONCEPTAL RENDERING
IR-2 IRRIGATION DETAILS	AS608 CONCEPTAL RENDERING
PL-1 PLANTING ZONES & PLAN	AS611 SITE CONTEXT RENDERING
ES-1 EXISTING ELEVATION	AS612 SITE CONTEXT RENDERING
ES-2 EXISTING ELEVATION	AS613 SITE CONTEXT RENDERING
ES-3 EXISTING ELEVATION	AS614 FISHA BOUNDARY IMPROVEMENTS
ES-4 EXISTING ELEVATION	AS615 NEIGHBORHOOD COMMUNITY STUDIOS
ES-5 EXISTING ELEVATION	AS616 MATERIALS & COLOR PALETTE
ES-6 EXISTING ELEVATION	AS617 LIGHTING
ES-7 EXISTING ELEVATION	AS618 FISH ACCESS SITE PLAN
ES-8 EXISTING ELEVATION	AS619 FISH ACCESS SITE PLAN
ES-9 EXISTING ELEVATION	AS620 FISH ACCESS SITE PLAN
ES-10 EXISTING ELEVATION	AS621 FISH ACCESS SITE PLAN
ES-11 EXISTING ELEVATION	AS622 FISH ACCESS SITE PLAN
ES-12 EXISTING ELEVATION	AS623 FISH ACCESS SITE PLAN
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ES-172 EXISTING ELEVATION	AS783 FISH ACCESS SITE PLAN
ES-173 EXISTING ELEVATION	AS784 FISH ACCESS SITE PLAN
ES-174 EXISTING ELEVATION	AS785 FISH ACCESS SITE PLAN
ES-175 EXISTING ELEVATION	AS786 FISH ACCESS SITE PLAN
ES-176 EXISTING ELEVATION	AS787 FISH ACCESS SITE PLAN
ES-177 EXISTING ELEVATION	AS788 FISH ACCESS SITE PLAN
ES-178 EXISTING ELEVATION	AS789 FISH ACCESS SITE PLAN
ES-179 EXISTING ELEVATION	AS790 FISH ACCESS SITE PLAN
ES-180 EXISTING ELEVATION	AS791 FISH ACCESS SITE PLAN
ES-181 EXISTING ELEVATION	AS792 FISH ACCESS SITE PLAN
ES-182 EXISTING ELEVATION	AS793 FISH ACCESS SITE PLAN
ES-183 EXISTING ELEVATION	AS794 FISH ACCESS SITE PLAN
ES-184 EXISTING ELEVATION	AS795 FISH ACCESS SITE PLAN
ES-185 EXISTING ELEVATION	AS796 FISH ACCESS SITE PLAN
ES-186 EXISTING ELEVATION	AS797 FISH ACCESS SITE PLAN
ES-187 EXISTING ELEVATION	AS798 FISH ACCESS SITE PLAN
ES-188 EXISTING ELEVATION	AS799 FISH ACCESS SITE PLAN
ES-189 EXISTING ELEVATION	AS800 FISH ACCESS SITE PLAN
ES-190 EXISTING ELEVATION	AS801 FISH ACCESS SITE PLAN
ES-191 EXISTING ELEVATION	AS802 FISH ACCESS SITE PLAN
ES-192 EXISTING ELEVATION	AS803 FISH ACCESS SITE PLAN
ES-193 EXISTING ELEVATION	AS804 FISH ACCESS SITE PLAN
ES-194 EXISTING ELEVATION	AS805 FISH ACCESS SITE PLAN
ES-195 EXISTING ELEVATION	AS806 FISH ACCESS SITE PLAN
ES-196 EXISTING ELEVATION	AS807 FISH ACCESS SITE PLAN
ES-197 EXISTING ELEVATION	AS808 FISH ACCESS SITE PLAN
ES-198 EXISTING ELEVATION	AS809 FISH ACCESS SITE PLAN
ES-199 EXISTING ELEVATION	AS810 FISH ACCESS SITE PLAN
ES-200 EXISTING ELEVATION	AS811 FISH ACCESS SITE PLAN
ES-201 EXISTING ELEVATION	AS812 FISH ACCESS SITE PLAN
ES-202 EXISTING ELEVATION	AS813 FISH ACCESS SITE PLAN
ES-203 EXISTING ELEVATION	AS814 FISH ACCESS SITE PLAN
ES-204 EXISTING ELEVATION	AS815 FISH ACCESS SITE PLAN
ES-205 EXISTING ELEVATION	AS816 FISH ACCESS SITE PLAN
ES-206 EXISTING ELEVATION	AS817 FISH ACCESS SITE PLAN
ES-20	





# PRELIMINARY SITE IMPROVEMENT PLANS

## ANTHEM CHAPEL GOLETA

### APN 077-160-022

### GOLETA, CALIFORNIA

**LIST OF SYMBOLS:**

AC	ASPHALTIC CONCRETE
ACP	ASBESTOS CEMENT PIPE
AB	AGGREGATE BASE
BC	BEGIN CURVE
BCR	BEGIN CURB RETURN
BD	BASEMENT DRAIN
BFV	BUTTERFLY VALVE
BM	BENCHMARK
BM	BALL VALVE
BVC	BEGIN VERTICAL CURVE
BW	BACK OF WALK
CIP	CAST IRON PIPE
CJ	CRACK CONTROL JOINT
CL	CLASS
L OR CA	CENTERLINE
CMP	CORRUGATED METAL PIPE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
CO	CLEANOUT
CTV	CABLE TELEVISION
DIP	DUCTILE IRON PIPE
D	DRAIN
E	ELECTRICAL
EC	END CURVE
EGR	END CURB RETURN
EG	EXISTING GRADE
EJ	EXPANSION JOINT
EL	ELEVATION
EP	EDGE OF PAVEMENT
EVC	END VERTICAL CURVE
EW	EACH WAY
EX	EXISTING
FD	FLOOR DRAIN
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
L OR FL	FLOWLINE
FLG	FLANGE
FS	FINISH SURFACE
G	GAS
GB	GRADE BREAK
GM	GAS METER
GSP	GALVANIZED STEEL PIPE
GSV	GAS VALVE
GV	GATE VALVE
HB	HOSE BIB
HP	HIGH POINT
INV	INVERT
L	CURVE LENGTH
LF	LINEAL FEET
MH	MANHOLE
MJ	MECHANICAL JOINT
NIC	NOT INCLUDED IN CONTRACT
OC	ON CENTER
OC&W	ON CENTER EACH WAY
PCC	POINT OF COMPOUND CURVATURE
PI	POINT OF INTERSECTION (OF CURVE TANGENTS)
L OR PL	PROPERTY LINE
PRC	POINT OF REVERSE CURVATURE
PVC	POLY-VINYL CHLORIDE
PV	FLUG VALVE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
RD	ROOF DRAIN
RG	RETAINING GLAND
RSJ	ROUGH SURFACE JOINT
RW	RIGHT-OF-WAY
S	SEWER
SD	STORM DRAIN
SL	STREET LIGHT
ST STL	STAINLESS STEEL
STA	STATION
STD DTL	STANDARD DETAIL
T	TELEPHONE
T BLK	THRUST BLOCK
TB	TOP OF BERM
TC	TOP OF CURB
TCN	TOP OF CONCRETE
TD	TOP OF DKE
TF	TOP OF FOOTING
TG	TOP OF GRATE
TI	TRAFFIC INDEX
TL	TRAFFIC LIGHT
TP	TOP OF PAVEMENT
TYP	TYPICAL
TW	TOP OF WALL
VPI	VERTICAL POINT OF INTERSECTION (OF VERTICAL CURVE TANGENTS)
W	WATER
W	WITH
WD	WALL DRAIN
WM	WATER METER
WV	WATER VALVE
WV	DELTA (CURVE CENTRAL ANGLE)
%	PERCENT
±	APPROXIMATELY
<	LESS THAN
>	GREATER THAN

**LEGEND:**

DESCRIPTION	EXISTING	PROPOSED
CENTERLINE		
EDGE OF A.C. PAVEMENT		
ELEVATION	100.00 OR 110.00	100.00
CONCRETE PAVEMENT		CONCRETE PAVEMENT
A.C. PAVEMENT		
PROPERTY LINE		
RIGHT-OF-WAY LINE		
EASEMENT LINE		
CONTOURS (MAJOR)	10	10
CONTOURS (MINOR)	12	12
BENCH MARK		
TREE CANOPY		
APPROX. SAW OUT LINE		
LIMIT OF GRADING LINE		
GRADE BREAK LINE		GB
FLOWLINE		
SLOPE LINE		
FENCE		
RETAINING WALL		
WATER	W	W
SEWER	S	S
STORM DRAIN	SD	SD
POWER	E	E
GAS	G	G
TELEPHONE	T	T
CABLE TV	CTV	CTV
MANHOLE	MH	MH
CLEANOUT	CO	CO
WATER METER & LATERAL	WM	WM
FIRE HYDRANT	FH	FH
THRUST BLOCK	TB	TB
FITTING		
STREET LIGHT		



**ESTIMATED EARTHWORK QUANTITIES:**

CUT: 4,490 CUBIC YARDS

FILL: 890 CUBIC YARDS

NET: 3,600 CUBIC YARDS (EXPORT)

NOTE: LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS ARE NOT INCLUDED. SHRINKAGE, CONSOLIDATION, AND SUBSIDENCE FACTORS HAVE BEEN ESTIMATED TO BE 5% PER GEOTECHNICAL REPORT AND HAVE BEEN INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED PAVEMENT SUBGRADES. OVERALL EARTHWORK SHALL VARY ACCORDING TO THESE FACTORS AND LOSSES.

CONTRACTOR SHALL ACCEPT OR CONFIRM EXISTING TOPOGRAPHIC INFORMATION, SHALL REVIEW THE SITE AND THE GEOTECHNICAL REPORT(S) AND MAKE HIS OWN INTERPRETATIONS AND CONCLUSIONS WITH RESPECT THERETO, AND SHALL PERFORM AN INDEPENDENT EARTHWORK ESTIMATE ON WHICH TO BASE HIS BID. ONCE GRADING IS STARTED, THE TOPOGRAPHIC INFORMATION HAS BEEN ACCEPTED BY CONTRACTOR.

**IMPORTANT NOTICE**

ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.

Know what's below.  
Call before you dig.

**BENCHMARK:**

VERTICAL DATUM IS NAVD88 PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65.

HORIZONTAL BASIS OF COORDINATES IS NAD83 (1991.35 EPOCH) PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65

ELEVATION = 12.12'

CAUTION: CONFIRM BENCHMARK DATA AND CONDITION WITH PROJECT SURVEYOR (WATERS CARDENAS LAND SURVEYING, LLP) PRIOR TO USE.

**TOPOGRAPHY:**

EXISTING TOPOGRAPHY COMPILED BY WATERS CARDENAS LAND SURVEYING, LLP IN JUNE 2024 FROM FIELD SURVEY CONDUCTED IN DECEMBER 2023.

**SURVEY MONUMENT PROTECTION:**

PROTECT AND PRESERVE, IN PLACE, ALL SURVEY MONUMENTS AND BENCHMARKS. DO NOT DISTURB, MOVE, OR RELOCATE MONUMENTS OR BENCHMARKS WITHOUT THE PRIOR REVIEW AND APPROVAL BY THE AGENCY HAVING JURISDICTION OVER THE MONUMENT OR BENCHMARK. THE CONTRACTOR SHALL CONTRACT WITH A LICENSED SURVEYOR FOR MONUMENTS REQUIRING DISTURBANCE OR REMOVAL, AND THE SURVEYOR SHALL RESET THE MONUMENTS OR PROVIDE PERMANENT WITNESS MONUMENTS AND FILE THE REQUIRED DOCUMENTATION WITH THE COUNTY SURVEYOR PURSUANT TO BUSINESS AND PROFESSIONAL CODE SECTION 8771.

**SHEET INDEX**

SHEET NO.	GENERAL DESCRIPTION
1	G-1 TITLE SHEET
2	EX-1 EXISTING SITE CONDITIONS
3	C-1 PRELIMINARY GRADING & DRAINAGE PLAN
4	C-2 PRELIMINARY GRADING & DRAINAGE PLAN
5	C-3 PRELIMINARY GRADING & DRAINAGE PLAN
6	U-1 UTILITY PLAN
7	CD-1 SITE SECTIONS
8	CD-2 SITE SECTIONS
9	CD-3 CONSTRUCTION DETAILS

PRELIMINARY - NOT FOR CONSTRUCTION

TITLE SHEET

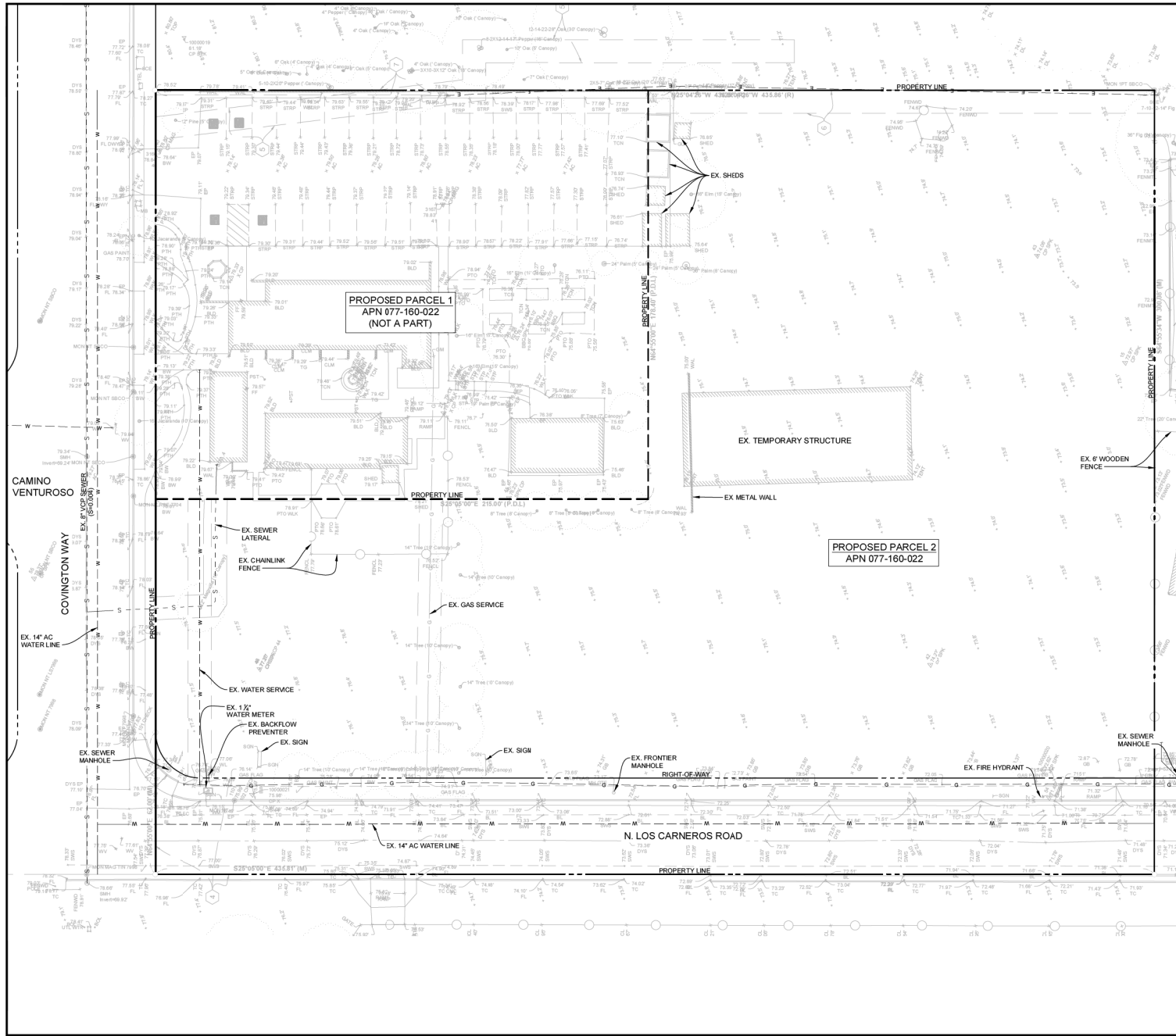
PRELIMINARY ANTHEM CHAPEL GOLETA SITE IMPROVEMENT PLANS  
6505 COVINGTON WAY  
APN 077-160-022  
CITY OF GOLETA, CALIFORNIA

F&A FLOWERS & ASSOCIATES, INC.  
115 W. Canon Perdido Street  
Santa Barbara, CA 93101  
(805) 965-6224  
PRELIMINARY DATE: 1/20/25 FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	APPROVED

SHEET PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT DESCRIBED AND ARE NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT AT THE RISK OF THE USER.

