

Agenda Item B.1 CONCEPTUAL/PRELIMINARY REVIEW Meeting Date: September 9, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Travis Lee, Associate Planner

SUBJECT: 5490 Hollister Ave (APN 071-330-014) The Steward 3rd Floor

Addition and remodel of Building F and Site Improvements and

California Environmental Quality Act Notice of Exemption

Case Nos. 23-0002-DP & 23-0024-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Adopt DRB and CEQA Findings provided as Attachment A;

- Adopt CEQA Categorical Exemption Section 15301 for Existing Facilities provided as Attachment B; and
- 3. Conduct Conceptual & Preliminary review and approve or approve with conditions if the findings of Attachment A can be made for the project.

PROJECT DESCRIPTION:

This is a request for a **Conceptual & Preliminary Review** for modifications to Building F at the Steward Hotel complex and site improvements. None of the modifications are proposed near the historic portions of the hotel complex. The renovations include:

- ➤ Conversion of 12 one-room suites into 22 standard hotel guestrooms. There will be 11 standard guestrooms on the 1st and 2nd floors.
- Minor additions/interior remodels on the first and second floor to accommodate the room reconfiguration.
- Addition of a 65 square feet on first floor addition,
- Minor addition of 247 square feet second floor addition, and
- ➤ Addition of 3,604 square feet third story to create 10 additional standard guestrooms with an exterior that will match the existing color scheme.
- ➤ Replacement of two existing 10' tall by 15.5' wide (~12,352 gal) water tanks located north of the barn with two new 10' tall by 18' wide (~19,034) tanks. The capacity will increase by 6,682 gallons.
- ➤ Addition of 20 parking stalls (14 along the eastern property line and 6 along the western property line) to support the new guestrooms.
- Alteration of 27 existing parking spaces located along the eastern and western property lines to accommodate the 20 new parking stalls.
- Addition of 20 new trees in 24", 36" and 48" box sizes in varieties that include 9 Lophostemon confertus, 6 Acacia stenophylla, 2 Quercus virginiana, 1

- Chamaerops humilis cerifera, 1 Cussonia spicata, and 1 Tipuana tipu. The new trees will be installed adjacent to the existing reconfigured parking areas.
- Removal of 8 trees including 2 Albizia julibrissin, 2 Persea americana, 1 Bauhinia variegata, 1 Koelreuteria bipinnata, 1 Phoenix roebelenii, and 1 Washingtonia robusta.
- Addition of new exterior lighting that includes 12' tall top mount 1 and 2 head LED light fixtures outputting 80 and 160 watts, respectively, and wall mounted LED fixtures outputting 13 watts. All exterior lighting fixtures are 3000K color temperature. A photometric plan is provided in the planset.
- > 52 cubic yards of cut, 17 cubic yards of fill, and 35 cubic yards of export.

Building F will have a proposed total building size of 11,256 square feet. There will be a net gain of 3,916 square feet, a net gain of 20 hotel rooms total, and a height increase from 27" to 33'-4". The project will result in a total of 107 guestrooms on site.

The project was filed by agent Shelby Messner Janke of SEPPS Inc on behalf of Mustang RE Holdings LLC.

BACKGROUND

The parcel is home to the historic structure 'Sexton House' All proposed work is outside the historic boundaries associated with the Sexton House as designated by the National Register of Historic Places by the United States Department of Interior and National Park Service and Goleta's Landmark designation. A copy of the California Department of Parks and Recreation (DPR) Historic Records form is provided as Attachment D.

The proposed modifications under review will be occurring to Building F. Building F is not historic and is located approximately 405' north from the closest edge of the "historic district" on the property. The existing hotel was permitted by the County of Santa Barbara, prior to the City of Goleta incorporating, under 87-DPF-015. An Historical Resources Analysis was conducted by Post Hazeltine to evaluate any potential impacts to the Sexton House as part of the project. The report concludes that the proposed addition to Building F and site improvements would not impair the designated historic district's integrity and the historic resource would maintain its historic status.

DISCUSSION:

The proposed renovations to Building F complies with the height and setback regulations of the Visitor Serving – Commercial (VS) zone district. While the elevator shaft roof cap exceeds the 35' height limit, elevator towers are allowed a height limit exception per 17.24.080.

There are currently 91 existing parking stalls on site. Per Table 17.38.040, one parking space is required per guest room and one parking space is required per 5 employees. There are 107 proposed guest rooms and 20 employees which calculates to a requirement of 111 parking spaces. The applicant has provided 111 parking spaces on site. All proposed exterior lighting directs light downward and according to the photometric plan, the light level does not exceed 0.1 foot-candles at the property line in accordance with 17.35.040.C.

Policy LU 3.6 Visitor Commercial (C-V) of the General Plan states:

This use category is intended to provide for a variety of commercial uses of low to moderate intensity often at or near scenic locations that may serve as destinations for visitors. Customers are anticipated to drive or be transported to these establishments by vehicles. Development in Visitor Commercial areas shall be designed in a manner that will limit encroachment into residential or resource areas. When located near the beach or other natural areas, public access to resource areas shall be required. Transient lodging units such as hotels that are operated as hotel condominiums, time-shares, or under a fractional ownership model shall be permitted uses, regulated through measures including but not limited to owner-occupancy limitations, to assure these accommodations are available without limitation to the general public and protect the City's transient occupancy tax base.

Since the subject parcel is located on Hollister Avenue which is a designated Scenic Corridor, Policy VH 2.3 Development Projects Along Scenic Corridors applies:

Development adjacent to scenic corridors should not degrade or obstruct views of scenic areas. To ensure visual compatibility with the scenic qualities, the following practices shall be used, where appropriate:

- a. Incorporate natural features in design.
- b. Use landscaping for screening purposes and/or for minimizing view blockage as applicable.
- c. Minimize vegetation removal.
- d. Limit the height and size of structures.
- e. Cluster building sites and structures.
- f. Limit grading for development including structures, access roads, and driveways. Minimize the length of access roads and driveways and follow the natural contour of the land.
- g. Preserve historical structures or sites.
- h. Plant and preserve trees.
- i. Minimize use of signage.
- j. Provide site-specific visual assessments, including use of story poles.
- k. Provide a similar level of architectural detail on all elevations visible from scenic corridors.
- I. Place existing overhead utilities and all new utilities underground.
- m. Establish setbacks along major roadways to help protect views and create an attractive scenic corridor. On flat sites, step the heights of buildings so that the height of building elements is lower close to the street and increases with distance from the street.

The Applicant installed story poles for the Design Review Board (DRB) meeting of September 9, 2025. The story poles demonstrated that the project will not impact the nearby Scenic Resources (views to the ocean and the mountains from the 217) and the project can be found consistent with the applicable policies as the tallest roof form is 33'-4" and is consistent with maximum height allowed by its zoning designation. While the

elevator shaft roof cap exceeds the 35' height limit, elevator towers are allowed a height limit exception per 17.24.080.

The site is not located within the Goleta Old Town Heritage District Boundaries.

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.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 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 project has been found to be exempt from CEQA Guidelines per Section 15301 because the project is modifications to Building F which includes reconfiguring the existing rooms on the 1st and 2nd floor and adding a third floor for a total of 20 additional rooms and approximately 4,000 sq. ft. in area to an existing hotel building and associated site improvements. The remodel/ addition results in less than 10,000 square feet of new floor area, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The property will continue to be served by existing streets and driveways and will not change the demand on the existing infrastructure services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. A Phase 1 Archaeological Study has been prepared for the Project by Dudek dated June 2023. The report concludes that the proposed Project will not affect cultural resources. The recommended condition regarding monitoring during ground disturbing activities will be imposed as a condition of approval.

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to Categorical Exemptions apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of 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 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; an addition to an existing hotel building is not unusual.

Section 15300.2(d)'s exception does not apply because the views from the Highway 217 local scenic corridor would not be impacted. Impacts to views eastward along this Scenic Corridor would not occur due to the existing vegetation, the proposed roof forms which recede into the background, and Highway 217 is elevated over the proposed building's renovation so travelers' views will not be affected by the development.

Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource. An Historical Resources Analysis dated June 14, 2023, prepared by Post Hazeltine which is on file with the City and incorporated by reference into this finding, concludes that the proposed addition to Building F and site improvements would not impair the designated historic district's integrity and the historic resource would maintain its historic status. 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 these reasons, the project has been found exempt from CEQA and the adoption of a NOE is recommended for consideration as noted above.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB grants the applicant's request, the next steps include: (1) a 10-day (DRB) appeal period; (2) notice and approval of the Development Plan Amendment by the Planning and Environmental Review Director; (3) a 10 -day appeal period; (4) Final DRB review; (5) ministerial issuance of a Zoning Clearance following (if no appeal if submitted) for verification of condition compliance with DRB and DPAM conditions; and (6) Building Plan Check and Permits prior to commence of construction.

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

ATTACHMENTS:

- A Findings for Approval
- B Notice of Exemption
- C Project Plans
- D Goleta Landmark DPR Form

ATTACHMENT A

FINDINGS

ATTACHMENT A

Design Review and California Environmental Quality Act Findings The Steward Building F Remodel and 3rd Floor Addition and Site Improvements Case No. 23-0002-DP, 23-0024-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

1. 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 development complies height and setback requirements of the VS zone district. The proposed development is limited to the addition of a 3rd floor to an existing hotel building, interior reconfiguration of the 1st and 2nd floors of an existing hotel building, reconfiguration of parking spaces, the replacement of two water tanks, 20 new screening trees, and exterior lighting. Therefore, the size, bulk, and scale is appropriate to the site and the surrounding neighborhood residences.

2. 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.

While the location of the existing building is not being modified by this proposal and will remain as it exists, the footprint will be enlarged due to the additions. The site layout of the hotel complex is not affected by the proposed hotel addition or other site improvements. The layout, orientation, and location of the hotel building with proposed development is in appropriate and harmonious relationship to one another and the property.

3. 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 additions match the architectural style of the existing building and the architectural style of other buildings of the hotel complex. The matching architectural style between the hotel buildings is not considered monotonous repetition since they are part of the same hotel property.

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

The proposed additions will match the existing building. The materials and colors associated with the project are in harmony with each other and proposed on all

sides of the structure. The project's colors will complement each other as the walls, trim, and roof color have been considered in tandem.

5. 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 outdoor mechanical or electrical equipment is proposed.

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

As proposed, the project will result in 52 cubic yards of cut, 17 cubic yards of fill, and 35 cubic yards of export. The grading is associated with the new parking stall configuration and the finished topography will remain consistent with the existing elevations and grades that exist at the property.

7. 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.

In addition to the existing landscaping on site, 20 new screening trees are proposed throughout the property. No protected trees are proposed for removal. The placement of these trees are not within the historic district of the Sexton House.

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

The selection of drought tolerant and native landscaping is appropriate for the project and its environment and the irrigation proposed is positioned to ensure the long-term maintenance of the plant materials.

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

All proposed exterior lighting fixtures are fully hooded and shielded to direct all light downward. The proposed lighting meets the City's dark-sky standards as demonstrated by the photometric plan.

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

The proposed project is bordered by State Highway 217 and residentially zoned parcels. The project conforms to the required VS zone development standards

including 35' height limit, and continued observation of the 20' front setback, 20' rear setback, and 20' side setbacks.

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

There are no additional design standards adopted for this zoning district.

CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING

The development or project is within the project description of a proposed or adopted California Environmental Quality Act document (i.e., Environmental Impact Report, Mitigated Negative Declaration, or Negative Declaration) or is statutorily or categorically exempt from California Environmental Quality Act.

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 Section 15301 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 project has been found to be exempt from CEQA Guidelines per Section 15301 because the project is modifications to Building F which includes reconfiguring the existing rooms on the 1st and 2nd floor and adding a third floor for a total of 20 additional rooms and approximately 4,000 sq. ft. in area to an existing hotel building and associated site improvements. The remodel/addition results in less than 10,000 square feet of new floor area, the project is in an area where all public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive. The property will continue to be served by existing streets and driveways and will not change the demand on the existing infrastructure services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. A Phase 1 Archaeological Study has been prepared for the Project by Dudek dated June 2023. The report concludes that the proposed Project will not affect cultural resources. The recommended condition regarding monitoring during ground disturbing activities will be imposed as a condition of approval.

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to Categorical Exemptions apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of 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 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; an addition to an existing hotel building is not unusual. Section 15300.2(d)'s exception does not apply because the views from the Highway 217 local scenic corridor would not be impacted. Impacts to views eastward along this Scenic Corridor would not occur due to the existing vegetation, the proposed roof forms which recede into the background, and Highway 217 is elevated over the proposed building's renovation so travelers' views will not be affected by the development.

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ATTACHMENT B

CEQA NOTICE OF EXEMPTION

NOTICE OF EXEMPTION (NOE)

То:	Office of Planning and Research P.O. Box 3044, 1400 Tenth St. Rm. 212 Sacramento, CA 95812-3044	Fro
	Clark of the Board of Supervisors	

 ✓ 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

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



Project Title:

The Steward Building F modifications & Site Improvements Case Nos. 23-0002-DP & 23-0024-DRB

Project Applicant:

Shelby Messner Janke of SEPPS Inc on behalf of Mustang RE Holdings LLC.

Project Location (Address and APN):

5490 Hollister Avenue Goleta, CA 93117 County of Santa Barbara APN: 071-330-014

Description of Nature, Purpose, and Beneficiaries of Project:

This is a request for modifications to Building F at the Steward Hotel complex and site improvements. The renovations include:

- Conversion of 12 one-room suites into 22 standard hotel guestrooms. There will be 11 standard guestrooms on the 1st and 2nd floors.
- > Minor additions/interior remodels on the first and second floor to accommodate the room reconfiguration.
- > Addition of a 65 square fee on first floor addition,
- Minor addition of 247 square feet second floor addition, and
- ➤ Addition of 3,604 square feet third story to create 10 additional standard guestrooms with an exterior that will match the existing color scheme.
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- ➤ Alteration of 27 existing parking spaces located along the eastern and western property lines to accommodate the 20 new parking stalls,
- Addition of 20 new trees in 24", 36" and 48" box sizes in varieties that include 9 Lophostemon confertus, 6 Acacia stenophylla, 2 Quercus virginiana, 1 Chamaerops humilis cerifera, 1 Cussonia spicata, and 1 Tipuana tipu. The new trees will be installed adjacent to the existing reconfigured parking areas
- Removal of 8 trees including 2 Albizia julibrissin, 2 Persea americana, 1

- Bauhinia variegata, 1 Koelreuteria bipinnata, 1 Phoenix roebelenii, and 1 Washingtonia robusta.
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- > 52 cubic yards of cut, 17 cubic yards of fill, and 35 cubic yards of export.

Building F is proposed with a total proposed building size of 11,256 square feet. There will be a net gain of 3,916 square feet and a net gain of 20 hotel rooms total. The project will result in a total of 107 guestrooms on site.

The purpose of the project is to enlarge an existing hotel building F and make site improvements. The beneficiary of the project is the property owner.

Name of Public Agency Approving the Project:

Design Review Board of the City of Goleta

Name of Person or Agency Carrying Out the Project:

Shelby Messner Janke of SEPPS Inc on behalf of Mustang RE Holdings LLC, Owner

Exempt Status: (check one) ☐ Ministerial (Sec. 15268) ☐ Declared Emergency (Sec. 15269 (a)) ☐ Emergency Project (Sec. 15269 (b) (c)) ☑ Categorical Exemption: § 15301 (Existing Facilities)

Reason(s) why the project is exempt:

The proposed project is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000, et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000, et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15301 (Existing Facilities).

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA under Section 15301 of the CEQA Guidelines and a Notice of Exemption is proposed.

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NOTICE OF EXEMPTION (NOE)

infrastructure services. Further, the project would not alter any biological resources, cultural resources, geologic resources, or site drainage and would not impact visual resources. A Phase 1 Archaeological Study has been prepared for the Project by Dudek dated June 2023. The report concludes that the proposed Project will not affect cultural resources. The recommended condition regarding monitoring during ground disturbing activities will be imposed as a condition of approval.

Moreover, none of State CEQA Guidelines section 15300.2's exceptions to Categorical Exemptions apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of 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 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; an addition to an existing hotel building is not unusual. Section 15300.2(d)'s exception does not apply because the views from the Highway 217 local scenic corridor would not be impacted. Impacts to views eastward along this Scenic Corridor would not occur due to the existing vegetation, the proposed roof forms which recede into the background, and Highway 217 is elevated over the proposed building's renovation so travelers' views will not be affected by the development.

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For these reasons, the project has been found exempt from CEQA.

City of Goleta Contact Person,	Telephone Number, and Email:
Travis Lee, Associate Planner	
805-562-5528	
tlee@cityofgoleta.gov	

NOTICE OF EXEMPTION (NOE)

If filed by the applicant:				
Attach certified document of exemption finding				
2. Has a Notice of Exemption been filed by the public agency approving the project?				
□Yes □No				
Date received for filing at OPR:				

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

ATTACHMENT C

PROJECT PLANS

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE. GOLETA, CA 93111

DEVELOPMENT PLAN AMENDMENT / DRB SUBMITTAL ROUND 3

02/28/2025

AXIS ARCHITECTURE + DESIGN 700 S. FLOWER ST. STE 520

LOS ANGELES, CA 90017 PHONE: 310-209-7520 CONTACT: KEVIN SUND EMAIL: ksund@axisgfa.com

OWNER: DAUNTLESS CAPITAL PARTNERS PHONE: 607-279-1831 CONTACT: AMANDA MAUCERI EMAIL: AMauceri@dauntlesscp.com ARCADIA STUDIO 202 EAST COTA STREET

SANTA BARBARA, CA 93101 PHONE: 805-962-9055 CONTACT: KALIE GRUBB EMAIL: kgrubb@arcadiastudio.com

CIVIL:
CCE DESIGN ASSOCIATES 771 E DAILY DRIVE, #120 CAMARILLO, CA 93010 PHONE: 805-738-5434 CONTACT: BEN BOURNE EMAIL: ben@ccedesignassociates.com **GENERAL PLAN DESIGNATION** VISITOR SERVING LAND USE DESIGNATION



TRUE NORTH / VICINITY MAP

1130 WESTWOOD BLVD LOS ANGELES, CA 90024 T 310.209.7520 F 310.209.7516 www.axisgfa.com

PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE. GOLETA, CA

OWNER NAME

DAUNTLESS CAPITAL PARTNERS

DATE ISSUES & REVISIONS

1 06/14/23 DEV. PLAN/DRB R. 1 2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

AS SHOWN

PROJECT NUMBER

DESCRIPTION **COVER SHEET**

SHEET NUMBER

G0.00

PROJECT STATISTICS MATRIX

	TOTAL EXISTING	PROPOSED MODIFICATION	TOTAL PROPOSED
LOT AREA	216,058 SF		216,058 SF
F.A.R.	63,723 SF / .29:1	ADD 3,916 SF	67,639 SF / .31:1
BUILDING F AREA (HABITABLE + NON-HABITABLE)	7,760 SF	ADD 4,655 SF	12,415 SF
BUILDING F AREA (NON-HABITABLE)	2,248 SF	ADD 1,137 SF	3,385 SF
LOT COVERAGE	52000 S		
BUILDING	37,532 SF (17.4%)	ADD 221 SF	37,753 SF (17.5%)
LANDSCAPE	100,698 SF (46.6%)	SUBTRACT 3,427 SF	97,271 SF (45.0%)
HARDSCAPE	77,936 SF (36.1%)	ADD 3,098 SF	81,034 SF (37.5%)
ROOFLINE HEIGHT			
BUILDING A	25'		25'
BUILDING B	19'	· ·	19'
BUILDING C	27'		27'
BUILDING D	27'	=	27'
BUILDING E	27'		27'
BUILDING F	27'	ADD 6'-4"	33'-4"
BARN	31'-6"		31'-6"
SEXTON HOUSE	31'		31'
AUTOMOBILE PARKING			
STANDARD	85	REPLACE 5	80
COMPACT	0	ADD 21	21
ADA	6	REPLACE 1	5
EV STANDARD	0	ADD 3	3
EV ACCESSIBLE	0	ADD 1	1
EV ACCESSIBLE VAN	0	ADD 1	1
TOTAL	91	ADD 20	111
BICYCLE PARKING	_1		
SHORT TERM	9	ADD 2	11
LONG TERM	0	=	0
ELECTRONIC CHARGING STATION	0	ADD 1	1

ACCESSIBILITY

EXISTING MOBILITY

(87) TOTAL GUESTROOMS
(4) GUESTROOMS WITH TUBS

(1) GUESTROOM WITH ROLL-IN-SHOWER (R.I.S.)

REQUIRED MOBILITY
FOR 107 GUESTROOMS PER CBC TABLE 11B-224.2:

(5) GUESTROOMS WITH TUBS
(2) GUESTROOMS WITH ROLL-IN-SHOWERS

(20) NET GAIN OF GUESTROOMS
(2) GUESTROOM WITH TUB (1 REPLACED)

(1) GUESTROOM WITH TOB (TREPLACED)

(1) GUESTROOM WITH ROLL-IN-SHOWER (R.I.S.)

PROVIDED MOBILITY - GUESTROOM ADDITION NEW GUESTROOMS WITH MOBILITY FEATURES

NUMBER	NAME	TUB / R.I.S.
141	ACC KING	(TUB)
241	ACC KING	(R.I.S.)
348	ACC KING W/ FITNESS	(TUB) (C.F.)