W.O. 22027



**SITE INFORMATION**

PARCEL NUMBER: APN 077-160-022  
 ADDRESS: 6595 COVINGTON WAY, GOLETA, CA 93111  
 ZONING: RS-57 SINGLE FAMILY  
 LOT AREA: 3.001 ACRES (NET)  
 PROPOSED LAND USE: CHURCH/SANCTUARY, CLASSROOMS, OFFICES, AND NURSERY

**UTILITY PROVIDERS**

SANITARY SEWER	GOLETA WEST SANITARY
WATER	GOLETA WATER DISTRICT
GAS	SOUTHERN CALIFORNIA GAS COMPANY
ELECTRIC	SOUTHERN CALIFORNIA EDISON COMPANY
CABLE	COX CABLE
TELEPHONE	FRONTIER COMMUNICATIONS

**GENERAL NOTES**

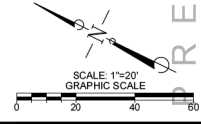
- A. EXISTING BOUNDARY EASEMENT AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS PROVIDED BY WATERS CARDENAS LAND SURVEYING, PROJECT NUMBER 23-1546.  
 THE TOPOGRAPHIC SURVEY WAS CAPTURED PER FIELD SURVEYS CONDUCTED IN JUNE 2024 AND SUPPLEMENTAL FIELD SURVEY FOR EXISTING UTILITIES.  
 THE VERTICAL DATUM FOR THIS MAP IS NAVD 88 PER STATION ASCN 8 PER RECORD OF SURVEY BOOK 170 PAGES 63-65. ELEVATION = 12.12 FEET.  
 THE BASIS OF BEARINGS FOR THIS MAP IS BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983 (CCS83), ZONE 5, NAD83/1991.35 EPOCH/PER STATIONS ASCN 8 AND ASCN 9 PER RECORD OF SURVEY BOOK 170 PAGES 63-65.
- B. SEE TENTATIVE PARCEL MAP FOR EXISTING EASEMENT INFORMATION.
- C. EXISTING UTILITY INFORMATION SHOWN PER RECEIVED CITY OF GOLETA UTILITY GIS MAPPING, SITE AS-BUILT PLANS, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.  
 EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS.

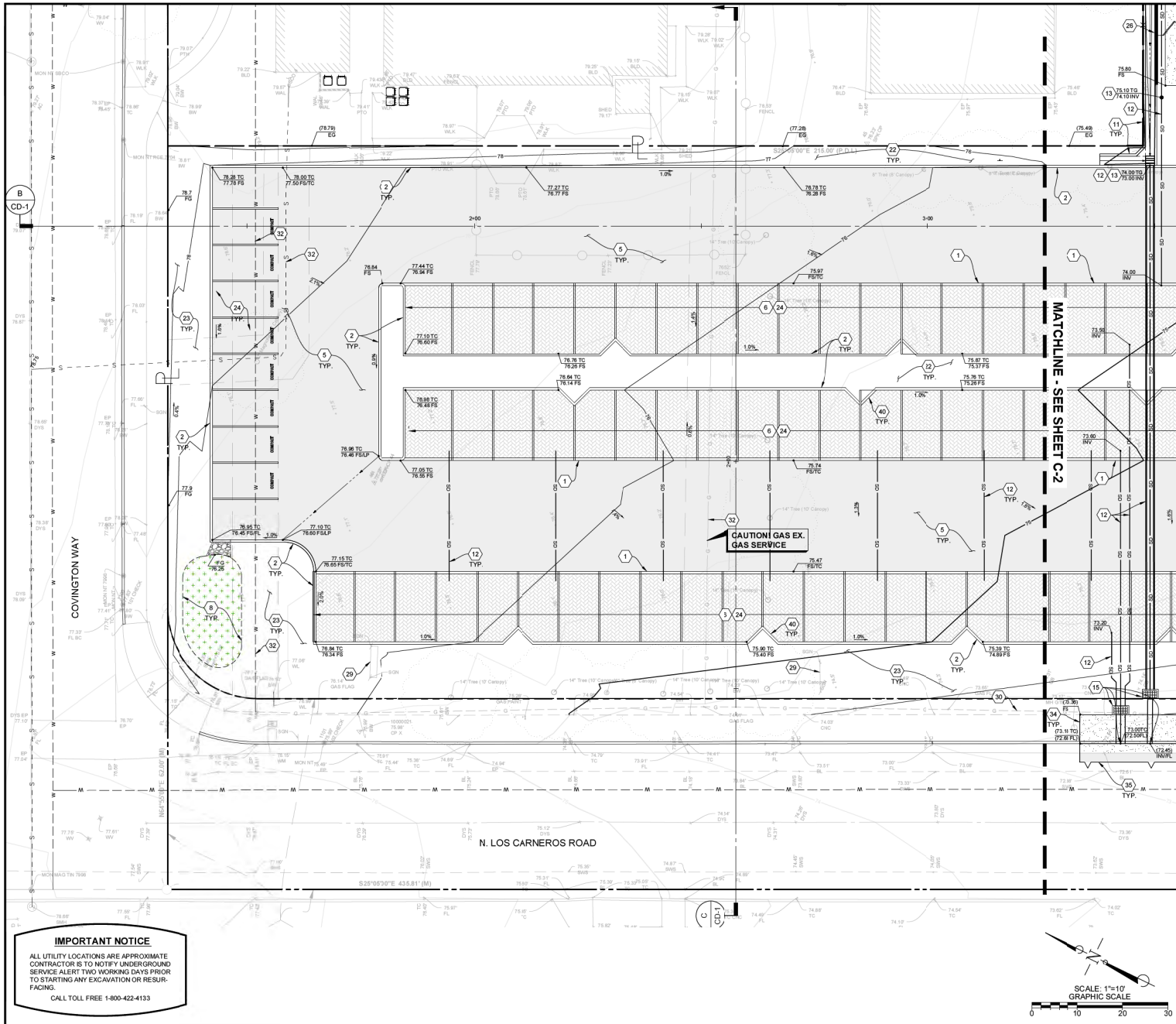
**LEGEND**

	PARCEL BOUNDARY
	RIGHT OF WAY LINE
	EXISTING EASEMENT
	ROAD CENTERLINE
	EXISTING GAS LINE
	EXISTING SEWER LINE
	EXISTING COMM. CONDUIT
	EXISTING ELECTRICAL CONDUIT
	EXISTING WATER LINE

PRELIMINARY - NOT FOR CONSTRUCTION

<p><b>EXISTING CONDITIONS</b></p> <p>PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS          6595 COVINGTON WAY          APN 077-160-022          CITY OF GOLETA, CALIFORNIA</p>	
<p>DATE: 01/20/2026</p> <p>SHEET: 2 OF 9</p> <p>W.O. 22027</p>	<p>DATE: 01/20/2026</p> <p>SHEET: 2 OF 9</p> <p>W.O. 22027</p>

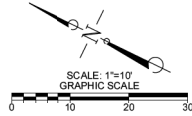
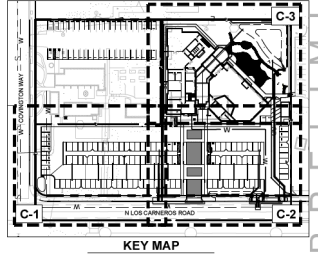




**IMPORTANT NOTICE**  
 ALL UTILITY LOCATIONS ARE APPROXIMATE  
 CONTRACTOR IS TO NOTIFY UNDERGROUND  
 SERVICE ALERT TWO WORKING DAYS PRIOR  
 TO STARTING ANY EXCAVATION OR RESUR-  
 FACING.  
 CALL TOLL FREE 1-800-422-4133

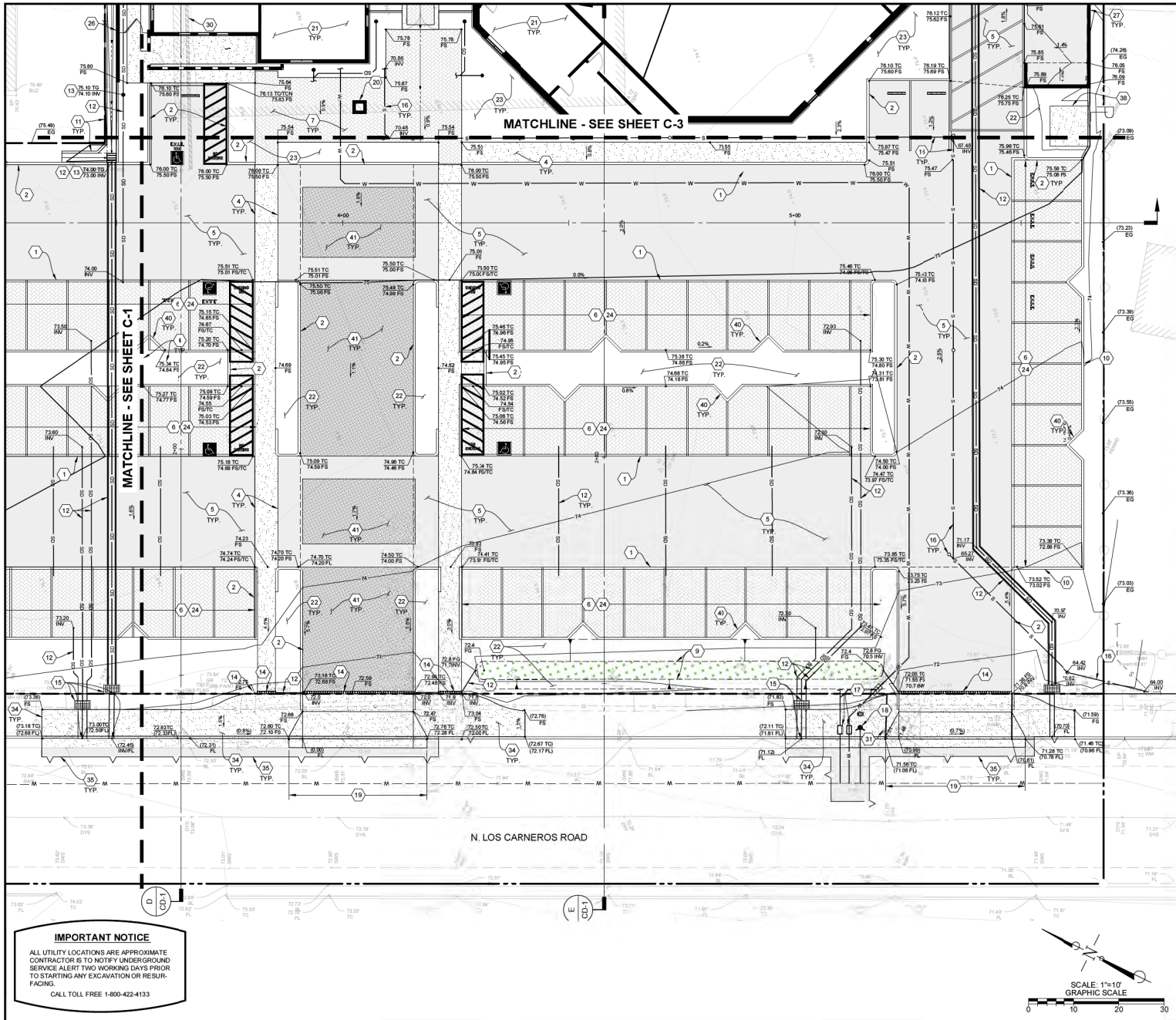
- GENERAL CONSTRUCTION NOTES:**
- SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
  - SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE HYDRANT, SEWER, AND DRAIN LINES AND COMPONENTS.
  - SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
  - SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
  - SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
  - REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS (BUILDINGS AND EXHAUSTERS).
  - SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
  - SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE PLAN DIMENSIONS FOR LOT 1 (C-1) AND LOT 2 (THIS PROJECT).
  - EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
  - CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
  - SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROVIDED SPOT ELEVATIONS SHOWN.

- SPECIFIC CONSTRUCTION NOTES:**
- PROPOSED 6" CONCRETE CURB.
  - PROPOSED 6" CONCRETE CURB.
  - PROPOSED 2" LONG 6" CONCRETE CURB TAPER TO 0".
  - PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
  - PROPOSED ASPHALT PAVEMENT.
  - PROPOSED PERMEABLE PAVEMENT TRAFFIC-RATED SECTION.
  - PROPOSED PERMEABLE PAVEMENT (PROTO) WALKWAY WITH 6" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
  - PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
  - PROPOSED BIORETENTION FACILITY.
  - PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
  - PROPOSED 2" WIDE, 1' DEEP CONCRETE V-DITCH.
  - PROPOSED STORM DRAIN PIPE.
  - PROPOSED STORM DRAIN CATCH BASIN.
  - PROPOSED STORM DRAIN CHANNEL DRAIN.
  - PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
  - PROPOSED SEWER IMPROVEMENTS.
  - PROPOSED WATER UTILITY IMPROVEMENTS.
  - PROPOSED FIRE HYDRANT.
  - PROPOSED 6" WIDE, 25' WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-060.
  - PROPOSED FEATURES SIGN PER ARCHITECT'S PLAN.
  - PROPOSED BUILDING PER ARCHITECT'S PLANS.
  - PROPOSED LANDSCAPING PER ARCHITECT'S PLANS.
  - PROPOSED AT-GRADE PLANTER PER ARCHITECT'S PLANS.
  - PROPOSED PARKING LOT (STALL DIMENSIONS, STALL COUNT, WHEEL STOPS, AND USES (ADA, ELECTRICAL CONNECTIVITY, ETC.) PER ARCHITECT'S PLAN.
  - PROPOSED FENCING WITH ACCESS GATES PER ARCHITECT'S PLAN.
  - PROPOSED 6" HIGH (ABOVE GROUND) PROTO II SCREEN WALL WITH VARIABLE RETAINING (2-3) WALL PER PLAN BY OTHERS.
  - PROPOSED TRASH ENCLOSURE WITH SCREEN WALLS, STEM WALL, AND GATES PER ARCHITECT'S PLANS.
  - PROPOSED GRASS GATHERING AREA AND PATHWAY PER ARCHITECT'S PLANS.
  - EXISTING SIGN TO BE RELOCATED PER COORDINATION WITH EX. OWNERS.
  - EXISTING WALL TO BE REMOVED.
  - EXISTING FIRE HYDRANT TO BE RELOCATED.
  - PROTECT IN PLACE EXISTING UTILITY.
  - PROPOSED 5" STARS, COUNT PER PLAN.
  - PROPOSED REPLACEMENT 5' WIDE PUBLIC SIDEWALK (PLAN A) WITH SCORING, PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 5-010 AND 5-040.
  - PROPOSED 2" WIDE SAWCUT OF EXISTING PAVEMENT OR HARDSCAPE. CUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN JOIN LOCATION.
  - PROPOSED ACCESSIBLE PARKING WITH SLOPES AT 2% OR LESS IN ALL DIRECTIONS.
  - PROPOSED SUNKEN SEATING AREAS PER ARCHITECT'S PLANS.
  - ELECTRICAL TRANSFORMER CONCRETE PAD PER ARCHITECT'S PLANS BY OTHERS.
  - PROPOSED CURB CUT WITH ROCK RIP RAP.
  - PROPOSED 6" CURB TREE WELLS PER ARCHITECT'S PLANS.
  - PROPOSED INLAY PAVING PATTERN PER ARCHITECT'S PLANS.



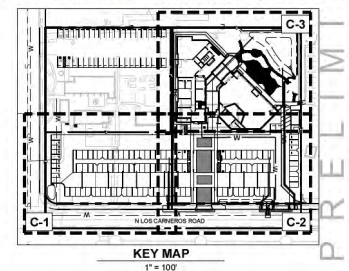
**PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS**  
 PRELIMINARY GRADING & DRAINAGE PLAN  
 115 W. Canon Perdido Street  
 Santa Barbara, CA 93101  
 (805) 965-2424  
**F&A**  
 FLOWERS & ASSOCIATES, INC.  
 PRELIMINARY DATE: 2026-01-20  
 NO. 139800  
 DATE APPROVED:

SHEET NO. 22027  
 SHT. 3 OF 9  
 JANUARY 20, 2026  
 W.O. 22027



- GENERAL CONSTRUCTION NOTES:**
- A. SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
  - B. SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
  - C. SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
  - D. SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
  - E. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
  - F. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS, BUILDINGS AND EXISTING UTILITIES FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
  - G. SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
  - H. SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE PLAN DIMENSIONS FOR LOT 1 (C-1) AND LOT 2 (THIS SHEET).
  - I. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
  - J. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - K. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
  - L. SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROPOSED SPOT ELEVATIONS SHOWN.
- SPECIFIC CONSTRUCTION NOTES:**
1. PROPOSED 6" CONCRETE CURB.
  2. PROPOSED 2' LONG 6" CONCRETE CURB TAPER TO 0".
  3. PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
  5. PROPOSED ASPHALT PAVEMENT.
  6. PROPOSED PERMEABLE PAVEMENT TRAFFIC-RATED SECTION.
  7. PROPOSED PERMEABLE PAVEMENT TO WALKWAY WITH 9" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
  8. PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
  9. PROPOSED BIORETENTION FACILITY.
  10. PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
  11. PROPOSED 2' WIDE, 1' DEEP CONCRETE V-DITCH.
  12. PROPOSED STORM DRAIN PIPE.
  13. PROPOSED STORM DRAIN CATCH BASIN.
  14. PROPOSED STORM DRAIN CHANNEL DRAIN.
  15. PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
  16. PROPOSED SEWER IMPROVEMENTS.
  17. PROPOSED WATER UTILITY IMPROVEMENTS.
  18. PROPOSED FIRE HYDRANT.
  19. PROPOSED 6" THICK, 28" WIDE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-090.
  20. PROPOSED FEATURES PER ARCHITECT'S PLAN.
  21. PROPOSED BUILDING PER ARCHITECT'S PLANS.
  22. PROPOSED LANDSCAPING PER ARCHITECT'S PLANS.
  23. PROPOSED AT-GRADE PLANTER PER ARCHITECT'S PLANS.
  24. PROPOSED PARKING LOT (STALL DIMENSIONS, STALL COUNT, WHEEL STOPS, AND LINES (ADA, ELECTRICAL CONNECTIVITY, ETC.) PER ARCHITECT'S PLAN.
  25. PROPOSED FENCING WITH ACCESS GATES PER ARCHITECT'S PLAN.
  26. PROPOSED 6" HIGH (ABOVE GROUND) PROTO II SCREEN WALL WITH VARIABLE RETAINING (2-3) WALL PER PLAN BY OTHERS.
  27. PROPOSED TRASH ENCLOSURE WITH SCREEN WALLS, STEM WALL, AND GATES PER ARCHITECT'S PLANS.
  28. PROPOSED GRAVEL GATHERING AREA AND PATHWAY PER ARCHITECT'S PLANS.
  29. EXISTING SIGN TO BE RELOCATED PER COORDINATION WITH EX. OWNERS.
  30. EXISTING WALL TO BE REMOVED.
  31. EXISTING FIRE HYDRANT TO BE RELOCATED.
  32. PROTECT IN PLACE EXISTING UTILITY.
  33. PROPOSED 5" STARS. COUNT PER PLAN.
  34. PROPOSED REPLACEMENT 5" WIDE PUBLIC SIDEWALK (PLAN A) WITH SCORING, PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 5-010 AND 5-040.
  35. PROPOSED 2" WIDE SAWCUT OF EXISTING PAVEMENT OR HARDSCAPE. CUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN JOIN LOCATION.
  36. PROPOSED ACCESSIBLE PARKING WITH SLOPES AT 2% OR LESS IN ALL DIRECTIONS.
  37. PROPOSED SUNKEN SEATING AREAS PER ARCHITECT'S PLANS.
  38. ELECTRICAL TRUNKING CONCRETE PAD PER PLANS BY OTHERS.
  39. PROPOSED CURB CUT WITH ROCK RIP RAP.
  40. PROPOSED 6" CURB TREE WELLS PER ARCHITECT'S PLANS.
  41. PROPOSED M/LAY PAYER PAVING PER ARCHITECT'S PLANS.

**IMPORTANT NOTICE**  
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 CALL TOLL FREE 1-800-422-4133



**PRELIMINARY GRADING & DRAINAGE PLAN**  
**PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS**  
 6505 COVINGTON WAY  
 APN 077-160-022  
 CITY OF GOLETA, CALIFORNIA

**REVISIONS**  
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PREPARED BY: **FLORIAN & ASSOCIATES, INC.**  
 115 W. Canon Perdido Street  
 Santa Barbara, CA 93101  
 (805) 965-3274  
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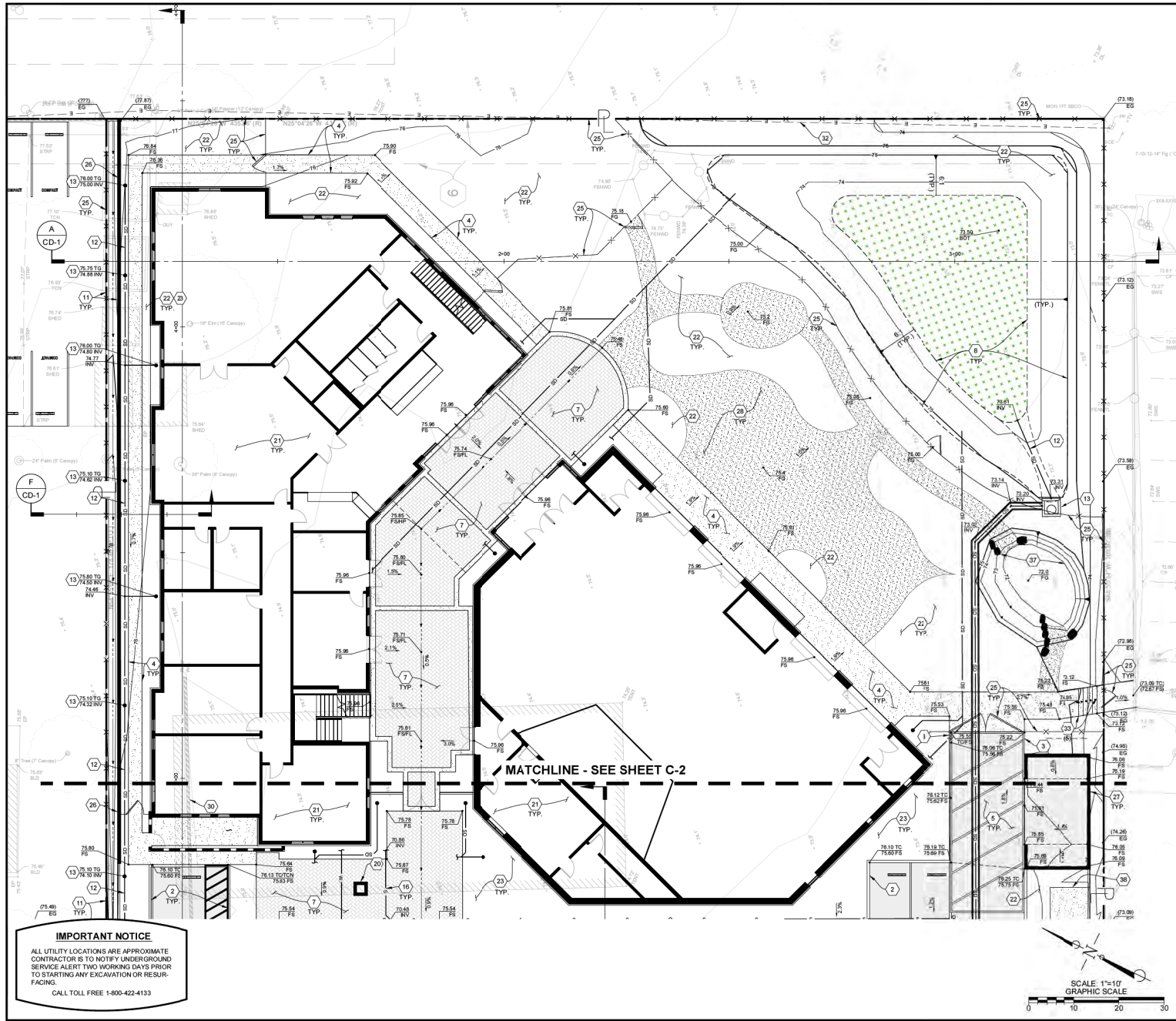
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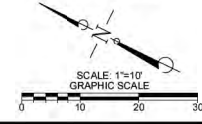
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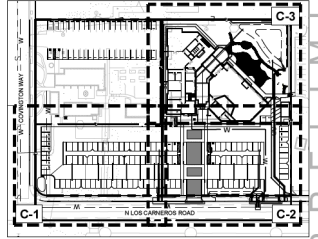
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MATCHLINE - SEE SHEET C-2



- GENERAL CONSTRUCTION NOTES:**
- A. SEE KEY MAP BELOW FOR SHEET ORIENTATIONS.
  - B. SEE SHEET U-1 FOR THE PRELIMINARY UTILITY PLAN FOR THE PROPOSED WATER, FIRE WATER, SEWER, AND STORM DRAIN LINES AND COMPONENTS.
  - C. SEE SHEET CD-1 AND CD-2 FOR SITE CROSS-SECTIONS.
  - D. SEE SHEET CD-3 FOR PRELIMINARY CONSTRUCTION DETAILS.
  - E. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
  - F. REFER TO ARCHITECT'S AND LANDSCAPE ARCHITECT'S PLANS FOR ALL SETBACKS (BUILDINGS AND ESHA).
  - G. SEE LANDSCAPE ARCHITECT'S PLAN FOR PROPOSED IRRIGATION PLAN, PROPOSED PLANT SCHEDULE, AND FOR TREE REMOVAL INVENTORY.
  - H. SEE ARCHITECT'S SITE PLAN FOR STRIPPING AND SITE PLAN DIMENSIONS FOR LOT 1 (C-3) AND LOT 2 (THIS PROJECT).
  - I. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARER OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
  - J. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - K. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
  - L. SLOPE INDICATION ON PLAN ARE APPROXIMATE AND PROVIDED FOR REFERENCE. ALL SITE IMPROVEMENTS SHALL BE CONSTRUCTED BASED ON PROPOSED SPOT ELEVATIONS SHOWN.

- SPECIFIC CONSTRUCTION NOTES:**
1. PROPOSED 6" CONCRETE CURB.
  2. PROPOSED 6" CONCRETE CURB.
  3. PROPOSED 6" LONG 6" CONCRETE CURB TAPER TO 0".
  4. PROPOSED REINFORCED CONCRETE HARDSCAPE. ELEVATIONS PER PLAN.
  5. PROPOSED ASPHALT PAVEMENT.
  6. PROPOSED PERMEABLE PAVEMENT TRAFFIC-RATED SECTION.
  7. PROPOSED PERMEABLE PAVEMENT PATIO WALKWAY WITH 6" CONCRETE CURB BORDERS PER LANDSCAPE ARCHITECT'S PLANS.
  8. PROPOSED DETENTION BASIN WITH LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
  9. PROPOSED BIORETENTION FACILITY.
  10. PROPOSED 6" WIDE, 1' TALL RETAINING CURB.
  11. PROPOSED 2" WIDE, 1' DEEP CONCRETE V-DITCH.
  12. PROPOSED STORM DRAIN PIPE.
  13. PROPOSED STORM DRAIN CATCH BASIN.
  14. PROPOSED STORM DRAIN CHANNEL DRAIN.
  15. PROPOSED STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND CURB OUTLET(S) PER PLAN.
  16. PROPOSED SEWER IMPROVEMENTS.
  17. PROPOSED WATER UTILITY IMPROVEMENTS.
  18. PROPOSED FIRE HYDRANT.
  19. PROPOSED 6" WIDE, 25' MADE CONCRETE COMMERCIAL DRIVEWAY PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 4-010, 4-040 (PLAN C), AND 4-060.
  20. PROPOSED FEATURES SIGN PER ARCHITECT'S PLAN.
  21. PROPOSED BUILDING PER ARCHITECT'S PLANS.
  22. PROPOSED LANDSCAPING PER LANDSCAPE ARCHITECT'S PLANS.
  23. PROPOSED AT-GRADE PLANTER PER LANDSCAPE ARCHITECT'S PLANS.
  24. PROPOSED PARKING LOT (STALL DIMENSIONS, STALL COUNT, WHEEL STOPS, AND USES ADA, ELECTRICAL CONNECTIVITY, ETC.) PER ARCHITECT'S PLAN.
  25. PROPOSED FENCING WITH ACCESS GATES PER LANDSCAPE ARCHITECT'S PLAN.
  26. PROPOSED 6" HIGH (ABOVE GROUND) PROTO II SCREEN WALL WITH VARIABLE RETAINING (2-3') WALL PER PLAN BY OTHERS.
  27. PROPOSED TRASH ENCLOSURE WITH SCREEN WALLS, STEM WALL, AND GATES PER ARCHITECT'S PLANS.
  28. PROPOSED GRAVEL GATHERING AREA AND PATHWAY PER LANDSCAPE ARCHITECT'S PLANS.
  29. EXISTING SIGN TO BE RELOCATED PER COORDINATION WITH EX. OWNERS.
  30. EXISTING WALL TO BE REMOVED.
  31. EXISTING FIRE HYDRANT TO BE RELOCATED.
  32. PROTECT IN PLACE EXISTING UTILITY.
  33. PROPOSED 5" STARS, COUNT PER PLAN.
  34. PROPOSED REPLACEMENT 5' WIDE PUBLIC SIDEWALK (PLAN A) WITH SCORING, PER COUNTY OF SANTA BARBARA DEPARTMENT OF PUBLIC WORKS STANDARD DETAILS 5-010 AND 5-040.
  35. PROPOSED 2" WIDE SAWCUT OF EXISTING PAVEMENT OR HARDSCAPE. CUT FULL DEPTH TO PROVIDE A SMOOTH, CLEAN JOIN LOCATION.
  36. PROPOSED ACCESSIBLE PARKING WITH SLOPES AT 2% OR LESS IN ALL DIRECTIONS.
  37. PROPOSED SUNKEN SEATING AREAS PER LANDSCAPE ARCHITECT'S PLANS.
  38. ELECTRICAL TRANSFORMER CONCRETE PAD PER PLANS BY OTHERS.
  39. PROPOSED CURB CUT WITH ROCK RIP RAP.
  40. PROPOSED 6" CURB TREE WELLS PER LANDSCAPE ARCHITECT'S PLANS.
  41. PROPOSED INLAY PAVING PAVING PER LANDSCAPE ARCHITECT'S PLANS.