(107) TOTAL GUESTROOMS

(5) GUESTROOMS WITH TUBS
(2) GUESTROOMS WITH ROLL-IN-SHOWER (R.I.S.)

EXISTING COMMUNICATION FEATURES

(87) TOTAL GUESTROOMS
(10) GUESTROOMS WITH COMMUNICATION FEATURES

(1 REPLACED)

REQUIRED COMMUNICATION FEATURESFOR 107 GUESTROOMS <u>PER CBC TABLE 11B-224.4:</u>
(12) GUESTROOMS WITH COMMUNICATION FEATURES

(20) NET GAIN OF GUESTROOMS
(3) GUESTROOMS WITH COMMUNICATION FEATURES

NEW GUESTROOMS WITH COMMUNICATION FEATURES		
NUMBER	NAME	
140	KING	
240	KING	
340	KING	
348	ACC KING W/ FITNESS	

(107) TOTAL GUESTROOMS (13) GUESTROOMS WITH "AUDIBLE & VISUAL" ALARM NOTIFICATION DEVICE.

GUESTROOMS

NAME	COUNT
ACC KING	1
KING	10
LEVEL 1	11
ACC KING	1
KING	10
LEVEL 2	11
ACC KING W/ FITNESS	1
KING	9
LEVEL 3	10
TOTAL	32

NEW BUILDING 'F' REPLACES 12 GUESTROOMS AND
PROVIDES 32 TOTAL GUESTROOMS
FOR NET GAIN OF 20 GUESTROOMS

PROPOSED TOTAL GUESTROOMS ON SITE: 107

147	KING	
148	KING	
149	KING	
150	KING	
11		
LEVEL 2		
240	KING	
241	ACC KING	
242	KING	
243	KING	
244	KING	
245	KING	
246	KING	
247	KING	
248	KING	
249	KING	

GUESTROOM COUNT

KING

KING

KING

KING

KING

KING

ACC KING

NAME

Number

LEVEL

LEVEL 3		
340	KING	
341	KING	
342	KING	
343	KING	
344	KING	
345	KING	
346	KING	
347	KING	
348	ACC KING W/ FITNESS	
349	KING	

KING

10 TOTAL: 32

250

SHEET INDEX

SHEET NO.	SHEET TITLE	
G0.00	COVER SHEET	
G0.01	PROJECT INFORMATION	
G1.00	NET AREA CALCULATIONS	
A1.01	SITE PLAN	
A1.02	ENLARGED SITE PLAN / SITE LIGHTING	
A1.03	BUILDING LIGHTING PLAN	
A1.04	EXISTING PHOTOS	
A2.00	EXISTING BLDG F PLANS	
A2.01	FIRST FLOOR PLAN - PROPOSED	
A2.02	SECOND FLOOR PLAN - PROPOSED	
A2.03	THIRD FLOOR PLAN - PROPOSED	
A2.04	ROOF PLAN - PROPOSED	
A4.00	EXISTING BUILDING ELEVATIONS	
A4.01	PROPOSED BUILDING ELEVATIONS	
A4.02	RENDERED VIEWS	
A4.03	RENDERED VIEWS	
A5.01	MATERIALS AND DESIGN FEATURES	
LF-0	LANDSCAPE TITLE SHEET - BUILDING F	
LF-1	IRRIGATION PLAN - BUILDING F	
LF-2	IRRIGATION DETAILS - BUILDING F	
LF-3	PLANTING PLAN - BUILDING F	
LF-4	SHADE STUDY - BUILDING F	
LF-5	PLANTING DETAILS - BUILDING F	
LP-6	EXISTING TREES	
E0.01	ELECTRICAL COVER SHEET	
E0.02	ELECTRICAL SPECIFICATIONS	
E1.01	SITE LIGHTING PLAN	
E1.02	SITE PHOTOMETRIC LIGHTING PLAN	
C1	COVER SHEET	
C2	SITE PLAN	
C3	PRELIMINARY GRADING PLAN	
C4	PRELIMINARY GRADING PLAN	
C5	ACCESS AND CIRCULATION PLAN	

ZONING

ASSESSOR'S PARCEL NUMBER	APN: 071-330-014	
LOT SIZE	4.93 ACRES	
ZONE	VS - VISITOR SERVING COMMERCIAL	
GENERAL PLAN DESIGNATION		

VISITOR SERVING LAND USE DESIGNATION VISITOR SERVING (VS) ZONE DISTRICT

BUILDING HEIGHT

ALLOWABLE PER GOLETA MUNICIPAL CODE = 35'-0"

EXISTING BUILDING HEIGHT: 19'-1 1/2" (EXLCUDING 3:12 ROOF)
PROPOSED BUILDING HEIGHT: 33'-4"

ALLOWABLE PROJECTIONS PER GOLETA MUNICIPAL CODE SECTION 17.24.080

10'-0" AT ELEVATOR AND STAIR TOWERS

PROPOSED PROJECTIONS ABOVE BUILDING HEIGHT:

1'-7" AT ELEVATOR (1'-7" < 10'-0")

SAFETY ZONE
SANTA BARBARA AIRPORT LAND USE COMPATIBILITY PLAN - SAFETY ZONE 6

REQUIRED SETBACKS

PER MUNICIPAL CODE TABLE 17.08.030

FRONT: 20'-0"

INTERIOR SIDE: 20'-0"

STREET SIDE: 20'-0"
REAR: 20'-0"

NET FLOOR AREA EXISTING NET FLOOR AREA: 7,340 SF PROPOSED NET FLOOR AREA: 11,256 SF

LOT COVERAGE
TOTAL SITE AREA = 216,058 S.F.

EXISTING BLDG LOT COVERAGE = 37,532 S.F. PROPOSED ADDITION = + 221 S.F.

TOTAL PROPOSED BLDG COVERAGE = 37,753 S.F.

TOTAL EXISTING PLANTING = 100,698 S.F. (46.6% COVERAGE)
PROPOSED LANDSCAPE = -3,427 S.F.

TOTAL PROPOSED PLANTING = 97,271 S.F. (45.0% COVERAGE)

TOTAL EXISTING HARDSCAPE = 77,936 S.F.
PROPOSED HARDSCAPE = +3,098 S.F.
TOTAL HARDSCAPE COVERAGE = 81,034 S.F.

PARKING

EXISTING PARKING EXISTING STALLS: 91

REQUIRED PARKING

PER MUNICIPAL CODE TABLE 17.38.040

1 SPACE PER GUEST ROOM (107 PROPOSED)= 107 STALLS

1 SPACE PER 5 EMPLOYEES (20 EMPLOYEES / 5 PER EMPLOYEE) = 4 STALLS

TOTAL REQUIRED PARKING = 111 STALLS

PROVIDED PARKING

STANDARD: 80

COMPACT: 21

ACCESSIBLE: 5 (INCL. 1 VAN ACC)

EV STANDARD: 3

EV ACCESSIBLE: 2 (INCL. 1 VAN ACC)

TOTAL EXISTING + NEW STALLS = 111 STALLS NET NEW STALLS = 20 STALLS

ACCESSIBLE PARKING SPACES - CBC 11B-208.2 101-150 TOTAL SPACES = 5 ACCESSIBLE STALLS REQUIRED

<u>PER 4.106.4.3.1 OF GOLETA'S REACH CODE</u> EACH ADDED PARKING SHALL HAVE ACCESS TO EITHER A LOW POWER LEVEL 2 EV CHARGING RECEPTACLE OR LEVEL 2 EV CHARGER.

ACCESIBLE EV CHARGING PER CBC TABLE 11B-228.3.2

PER CBC TABLE 11B-228.3.2.1
1 VAN ACCESSIBLE & 1 ACCESSIBLE STALLS EV STALL REQUIRED

PROJECT SCOPE

- CONVERSION OF EXISTING 2 STORY, 12 GUESTROOM BUILDING 'F':
 12 EXISTING SUITES CONVERTED TO STANDARD HOTEL ROOMS AND ADDITION OF 3RD
 FLOOR WITH 10 NEW STANDARD HOTEL ROOMS EQUALING 32 TOTAL GUESTROOMS
 (NET GAIN OF 20). MINOR ADDITIONS ARE PROPOSED TO THE FIRST AND SECOND
 LEVELS TO ACCOMODATE THE ROOM CONVERSIONS.
- 2. ADDITION OF 20 PARKING STALLS TO PROVIDE PARKING FOR 20 NEW GUESTROOMS. ALTERATION OF 27 PARKING STALLS TO ACCOMODATE 20 NEW STALLS.

PROJECT DATA SUMMARY

PROJECT NAME:	PACIFICA SUITES BUILDING F ADDITION
PROJECT ADDRESS:	5490 HOLLISTER AVE, GOLETA CA 93111
OCCUPANCY GROUP:	R-1

BUILDING CODE ANALYSIS

TYPE OF CONSTRUCTION: EXISTING SPRINKER: PROPOSED SPRINKLER: OCCUPANCY CLASSIFICATION:	TYPE VA NFPA 13 LIGHT HAZARD AUTOMATIC (PER SEC 903.3.1.1) R-1
ALLOWABLE BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	50'-0" 36'-7"
ALLOWABLE BUILDING STORY: PROPOSED BUILDING STORY:	4 STORY 3 STORY
ALLOWABLE GROSS BUILDING AREA: PROPOSED GROSS BUILDING AREA:	36,000 SF 14,193 SF

SITEWORK

OPEN SPACE AND LANDSCAPING

PER 17.08.030, MINIMUM COMMON OPEN SPACE AND MINIMUM LANDSCAPING = 40% (COMBINED)

97,271 SF (PROPOSED PLANTING) / 216,058 SF (LOT AREA) = 45.0% > 40% = COMPLIANT

EARTHWORK QUANTITIES

NEW TREES PROVIDED = 20

CUT: 52 CUBIC YARDS FILL: 17 CUBIC YARDS NET: 35 CUBIC YARDS (EXPORT)

BICYCLE PARKING

SHORT-TERM BICYCLE PARKING

10% OF MINIMUM REQUIRED AUTOMOBILES PARKING SPACES PER 17.38.090

REQUIRED AUTOMOBILE PARKING: 111 STALLS
111 X 10% = 11.1 (ROUND DOWN) = 11 SHORT-TERM SPACES REQUIRED

EXISTING SHORT-TERM BICYCLE PARKING: 9 SPACES
PROPOSED NEW SHORT-TERM BICYCLE PARKING: + 2 SPACES = 11 SPACES

LONG-TERM BICYCLE PARKING

PER 17.38.090B.1(b), ANY USE WITH 25 OR MORE FULL-TIME EQUIVALENT EMPLOYEES
MUST PROVIDE LONG-TERM BICYCLE PARKING AT A MINIMUM RATIO OF ONE SPACE PER
TEN VEHICLE SPACES WITH A MINIMUM OF ONE LONG-TERM SPACE

FULL-TIME EQUIVALENT EMPLOYEES: 20

NO LONG-TERM BICYCLE PARKING REQUIRED

BICYCLE CHARGING

PER 17.38.090C ONE CHARGING ELECTRICAL OUTLET FOR EVERY TEN BICYCLE PARKING SPACES IS REQUIRED

POVIDED BIOVOLE DARKING: 11

PROVIDED BICYCLE PARKING: 11
11 X 10% = 1.1 (ROUND DOWN) = 1 BICYCLE CHARGING OUTLETS REQUIRED

PROVIDED BICYCLE CHARGING OUTLETS = 1

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PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE GOLETA, CA 93111

OWNER NAME

DAUNTLESS CAPITAL PARTNERS

DATE ISSUES & REVISIONS

1 06/14/23 DEV. PLAN/DRB R. 1

2 08/23/24 DEV. PLAN/DRB R. 2

3 2/28/25 DEV. PLAN/DRB R. 3

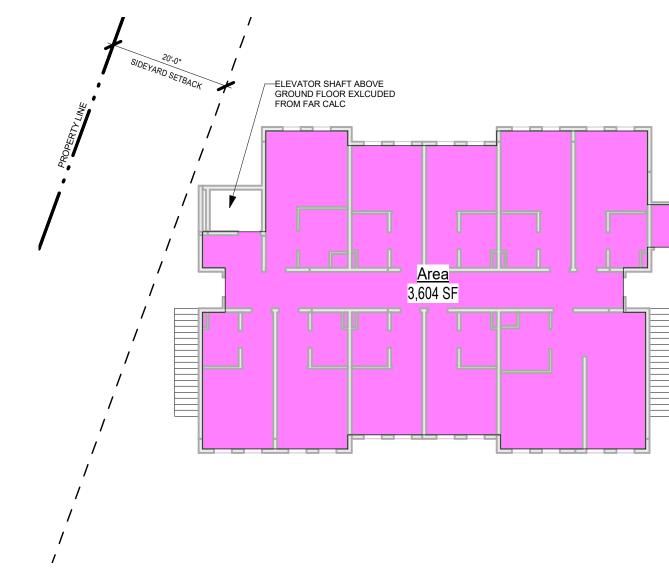
SCALE AS SHOWN
PROJECT NUMBER 21512

DESCRIPTION
PROJECT INFORMATION

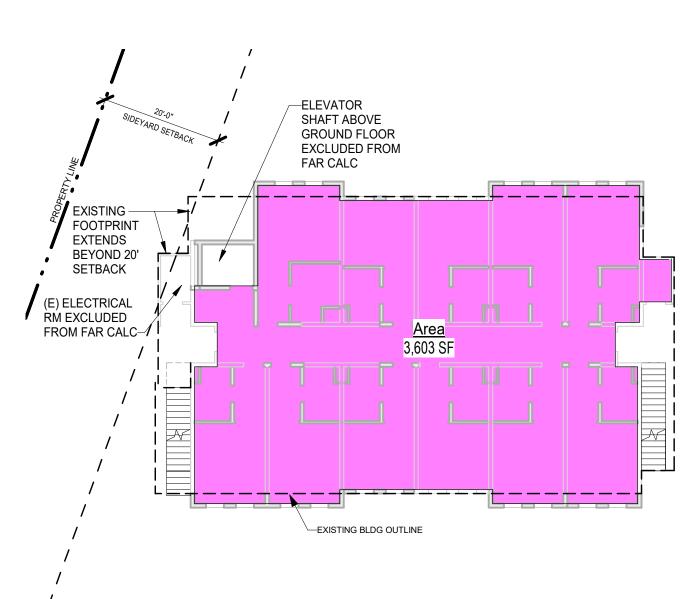
SHEET NUMBER

G0.01

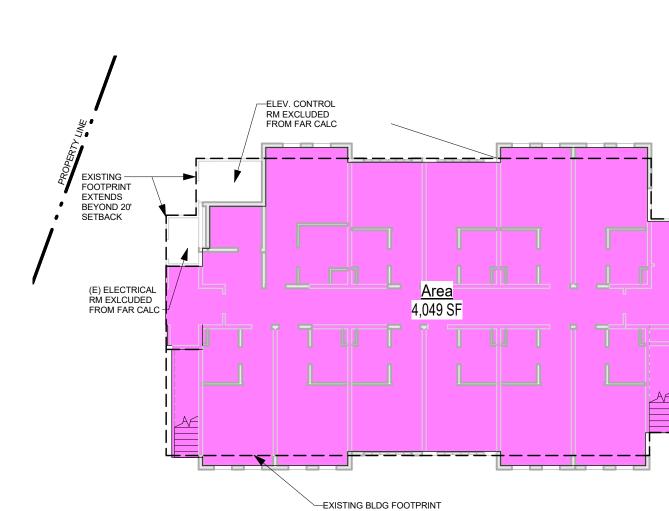
WRITTEN MATERIAL APPEARING



LEVEL 3 - PROPOSED ZONING AREA



LEVEL 2 - PROPOSED ZONING AREA SCALE: 1/16" = 1'-0"



LEVEL 1 - PROPOSED ZONING AREA

SEC. 17.03.070 OF THE ZONING CODE DEFINES FLOOR AREA: THE FLOOR AREA OF A BUILDING IS THE SUM OF THE HORIZONTAL AREAS OF ALL FLOORS OF A BUILDING AND OTHER ENCLOSED STRUCTURES, MEASURED FROM THE INSIDE PERIMETER OF THE EXTERIOR WALLS, SUBJECT TO MEASUREMENT PARTICULARS PROVIDED BELOW:

INCLUDED: FLOOR AREA INCLUDEDS, WITHOUT LIMITATIONS, ALL SPACE THAT IS BELOW THE ROOF AND WITHIN THE INNER SURFACE OF THE MAIN WALLS OF PRINCIPAL OR ACCESSORY STRUCTURES, OR WITHIN LINES DRAWN PARALLEL TO AND WITHIN TWO FEET OF THE ROOF LINE OF ANY BUILDING WITHOUT WALLS. IN THE CASE OF A MULTI-STORY BUILDING THAT HAS COVERED OR ENCLOSED STAIRWAYS, STAIRWELLS, OR ELEVATOR SHAFTS, THE TOTAL HORIZONTAL AREA OF SUCH FEATURES IS COUNTED ONLY ONCE AT THE FLOOR LEVEL OF THEIR GREATEST AREA OF HORIZTONAL EXTENT.

FLOOR AREA DOES NOT INCLUDE MECHANICAL, ELECTRICAL, COMMUNICATION, EQUIPMENT ROOMS, ATTICS, ANY CRAWL SPACE OR OTHER NON-HABITABLE SPACE BELOW FINISHED GRADE; BAY WINDOWS OR OTHER ARCHITECTURAL PROJECTIONS WHERE THE VERTICAL DISTANCE BETWEEN THE LOWEST SURFACE OF THE PROJECTION AND THE FINISHED FLOOR IS 30 INCHES OR GREATER; AREAS THAT QUALIFY AS RESTRICTED OPEN SPACE'; AND AREAS USED FOR OFF-STREET PARKING SPACES OR LOADING SPACES, DRIVEWAYS, RAMPS BETWEEN FLOORS OF A MULTI-LEVEL PARKING GARAGE, AND MANEUVERING AISLES THAT ARE LOCATED BELOW THE FINISHED GRADE OF THE PROPERTY.

EXISTING NE	T FLOOR AREA					
LEVEL	AREA					
Area						
LEVEL 1	3,984 SF					
LEVEL 2	3,356 SF					
TOTAL:	7,340 SF					
PROPOSED ADDITION (NET FLOOR AREA)						
LEVEL	AREA					

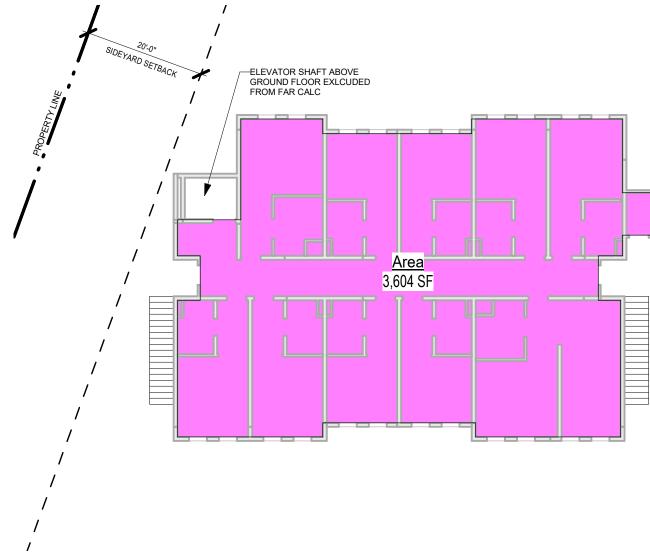
Area	
LEVEL 1	65 SF
LEVEL 2	247 SF
LEVEL 3	3,604 SF

3,916 SF INCLUDES 221 SF INCREASE BUILDING FOOTPRINT AT LEVEL 1 & 2, ENCLOSURE OF EXISTING BALCONIES, AND 3RD FLOOR ADDITION

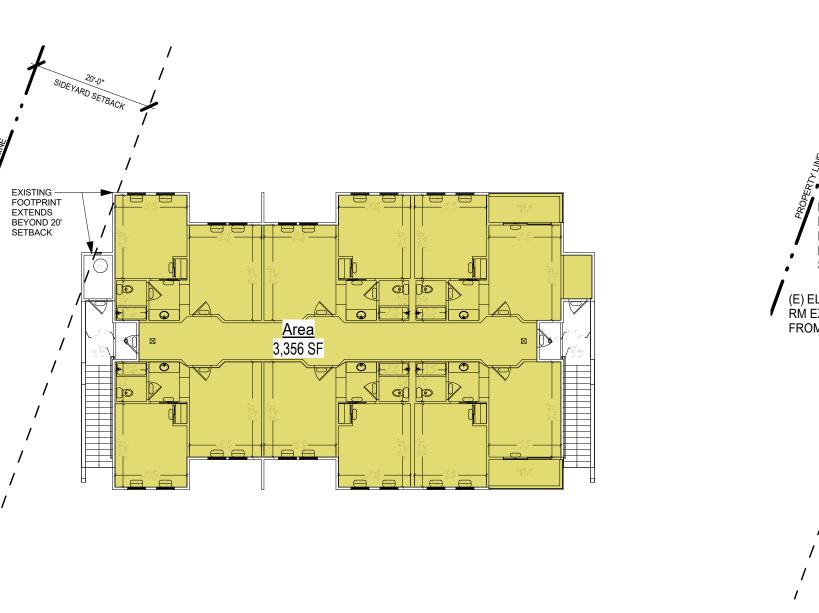
PROPOSED NE	T FLOOR AREA						
LEVEL	AREA						
Area							
LEVEL 1	4,049 SF						
LEVEL 2	3,603 SF						
LEVEL 3	3,604 SF						
TOTAL:	11,256 SF						