**PRELIMINARY GRADING & DRAINAGE PLAN**  
**PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS**  
 6595 COVINGTON WAY  
 APN 077-160-022  
 CITY OF GOLETA, CALIFORNIA

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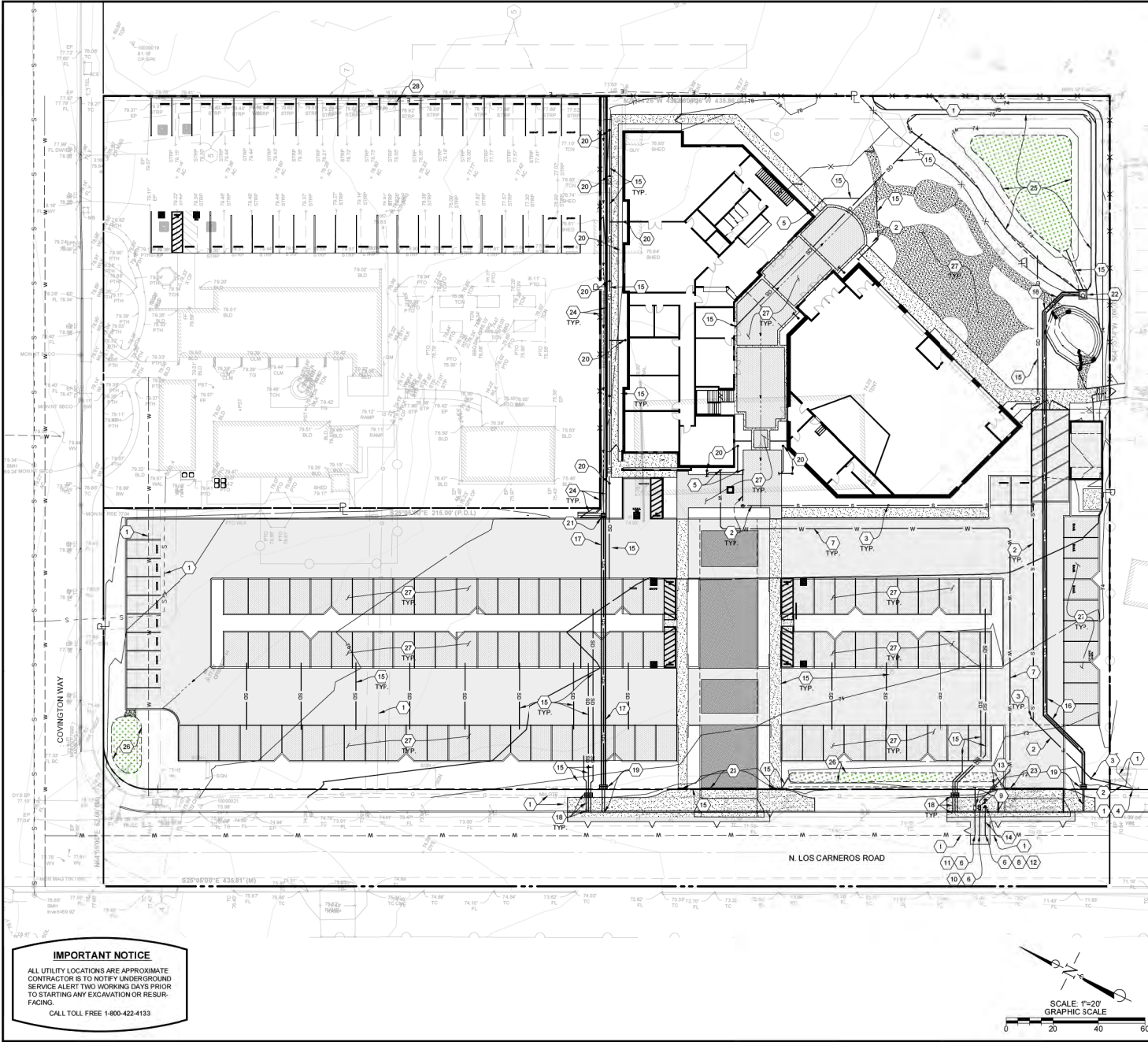
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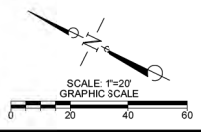
**GENERAL CONSTRUCTION NOTES:**

- A. SEE SHEET RD-1 FOR REFERENCE AGENCY STANDARD DETAILS.
- B. SEE SHEETS SW-1 & SW-2 FOR PRELIMINARY STORMWATER CONTROL PLANS.
- C. SEE SHEETS C-1, C-2, AND C-3 FOR GRADED STORM DRAIN ELEMENTS AND INVERT, SLOPE, AND TOP OF GRATE ELEVATIONS.
- D. FIRE SPRINKLER SYSTEM (LINE AND COMPONENTS) SHALL BE CONSTRUCTED PER SEPARATE PERMIT.
- E. DRY UTILITY CONNECTIONS AND COMPONENTS SHALL BE PREPARED BY OTHERS.
- F. REFER TO ARCHITECTS AND LANDSCAPE ARCHITECTS PLANS FOR ALL SETBACKS (BUILDING AND ESHA).
- G. NO WORK SHALL TAKE PLACE WITHIN THE RIGHT OF WAY WITHOUT AN ENCROACHMENT PERMIT FROM THE CITY OF GOLETA.
- H. SEE TENTATIVE PARCEL MAP FOR EXISTING AND PROPOSED EASEMENT INFORMATION.
- I. EXISTING UTILITY INFORMATION SHOWN PER CITY OF GOLETA UTILITY GIS ATLAS MAPPING/SITE AS-BUILT PLANS, UTILITY COMPANY MARKUP, ATLAS INFORMATION PROVIDED BY GOLETA WATER DISTRICT AND GOLETA WEST SANITARY DISTRICT, AND SUPPLEMENTAL FIELD SURVEY INFORMATION.
- J. EXISTING BURIED CONDUITS AND STRUCTURES KNOWN TO THE ENGINEER ARE SHOWN ON THESE PLANS. HOWEVER, ALL SUCH CONDUITS AND STRUCTURES MAY NOT BE SHOWN AND THE LOCATIONS OF THOSE SHOWN ARE APPROXIMATE ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE PREPARED OF THE PLANS. THE CONTRACTOR SHALL INVESTIGATE, LOCATE AND MARK ALL EXISTING BURIED CONDUITS, PIPES AND STRUCTURES PRIOR TO START OF CONSTRUCTION.
- K. CONTRACTOR TO POTHOLE EXISTING UTILITIES AT PROPOSED LOCATION OF CONNECTIONS TO CONFIRM SIZE, TYPE, LOCATION, AND DEPTH PRIOR TO CONSTRUCTION. IMMEDIATELY NOTIFY ENGINEER OF ANY DISCREPANCIES.
- L. ALL UTILITY WORK SHALL BE COORDINATED WITH RESPECTIVE UTILITY PROVIDERS.
- M. ALL TRENCHING, BEDDING, AND BACKFILL IN THE PUBLIC RIGHT OF WAY SHALL BE CONSTRUCTED PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 2-010, 2-020, 2-040, AND 2-090, WITH TRENCH PAVING SECTION TO MATCH EXISTING STREET PAVING SECTION.
- N. ALL BACKFLOW PREVENTORS SHALL BE LEAD FREE AND CONFORM TO SPECIFICATIONS AND STANDARDS ESTABLISHED BY THE USC FOUNDATION FOR CROSS CONNECTION AND HYDRAULIC RESEARCH LIST OF APPROVED BACKFLOW PREVENTION ASSEMBLIES PER SBMC CHAPTER 14.21.000 (4). BACKFLOW ASSEMBLIES SHALL BE INSTALLED BY A CERTIFIED BACKFLOW INSTALLER.
- O. UPON INSTALLATION, THE BACKFLOW PREVENTION ASSEMBLIES SHALL BE TESTED BY A CERTIFIED BACKFLOW ASSEMBLY TESTER AND COMPLETED SUCCESSFUL REPORT SHALL BE SUBMITTED TO THE CITY.
- P. ANY FIRE LINE THAT IS OPENED TO ATMOSPHERE MUST PASS A BACT TEST AND COMPLETE DISINFECTION, SAMPLING, FLUSHING AND PRESSURE TESTING PER GOLETA WATER DISTRICT STANDARD DETAIL 2-022.
- Q. ALL UTILITY CONDUITORS INCLUDING ELECTRICAL SERVICE, TELEPHONE SERVICE, AND CABLE TELEVISION SHALL BE PLACED UNDERGROUND FROM THEIR POINT OF ORIGIN AT THE UTILITY POLE TO THE SERVICE METER OR TERMINATION POINT AT THE STRUCTURE, LIKELY POINT OF CONNECTION PER PLAN.
- R. ONLY SEWER WASTE SHALL BE DISCHARGED TO THE GOLETA WEST SANITARY DISTRICT SEWER SYSTEM. AT NO TIME SHALL STORM DRAINS, ROOF DRAINS, IRRIGATION, ETC. BE CONNECTED TO ANY NEW OR EXISTING SEWER LATERALS OR MAINS.
- S. FABRICATED WYES, TEES, OR SADDLES FOR SEWER LATERAL CONNECTIONS TO MAIN LINE ARE REQUIRED TO AND SHALL HAVE A MINIMUM DISTANCE OF 24" BETWEEN SERVICES.
- T. IN PAVED AREAS OF LOW PIPE COVERAGE, STORM DRAIN PIPES SHALL BE ENCASED IN CONCRETE OF VARIABLE DEPTH (FROM BELOW GRAVEL LAYER TO SPRINGLINE OF PIPE).

**SPECIFIC CONSTRUCTION NOTES:**  
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. PROTECT IN PLACE EXISTING UTILITY.
2. PROPOSED 4" SDR 35 PVC SEWER LATERAL AT 2% MINIMUM SLOPE PER GOLETA WEST SANITARY DISTRICT (GWS) STANDARD DETAIL 4.2 IN TRENCH PER GWS STANDARD DETAIL 4.12.
3. PROPOSED SEWER CLEANOUT APPROX. EVERY 100 LINEAR FEET PER GWS STANDARD DETAIL 4.5.
4. PROPOSED CONNECTION INTO EXISTING GWS MANHOLE UTILIZING EXISTING PAN CONFIGURATION. PIPE CONNECTION TO MANHOLE PER GWS SPECIFICATIONS.
5. PROPOSED BUILDING POINT OF CONNECTION. CONFIRM WITH ARCHITECT AND PLUMBING CONSULTANT PRIOR TO CONSTRUCTION.
6. PROPOSED CONNECTION TO (E) GWD 14" ACP WATER MAIN.
7. PROPOSED 2" WATER SERVICE WITH TRENCHING PER GWD STANDARD DETAIL 2-03.
8. PROPOSED FIRE WATER CUT-IN CONNECTION PER GWD STANDARD DETAIL 2-05.
9. PROPOSED DOMESTIC AND IRRIGATION METER MANIFOLD PER GWD STANDARD DETAILS 3-04 WITH METER BOX CONSTRUCTION PER DTL 3-05.
10. PROPOSED DOMESTIC WATER SERVICE CONNECTION WITH SADDLE PER GWD STANDARD DETAILS 3-01 AND 3-03.
11. PROPOSED IRRIGATION WATER SERVICE CONNECTION WITH SADDLE PER GWD STANDARD DETAILS 3-01 AND 3-02.
12. PROPOSED 6" FIRE SERVICE WITH THRUST BLOCK AND ISOLATION VALVE PER GWD STANDARD DETAILS 3-01 AND 3-02.
13. PROPOSED BACKFLOW ASSEMBLY PER GWD STANDARD DETAIL 3-12.
14. PROPOSED FIRE HYDRANT ASSEMBLY WITH VALVE CAN AND THRUST BLOCK PER GWD STANDARD DETAILS 4-01, 3-07, AND 3-09.
15. PROPOSED 6" HOPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
16. PROPOSED 15" HOPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
17. PROPOSED 18" HOPE STORM DRAIN PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS.
18. PROPOSED ROUND STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND ROUND CURB OUTLET(S), COUNTY PER PLAN. PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-050.
19. PROPOSED RECTANGULAR STORM DRAIN SIDEWALK UNDERDRAIN WITH GRATED CLEANOUT BOX AND 4" HIGH BY 24" WIDE RECTANGULAR CURB OUTLET PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-050.
20. PROPOSED 8" DIAMETER CATCH BASIN.
21. PROPOSED 24"x24" CATCH BASIN.
22. PROPOSED TYPE A DROP INLET WITH 3 WINDOWS PER COUNTY OF SANTA BARBARA STANDARD DRAWINGS 3-050.
23. PROPOSED 6" WIDE STORM DRAIN CHANNEL DRAIN.
24. PROPOSED 2" WIDE, 1" DEEP CONCRETE V-DITCH WITH 0.5% MINIMUM SLOPE.
25. PROPOSED DETENTION BASIN.
26. PROPOSED BIORETENTION BASIN.
27. PROPOSED PERMEABLE PAVEMENT STORMWATER TREATMENT AREA.
28. PROPOSED POINT OF CONNECTION FOR ELECTRICAL - PLANS BY OTHERS.

**IMPORTANT NOTICE**  
ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR IS TO NOTIFY UNDERGROUND SERVICE ALERT TWO WORKING DAYS PRIOR TO STARTING ANY EXCAVATION OR RESURFACING.  
CALL TOLL FREE 1-800-422-4133



**PRELIMINARY - NOT FOR CONSTRUCTION**

**UTILITY PLAN**

**PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS**

115 W. Canon Perdido Street  
Santa Barbara, CA 93101  
(805) 965-2924

BY: **F&A** (FLORES & ASSOCIATES, INC.)  
DATE: **1/20/22**

NO. 133600

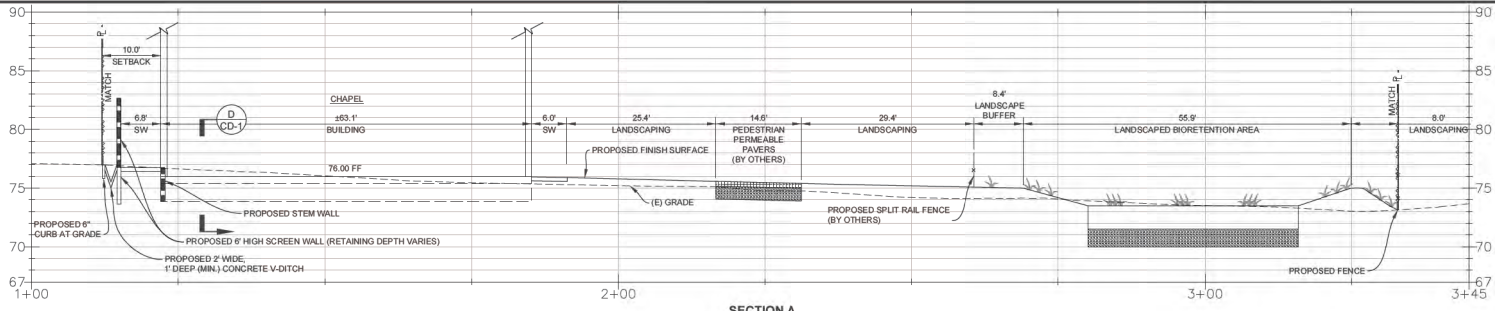
DATE APPROVED

REVISIONS

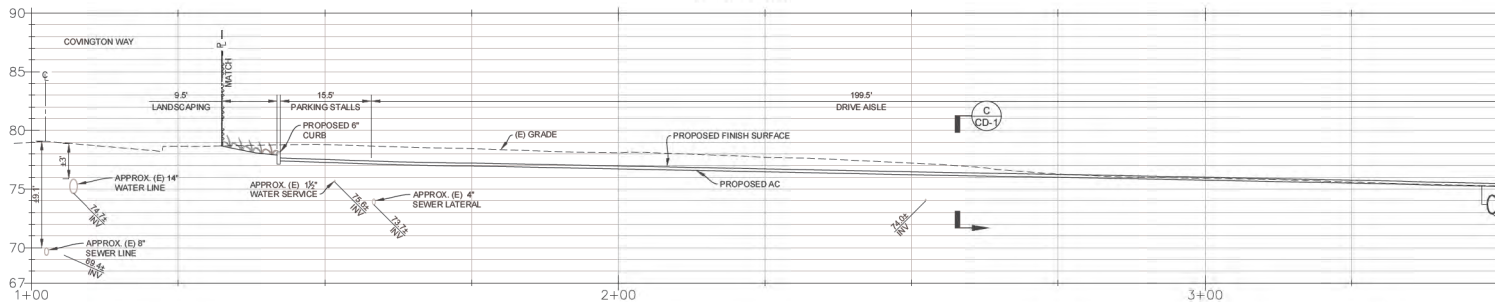
SHT. 6 OF 9

JANUARY 20, 2022

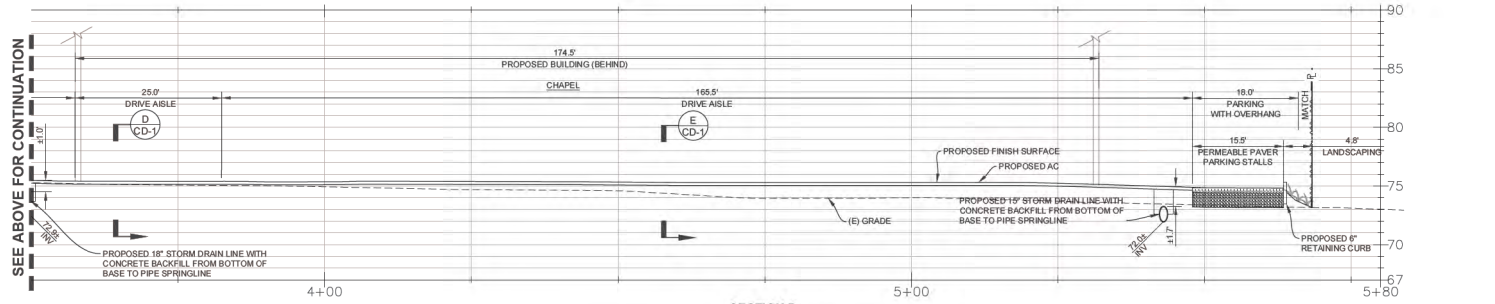
W.O. 22027



SECTION A  
VERT.: 1" = 5' | HORZ.: 1" = 10'



SECTION B  
VERT.: 1" = 5' | HORZ.: 1" = 10'



SECTION C  
VERT.: 1" = 5' | HORZ.: 1" = 10'

SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

PRELIMINARY - NOT FOR CONSTRUCTION

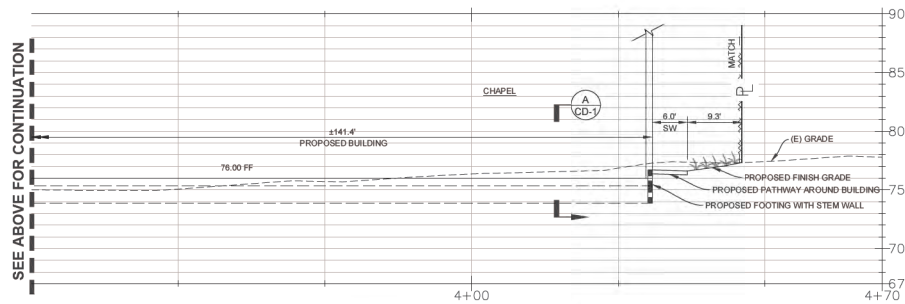
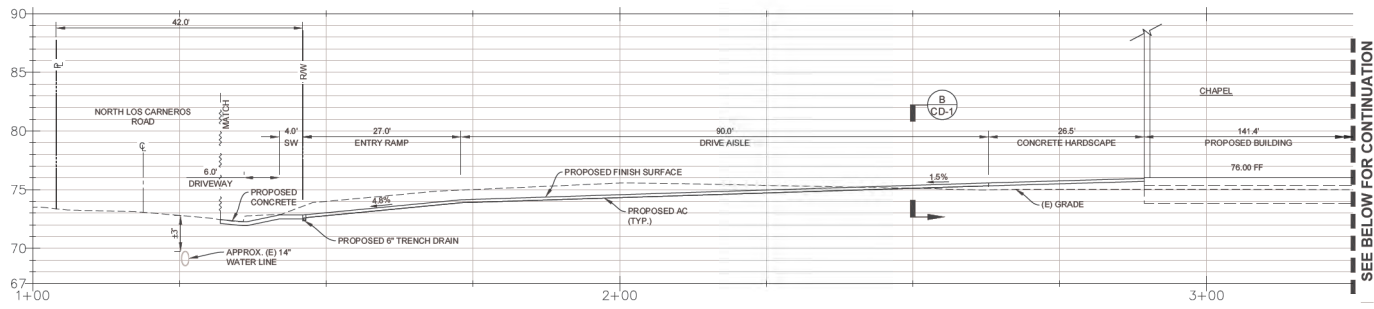
SITE SECTIONS  
 PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS  
 6595 COVINGTON WAY  
 CITY OF GOLETA, CALIFORNIA

FLOWERS & ASSOCIATES, INC.  
 115 W. Canon Perdido Street  
 Santa Barbara, CA 93101  
 (805) 965-2244  
 PRELIMINARY  
 DATE:

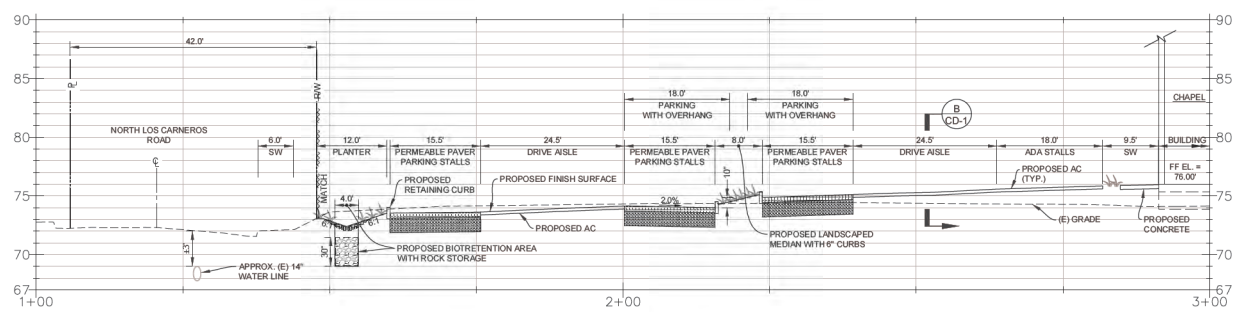
NO.	REVISIONS	DATE	APPROVED

THESE PLANS HAVE BEEN PREPARED SOLELY FOR USE FOR THE PROJECT SCOPE AND ARE SPECIFICALLY IDENTIFIED HEREIN BY THE TITLE, THESE PLANS ARE VOID. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR OR LIABLE FOR THE USE OF ANY PART OF THESE PLANS, INCLUDING ANY VERTICAL, FOR ANY OTHER PROJECT AT THE OR ANY OTHER SITE.

CD-1  
 JANUARY 20, 2026  
 SH. 7 OF 9  
 W.O. 22027



SECTION D  
VERT.: 1" = 5' | HORZ.: 1" = 10'



SECTION E  
VERT.: 1" = 5' | HORZ.: 1" = 10'

PRELIMINARY - NOT FOR CONSTRUCTION

SITE SECTIONS  
PRELIMINARY ANTHEM CHAPEL GOLETA IMPROVEMENT PLANS  
6595 COVINGTON WAY  
APN 077-160-022  
CITY OF GOLETA, CALIFORNIA

FLOWERS & ASSOCIATES, INC.  
115 W. Canon Perdido Street  
Santa Barbara, CA 93101  
(805) 969-2244  
PRELIMINARY  
DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
NOT FOR CONSTRUCTION

NO.	DESCRIPTION	DATE	APPROVED

REVISIONS

SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION







**LOT 2 HYDROZONE LEGEND**

1	ZONE 1: Low water use - drip
2	ZONE 2: Med water use - spray
3	ZONE 3: Low water use - drip
4	ZONE 4: Low water use - spray
5	ZONE 5: Low water use - drip
6	ZONE 6: Med water use - drip
7	ZONE 7: Low water use - drip
8	ZONE 8: Low water use - Tree drip
9	ZONE 9: Low water use - drip

**LOT 1 HYDROZONE LEGEND**

9	ZONE 9: Low water use - drip
10	ZONE 10: Low water use - Tree drip

**Project Information:**

Total Landscape Area: 24,497' of 100%  
 Total Low Water Use Area: 17,331' of 71%  
 Total Medium Water Use Area: 7,166' of 29%  
 Project type: Commercial  
 Water Supply: Calaveras Water District  
 Contact information: Arcadio Studio  
 202 East Coast Street, Santa Barbara, CA 93101  
 805-862-9055 x 208; Agrub@arcadistudio.com

I agree to comply with the requirements of the Water Conservation in Landscaping ordinance and submit a complete Landscape Documentation Package.

I am familiar with the requirements for landscape and irrigation as contained in AB 1881. I have prepared this plan in compliance with those regulations. I certify that the plan implements those regulations to provide efficient use of water.

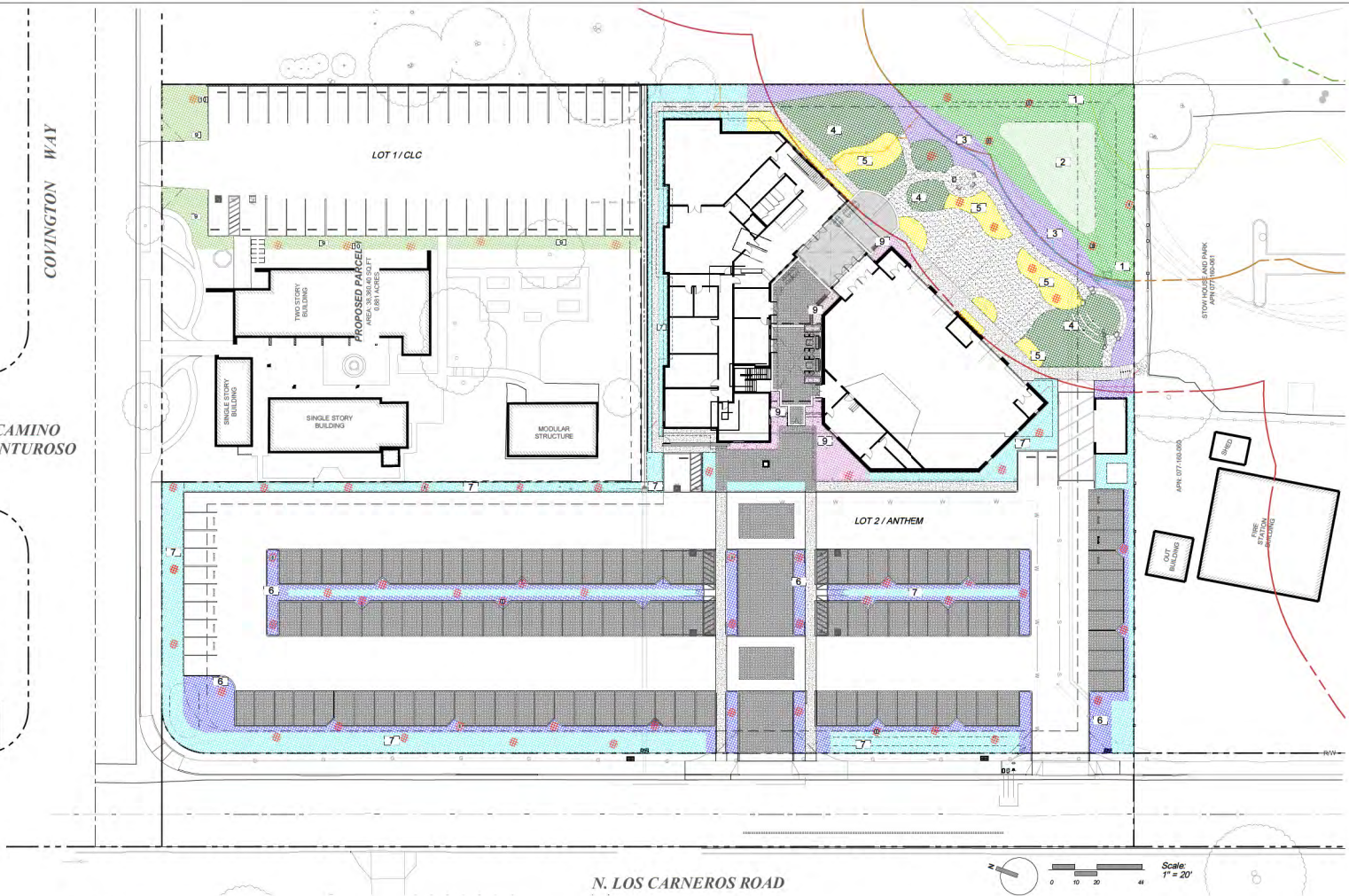
Applicant Signature: *Josephine Fale*  
 Date: 06/12/2024

I HAVE COMPLIED WITH THE CRITERIA IN MWELD AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN.

Josephine Fale (S) 2024

**Irrigation Notes:**

- See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
- Point of connection is at the appropriate location shown on plan.
- Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2" of maximum for areas of access). Install low flow no. lock. Identify locations and tag on site for Landscape Architect's review BEFORE, according to manufacturer.
- Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local codes.
- Indicated pipe locations are openings. Do not place pipe under paving except where absolutely necessary. Coordinate pipe installation with other trades.
- All piping installed under paving, through walls or footings must be placed inside Schedule 40 PVC sleeves of adequate size to allow the movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Diameter of pipe in sleeves must be checked to match the pipe.
- Emitters shall be located on grade at a maximum of 4" (vertical) from the center of the plant, or at edge of grade, whichever is greater.
- Install flush and valves at the ends of all 1/2" polyethylene tubing in round valve boxes with gaskets!
- Install irrigation lines at the following minimum depths:  
 schedule 40 and class 215 PVC minimum: 18" minimum cover  
 schedule 40 PVC lateral line: 12" minimum cover  
 1/2" polyethylene line using pipe on grade with stakes @ 4' O.C.  
 1/2" polyethylene micro-sprinkler: place on grade
- Install all pipe caps near or adjacent to planting areas. In avoid conflict with large plants. Emitters: 1/2" O.D. @ 20' intervals (2 assigned to each 1" pipe plant)  
 3/8" O.D. @ 20' intervals (2 assigned to each 1" pipe plant)  
 1/2" O.D. @ 20' intervals (2 assigned to each 1" pipe plant)
- Punch emitter into polyethylene tubing. Attach micro-drip to emitter. Attach bag cap to open end of micro-drip. Bring micro-drip to edge of nozzle. Stake and micro-drip with plastic stake manufactured for the purpose.
- In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the plan prevail.
- In vicinity of existing trees, use discretion to place lateral lines and mainline as necessary to avoid root damage. Under complex of existing trees, accurate using hand tools, and make pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" diameter in diameter, unless approved by the Landscape Architect.
- Verify location of all backflow preventer (B) master control valves (C) controller in the field. Verify point of connection with Landscape Architect prior to installation.
- Adjust all (E) spray and bubble heads to provide water contact with both stems.
- Adjust all (E) spray to minimize overspray onto paved areas.



**Water Efficient Landscape Worksheet**

Use drop down menus or type in values in white cells only. Results appear in yellow or red highlighted cells below.

Site Information:  
 Project Name: Lot 2/AnthemChurch  
 Project Location: Goleta, CA  
 Site Type: Commercial  
 Annual ETa (inches/yr): 56.2  
 Allowed ETAF: 0.45

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)
1	0.2	Low Drip	0.85	0.2	3,447	851	25,435
2	0.7	High Overhead Spray	0.75	0.9	1,366	1,225	34,000
3	0.2	Low Drip	0.85	0.2	2,311	571	11,062
4	0.2	Low Drip	0.85	0.2	2,596	644	16,105
5	0.2	Low Drip	0.85	0.2	1,527	384	11,469
6	0.4	Mod/AVE	0.85	0.5	4,385	2,165	64,712
7	0.3	Low Drip	0.85	0.4	8,900	3,297	36,526
8	0.1	Low Drip	0.85	0.4	944	150	16,448
9	0.3	Low Drip	0.85	0.4	812	304	11,987
<b>SUBTOTAL</b>					<b>26,320</b>	<b>9,835</b>	<b>293,907</b>
<b>Special Landscape Areas</b>					<b>1</b>	<b>0</b>	<b>0</b>
<b>SUBTOTAL</b>					<b>0</b>	<b>0</b>	<b>0</b>
<b>ETAF Calculations</b>					<b>26,320</b>	<b>9,835</b>	<b>293,907</b>
<b>Regular Landscape Areas</b>					<b>26,320</b>	<b>9,835</b>	<b>293,907</b>
<b>All Landscape Areas</b>					<b>26,320</b>	<b>9,835</b>	<b>293,907</b>

**ETAF Calculations**  
 Regular Landscape Areas: Total ETAF x Area: 5,835; Total Area: 36,320; Average ETAF: 0.17  
 All Landscape Areas: Total ETAF x Area: 5,835; Total Area: 36,320; Sidewalk ETAF: 0.17

**Notes:**  
 \*Calculator developed to meet code effective 06/09/2024  
 \*Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance

**Water Efficient Landscape Worksheet**

Use drop down menus or type in values in white cells only. Results appear in yellow or red highlighted cells below.

Site Information:  
 Project Name: Lot 2/CLC  
 Project Location: Goleta, CA  
 Site Type: Commercial  
 Annual ETa (inches/yr): 61.1  
 Allowed ETAF: 0.45

Hydrozone or Planting Description	Plant Factor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sq ft)	ETAF x Area	Estimated Total Water Use (gal/yr)
1	0.2	Low Drip	0.85	0.2	1,917	451	13,451
2	0.2	Low Drip	0.85	0.2	36	21	576
<b>SUBTOTAL</b>					<b>2,053</b>	<b>474</b>	<b>14,125</b>
<b>Special Landscape Areas</b>					<b>1</b>	<b>0</b>	<b>0</b>
<b>SUBTOTAL</b>					<b>0</b>	<b>0</b>	<b>0</b>
<b>ETAF Calculations</b>					<b>2,053</b>	<b>474</b>	<b>14,125</b>
<b>Regular Landscape Areas</b>					<b>2,053</b>	<b>474</b>	<b>14,125</b>
<b>All Landscape Areas</b>					<b>2,053</b>	<b>474</b>	<b>14,125</b>

**ETAF Calculations**  
 Regular Landscape Areas: Total ETAF x Area: 474; Total Area: 2,053; Average ETAF: 0.24  
 All Landscape Areas: Total ETAF x Area: 474; Total Area: 2,053; Sidewalk ETAF: 0.24

**Notes:**  
 \*Calculator developed to meet code effective 06/09/24  
 \*Adapted from California Code of Regulations Title 23, Division 2, Chapter 2.7. Model Water Efficient Landscape Ordinance



202 East Coast Street  
 Santa Barbara, CA 93101  
 Tel: 805.962.9055  
 Fax: 805.962.3608  
 info@arcadistudio.com



Revisions

**ANTHEM CHAPEL GOLETA**  
 6696 Covington Way  
 Goleta, CA  
 93117

**IRRIGATION PLAN**

**NOT FOR CONSTRUCTION**

**Issue**  
 Date: 07/01/2025 Job Number: 24-409  
 Drawn by: SNG/CKG Checked by: KG  
 Sheet: - of -







araskia studio  
landscape architecture  
210 East Cota Street  
Santa Barbara, CA 93101  
Tel: 805.962.9555  
Fax: 805.962.3608  
grad@araskia.com



Revisions

ANTHEM CHAPEL GOLETA  
6596 Covington Way  
Goleta, CA  
93117

SHADE STUDY

NOT FOR CONSTRUCTION

Issue

DRB 01.06.2025

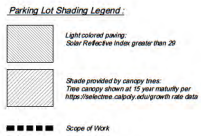
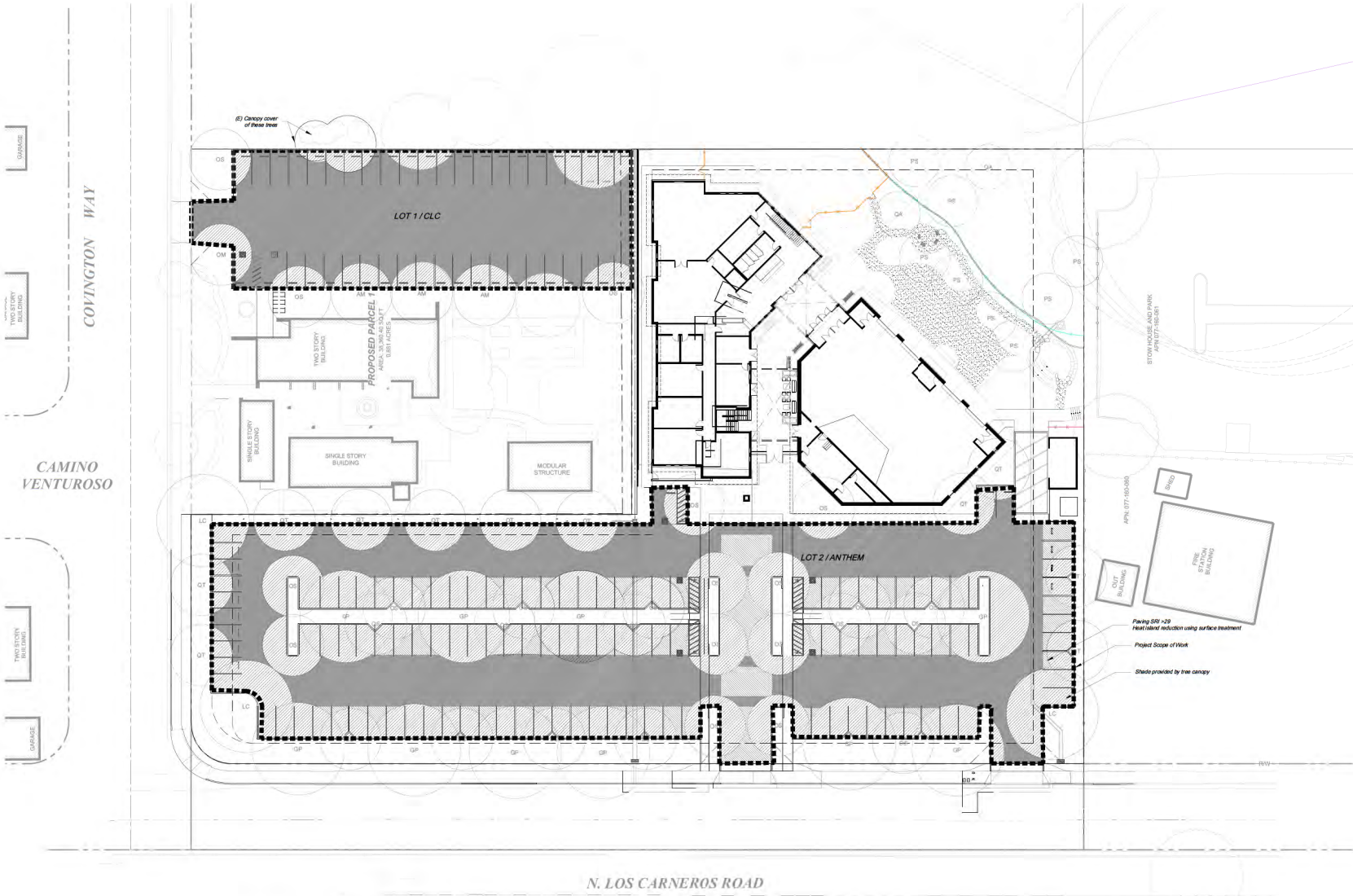
Date: 01.06.2025 Job Number: 24-009

Drawn By: JNS/KJC Checked By: JNS/KJC

Sheet: - of -

LP-2

Drawing Name: 2:\Chapel\Antem\2025\LP-2.dwg Author: Chaeul Kim Date: 01/06/2025 10:57:47 AM  
 Drawing Path: C:\Users\chaeul.kim\OneDrive\Documents\Drawing\Antem\2025\LP-2.dwg Plot Date: 2025/01/06 10:57:47 AM



**Parking Lot Shading (LOT 2/ANTHEM):**  
 NEW Parking Lot Area: 41,380 square feet (heavy outline on plan)  
 Shade provided by canopy trees: 2,153 square feet  
 Heat Island Effect Mitigated by light colored paving of Solar Reflectance Index of greater than 20 (including area of shade): 3,520 square feet of light colored paving  
 Total shaded area (Shade & light colored paving): 24,673 sf  
 50% Shading requirement of 41,380 square feet parking lot is met by a combination of tree canopy shading and light colored paving. See Civil Engineering plans for light colored paving specification.

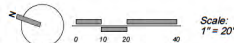
**PLANT SCHEDULE LOT 2**

CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS	QTY
<b>TREES</b>					
GP	Quercus parviflora	Anderson Whiteoak	16" Cal	50	
LC	Coccoloba confertifolia	Bristlecone Pine	30" Box	3	
OS	Quercus agrifolia	Emery Hill Forest Oak	24" Box	20	
PS	Palmsia incornata	California Spinecholla	30" Box	6	
QA	Quercus agrifolia	Coast Live Oak	24" Box	1	
QT	Quercus tinctoria	Island Oak	30" Box	11	

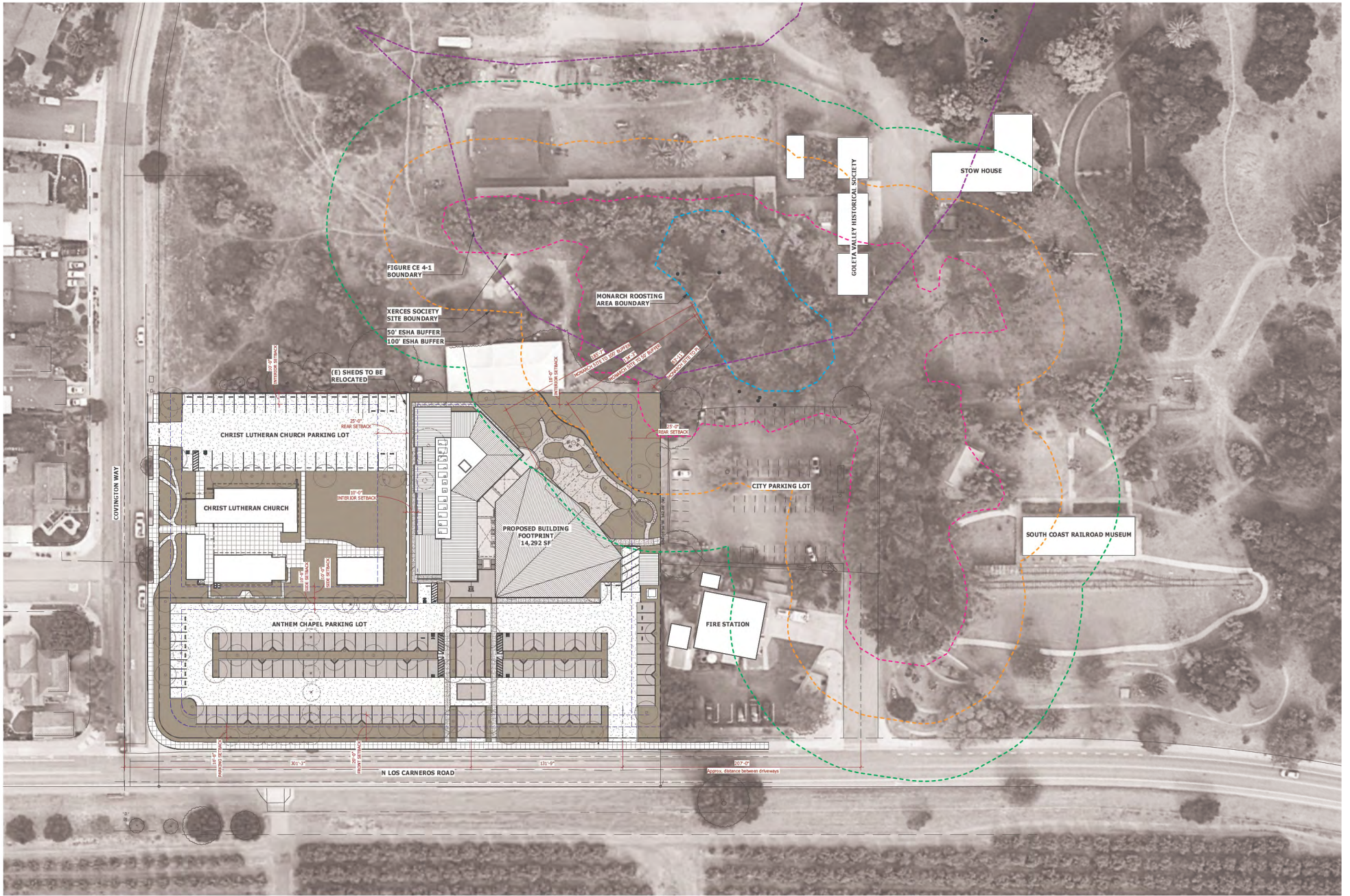
**Parking Lot Shading (LOT 1/CLC):**  
 EXISTING Re-Striped Parking Lot Area: 12,400 square feet (heavy outline on plan)  
 Shade provided by canopy trees: 2,880 square feet (23%)  
 Remainder Area: 1,917 square feet (14%)

**PLANT SCHEDULE LOT 1**

TREE CODE	BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS
DM	Quercus agrifolia	(E) Olive Mult-Trunk	Existing to Remain	
AM	Arbutus menziesii	Maryland Thornleaf Tree Shrub	24" Box	
OS	Quercus agrifolia	Swain Hill Forest Oak	24" Box	







1/20/2026 11:52:10 AM  
 Address: 14000 N Los Carneros Road, Goleta, CA 93041  
 Address: 14000 N Los Carneros Road



**Anthem Chapel Goleta  
CONTEXT SITE PLAN**

01/20/2026

1" = 30'-0"

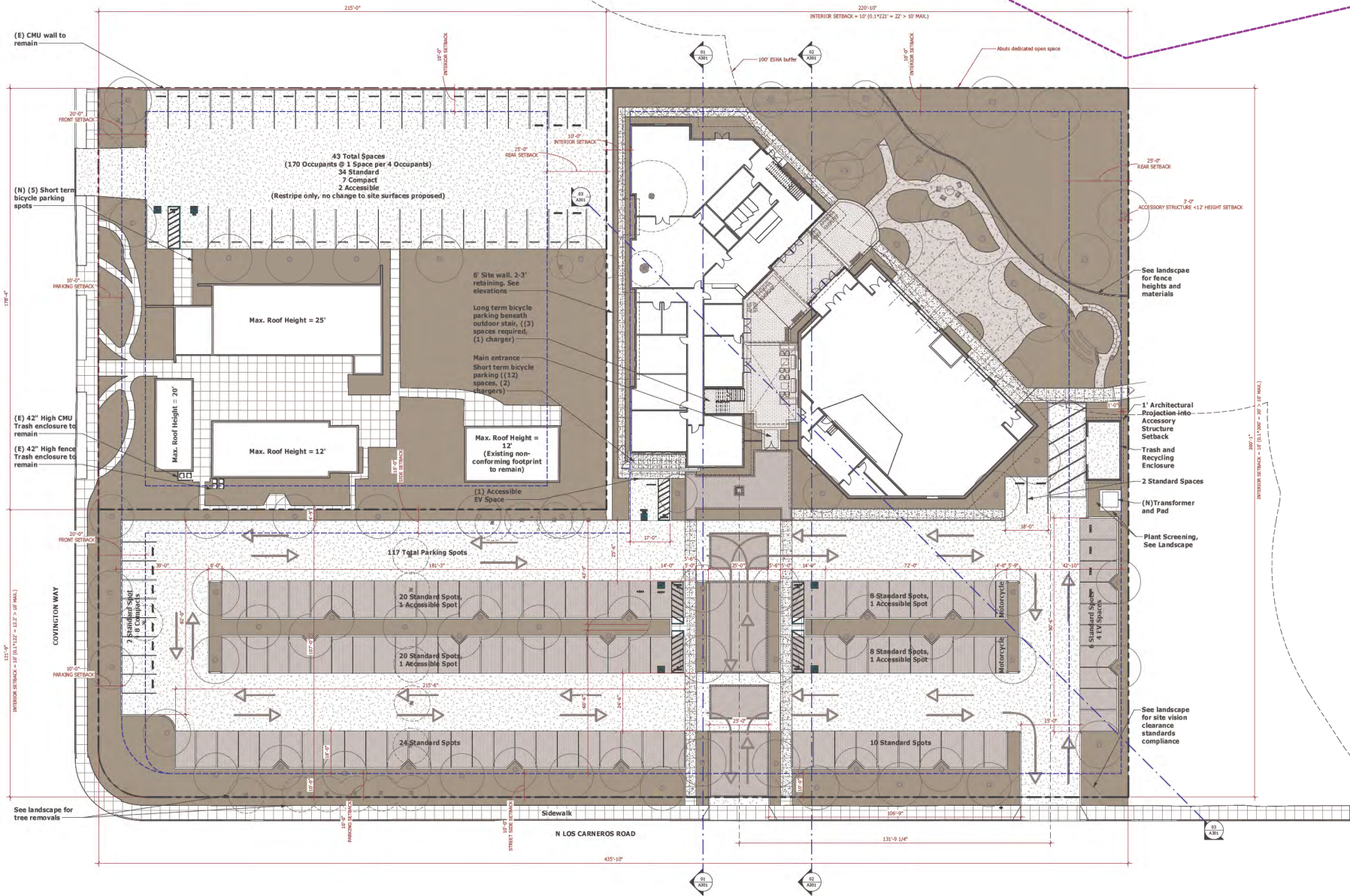
AS101

**Lot 1 (CLC) Site Statistics**

Gross Lot Area: 38,360 S.F. (0.881 ACRES)  
 Net Lot Area: 38,360 S.F. (0.881 ACRES)  
 Building Area (Habitable + Non-Habitable): 5,698 S.F.  
 Landscape Area: 14,978 S.F.  
 Hardscape Area: 17,684 S.F.