TOTAL EXISTING NET FLOOR AREA = 7,340 SF

PROPOSED NET FLOOR AREA = 11,256 SF 11,256 SF (PROPOSED) - 7,340 SF (EXISTING) = 3,916 SF GAIN OF NET FLOOR AREA

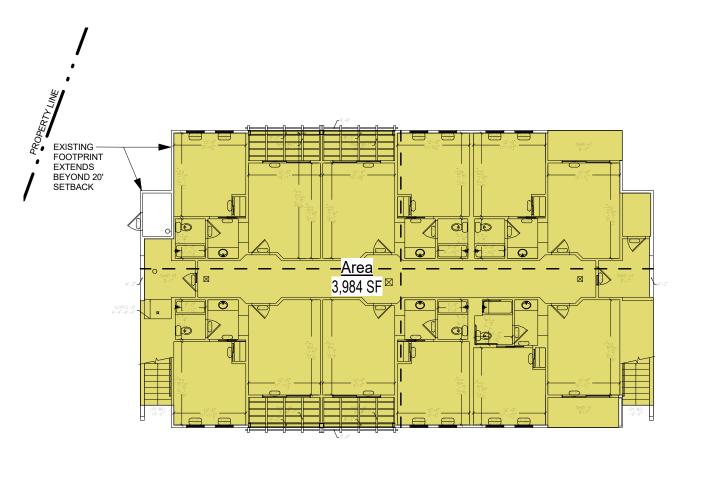


SCALE: 1/16" = 1'-0"

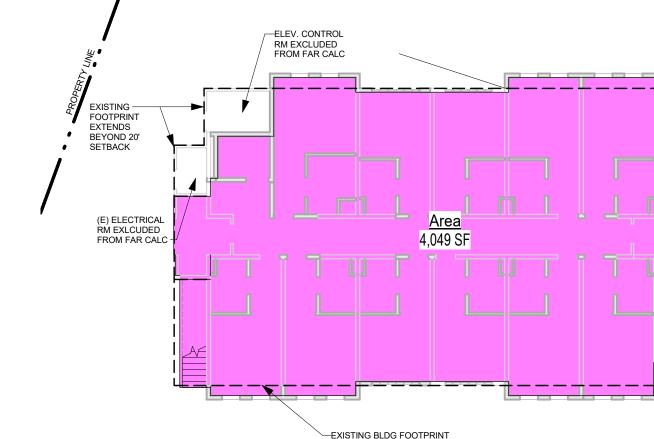


LEVEL 2 - EXISTING ZONING AREA

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



LEVEL 1 - EXISTING ZONING AREA



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PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE. GOLETA, CA 93111

OWNER NAME

DAUNTLESS CAPITAL **PARTNERS**

DATE ISSUES & REVISIONS 1 06/14/23 DEV. PLAN/DRB R. 1

2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

AS SHOWN

PROJECT NUMBER

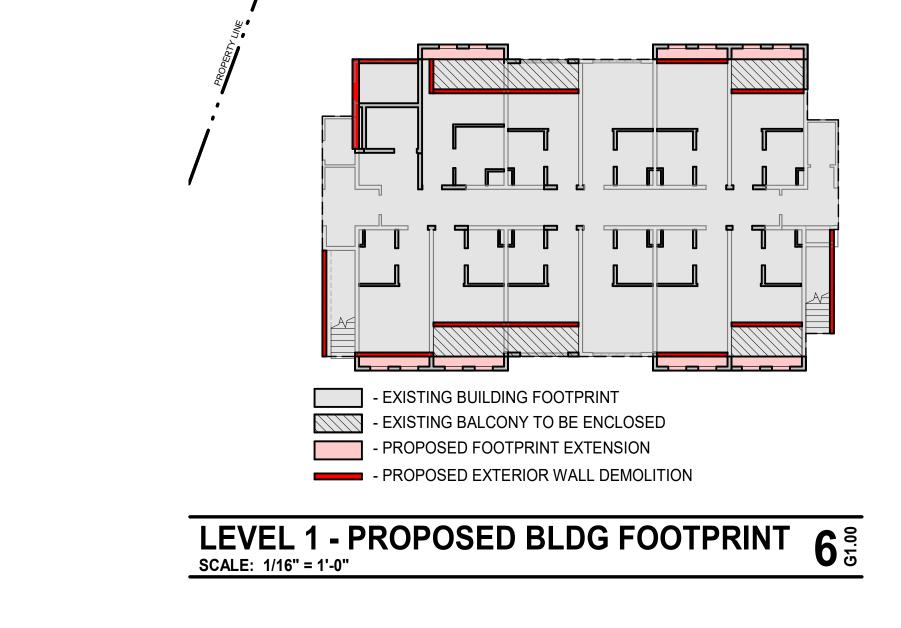
NET AREA CALCULATIONS

SHEET NUMBER

DESCRIPTION

G1.00

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- EXISTING BUILDING FOOTPRINT

- EXISTING BALCONY TO BE ENCLOSED

- PROPOSED FOOTPRINT EXTENSION

- PROPOSED EXTERIOR WALL DEMOLITION

LEVEL 2 - PROPOSED BLDG FOOTPRINT

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



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PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

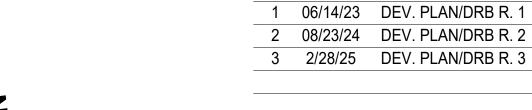
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SITE PLAN
SCALE: 1/32" = 1'-0"



SCALE AS SHOWN

△ DATE ISSUES & REVISIONS

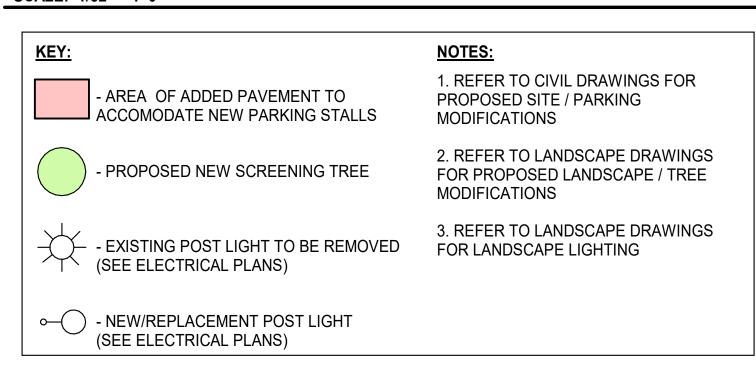
PROJECT NUMBER

DESCRIPTION

SITE PLAN

SHEET NUMBER

A1.0





PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

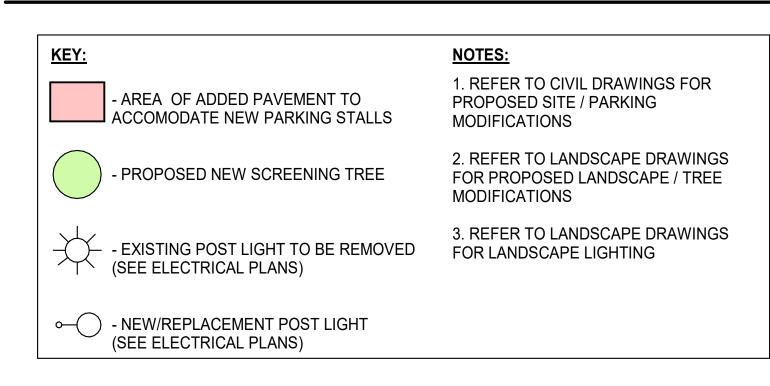
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ENLARGED SITE PLAN / SITE LIGHTING
SCALE: 1" = 20'-0"





SCALE AS SHOWN

A DATE ISSUES & REVISIONS

1 06/14/23 DEV. PLAN/DRB R. 1 2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

PROJECT NUMBER

T NOSECT NON

DESCRIPTION
ENLARGED SITE PLAN / SITE
LIGHTING

SHEET NUMBER

A1.02



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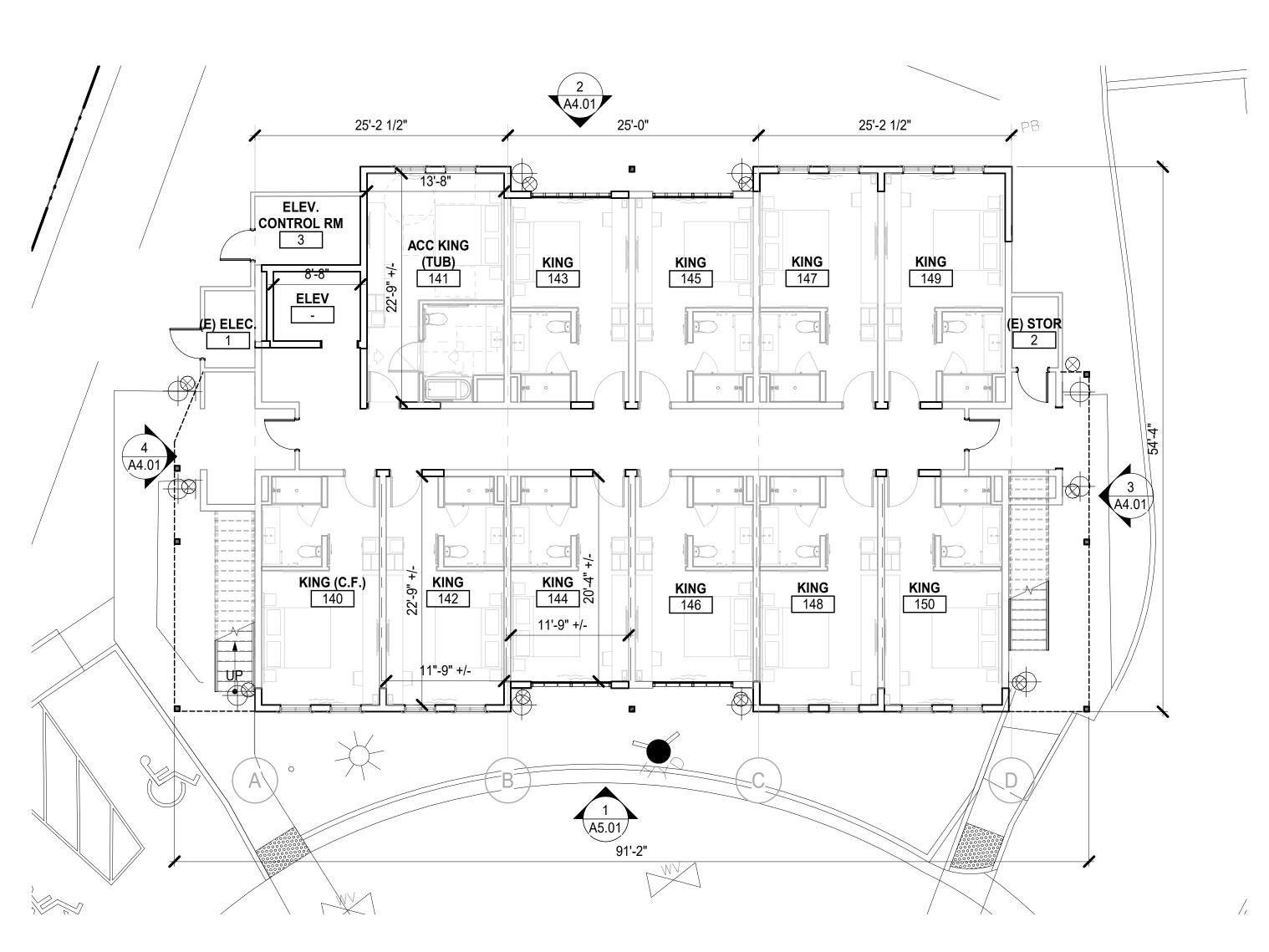
PROJECT NAME

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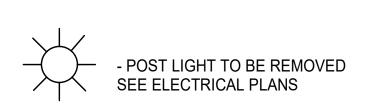
OWNER NAME

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LIGHTING LEGEND:

- EXTERIOR SCONCE, REPLACE EXISTING SEE ELECTRICAL PLANS



NOTE:
REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE LIGHTING.

SHEET NUMBER

DESCRIPTION

PROJECT NUMBER

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BUILDING LIGHTING PLAN

DATE ISSUES & REVISIONS

2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3



PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

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EXISTING BUILDING 'F'



EXISTING BUILDING 'F'

NO.	DATE	ISSUES & REVISIONS
1	06/14/23	DEV. PLAN/DRB R. 1
2	08/23/24	DEV. PLAN/DRB R. 2
3	2/28/25	DEV. PLAN/DRB R. 3

SCALE AS SHOW

PROJECT NUM

DESCRIPTION
EXISTING PHOTOS

SHEET NUMBER

A1.04

TO 11 GUEST ROOMS AND ELEVATOR / CONTROL ROOM

LEVEL 1 - BLDG F - PROPOSED FLOOR PLAN SCALE: 1/4" = 1'-0"



PROJECT NAME

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DATE ISSUES & REVISIONS

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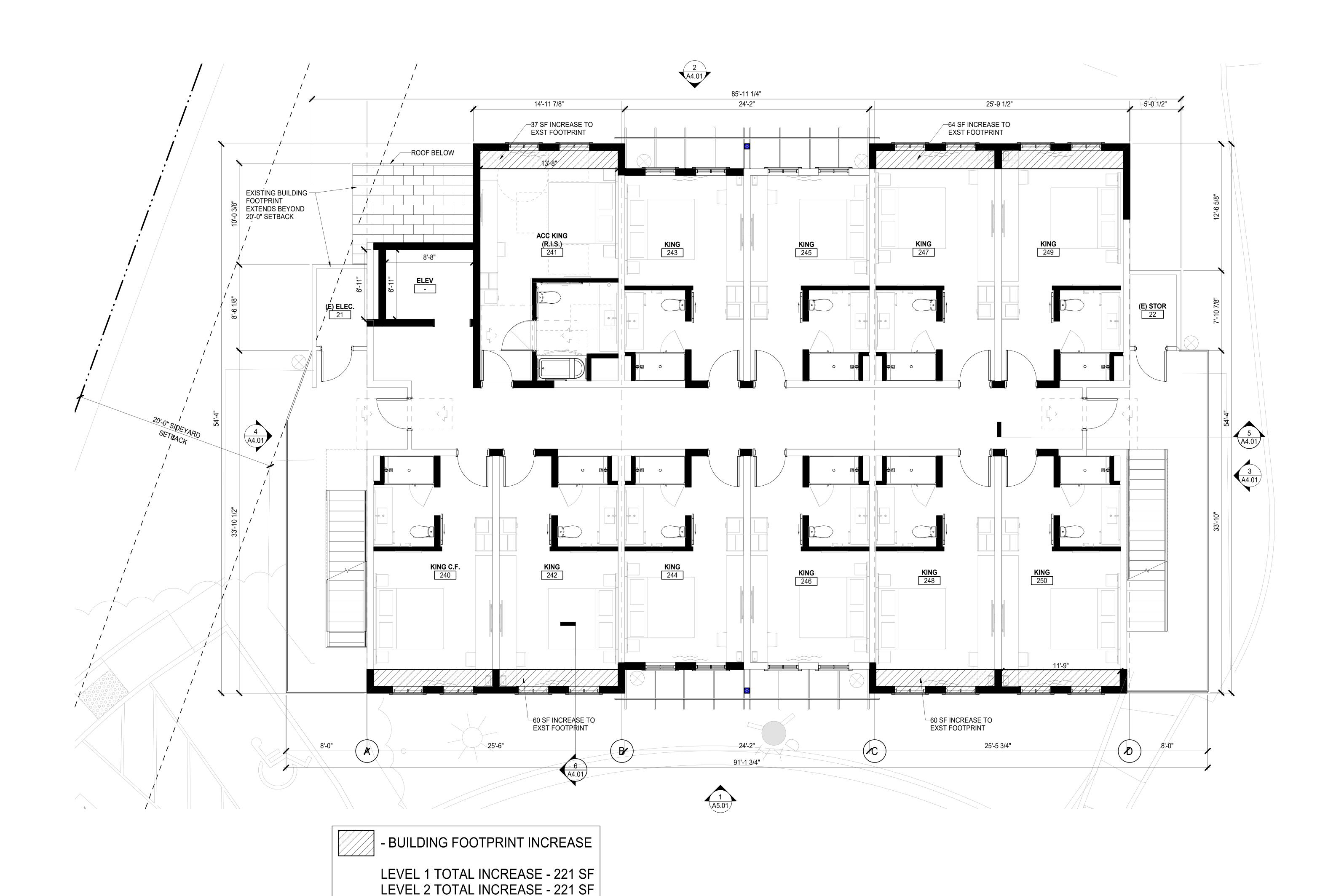
SCALE AS SHO

PROJECT NUMBER

DESCRIPTION
FIRST FLOOR PLAN PROPOSED

SHEET NUMBER

A2.01



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1 06/14/23 DEV. PLAN/DRB R. 1 2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

SCALE AS SHO

PROJECT NUMBER

DESCRIPTION
SECOND FLOOR PLAN PROPOSED

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A2.02

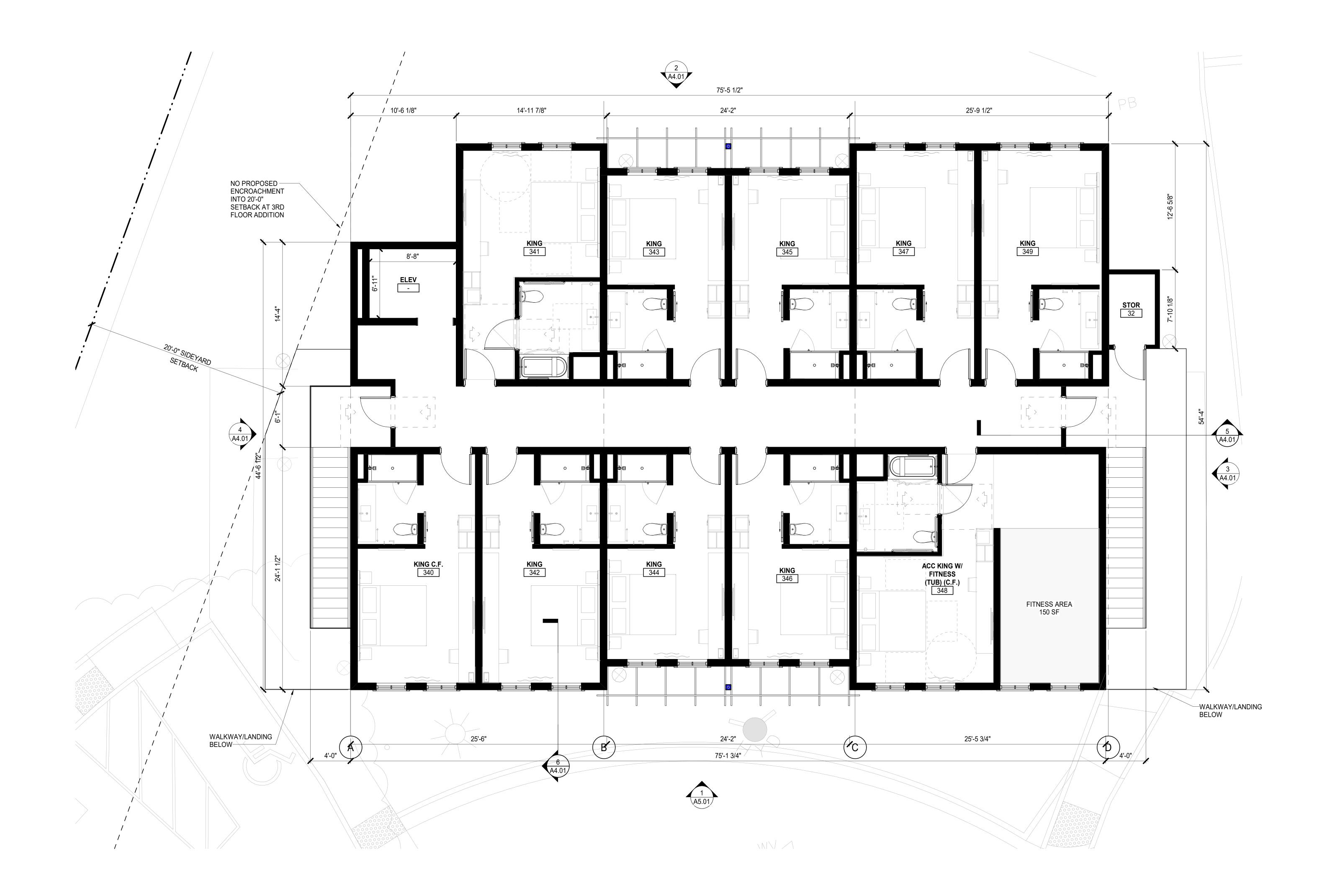
LEVEL 2 - BLDG F - PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"

6 EXISTING SUITES TO 11 GUEST ROOMS AND ELEVATOR

PROPOSED RENOVATION AND REMODEL TO LEVEL 2 TO CONVERT

SCOPE:

N



SCOPE: NEW LEVEL 3 TO ADD 10 NEW GUEST ROOMS AND ELEVATOR

LEVEL 3 - BLDG F - PROPOSED FLOOR PLAN
SCALE: 1/4" = 1'-0"





PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

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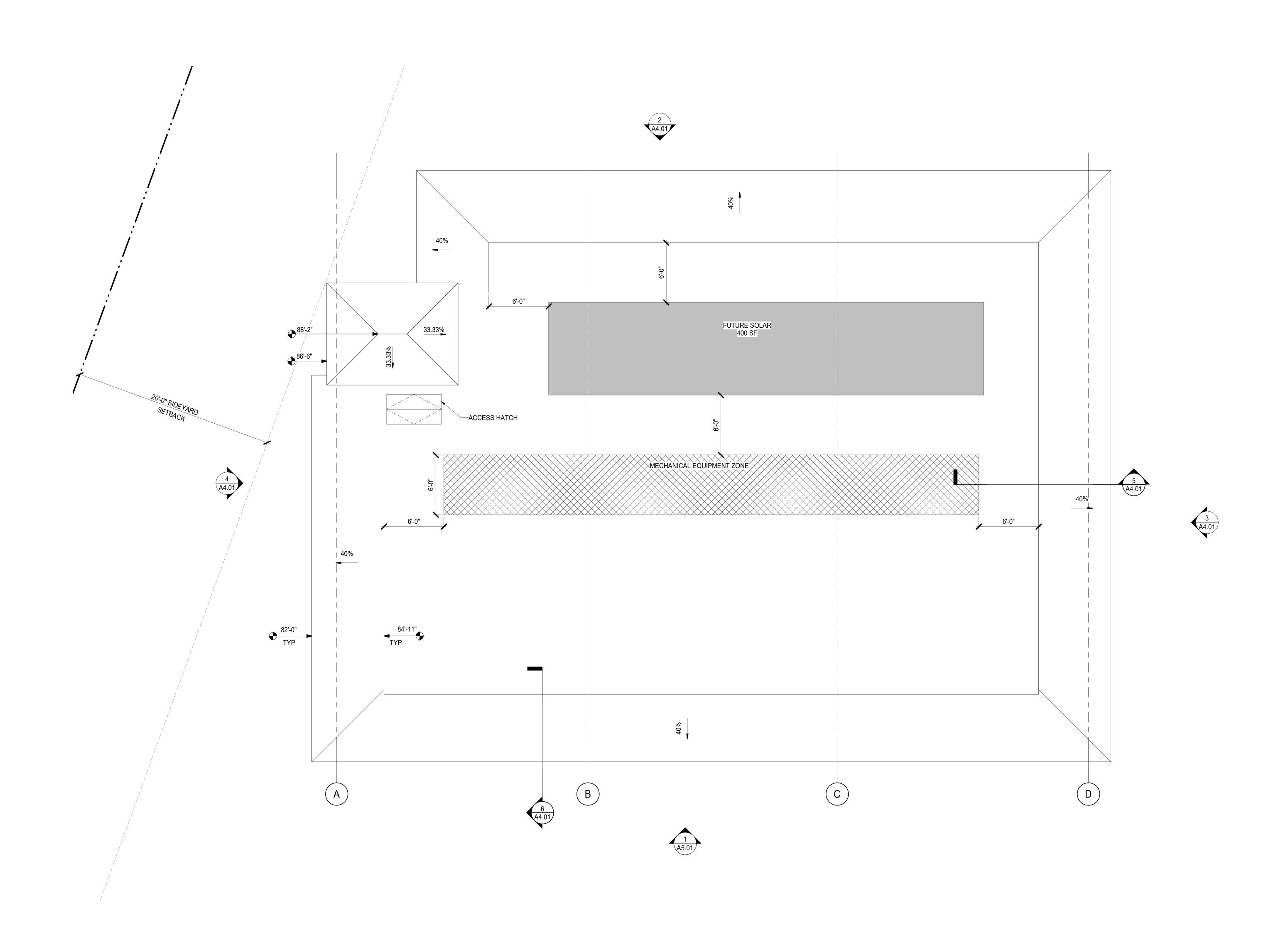
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PROJECT NUMBER

DESCRIPTION THIRD FLOOR PLAN -PROPOSED

SHEET NUMBER

A2.03





PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

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OWNER NAME

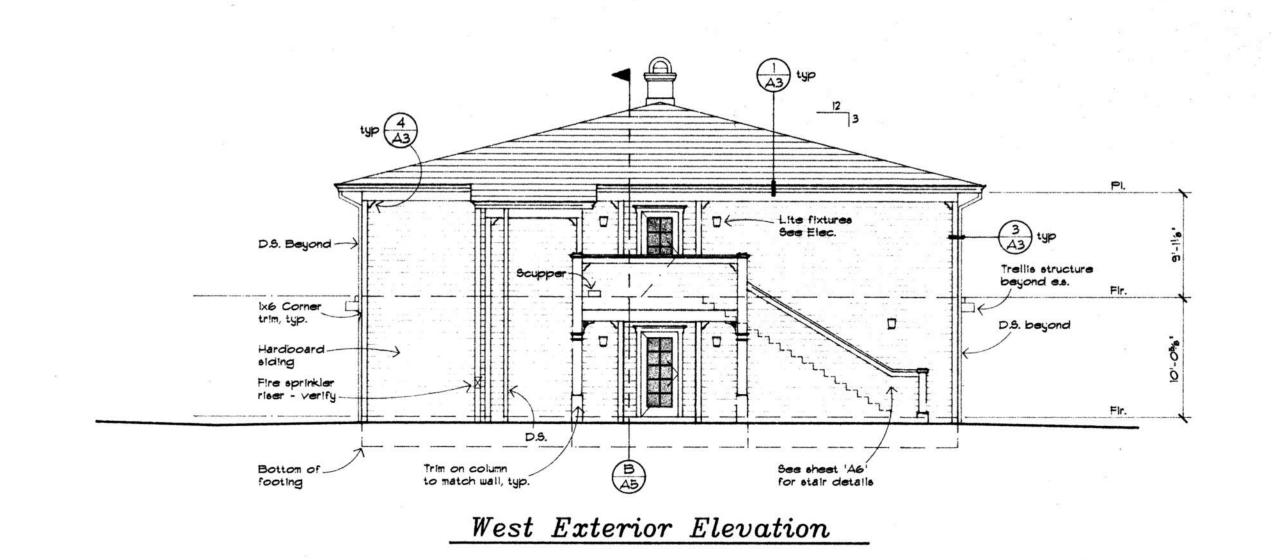
DAUNTLESS CAPITAL PARTNERS

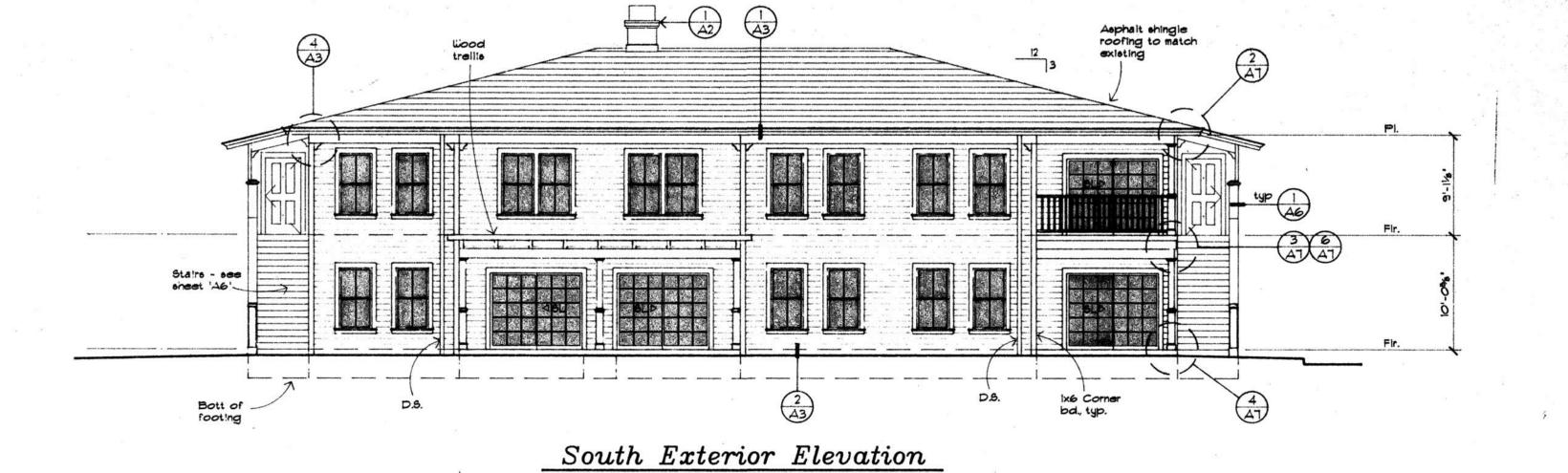
DATE ISSUES & REVISIONS

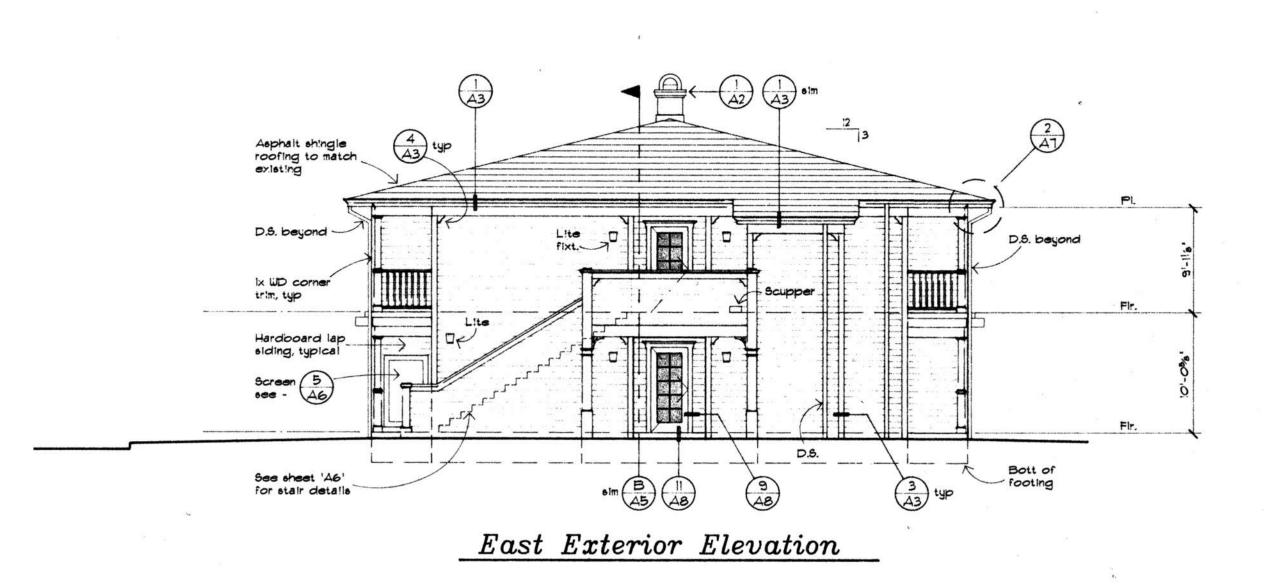
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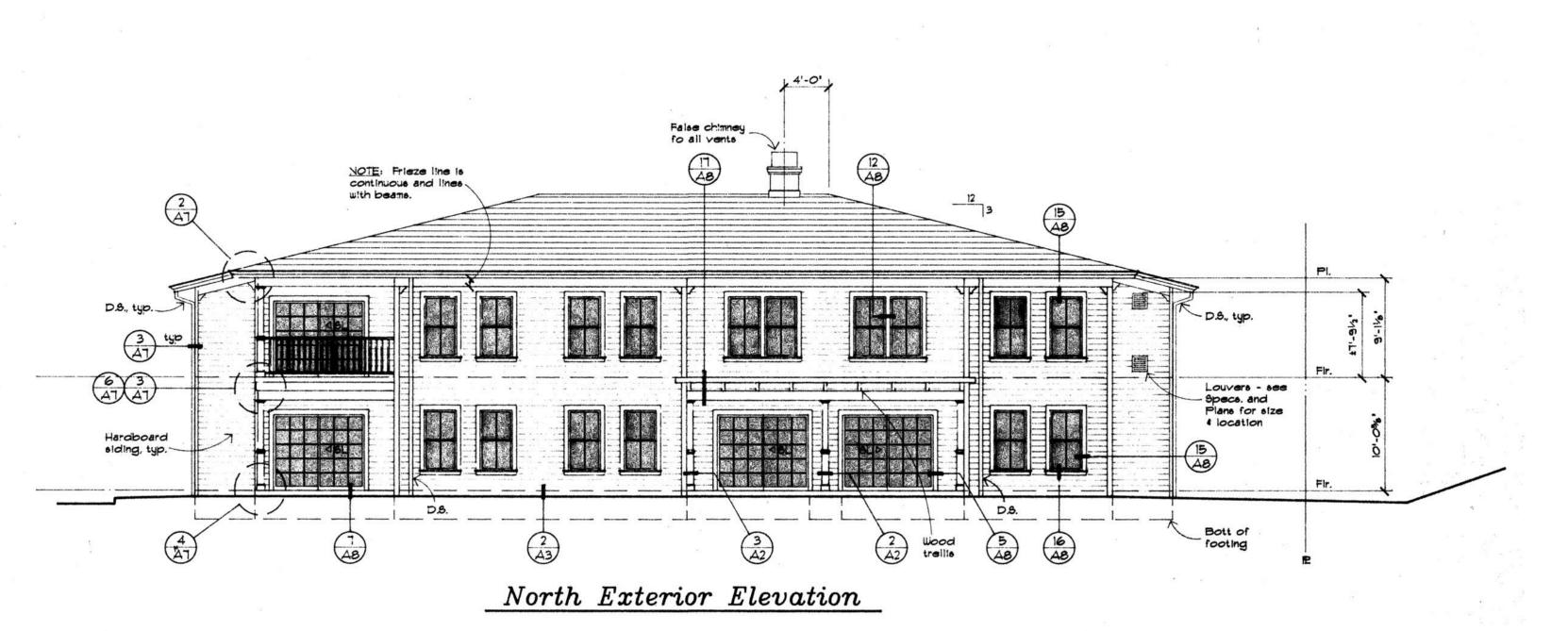
DESCRIPTION
ROOF PLAN - PROPOSED

SHEET NUMBER









DISCLAIMER: EXISTING BUILDING ELEVATIONS ON THIS SHEET ARE FOR REFERENCE ONLY AND WERE COMPLETED BY ANOTHER ARCHITECT

EXISTING BUILDING ELEVATIONS
SCALE: NTS



PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

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OWNER NAME

DAUNTLESS CAPITAL PARTNERS

DATE ISSUES & REVISIONS

1 06/14/23 DEV. PLAN/DRB R. 1

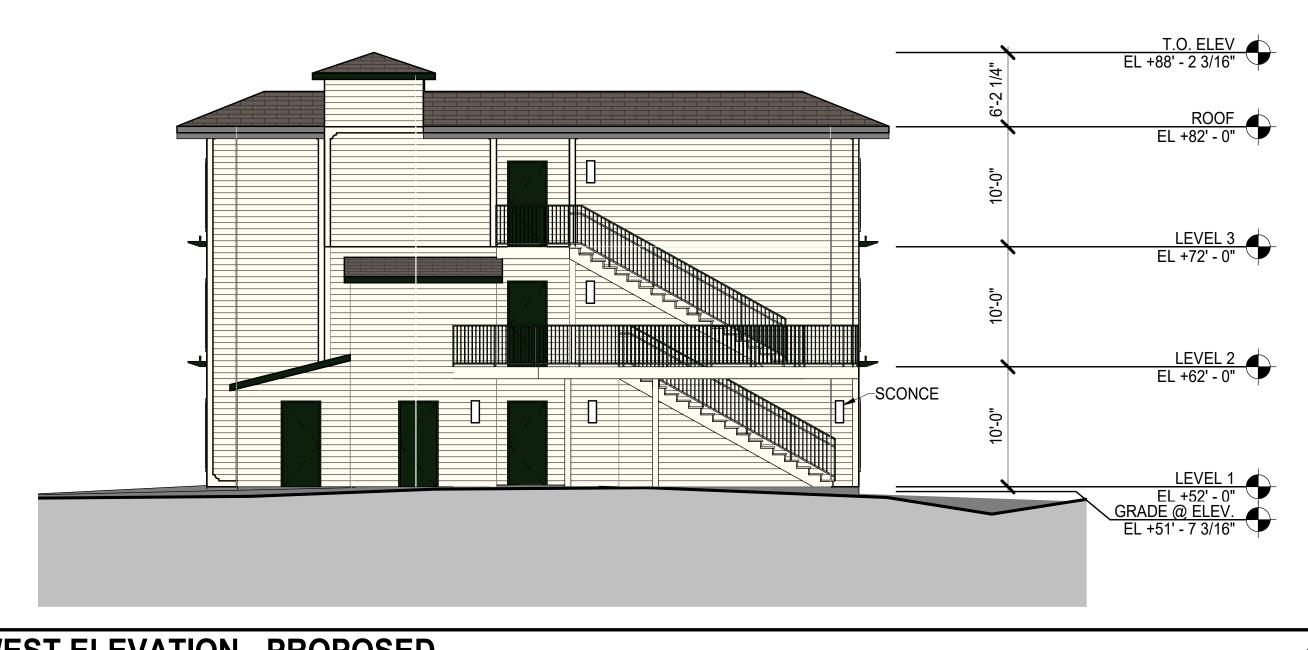
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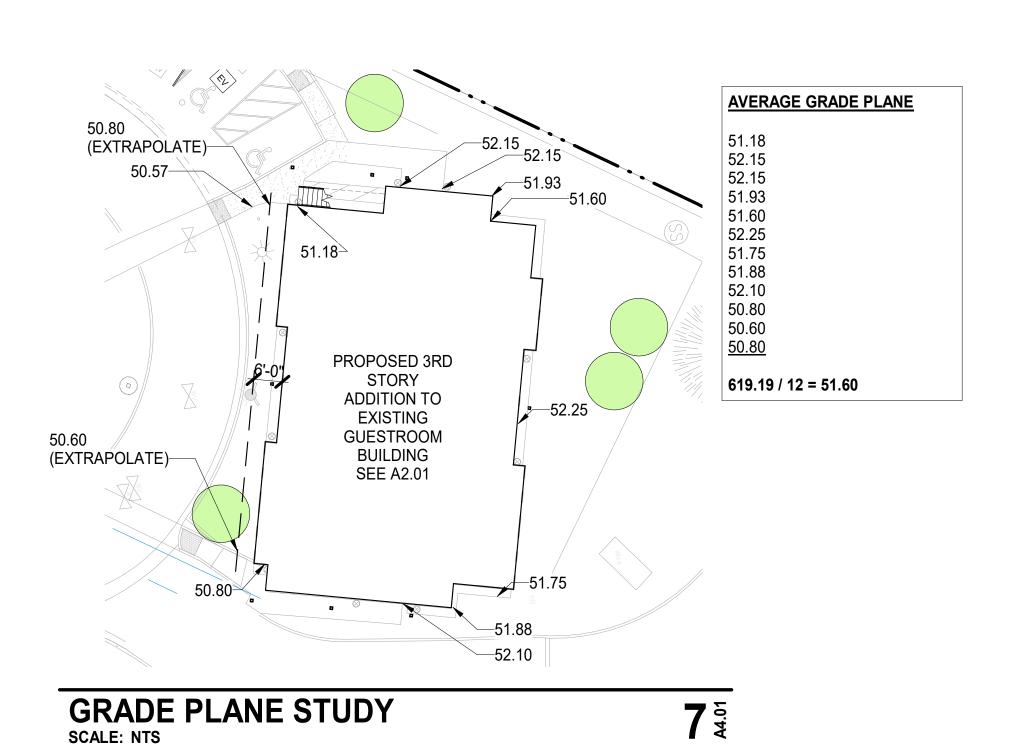
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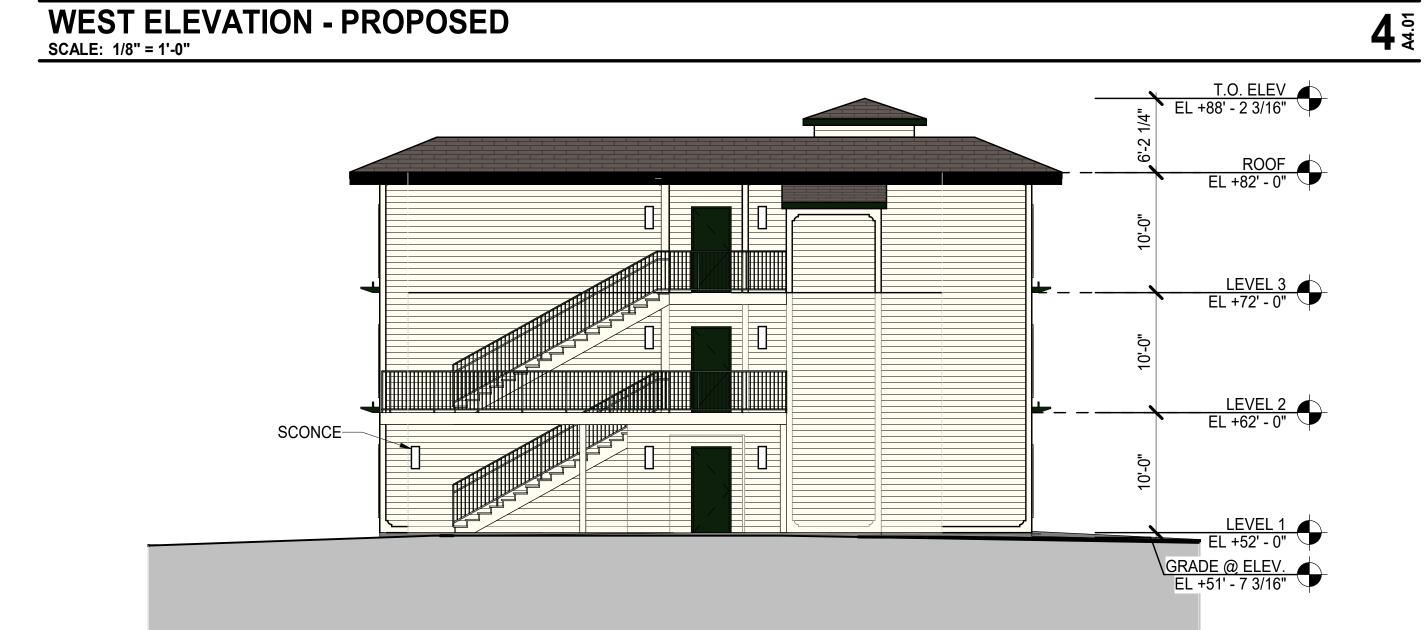
DESCRIPTION
EXISTING BUILDING
ELEVATIONS