**NOTE: Turning and backup radiuses are determined by providing drive aisle widths in compliance w/Zoning Ordinance 17.38.110. All drive aisle widths are shown on the plan.**

FIGURE CE 4-1  
BOUNDARY







Anthem Chapel Goleta  
 CONCEPT FIRST FLOOR PLAN

11/20/2020 11:21:11 AM  
 Architect: DMHA  
 1000 Corporate Blvd., Suite 100  
 San Jose, CA 95128  
 Tel: 408.261.1111  
 www.dhma.com





1/20/2024 11:11:11 PM  
 Address: 17100 Anthem Blvd, Goleta, CA 93040  
 17100 Anthem Blvd, Goleta, CA 93040



Anthem Chapel Goleta  
**CONCEPT SECOND FLOOR PLAN**

01/20/2024

1/8" = 1'-0"

A102

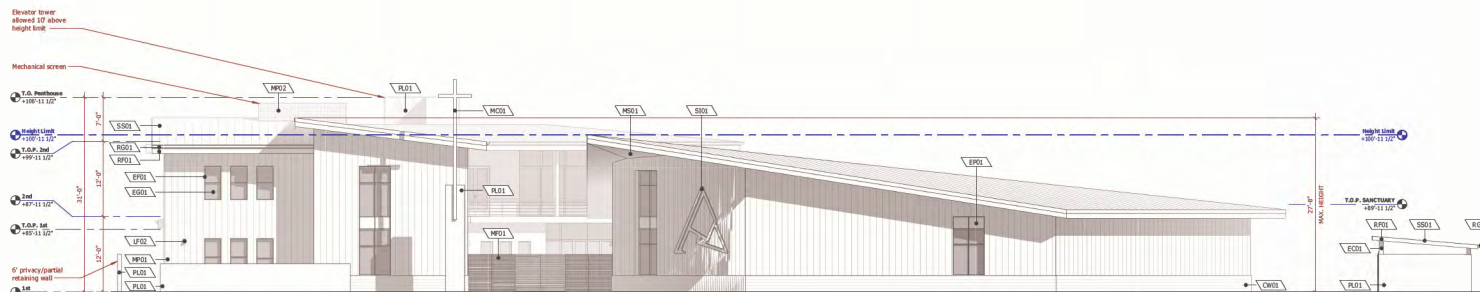




EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherrin Williams	Concrete Solid Stain
Exterior Columns	EC01	Match Storefront Frame	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluoreon Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluoreon Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluoreon Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LP02	Match Storefront Frame	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	MC01	Match Storefront Frame	By Contractor	Custom
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
Metal Panel Siding	MS01	Beau White	NSCI	Per 2.29
Mechanical Screen	MS02	Anodize Aluminum	Amico	Anodized Aluminum, Perforated
Metal Soffit	MS03	Light Fir	Langdon	Tempe and Groves
Smooth Trowel Stucco	PL01	X-85 Sandstone	La Habra	Santa Barbara Finish
Smooth Trowel Stucco	PL02	X-314 Fallbrook	La Habra	Santa Barbara Finish
Panel	RF01	Charcoal Gray	NSCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	NSCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SR01	Charcoal Gray	NSCI	Superlok



CONCEPT ELEVATION WEST  
1/8" = 1'-0" 02



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

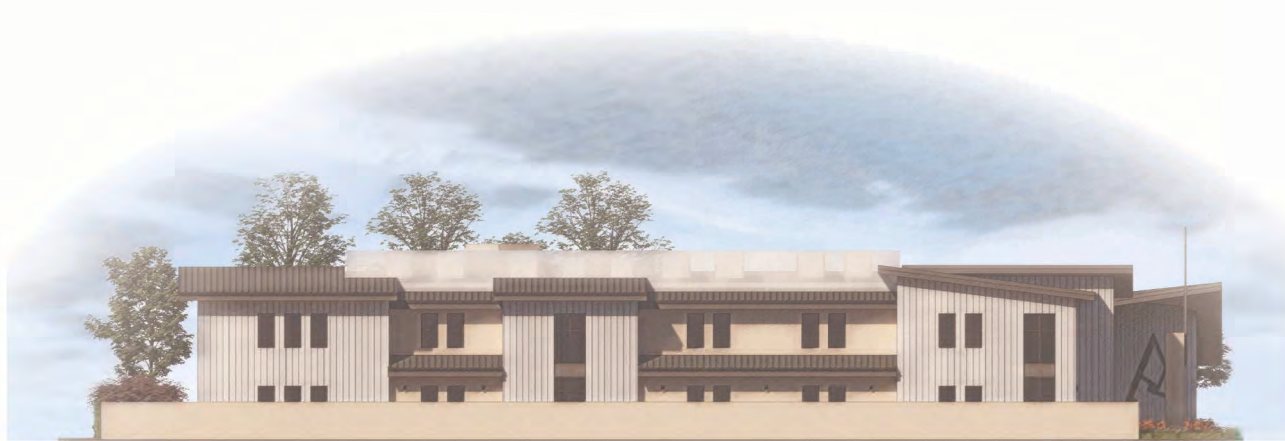
Anthem Chapel Goleta  
CONCEPT BUILDING ELEVATION WEST

1/8" = 1'-0"

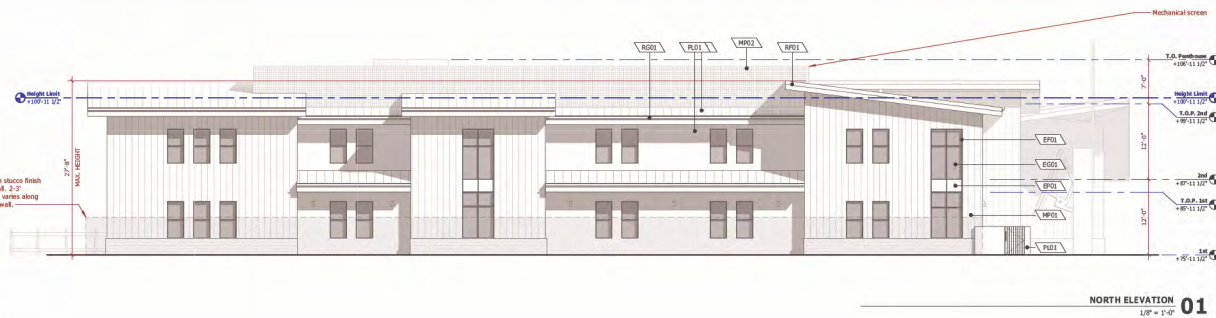
A201



EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW05	Muddy Gray	Sherrin Williams	Concrete Solid Stain
Exterior Columns	EC01	Match Storefront Frame	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluores Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluores Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Optigray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluores Charcoal	Arcadia	Anodized Aluminum
Exterior Scape	LP02	Match Storefront Frame	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	MC01	Match Storefront Frame	By Contractor	Custom
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
Head Panel Siding	HS01	Beau White	NBCI	Per 2.29
Mechanical Screen	MS02	Anodize Aluminum	Amico	Anodized Aluminum, Perforated
Head Soffit	HS01	Light Fir	Langdon	tongue and groove
Smooth Trowel Stucco	PL01	X-85 Sandstone	La Habra	Santa Barbara Finish
Smooth Trowel Stucco	PL02	X-414 Fallbrook	La Habra	Santa Barbara Finish
Panel	RP01	Charcoal Gray	NBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	NBCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SR01	Charcoal Gray	NBCI	Superlok



CONCEPT ELEVATION NORTH  
1/8" = 1'-0" 02



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

Anthem Chapel Goleta  
CONCEPT BUILDING ELEVATION NORTH

01/20/2026

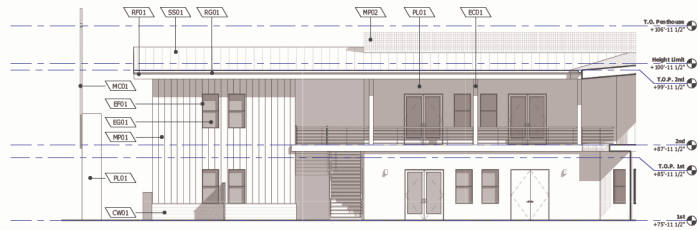
01/20/2026 11:52:14 AM  
 Architect: DMHA  
 10000 S. Sepulveda Blvd., Suite 100, Los Angeles, CA 90045  
 310.308.1111  
 www.dhma.com



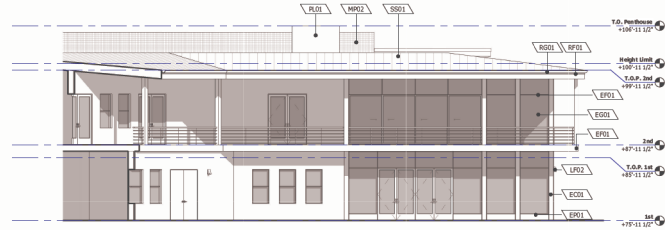
1/8" = 1'-0"

A203

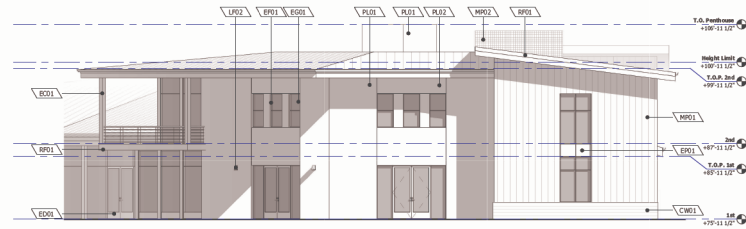
EXTERIOR MATERIAL SCHEDULE				
Description	Mark	Color	Manufacturer	Comments
Board Formed Concrete	CW01	Muddy Gray	Sherrin Williams	Concrete Solid Stain
Exterior Columns	EC01	Match Storefront Frame	By Contractor	Anodized Aluminum
Exterior Storefront Door	ED01	Fluorop Charcoal	Arcadia	Anodized Aluminum
Exterior Storefront Frame	EF01	Fluorop Charcoal	Arcadia	Anodized Aluminum
Exterior Glazing	EG01	Opligray	Vitro	Dual Glazed, Low-E, Low Reflectivity
Exterior Storefront Solid Panel	EP01	Fluorop Charcoal	Arcadia	Anodized Aluminum
Exterior Sconce	LP02	Match Storefront Frame	Per Lighting Designer	See Lighting Plans for specification
Metal Cross	MC01	Match Storefront Frame	Custom	
Decorative Fence	MF01	Per Landscape Architect	By Contractor	See Landscape Plans
Metal Panel Siding	MP01	Beau White	NBCI	Pan-2-20
Mechanical Screen	MS01	Light Fix	Langhant	Tongue and Groove, Perforated
Smooth Travert Stucco	PL01	X-85 Sandstone	La Habra	Santa Barbara Finish
Smooth Travert Stucco	PL02	X-414 Fallbrook	La Habra	Santa Barbara Finish
Panel	NP01	Charcoal Gray	NBCI	By Roof Manufacturer
Roof Gutter	RG01	Charcoal Gray	NBCI	By Roof Manufacturer
Custom Signage	SI01	Match Storefront and Cross	Custom	(Under Separate Permit)
Standing Seam Metal Roofing	SR01	Charcoal Gray	NBCI	Superlok



**SOUTH ELEVATION (YOUTH)**  
1/8" = 1'-0" **03**



**SOUTHWEST ELEVATION (YOUTH)**  
1/8" = 1'-0" **02**



**EAST ELEVATION (YOUTH)**  
1/8" = 1'-0" **01**

01/20/2026 11:53:11 AM  
 Anthem Chapel Goleta Youth Building  
 10000 S. Sepulveda Blvd., Suite 100  
 Los Angeles, CA 90045

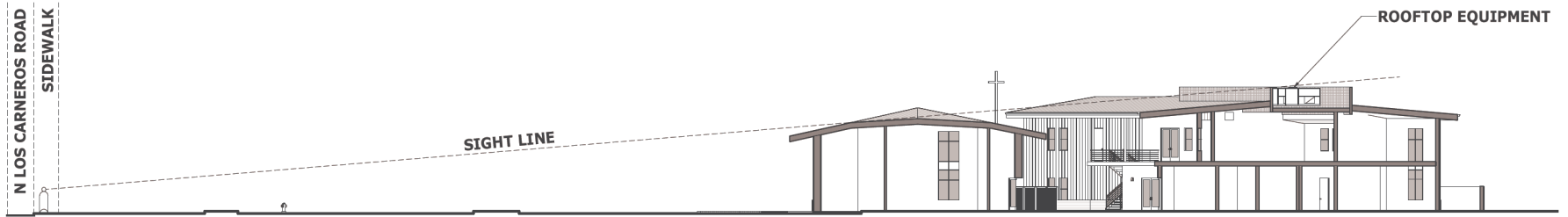


**Anthem Chapel Goleta  
YOUTH BUILDING ELEVATIONS**

01/20/2026

1/8" = 1'-0"

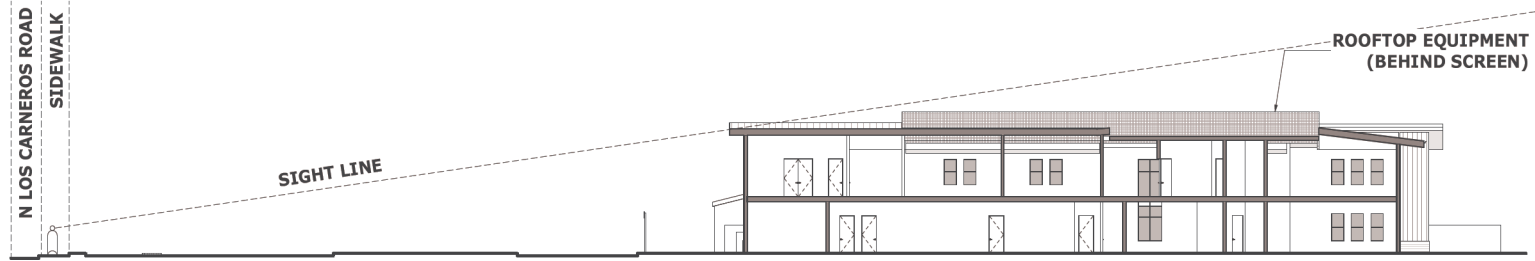
**A204**



SIGHT LINE C  
3/32" = 1'-0" 03



SIGHT LINE B  
3/32" = 1'-0" 02



SIGHT LINE A  
3/32" = 1'-0" 01

01/20/2026 11:51 AM  
 ANTHEM CHAPEL GOLETA  
 10000 N LOS CARNEROS ROAD, SUITE 100  
 GOLETA, CA 93025  
 805.433.1111





ANthem Chapel Goleta  
ARCHITECTURE - INTERIOR DESIGN  
10000 S. Santa Ana Ave.  
Suite 100  
Orange, CA 92668  
Tel: 714.952.1111  
www.dmharc.com



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Anthem Chapel Goleta  
**CONCEPTUAL RENDERING**  
01/20/2024

A901



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Anthem Chapel Goleta  
**CONCEPTUAL RENDERING**  
01/20/2024



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Anthem Chapel Goleta  
**CONCEPTUAL RENDERING**  
01/20/2026



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SITE CONTEXT RENDERING - LOS CARNEROS  
NOT TO SCALE 01

DMHA 10/15/2024 10:00 AM



Anthem Chapel Goleta  
SITE CONTEXT RENDERING  
01/20/2024

1/8" = 1'-0"

A911



SITE CONTEXT RENDERING - CORNER (TREES HIDDEN)  
NOT TO SCALE 01

DMHA 11.11.2026  
Anthem Chapel Goleta  
Interior Design  
11/11/2026







PROPOSED ESHA BUFFER IMPROVEMENTS  
NOT TO SCALE 03



EXISTING SITE CONDITIONS  
NOT TO SCALE 02



PROPOSED ESHA BUFFER LANDSCAPE KEY PLAN  
NOT TO SCALE 01

01/20/2026 11:51 AM  
 ANTHEM CHAPEL GOLETA  
 ESHA BOUNDARY IMPROVEMENTS  
 01/20/2026 11:51 AM



**NOTE: MEASUREMENTS ARE APPROXIMATE, CALCULATED BASED ON PHOTOGRAPHS.**



The Stow House, 304 N Los Carneros Rd, Goleta, CA 93117  
3/16" = 1'-0"



Islamic Society of SB, 302 N Los Carneros Rd, Goleta, CA 93117  
3/16" = 1'-0"



Goleta Depot, 300 N Los Carneros Rd, Goleta, CA 93117  
3/16" = 1'-0"

4/20/2026 11:11:11 AM  
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 Address: 302 N Los Carneros Rd, Goleta, CA 93117  
 Address: 300 N Los Carneros Rd, Goleta, CA 93117

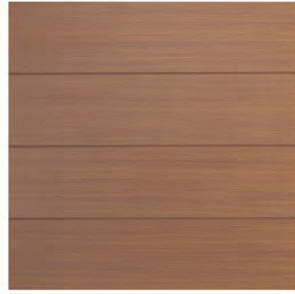


DMHA logo and other small text at the bottom left.