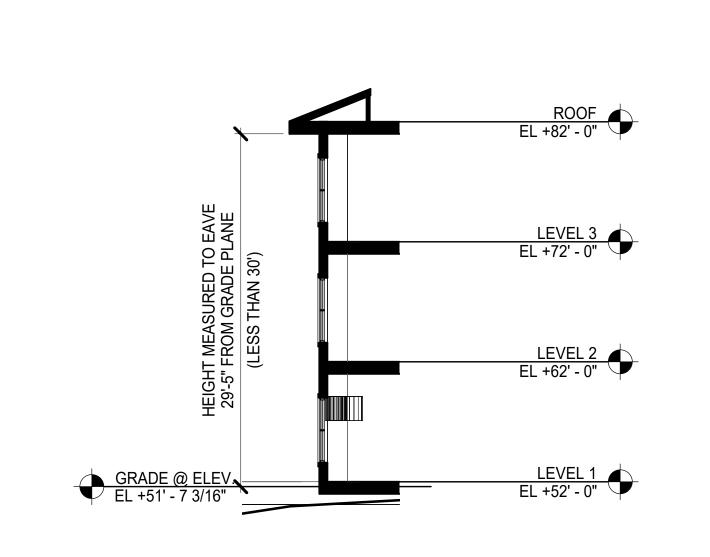
SHEET NUMBER

A4.00





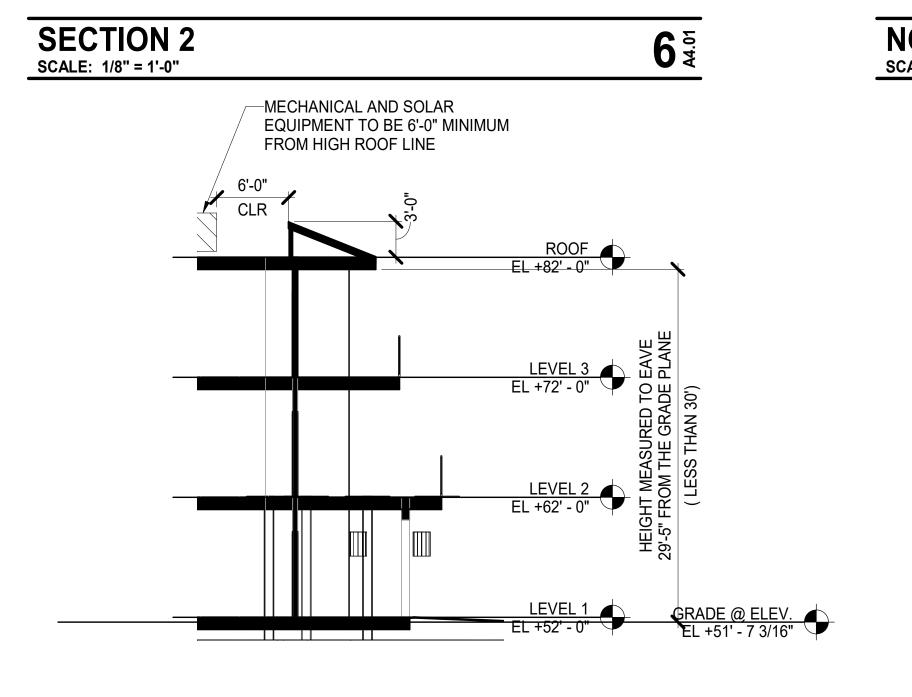






EAST ELEVATION - PROPOSED

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



SECTION 1

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



SOUTH ELEVATION - PROPOSED SCALE: 1/8" = 1'-0"

700 S.FLOWER ST. STE 520 LOS ANGELES, CA 90017 T 310.209.7520 F 310.209.7516

PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

www.axisgfa.com

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OWNER NAME

DAUNTLESS CAPITAL **PARTNERS**

DATE ISSUES & REVISIONS 1 06/14/23 DEV. PLAN/DRB R. 1 2 08/23/24 DEV. PLAN/DRB R. 2

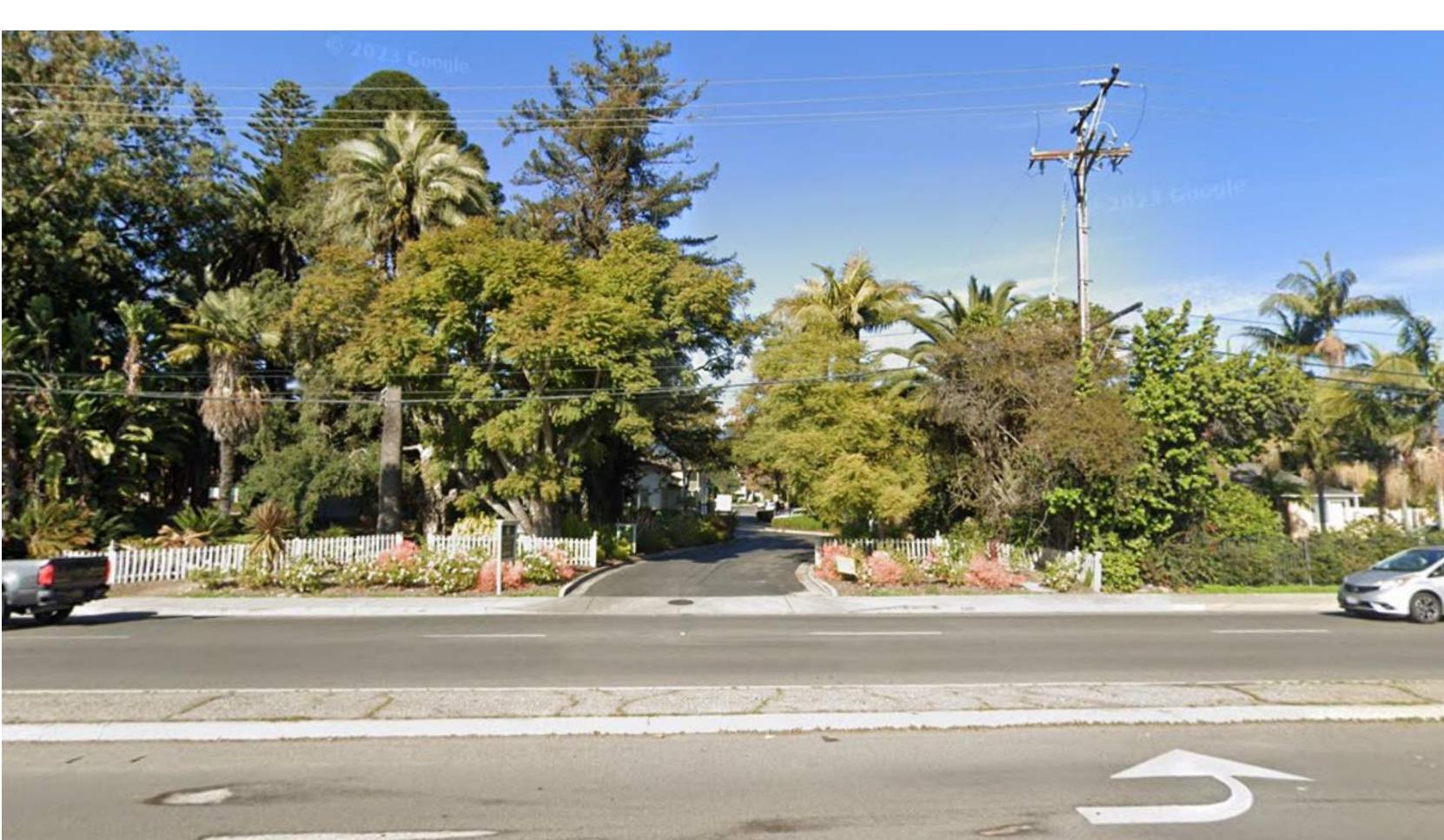
AS SHOWN

PROJECT NUMBER

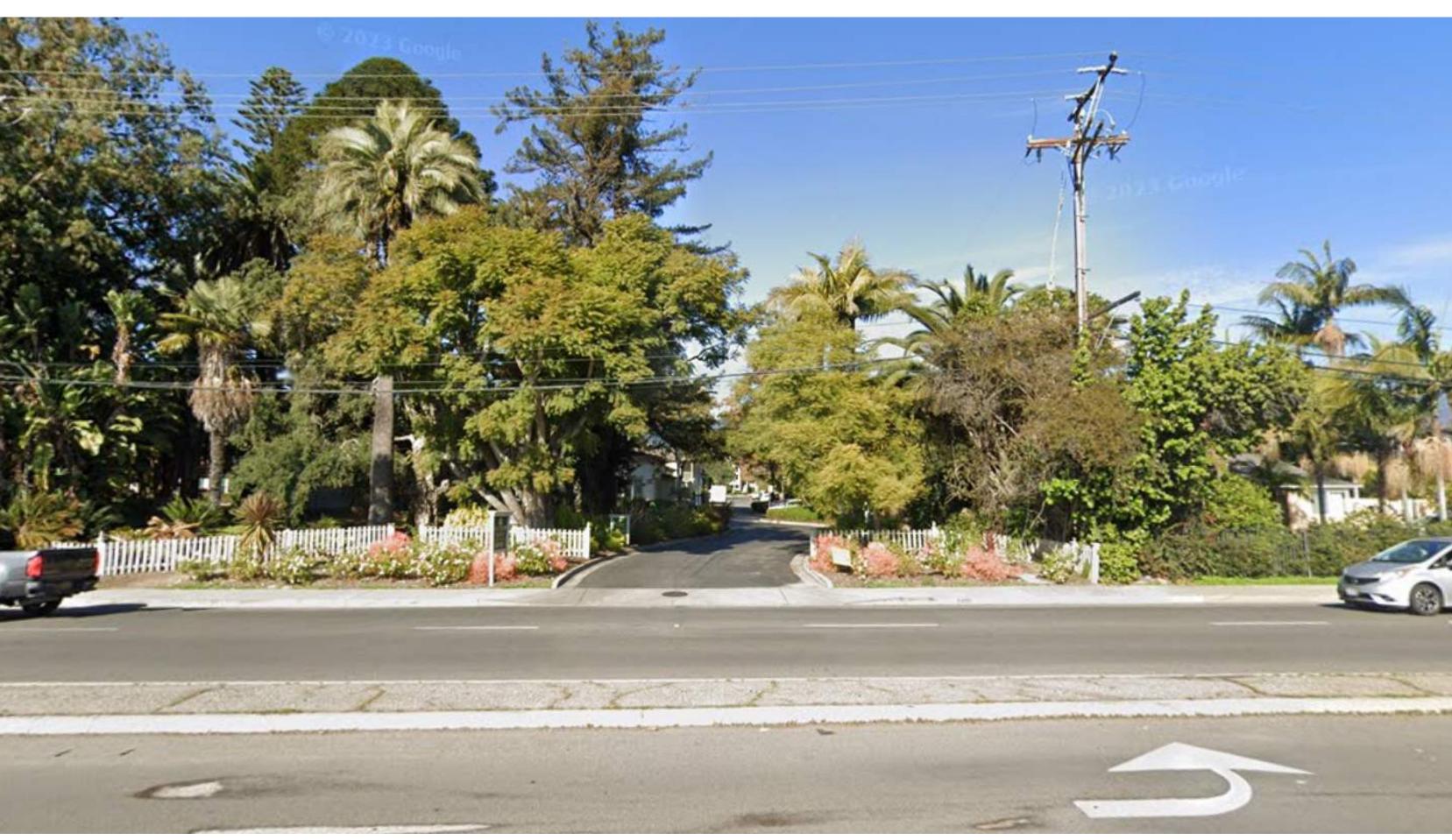
DESCRIPTION PROPOSED BUILDING **ELEVATIONS**

SHEET NUMBER

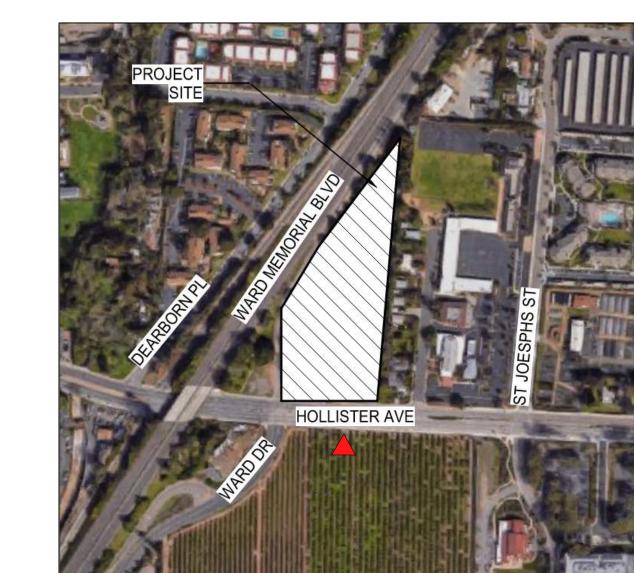
A4.01



EXISTING CONDITIONS - VIEW FROM HOLLISTER AVENUE



PROPOSED ADDITION - VIEW FROM HOLLISTER AVENUE



N TRUE NORTH /

TRUE NORTH / VICINITY MAP

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PACIFICA SUITES BUILDING F ADDITION

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2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

PROJECT NUMBER

DESCRIPTION
RENDERED VIEWS

SHEET NUMBER

A4.02



EXISTING CONDITIONS - VIEW FROM WARD MEMORIAL BLVD



PROPOSED ADDITION - VIEW FROM WARD MEMORIAL BLVD



N TRUE NORTH /

TRUE NORTH / VICINITY MAP



PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE. GOLETA, CA 93111

OWNER NAME

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DATE ISSUES & REVISIONS

1 06/14/23 DEV. PLAN/DRB R. 1 2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

PROJECT NUM

DESCRIPTION
RENDERED VIEWS

SHEET NUMBER

A4.03

LIGHT FIXTURES

PROPOSED POST LIGHTS

SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION IDA DARK SKY APPROVED

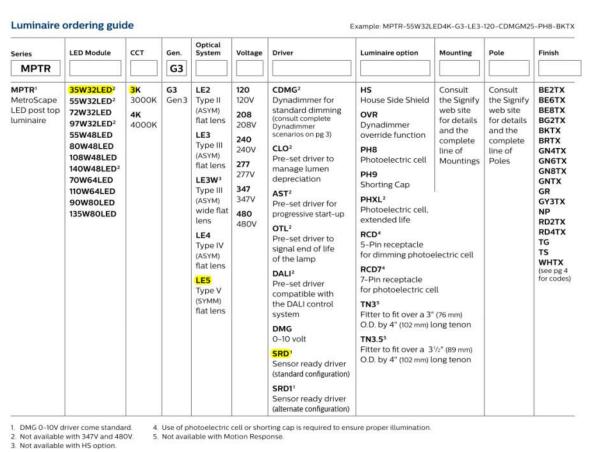
POST LIGHTS TO BE 12'-0" TALL PER ELECTRICAL DRAWINGS



Lumec MetroScape LED post top luminaire features flexible, robust energysaving solutions for heritage-styled urban architectural lighting. Crowned with an ornamental hood, the post top model comes with a flat lens to highlight the thinness of the LEDs. The luminaire provides attractive lighting at night, adding appeal to the surroundings and promoting safe use of the environment. Includes Service Tag, innovative way to provide assistance throughout the life of the product

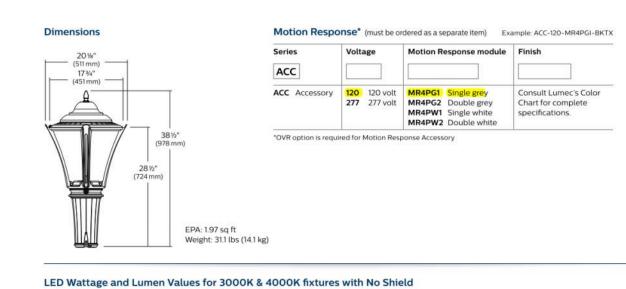






MPTR MetroScape post top

urban luminaire



Ordering Code:		System tal current Ds (mA)	Average				LES			LE3W			LE4			LE5		
	Total LEDs			Lumen Output	Efficacy (LPW)	BUG Rating												
No Shield MPTR 30	оок																	
35W32LED3K-G3-x	32	350	36	3920	109	B1-U0-G1	3948	110	B1-U0-G1	3982	111	B1-U0-G1	3963	110	B1-U0-G1	4038	112	B3-U0-G
55W32LED3K-G3-x	32	530	54	5623	104	B1-U0-G1	5662	105	B1-U0-G1	5711	106	B1-U0-G2	5684	105	B1-U0-G2	5792	107	B3-U0-G
72W32LED3K-G3-x	32	700	68	7092	104	B1-U0-G1	7142	105	B1-U0-G2	7203	106	B1-U0-G2	7170	105	B1-U0-G2	7305	107	B3-U0-G
97W32LED3K-G3-x	32	1050	101	9779	97	B2-U0-G2	9847	97	B2-U0-G2	9932	98	B2-U0-G2	9886	98	B2-U0-G2	10073	100	B4-U0-G
55W48LED3K-G3-x	48	350	53	5964	113	B1-U0-G1	6006	113	B1-U0-G1	6058	114	B1-U0-G2	6030	114	B1-U0-G2	6144	116	B3-U0-G
80W48LED3K-G3-x	48	530	79	8556	108	B2-U0-G2	8616	109	B2-U0-G2	8691	110	B2-U0-G2	8650	109	B2-U0-G2	8814	112	B3-U0-G
108W48LED3K-G3-x	48	700	102	10789	106	B2-U0-G2	10865	107	B2-U0-G2	10959	107	B2-U0-G2	10908	107	B2-U0-G2	11114	109	B4-U0-G
140W48LED3K-G3-x	48	1050	152	14879	98	B2-U0-G2	14983	99	B2-U0-G2	15113	99	B2-U0-G3	15042	99	B2-U0-G2	15326	101	B4-U0-G
70W64LED3K-G3-x	64	350	71	7972	112	B2-U0-G1	8028	113	B1-U0-G2	8097	114	B2-U0-G2	8060	114	B1-U0-G2	8212	116	B3-U0-G
110W64LED3K-G3-x	64	530	102	11435	112	B2-U0-G2	11515	113	B2-U0-G2	11615	114	B2-U0-G2	11560	113	B2-U0-G2	11779	115	B4-U0-G
90W80LED3K-G3-x	80	350	88	9842	112	B2-U0-G2	9911	113	B2-U0-G2	9997	114	B2-U0-G2	9950	113	B2-U0-G2	10138	115	B4-U0-G
135W80LED3K-G3-x	80	530	132	14118	107	B2-U0-G2	14217	108	B2-U0-G2	14340	109	B2-U0-G2	14273	108	B2-U0-G2	14543	110	B4-U0-G

EXTERIOR FINISHES / DESIGN FEATURES

PEARLY WHITE SW 7009

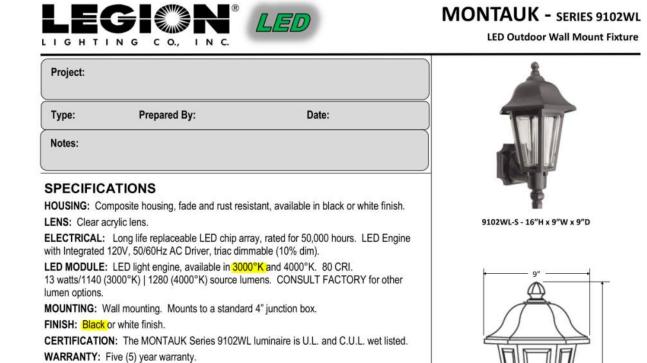
WILLOW TREE SW 7741

OLYMPIC RANGE 7750

PROPOSED EXTERIOR SCONCES

SEE ELECTRICAL DRAWINGS FOR ADDITIONAL INFORMATION

TOP OF SCONCES TO ALIGN WITH TOP OF ADJACENT DOOR/WINDOW, TYPICALLY 7'-0" A.F.F. SEE ELEVATIONS



9102WL-S - 16"H x 9"W x 9"D

PROJECTION - 9" Example: 9102WL L 013L 30 120 WH PC

013L 13 watt 30 3000°K 120 120V BL Black F 40 4000°K WH White For the medium base wall version see 9102W. For the medium base post top version see 9102PT. For the LED post top version see 9102PTL.

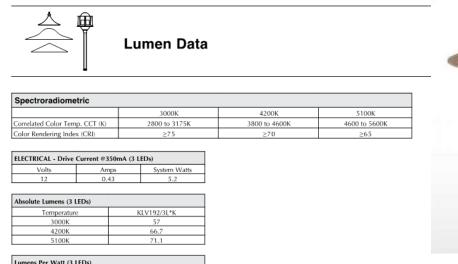
©2021 Legion Lighting Co., Inc. All rights reserved. Specifications subject to change without notice. sales@legionlighting.com 221 Glenmore Avenue, Brooklyn, New York 11207 / Info and Sales Call Tel 800.4.LEGION / www.legionlighting.com

PROPOSED LANDSCAPE / PATH LIGHTS

ORDERING INFORMATION

2021-05-04-9102WL-LED

TO MATCH EXISTING ON SITE - SEE LANDSCAPE DRAWINGS FOR ADDITIONAL INFORMATION

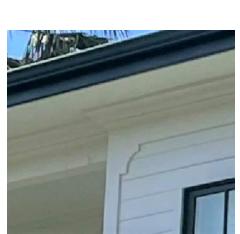




SIDING AND PAINT - PEARLY WHITE SW 7009 TO MATCH EXISTING



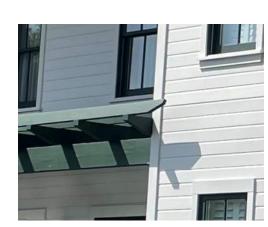
2. ROOF TO MATCH EXISTING



3. DECORATIVE TRIM PEARLY WHITE SW 7009 TO MATCH EXISTING



4. STAIRS AND RAILINGS STAIRS - WILLOW TREE SW 7741 COLOR TO MATCH EXISTING RAILINGS - OLYMPIC RANGE SW 7750 COLOR AND PROFILE TO MATCH EXISTING



5. PATIO TRELLIS **OLYMPIC RANGE SW 7750** PROFILE AND COLOR TO MATCH EXISTING

EXISTING / PROPOSED COMPARISON



PHOTO OF EXISTING CONDITIONS



ELEVATION DIAGRAMMING PROPOSED MODIFICATIONS

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PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE GOLETA, CA 93111

OWNER NAME

DAUNTLESS CAPITAL **PARTNERS**

DATE ISSUES & REVISIONS 1 06/14/23 DEV. PLAN/DRB R. 1

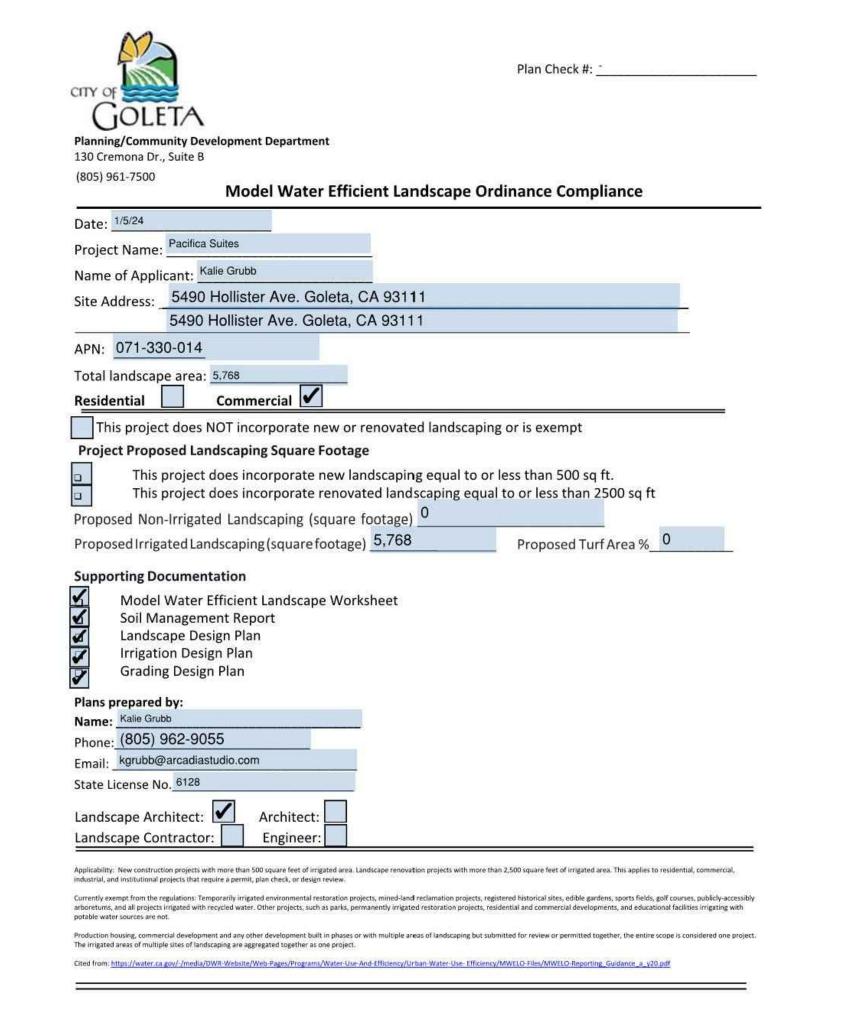
2 08/23/24 DEV. PLAN/DRB R. 2 3 2/28/25 DEV. PLAN/DRB R. 3

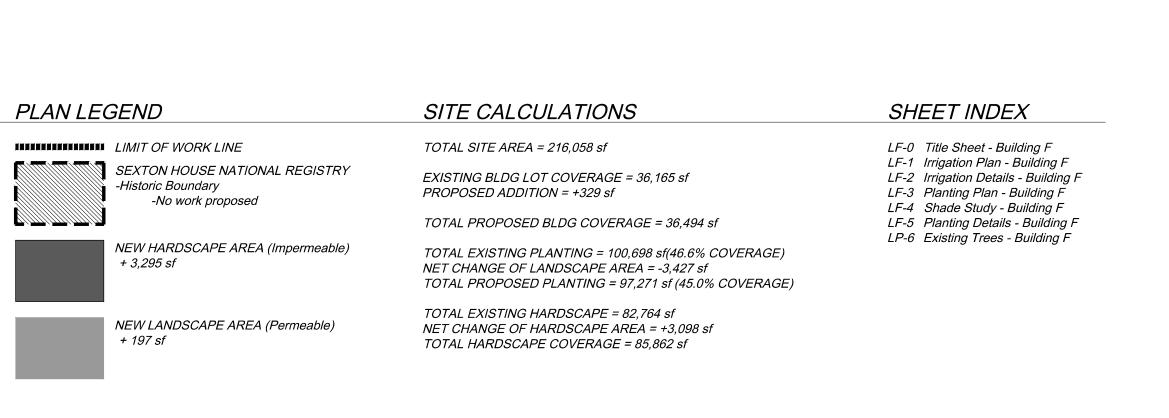
AS SHOWN

DESCRIPTION

MATERIALS AND DESIGN FEATURES

SHEET NUMBER









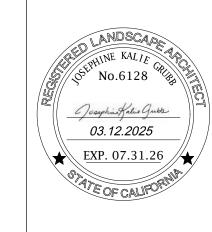
P.O. Bast 38279Street

BhnemiRqAV785,069 93101

tel 603.952.9865

fax 603.980.3658

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Revisions

Revisions

PACIFICA SUITES
5490 Hollister Ave.

HEET - BUILDING F

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Issue

Date Job Number 03.12.2025 21.107

Drawn By Checked by KK/MG/JM KG

Sheet - of -

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LF-0

BUILDING A

- MANUFACTURER/MODEL/DESCRIPTION Hunter MP Corner PROS-06-PRS40-CV
- Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. T=Turquoise adj Hunter MP Strip PROS-06-PRS40-CV Turf Rotator, 6" pop-up with factory installed check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. LST=Ivory left
- Hunter MP1000 PROS-06-PRS40-CV Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. M=Maroon adj arc 90 to 210, L=Light Blue 210 to 270 arc, O=Olive 360 arc. Hunter MP800SR PROS-06-PRS40-CV
- Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi, MP Rotator nozzle on PRS40 body. ADJ=Orange and Gray (arc 90-210), 360=Lime Green and Gray (arc 360) Hunter MP815 PROS-06-PRS40-CV

strip, SST=Brown side strip, RST=Copper right strip.

MP Rotator nozzle on PRS40 body. M=Maroon and Gray adj arc 90 to 210, L=Light Blue and Gray 210 to 270 arc, O=Olive and Gray 360 arc. MANUFACTURER/MODEL/DESCRIPTION

Turf Rotator, 6" pop-up with check valve, pressure regulated to 40 psi,

Rain Bird XCZ-075-PRF Low Flow Drip Control Kit, 3/4" Low Flow Valve, 3/4" Pressure Regulating

RBY Filter, and 30psi pressure regulator. 0.2GPM-5GPM.

- Rain Bird XCZ-100-LC Wide Flow Drip Control Kit, for Light Commercial Uses. 1" PEB Valve, with 1" Pressure Regulating 40psi Basket Filter. 0.3-20 GPM.
- Pipe Transition Point above grade Pipe transition point from PVC lateral to drip tubing with riser to above
- grade installation. Area to Receive Drip Emitters Hunter HE-B Point Source Drip Emitter with Self Piercing Barb. Color coded emitters for flow rates of 0.5, 1.0, 2.0, 4.0, and 6.0 GPH. Can be inserted into 1/2" and 3/4" tubing and have pressure compensating from 15-50 PSI. Optional diffuser cap (HE) available.
 - 10HE-B emitters (1 assigned to each 4" pot plant) 10HE-B emitters (2 assigned to each 1 gal plant) 10HE-B emitters (1 assigned to each Hydroseed plant)
 - 10HE-B emitters (1 assigned to each flat plant) 10HE-B emitters (1 assigned to each 4"pot plant)
 - 20HE-B emitters (2 assigned to each 5 gal plant) 20HE-B emitters (3 assigned to each 15 gal plant)
 - 60HE-B emitters (3 assigned to each 24"box plant) Area to Receive Dripline Rain Bird XFS-P-06-12 (09)

XFS Sub-Surface Pressure Compensating Landscape Dripline w/Copper Shield Technology. 0.6GPH emitters at 12.0" O.C. Dripline laterals spaced at 9.0" apart, w/emitters offset for triangular pattern. UV MANUFACTURER/MODEL/DESCRIPTION

- Rain Bird PESB-PRS-D 1", 1-1/2", 2" Plastic Industrial Valves. Low Flow Operating Capability, Globe Configuration. With Pressure Regulating Module, and Scrubber Technology for Reliable Performance in Dirty Water Irrigation Rain Bird 5-LRC (2)
- 1" Brass Quick-Coupling Valve, with Corrosion-Resistant Stainless Steel Spring, Locking Thermoplastic Rubber Cover, and 1-Piece Body. Buckner-Superior 3200 1" Normally Closed Brass Master Valve that Provides Dirty Water Protection and No Minimum Flow Feature, which ensures reliable opening and closing of the valve in extreme high or low flow scenarios. Available in
- Backflow Preventer Febco 825Y 1-1/2" Reduced Pressure Backflow Preventer. Lead free. Verify final location in field.
- Hunter HCC-854-SS Wire rain-sensor as common intercept instead of using sensor input
- controller to 2-wire decoder system (up to 54 stations maximum). To be installed on Universal Decoder Stake Kit (DECSTAKE10).
- Hunter PCC, Pro-C, and I-Core Controllers, install as noted. Includes 10 year lithium battery and rubber module cover, and gutter mount bracket. Hunter HC-150-FLOW

Wireless Solar, rain freeze sensor with outdoor interface, connects to

- 1-1/2in. for use with Hydrawise enabled controller to monitor flow and provide system alerts. Also functions as stand alone flow totalizer/sub meter on any residential or commercial irrigation system.
- Zurn Wilkins Model YBXL 1" Domestic Bronze "Y" Type Strainer Point of Connection

Irrigation Mainline: PVC Schedule 40

______ Pipe Sleeve: CPVC Schedule 40

Project information:

Total Landscape Area planted under this application 10,277 sf 100% Total Low Water Use Area 5,863 sf 57% Total Medium Water Use Area 4,414 sf 43%

Existing Well Arcadia Studio 202 East Cota Street, Santa Barbara, CA 93101

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

805-962-9055; kgrubb@arcadiastudio.com

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

02/21/2023

"I HAVE COMPLIED WITH THE CRITERIA OF THE WATER EFFICIENT LANDSCAPE ORDINANCE AND THE LANDSCAPE REGULATIONS AND APPLIED THEM ACCORDINGLY FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN".

JOSEPHINE KALIÉ GRUBB

Irrigation Notes:

- See irrigation legend for complete descriptions of all symbols shown on irrigation plan.
- 2. Point of connection is at the approximate location shown on plan.
- Install all valves in locking plastic valve boxes in groundcover area adjacent to pavement (2'-0" maximum) for ease of access. Install one valve per box. Identify locations and flag on site for Landscape Architect's approval BEFORE excavating for installation.
- Install irrigation system in accordance with manufacturer's specifications, irrigation details, and local
- Indicated pipe locations are schematic. 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 free movement of the pipe in the sleeve. All pipe runs in sleeves must be straight, with no bends or angles. Sleeves for recycled-water irrigation lines shall be colored
- Locate irrigation controller at approximate location shown on plan. 110-v j-box by others. Obtain Landscape Architect's approval of location before installing.
- 8. Emitters shall be located on grade and staked a maximum of 6" (six inches) from the center of the plant, or at edge of rootball, whichever is greater.
- 9. Install flush end valves at the ends of all $\frac{5}{8}$ " polyethylene drip tubing in round valve boxes with gravel
- 10. Install irrigation lines at the following minimum depths:

schedule 40 and class 315 PVC mainline: 18" minimum cover schedule 40 PVC lateral line: 12" minimum cover

 $\frac{5}{8}$ " polyethylene drip tubing: place on grade with stakes @ 6' O.C. $\frac{1}{4}$ " polyethylene micro-tubing:

**Install all rigid pipe as near to edges of planting areas, to avoid conflict with large plants.

11. Emitter layout:

4" pot or flatted groundcover: 1 - 1 GPH emitter per plant(flatted groundcover can be watered with microspray emitters). 2 - 1 GPH emitters per plant.

- 2 2 GPH emitters per plant. 5 gallon shrubs: 15 gallon shrubs/trees: 24" box tree:
- 3 2 GPH emitters per plant. 3 - Rainbird SXB-360-025 Xeri-Bubblers, fully open. 4 - Rainbird SXB-360-025 Xeri-Bubblers, fully open. 36" box tree: 48" box tree: 6 - Rainbird SXB-360-025 Xeri-Bubblers, fully open. 60" box tree or field grown tree: 10 - Rainbird SXB-360-025 Xeri-Bubblers, fully open.
- Trees larger than 60" box: Provide 14-Rainbird SXB-360-025 Xeri-Bubblers, fully open in bid. Confirm final number of Xeri-Bubblers with Landscape Architect. Punch emitter into polyethylene tubing. Attach microtubing to emitter. Attach bug cap to open end of
- microtubing. Bring microtubing to edge of rootball. Stake end of microtubing with plastic stake manufactured for that purpose. 12. In the event of discrepancies in irrigation equipment count, quantities indicated by symbols on the
- 13. Include in the contract price a sufficient amount to allow for supply and installation of additional irrigation equipment to be used. Include 10% linear feet of lateral line, 10% linear feet of mainline, 10% additional spray heads and bodies, and 10% additional bubbler

heads and bodies. Provide the unit price for such irrigation equipment in the bid

and credit the owner for each piece of equipment not installed.

- 14. In vicinity of existing trees, use discretion to route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter, unless approved by the Landscape Architect.
- 15. Use variable arc nozzles and / or pressure compensating screens as necessary to prevent overspray in areas where standard nozzles would not be efficient.
- 16. Verify location of backflow preventer, master control valves, controller and point of connection with Landscape Architect prior to installation.
- 17. Install and adjust all spray and bubbler heads to prevent water contact with all built elements.
- 18. Adjust all spray and bubbler heads to minimize overspray onto paved areas.
- 19. Install sprinklers on a 12" pop-up body in shrub areas, on a 12" pop-up body in no-mow turf areas such as (Agrostis pallens, UC Verde Buffalo Grass, Carex species, and Festuca rubra) on a 6" pop up body in Marathon II (or other traditional turf) areas, and on a 4" pop-up body in planters directly
- 20. Install check valves at the low end of all irrigation lines to prevent low head drainage.

Irrigation Pipe Sizing Guidelines:

Schedule 40 mainline up to 1-1/2"

0-4 gpm 5-8 gpm 9-12 gpm 13-22 gpm 1-1/2" 23-30 gpm Class 315 mainline 2" and up 30-50 gpm

71-100 gpm Schedule 40 lateral line 5-10 gpm 11-16 gpm 17-26 gpm 1-1/4"

51-70 gpm

27-35 gpm

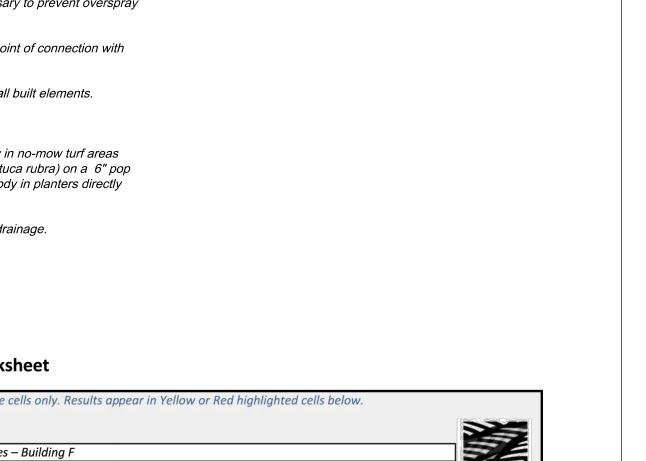
36-55 gpm

0-15 gpm

56-80 gpm 81-120 gpm Weathermatic valves 0-20 gpm

> 20-40 gpm 40-80 gpm Rainbird XCZ drip valves

15-40 gpm $1-\frac{1}{2}$ "



KEY MAP - NTS

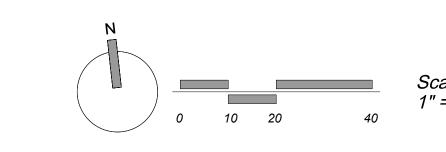
Water Efficient Landscape Worksheet

	niect Name 🔿	Pacifica Suites	– Buildina F					
Proje	ct Location ->		Dansing .	:				
110,0		Commercial	Allowed ETAF:	0.45	K.			arcadia
Annual Eto	(inches/yr) →		Allowed ETAL.	0.43				Studio
Hydrozone or Planting Description	Plant Fa	actor (PF)	Irrigation Method	Irrigation Efficiency (IE)	ETAF (PF/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./yr.
Regular Landscape	Areas							
1	0.2	Low	Drip	0.81	0.2	937	231	6,90
2	0.4	Mod./Ave.	Drip	0.81	0.5	835	412	12,29
3	0.2	Low	Drip	0.81	0.2	590	590	17,59
4	0.2	Low	Drip	0.81	0.2	974	240	7,17
5	0.4	Mod./Ave.	Drip	0.81	0.5	1,134	560	16,70
6	0.4	Mod./Ave.	Drip	0.81	0.5	966	477	14,22
7	0.2	Low	Drip	0.81	0.2	332	82	2,44
8	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	0	0	
9	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	0	0	
10	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	0	0	
11	0.4	Mod./Ave.	Tree Drip Ring	0.81	0.5	0	0	
pecial Landscape	Areas				SUBTOTAL →	5,768	2,593	77,335
NA					1		0	
202000					SUBTOTAL →	0	0	0
					_	d Total Water		77,335

ETAF Calcula	ations	
Regular Land	dscape Areas	
	Total ETAF x Area	2,593
	Total Area	5,768
	Average ETAF	0.45
All Landscap	e Areas	
	Total ETAF x Area	2,593
	Total Area	5,768
	Sitewide ETAF	0.45

Notes:	
The Property of the Control of the C	eveloped to meet code effective
Dec. 1, 2015	
* Adapted fro	m California Code of Regulations Title 23, apter 2.7. Model Water Efficient Landscape
Division 2, Cho	npter 2.7. Model Water Efficient Landscape

Maximum Allowed Water Allowance (MAWA) →



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landscape architecture

P.02 Bast 382 **ā**95 treet Banenika AZa 85,06A 93101 tel 602.952.9865 fax 603.988.7648 www.wdiarstudliostuodino.com