Black

Bega Exterior Light Fixtures  
Black (See Lighting Plans for Fixtures)



Longboard Tongue and Groove Soffit  
Light Fir



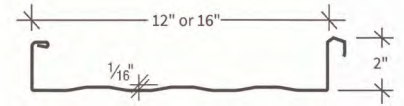
X-86 SANDSTONE  
Base 200

La Habra Traditional  
X-86 Sandstone

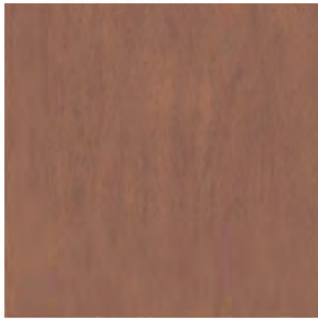


**SUPERLOK®**

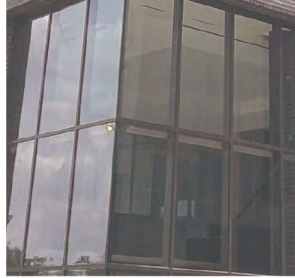
CHARCOAL GRAY



MBCI Superlok Standing Seam Metal Roofing  
Charcoal Gray (Includes gutters + fascia)



Exterior Top Rails/Deck  
Sherwin Williams Riverwood



Vitro Architectural Glass  
Optigray

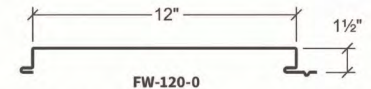
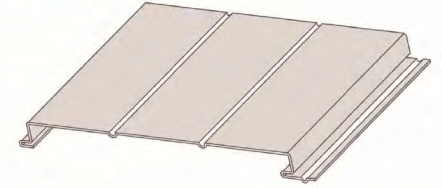


X-434 FALLBROOK  
Base 200

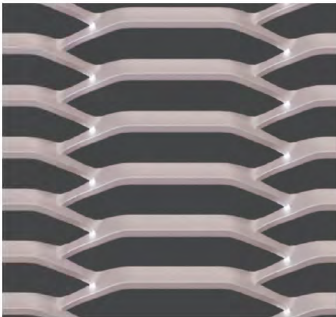
La Habra Traditional  
X-434 Fallbrook



BONE WHITE



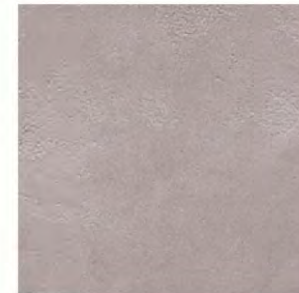
MBCI FW-120-0 Metal Siding  
Bone White



Amico Mechanical Screen  
Anodized Aluminum

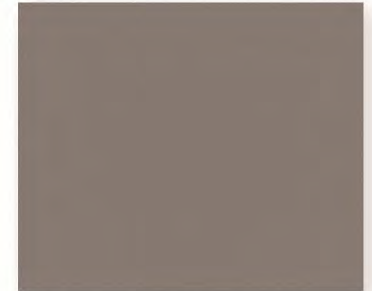


Board Formed Concrete Wall Base  
Sherwin Williams Muddy Gray



SANTA BARBARA

La Habra Stucco  
Santa Barbara Finish

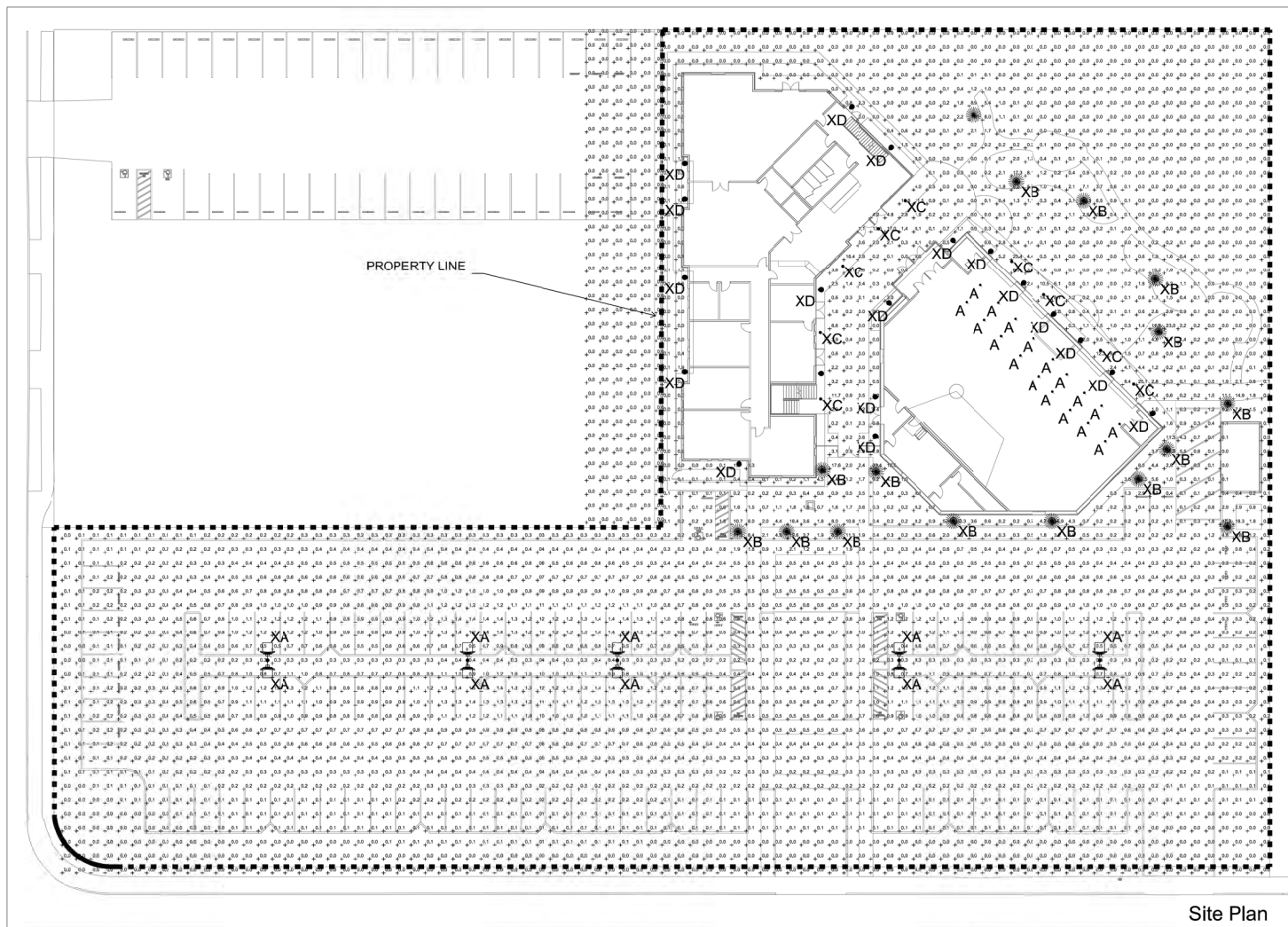


Charcoal  
E 399B159 C 439Z5629M

Arcadia AFG451DT Storefront Frames/Doors  
Fluorpon Charcoal

DMHA 11.11.19





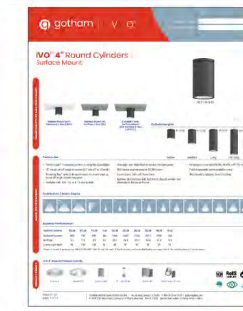
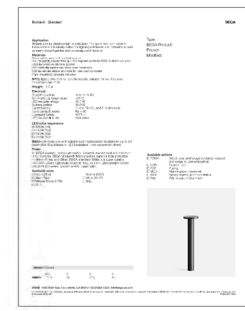
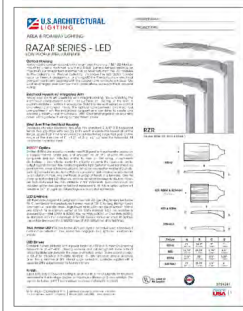
Site Plan

**ANE**  
 Alan Noelle Engineering  
 1616 Anacapa Street  
 Santa Barbara, CA 93101  
 phone: 805.563.5444  
 fax: 805.456.5901 alan@aneng.com  
 Electrical Engineering Lighting Design

Approvals/Consultants:

Project:  
 ANTHEM CHAPEL  
 5100 STOW CYN RD.  
 GOLETA, CA  
 93117

Sheet Title:  
 EXTERIOR LIGHTING



Light Fixtures

Revisions:	
△ SITE LIGHTING CALC	08/29/24
△ SITE LIGHTING CALC	04/27/26

Scale:	1/16" = 1'	Sheet:	LT-1.0
Date:	08/29/24	Drawn:	CS
Checked:	VT		

**Attachment D**  
**Zoning Consistency Analysis**

ZONING CONSISTENCY ANALYSIS FOR PARCEL MAP 32,072,  
 ANTHEM CHURCH BUILDING AND ASSOCIATED IMPROVEMENTS  
 AND CHRIST LUTHERAN CHURCH PARKING LOT CHANGES  
 BASED ON RS DEVELOPMENT STANDARDS  
 CASE NOS. 24-0004-CUP(AM), 24-0010-DP(AM); 24-0030-DRB; 24-0009-DP, 24-  
 0002-SUB, & 24-0005-CUP

**Subdivision of Lot 1 (CLC) to New Lot 1 (CLC) and New Lot 2 (Anthem Church)**

<u>New Lot 1</u>	<u>PROPOSED LOT SIZE</u>	<u>CONSISTENCY WITH STANDARDS</u>
<b>Required Minimum Lot Size:</b> 7,000 square feet.	38,360 square feet.	Yes.
<b>Required Minimum Width:</b> 65 feet.	178 feet.	Yes.

<u>New Lot 2</u>	<u>PROPOSED LOT SIZE</u>	<u>CONSISTENCY WITH STANDARDS</u>
<b>Required Minimum Lot Size:</b> 7,000 square feet.	110,745 square feet.	Yes.
<b>Required Minimum Width:</b> 65 feet.	102 feet on eastern property line and 342 feet on southern property line.	Yes.

**Lot 1- Christ Lutheran Church (CLC)**

<u>ZONING REQUIREMENTS</u>	<u>PROPOSED PROJECT</u>	<u>CONSISTENCY WITH STANDARDS</u>

<p><b>Front Yard Setback:</b>          Twenty (20) feet from right-of-way line for structures.</p>	<p>23 feet from right-of-way line.</p>	<p>Yes.</p>
<p><b>Side Yard Setbacks:</b>          10 percent of lot which 6.5 feet.</p>	<p>11 feet.</p>	<p>Yes.</p>
<p><b>Rear Yard Structure Setback:</b>          25-foot rear yard setback for primary buildings.</p>	<p>The applicant proposes to retain an existing classroom structure that would continue to partially encroach (5 feet) into the rear yard setback.</p>	<p>Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.</p>
<p><b>Parking:</b>           County Requirement at Time of CUP Approval 1 space per 100 sq. ft. of assembly space: 18 parking spaces required           Title 17 standards: 1 space per 4 permanent seats in main assembly area, or 1 space per 50 sq. ft. of assembly area where temporary or moveable seats are provided. 43 parking spaces required.</p>	<p>41 parking spaces.           41 parking spaces</p>	<p>Yes, exceeded the County Requirements           Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC, would remain consistent with previous approval</p>
<p><b>Building Height limit:</b> Maximum height of 25 feet.</p>	<p>No change proposed. Maximum height of all CLC structures do not exceed 25 feet.</p>	<p>Yes.</p>

<p><b>Loading Zone Space:</b></p> <p>County Requirement at Time of CUP Approval: 0 loading spaces</p> <p>Title 17: Assembly Uses are required to 1 separate loading zone.</p>	<p style="text-align: center;">0</p> <p style="text-align: center;">0</p>	<p style="text-align: center;">Met the County Code at time of approval</p> <p style="text-align: center;">Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.</p>
<p><b>Short-Term Bicycle Parking:</b></p> <p>County Requirement at Time of CUP Approval: 0 bicycle spaces</p> <p>Title 17 Required to have 4 spaces.</p>	<p style="text-align: center;">0</p> <p style="text-align: center;">5 spaces.</p>	<p style="text-align: center;">Met the County Code at time of approval</p> <p style="text-align: center;">Yes.</p>
<p><b>Short-Term Electric Bicycle Parking:</b></p> <p>County Requirement at Time of CUP Approval: 0 EV bicycle parking spaces</p> <p>Title 17: Required to have 1 space.</p>	<p style="text-align: center;">0</p> <p>The applicant is proposing zero.</p>	<p style="text-align: center;">Met the County Code at time of approval</p> <p style="text-align: center;">Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC. Would remain consistent with past CUP approval.</p>

<p><b>Heat Island Effect:</b></p> <p>Not a County Requirement at Time of CUP Approval</p> <p>Title 17: Required to meet 50% shading criteria of parking lot.</p>	<p style="text-align: center;">n/a</p> <p>With the addition of 7 new trees, the existing parking lot can achieve 22% shading criteria due to the existing parking lot configuration.</p>	<p style="text-align: center;">Met the County Code at time of approval</p> <p style="text-align: center;">Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.</p>
--	--	---

**Lot 2- Anthem Church**

<b><u>ZONING REQUIREMENTS</u></b>	<b><u>PROPOSED PROJECT</u></b>	<b><u>CONSISTENCY WITH STANDARDS</u></b>
<p><b>Front Yard Setback:</b>            Twenty (20) feet from right-of-way line for structures.</p> <p>Ten feet for parking spaces.</p>	<p>200+ feet from Covington Way right-of-way line for structures.</p> <p>10 feet from Covington Way right-of-way line for parking</p>	<p>Yes.</p>
<p><b>Street Side Setback:</b>            Ten (10) feet from right-of-way line for structures and parking spaces.</p>	<p>120+ feet from Los Carneros Rd. right-of-way line for structures</p> <p>10+ feet from Los Carneros right-of-way line for parking spaces</p>	<p>Yes</p>
<p><b>Interior Side Yard Setback – North &amp; East Property Lines:</b>            10 percent of lot width with a maximum 10 feet.</p>	<p>10 feet from the north property line</p> <p>15 feet from the east property line</p>	<p>Yes.</p>

<p><b>Rear Yard Setback – South Property Line:</b>                  15 feet from rear yard property line abutting open space for primary buildings.</p> <p>3 feet from rear yard property line for accessory structures</p>	<p>38 feet for primary structures</p> <p>3 feet for accessory structures (trash enclosure, &amp; transformer pad)</p>	<p style="text-align: center;">Yes.</p>
<p><b>Parking (Weekday uses don't overlap with public assembly uses):</b></p> <p><b>Daycare (55 students)–</b>                  1 space/10 students:                  6 spaces required                  1 loading space/10 students: 6 spaces required                  Subtotal: 12 spaces</p> <p><b>Pre-school (55 students) –</b>                  1space/10 students:                  6 spaces required                  1 loading space/10 students: 6 spaces required                  Subtotal: 12 spaces</p> <p><b>Church Admin (1,154 sq. ft.) –</b>                  1 space/300 sq. ft.                  Subtotal: 4 spaces</p> <p><b>Total for Weekday Uses: 28 Spaces Required</b></p>	<p>117 parking spaces</p>	<p style="text-align: center;">Yes</p>

<p><b>Parking (Weekend uses don't overlap with daycare/pre-school uses):</b></p> <p><b>Sanctuary public assembly area (5,042 sq. ft.) – 1 space/50 sq. ft.</b></p> <p><b>Total for Weekend Uses: 101 Space Required</b></p>	<p>117 parking spaces</p>	
<p><b>Building Height limit:</b> Maximum height of 25 feet.</p>	<p>Proposed height is 27 feet 8 inches.</p>	<p>Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.</p>
<p><b>Height of Standalone Architectural Elements:</b> 30 feet.</p>	<p>Applicant is proposing 33 feet and 10 inches.</p>	<p>Yes, with an Adjustment Request pursuant to Section 17.59.040 of the GMC.</p>
<p><b>Loading Zone Space:</b> Assembly Uses are required to 1 separate loading zone.</p>	<p>Applicant is providing 1 loading zone space.</p>	<p>Yes.</p>
<p><b>Short-Term Bicycle Parking:</b> Required to have 12 spaces</p>	<p>The applicant is proposing 12.</p>	<p>Yes.</p>
<p><b>Short-Term Bicycle Charging Spaces:</b> Required to have 2 spaces.</p>	<p>The applicant is proposing 2.</p>	<p>Yes.</p>

<b>Long-Term Bicycle Parking:</b> Required to have 3 spaces.	The applicant is proposing 3.	Yes.
<b>Heat Island Effect:</b> Required to meet 50% shading criteria of parking lot.	The applicant is proposing 50% shade covering in the parking lot.	Yes.