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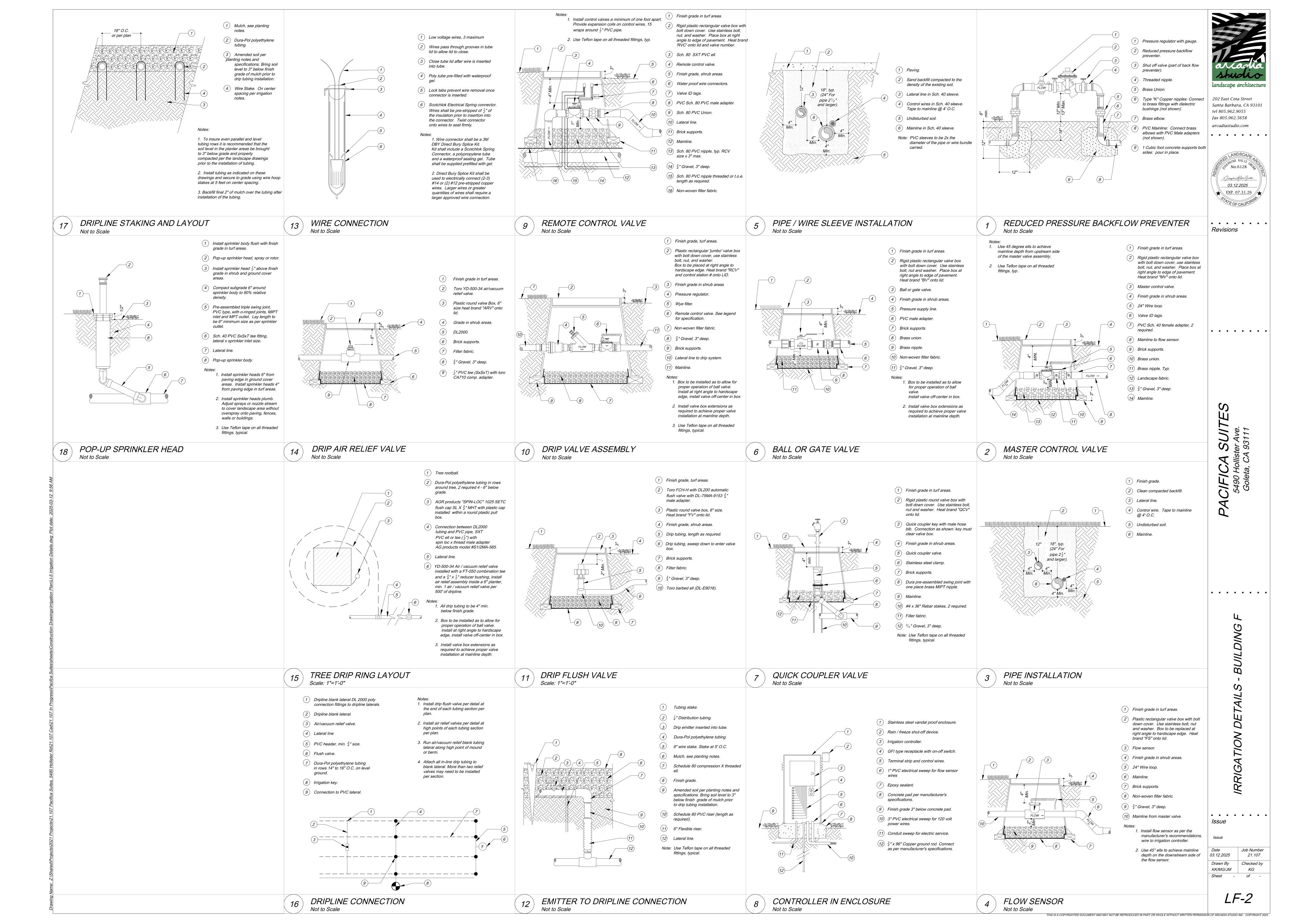
. Revisions

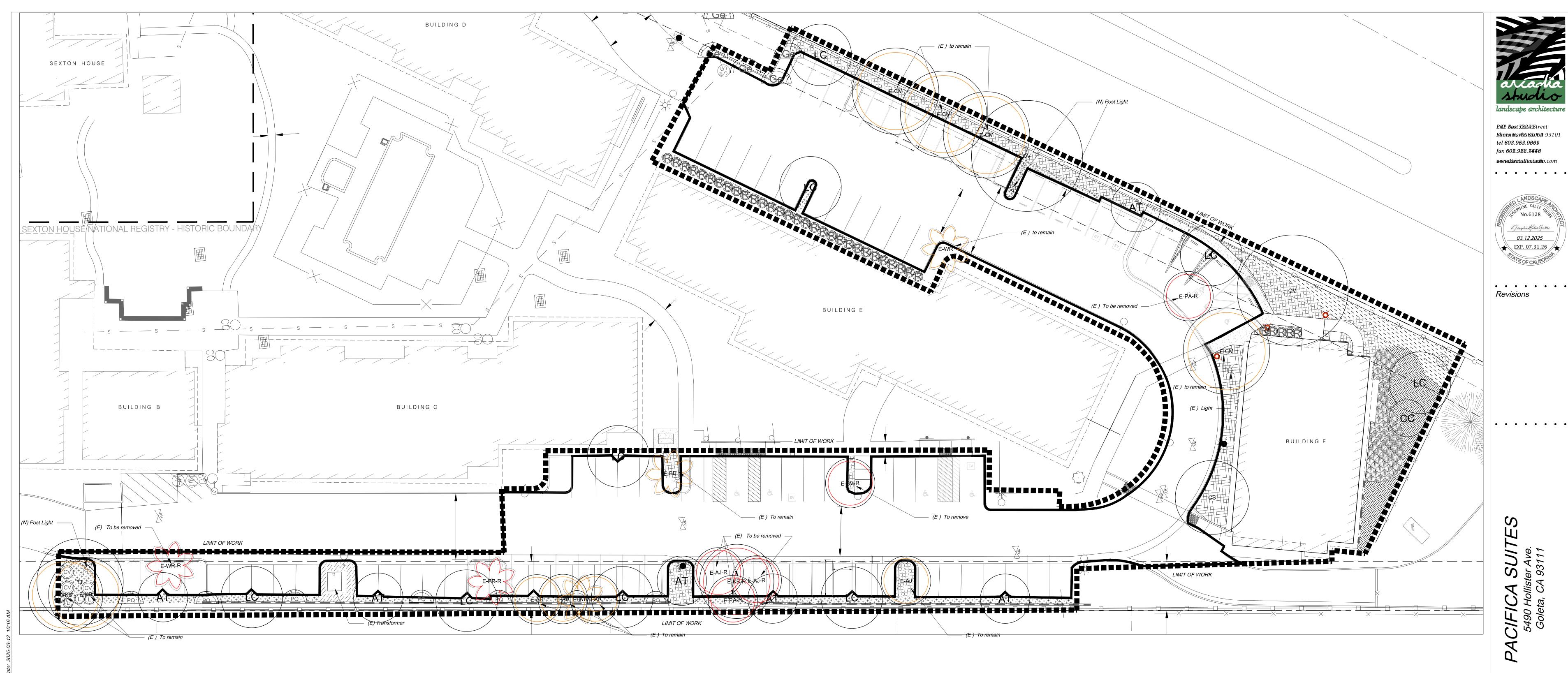
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. Issue

Job Number 03.12.2025 KK/MG/JM





PLANT SCHEDULE	- BUILDING F UP	PDATE					PLANTING NOTES:
TREES AT CC	BOTANICAL NAME Acacia stenophylla Chamaerops humilis cerifera	COMMON NAME Shoestring Acacia Blue Mediterranean Fan Palm	SIZE 24"box 36"box	WUCOLS Low Low		<u>QTY</u> 6 1	1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
CS LC QV TT	Cussonia spicata Lophostemon confertus Quercus virginiana Tipuana tipu	Cabbage Tree Brisbane Box Southern Live Oak Tipu Tree	36"box 24"box 48"box 48"box	Low Low Medium Low		1 9 2 1	2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace So Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings.
EXISTING TREES E-AJ E-AR	BOTANICAL NAME (E) Albizia julibrissin (E) Auranticarpa rhombifolia	COMMON NAME Silk Tree Queensland Pittosporum	SIZE Existing to Remain Existing to Remain	WUCOLS		QTY 1 3	Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronom soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmfu substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plant
E-BE E-CM E-KB E-WR	(E) Brahea edulis (E) Cinnamomum camphora (E) Koelreuteria bipinnata (E) Washingtonia robusta	Guadalupe Palm Camphor Tree Chinese Flame Tree Multi-Trunk Mexican Fan Palm	Existing to Remain Existing to Remain Existing to Remain Existing to Remain	Medium Medium Low		1 4 2 2	3. Specification Section 02950 or 032 93 00, Landscape Planting, 02932 or 32 92 23, Sodding, and 02931 or 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.
EXISTING TREES TO BE REMOVED E-AJ-R E-BV-R	BOTANICAL NAME (E) Albizia julibrissin (E) Bauhinia variegata	COMMON NAME Silk Tree Purple Orchid Tree	SIZE Existing to be Removed Existing to be Removed	WUCOLS Medium		QTY 2	4. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within tenth of a foot must be established prior to commencing planting operations.
E-KB-R E-PA-R E-PR-R E-WR-R	(E) Koelreuteria bipinnata (E) Persea americana (E) Phoenix roebelenii	Chinese Flame Tree Multi-Trunk Avocado Pygmy Date Palm Multi-Trunk Mexican Fan Palm	Existing to be Removed Existing to be Removed Existing to be Removed	Wodiam		1 2 1	5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
SHRUBS CV	(E) Washingtonia robusta BOTANICAL NAME Cycas revoluta	COMMON NAME Sago Palm	Existing to be Removed SIZE 15 gal	<u>WUCOLS</u> L - SB Addendum		QTY 3	6. Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on slopes of 5:1 or steeper, per manufacturer's specification.
L R	Laurus nobilis Rhaphiolepis umbellata 'Minor'	Sweet Bay Indian Hawthorn	15 gal 15 gal	Low Low		4 35	7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review the Landscape Architect may request photos and/or specifications of plant material to be provided prior to delivery.
<u>VINE/ESPALIER</u> GE PQ	BOTANICAL NAME Grewia occidentalis Parthenocissus quinquefolia	COMMON NAME Lavender Starflower Espalier Virgina Creeper	<u>SIZE</u> 5 gal 5 gal	<u>WUCOLS</u>		<u>QTY</u> 4 7	 8. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner. 9. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of awar
GROUND COVERS	BOTANICAL NAME	COMMON NAME	<u>SIZE</u>	WUCOLS	SPACING	<u>QTY</u>	of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately can any plant sourcing difficulty.
	Crassula multicava	Cape Provence Pygmyweed	1 gal	Low	12" o.c.	542 sf	10. Include in the contract price a sufficient amount to allow for supply and installation of additional plants to be used at the direction of the Landscape Architect. Include 10% - 15 gallon, 10% - 5 gallon, 10% - 1 gallon. Provide the unit price for such plants in the bid and credi the owner for each plant not installed.
	Lomandra longifolia 'Breeze' TM	Breeze Mat Rush	1 gal	Low	30" o.c.	161 sf	11. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review.
+,+,+,+,+ +,+,+,+,+ +,+,+,+,+,+ +,+,+,+,+,+ +,+,+,+,+,+	Trachelospermum jasminoides	Chinese Star Jasmine	1 gal	Low	18" o.c.	1,735 sf	12. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.13. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
PLANT MIXES - BU	ILDING F UPDATI	E					14. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
							

1 gal 24" oc

1 gal 24" oc

620 sf 15 gal 48" oc Hakea drupacea / Sweet Hakea 4//// Laurus x 'Saratoga' / Saratoga Hybrid Laurel 48" oc Pittosporum tobira 'Variegata' / Variegated Japanese Pittosporum 15 gal 48" oc PLANTING MIX - E PARKING 5 gal 48" oc Cycas revoluta / Sago Palm Lomandra longifolia 'Roma 13' / Platinum Beauty Variegated Mat Rus 5 gal 48" oc 1 gal 48" oc 1 gal 48" oc Trachelospermum jasminoides / Chinese Star Jasmine Westringia fruticosa 'NFL25' / Mundi Coast Rosemary Lomandra longifolia 'Roma 13' / Platinum Beauty Variegated Mat Rus 1 gal 36" oc Pittosporum crassifolium 'Nana' / Nana Dwarf Karo Pittosporum 5 gal 36" oc

Planting Boundary - Per Permit Set

1/////

PLANTING MIX - C-1

Agave attenuata 'Nova' / Nova Foxtail Agave

Sesleria heufleriana / Moor Grass

PLANTING NOTES:

- 1. All plants are identified by typical symbols. Plant quantities are approximate and provided for the contractor's convenience. In the event of discrepancies in plant count, quantities indicated by plant symbols on the plan prevail.
- 2. At completion of rough grading, take representative soil samples (minimum of two per acre) from the project site and source of any imported topsoil. Locations and number of soil samples must be approved by the Landscape Architect. Send soil samples to Wallace Soil Testing Laboratory 310-615-0116 or an approved equal for testing of suitability for ornamental planting as specified on the drawings. Submit a copy of the results of this analysis to the Landscape Architect for approval and comment. Make adjustments to the rate and analysis of fertilizer & amendments as recommended to provide a suitable medium for planting. Follow all recommendations in agronomic soil report, including leaching if recommended. Notify the Landscape Architect of any potential problems which may result due to harmful substances found in the soil. Failure to act as specified may result in contractor assuming financial responsibility for any damage to plants.
- 3. Specification Section 02950 or 032 93 00, Landscape Planting, 02932 or 32 92 23, Sodding, and 02931 or 32 92 24, Hydroseeding, are integral to the intent of the planting plan. Do not bid planting plan without reference to applicable specification section.
- 4. Contractor is responsible for finish grades and for fine grading required for surface drainage and uniformity to the satisfaction of the Landscape Architect. Advise Landscape Architect of drainage problems and make recommendations for solution. Final grades to within a tenth of a foot must be established prior to commencing planting operations.
- 5. Grades and flow lines must be maintained during irrigation and planting operations. Contractor may not alter established grade and flow lines without the knowledge and permission of the Landscape Architect.
- 6. Install North American Green SC150BN Erosion Control Fabric (Pacific Soil Stabilization Santa Maria, CA 93454 PH (800) 473-1965) on all slopes of 5:1 or steeper, per manufacturer's specification. 7. The Landscape Architect reserves the right to review all plant material at the nursery prior to delivery to job site. In lieu of nursery review
- 8. Landscape Architect reserves the right to refuse plants delivered to site that are substandard. Replacement plants are to be supplied by contractor at no additional cost to owner.

- 9. Plant materials and installation to meet highest quality industry standard. Locate and secure all specified plants within two weeks of award of contract and show proof of to Landscape Architect in writing that plants have been secured. Notify Landscape Architect immediately of any plant sourcing difficulty.
- Landscape Architect. Include 10% 15 gallon, 10% 5 gallon, 10% 1 gallon. Provide the unit price for such plants in the bid and credit the owner for each plant not installed. 11. Guaranty plant material 5 gallon or smaller except transplants for a period of 90 days from date of final review. Replace dead plants and
- plants not in vigorous condition, without cost to owner, as determined by Landscape Architect at the end of warranty period. Guaranty 15 gallon plants and larger, for 1 year from date of final review. 12. Notify Landscape Architect of intended planting schedule a minimum of two weeks prior to planting.
- 13. Set out all plant materials as shown on plan. Final locations must be approved by the Landscape Architect prior to planting.
- 14. Plant crown to be 2" above adjacent grade for 15 gallon and larger plants; 1" above adjacent grade or plants smaller than 15 gallon.
- 15. Install all plants per details.

TREE DENSITY ANALYSIS

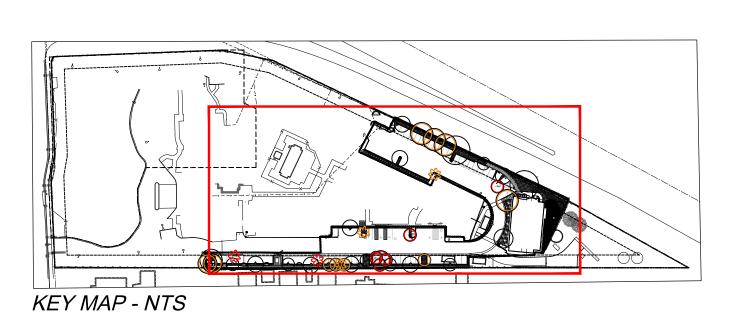
Parking Space to Parking Lot Canopy Tree Ratio = 4:1

- 16. Stake trees according to industry standards per details. Review with Landscape Architect prior to work.
- 17. Contact Landscape Architect for decision regarding proposed plant substitutions 4 weeks prior to installation. 18. All plants delivered to the site must have legible identification tags.
- 19. Any tree shown on plan to be installed in less than 8' (eight feet) clear distance from any curb, walkway, foundation, domestic water line, fire line, storm drain, or sewer line, or any underground utility is to be installed with root control barriers UB 24-2 by Deep Root Corp: 800-458-7668. Install a minimum of 16 linear feet of root barrier centered on the tree adjacent to any underground utility. Install as directed by detail. Install per manufacturer's instructions. Palm trees do not require root control barriers. Landscape Architect may alter or waive requirement.
- 20. Plant groundcovers adjacent to shrubs and/ or trees 1.5 times the distance of their specified spacing away from the stems of the adjacent shrubs and trees. Groundcovers adjacent to curbs and pavement shall be spaced at specified spacing away from paved areas.
- 21. Plant backfill: See Specifications
- 22. Top soil replacement: In all planters formerly under paving, remove existing soil to a minimum depth of two feet(2') and prepare the planters in the following A. Bore six inch (6") diameter holes to a depth of eighteen inches (18") below subgrade at four feet (4') on center (minimum of one per
- B. Rototill subgrade to a depth of six inches (6"). C. Replace with imported Class "A" topsoil amend as directed by soil analysis/ specification.
- 23. Completely eradicate all bermuda, kikuyu grass, and other weed growth or other visible or alleged invasive weeds from areas within project limits prior to installing planting.
- 24. Provide and install bark mulch over all shrub and groundcover areas. Use walk-on bark mulch. Walk on Bark mulch shall be a virgin forest product consisting of shredded fir bark and bark nuggets. Source from Agromin (800) 247-6646 or as listed in the specifications. Spread mulch evenly over all shrub and groundcover areas to a depth of 3" (three inches). Keep mulch away from plant stems. Submit mulch samples to Landscape Architect for approval prior to purchase and delivery.
- 25. Preserve and protect all existing trees unless otherwise noted.
- 26. Planting mix for raised planters: 1 part washed plaster sand
- 1 part All Around Compost or approved equal (All Around Irrigation and Supply 805-688-4197). 3 parts class "a" topsoil.
- 27. Palm trees installed in limited planting spaces that require staking for stability may be supported by a 1" diameter galvanized pipe equal in height to the trunk height of the palm to the base of the first frond. Drive the pipe 48" deep below finish grade and/or 12" into subgrade.

- 28. Pottery planting mix by volume:
- 1/3 medium ground peat moss 1/3 #16 sand 1/3 medium vermiculite
- 1/2 pound per cubic yard urea nitriform 1 pound per cubic yard single superphosphate
- Thoroughly mix and moisten planter soil in pots prior to placement. After installation, supplement planter soil as required to compensate for settling. Install gravel in bottoms of all pots to a depth of 2" and place a layer of filter fabric between the gravel and potting soil. Place a 1/8" mesh copper screen over the planter drain hole. Provide and install bark mulch in all pots. Bark mulch shall be walk on

bark, spread evenly to a minimum depth of 1". Top of bark mulch layer should be approximately 2" below rim of pot.

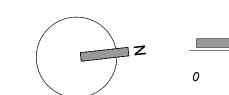
- Set out all pots and plant materials as shown on plan. Final locations must be approved by the landscape architect prior to placement and planting.
- 29. Trees and shrubs shown on plan as "to be transplanted" describe contractor's responsibility.
- 30. Plant quantities indicated in the plant legend are for the entire project and are repeated on each match-lined sheet.
- 31. Any tree or plant containing pathogens, bacteria or viruses harmful to plant health shall be replaced at the Contractor's expense.
- 32. In areas with significant gopher populations that can not be controlled through traps or other conventional methods, all plant material is to be placed in an appropriately sized gopher basket. Turf areas are to be installed over a single layer of gopher wire. Overlap all seems by 6" and stake wire on 6'-0" centers throughout. Contractor to coordinate with Landscape Architect on what constitutes a 'Significant' population. Contractor to include cost of baskets and wire in all bids and planting estimates.



LIGHTING SCHEDULE

Kim Lighting path light; Cone lamp hood

MANUFACTURER/MODEL/DESCRIPTION QTY Material Finish Mounting Options Lamp Watts Color Temp Beamspread Accessories KLV192 / H80 - Path Light 3 LED 5.2W 3000K





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Sheet - of -

Job Number

21.107

Checked by

KG

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Issue

Issue

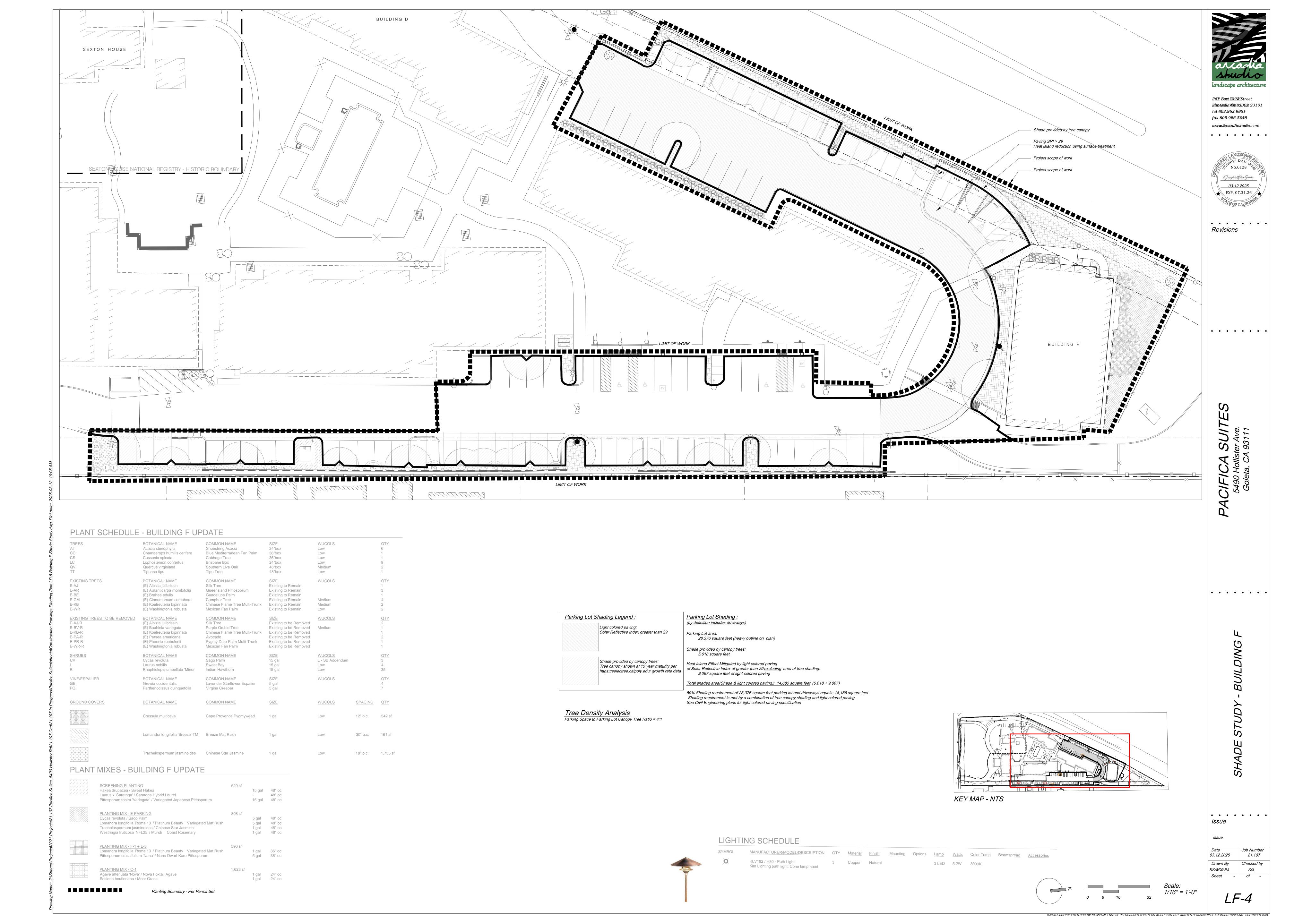
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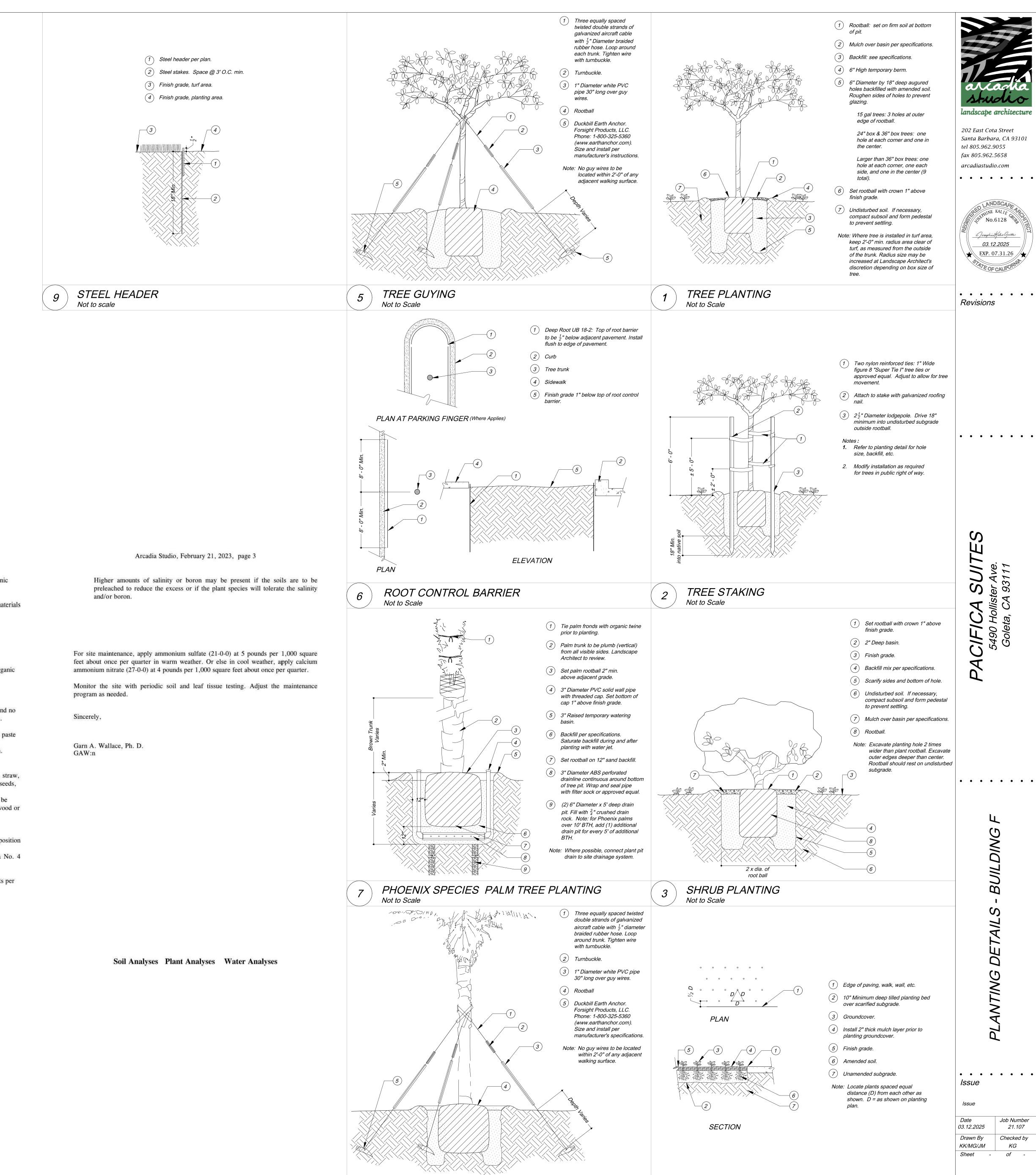
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LF-3





PALM GUYING
Not to Scale

LF-5

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GROUNDCOVER PLANTING

Not to Scale

WALLACE LABORATORIES 365 Coral Circle El Segundo, CA 90245 phone (310) 615-0116 fax (310) 640-6863

February 21, 2023

Justin Manuel, jm@arcadiastudio.com Arcadia Studio 202 E. Cota Street Santa Barbara, CA 93101

> RE: Soil Management Report Pacifica Suites Our ID No. 23-52-07, received Feb. 17, 2023, 10"

Dear Justin,

The pH is moderately alkaline at 7.76. Salinity is modest at 0.27 millimho/cm.

Nitrogen and sulfur are low. Phosphorus is modest. Potassium and boron are moderate. Iron, manganese, zinc, copper and magnesium are high. Plant-available lead is modest.

Available sodium is low. SAR (sodium adsorption ratio) is 0.4.

The texture is sandy loam. Based on the non-gravel fraction, it contains 57.2% sand, 27.8% silt and 15.0% clay. The gravel content is 1.4%.

Soil organic matter is modest at 2.33% on a dry weight basis. The carbon:nitrogen ratio is good at 10.2.

The estimated rate of water percolation based on Soil Water Characteristics version 6.02.74 model developed by Keith Saxton of the USDA is moderate at 1.10 inches per hour for normal soil compaction. The model is based on the soil texture, percent gravel and percent soil organic matter.

Recommendations

General soil preparation on a square foot basis. Broadcast the following uniformly; rates are per 1,000 square feet for a 6-inch lift. Incorporate them homogeneously 6" deep.

Ammonium sulfate (21-0-0) – 5 pounds in warm weather or else Calcium ammonium nitrate (27-0-0) – 4 pounds in cool weather Potassium sulfate (0-0-50) – 6 pounds
Triple superphosphate (0-45-0) – 4 pounds
Agricultural gypsum – 15 pounds

Soil Analyses Plant Analyses Water Analyses

Arcadia Studio, February 21, 2023, page 2

Organic soil amendment - about 4 cubic yards, sufficient for 3% to 5% soil organic matter on a dry weight basis

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

Ammonium sulfate (21-0-0) – 1/4 pound in warm weather or else Calcium ammonium nitrate (27-0-0) – 1/4 pound in cool weather Potassium sulfate (0-0-50) – 1/4 pound

Triple superphosphate (0-45-0) – 1/4 pound

Agricultural gypsum – 1 pound
Organic soil amendment - about 20% by volume, sufficient for 3% to 5% soil organic matter on a dry weight basis

Organic soil amendment:

Humus material shall have an acid-soluble ash content of no less than 6% and no more than 20%. Organic matter shall be at least 50% on a dry weight basis.

The pH of the material shall be between 6 and 7.5.
 The salt content shall be less than 10 millimho/cm @ 25° C. on a saturated paste

extract.

4. Boron content of the saturated extract shall be less than 1.0 part per million.5. Silicon content (acid-insoluble ash) shall be less than 50%.

6. Calcium carbonate shall not be present if to be applied on alkaline soils.

 Types of acceptable products are composts, manures, mushroom composts, straw, alfalfa, peat mosses etc. low in salts, low in heavy metals, free from weed seeds, free of pathogens and other deleterious materials.

 Composted wood products are conditionally acceptable [stable humus must be present]. Wood based products are not acceptable which are based on red wood or cedar.

Sludge-based materials are not acceptable.
 Carbon:nitrogen ratio is less than 25:1.

11. The compost shall be aerobic without malodorous presence of decomposition products.

The maximum particle size shall be 0.5 inch, 80% or more shall pass a No. 4 screen for soil amending.

Maximum total permissible pollutant concentrations in amendment in parts per million on a dry weight basis:

 arsenic
 12
 copper
 100
 selenium
 20

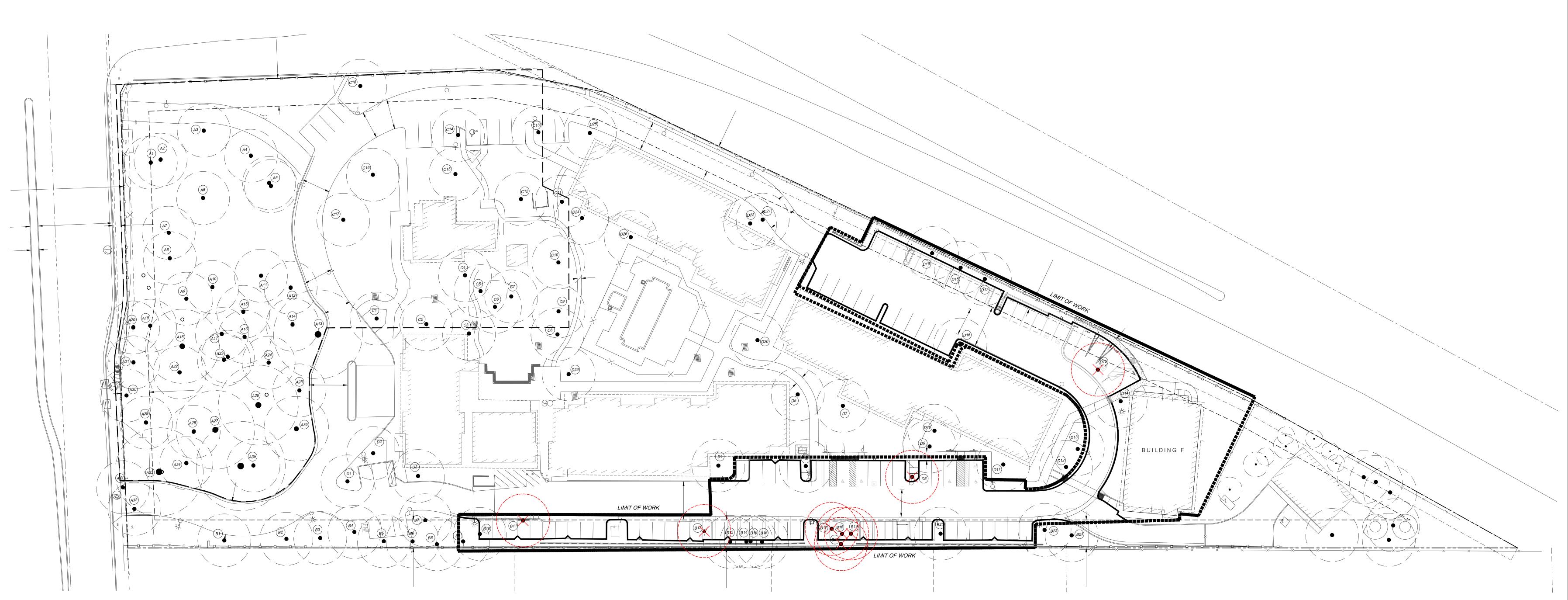
 cadmium
 15
 lead
 200
 silver
 10

 chromium
 200
 mercury
 5
 vanadium
 50

 cobalt
 30
 molybdenum
 20
 zinc
 200

 nickel
 100
 100
 100
 100

Soil Analyses Plant Analyses Water Analyses



TREE #	BOTANICAL NAME	COMMON NAME	SIZE
A1	Sabol causarium	Puerto Rican Hat Palm	15"
 A2	Brahia armata	Mexican Blue Palm	23"
A3	Lagunaria patersonii	Primrose Tree	13"
A4	Dracaena draco	Dragon Tree	16"
A5	Koelreteria bipinnata	Chinese Flame Tree	20" (multi-trunk)
A6	Coymbia ficifolia	Red-flowering Gum	38"
A7	Archontophoenix cunninghamiana	King Palm	24" (3-trunk)
A8	Archontophoenix cunninghamiana	King Palm	18" (2-trunk)
A9	Sabol causarium	Puerto Rican Hat Palm	16"
A10	Dormant, unable to identify w/out foliage	-	-
A11	Stenocarpus sinuatus	Firewheel Tree	43"
A12	Lagunaria patersonii	Primrose Tree	46" (multi-trunk)
A13	Araucaria heterophylla	Star Pine	60"
A14	Jubaea chilensis	Chilean Wine Palm	54"
A15	Brachychiton x populneus acerifolius	Red Flame Tree	7"
A16	Phoenix canariensis	Canary Island Date Palm	37"
A17	Eucalyptus globulus	Blue Gum	18"
A18	Eucalyptus globulus	Blue Gum	50"
A19	Melaleuca	Paperbark Tree	39"
A20	Trachycarpus fortunei	Windmill Palm	16"
A21	Sabol causarium	Puerto Rican Hat Palm	13"
A22	Phoenix canariensis	Canary Island Date Palm	35"
A23	Dombeya wallichii	Pink Ball Tree	-
A24	Phoenix canariensis	Canary Island Date Palm	-
A25	Dormant, unable to identify w/out foliage	-	14"
A26	Araucaria bidwillii	Bunya Bunya	60"
A27	Quercus suber	Cork Oak	70"
A28	Jubaea chilensis	Chilean Wine Palm	44"
A29	Trachycarpus fortunei	Windmill Palm	8"
A30	Strelitzia nicolai	Giant Bird of Paradise	-
A31	Jacaranda mimosifolia	Jacaranda	-
A32	Phoenix canariensis	Canary Island Date Palm	-
A33	Jacaranda mimosifolia	Jacaranda	80" (multi-trunk)
A34	Sabol causarium	Puerto Rican Hat Palm	17"
A35	Sequoia sempervirens	Coast Redwood	9'
A36	Phoenix canariensis	Canary Island Date Palm	29"

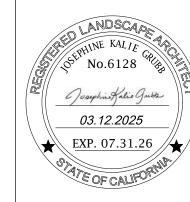
TREE #	BOTANICAL NAME	COMMON NAME	DBH	STATUS
B1	Lophostemon confertus	Brisbane Box	-	
B2	Lophostemon confertus	Brisbane Box	-	
B3	Lophostemon confertus	Brisbane Box	-	
B4	Phoenix canariensis	Canary Island Palm	-	
B5	Persea americana	Avocado	-	
B6	Koelreteria bipinnata	Chinese Flame Tree	14"	
B7	Koelreteria bipinnata	Chinese Flame Tree	42"	
B8	Phoenix canariensis	Canary Island Palm	42"	
B9	Koelreteria bipinnata	Chinese Flame Tree	12"	
B10	Koelreteria bipinnata	Chinese Flame Tree Multi-Trunk	14/14"	
B11	Washingtonia robusta	Mexican Fan Palm	13"	Remov
B12	Phoenix roebelenii	Pygmy Date Palm Multi-Trunk	6/6/6"	Remov
B13	Auranticarpa rhombifolia	Queensland Pittosporum	8"	
B14	Auranticarpa rhombifolia	Queensland Pittosporum	6"	
B15	Washingtonia robusta	Mexican Fan Palm	18"	
B16	Auranticarpa rhombifolia	Queensland Pittosporum	6"	
B17	Albizia julibirissin	Silk Tree	8"	Remov
B18	Koelreteria bipinnata	Chinese Flame Tree	17"	Remov
B19	Albizia julibirissin	Silk Tree	7/7"	Remov
B20	Persea americana	Avocado	6"	Remov
B21	Albizia julibirissin	Silk Tree	11"	
B22	Syagrus romanzoffiana	Queen Palm	-	
B23	Koelreteria bipinnata	Chinese Flame Tree	-	

TREE#	BOTANICAL NAME	COMMON NAME	
C1	Archontophoenix cunninghamiana	King Palm	
C2	Phoenix reclinata (multi-trunk)	Senegal Date Palm	
C3	Chamaerops humilis	Mediterranean Fan Palm	
C4	Sequoia sempervirens	Coast Redwood	
C5	Sequoia sempervirens	Coast Redwood	
C3	Chamaerops humilis	Mediterranean Fan Palm	
C6	Sequoia sempervirens	Coast Redwood	
C7	Sequoia sempervirens	Coast Redwood	
C6	Citrus	Chinese Flame Tree	
C7	Phoenix roebelenii X	Pygmy Date Palm Multi-Trunk	
C8	Koelreteria bipinnata	Chinese Flame Tree	
C9	Koelreteria bipinnata	Chinese Flame Tree	
C10	Koelreteria bipinnata	Chinese Flame Tree	
C11	Citrus	-	
C12	Koelreteria bipinnata	Chinese Flame Tree	
C13	Myrtus communis	Common Myrtle	
C14	Myrtus communis	Common Myrtle	
C15	Fraxinus uhdei	Shamel Ash	
C16	Fraxinus uhdei	Shamel Ash	
C17	Phoenix Dactylifera (poor condition)	Date Palm	
C18	Stenocarpus sinuatus	Firewheel Tree	
	Persea americana	Avocado	

TREE #	BOTANICAL NAME	COMMON NAME	SIZE	STATUS
D1	Archontophoenix cunninghamiana	King Palm	36"	
D2	Washingtonia robusta	Mexican Fan Palm	36"	
D3	Koelreteria bipinnata	Chinese Flame Tree	-	
D4	Strelitzia nicolai	Giant Bird of Paradise	12"	
D5	Washingtonia robusta	Mexican Fan Palm	-	
D6	Brahea edulis	Guadalupe Palm	16"	
D7	Strelitzia nicolai	Giant Bird of Paradise	-	
D8	Bauhinia variegata	Purple Orchid Tree Multi-Trunk	14/10/18"	Remove
D9	Feijoa sellowiana	Pineapple Guava	-	
D10	Psidium cattleianum	Strawberry Guava	-	
D11	Brugmansia	Angel's Trumpet	-	
D12	Koelreteria bipinnata	Chinese Flame Tree	-	
D13	Syagrus romanzoffiana	Queen Palm	-	
D14	Cinnamomum camphora	Camphor Tree Multi-Trunk	6/8/5"	
D15	Persea americana	Avocado	36"	
D16	Washingtonia robusta	Mexican Fan Palm	-	
D17	Cinnamomum camphora	Camphor Tree Multi-Trunk	15"	
D18	Cinnamomum camphora	Camphor Tree Multi-Trunk	15"	
D19	Cinnamomum camphora	Camphor Tree Multi-Trunk	11"	
D20	Annona Cherimola	Cherimoya	-	
D21	Washingtonia robusta	Mexican Fan Palm	-	
D22	Fig		-	
D23	Malus sp.	Existing Ornamental Apple Species	-	
D24	Phoenix roebelenii	Pygmy Date Palm Multi-Trunk	-	
D25	Podocarpus macrophyllus	Yew Podocarpus	-	
D26	Strelitzia nicolai	Giant Bird of Paradise	-	



202 East Cota Street Santa Barbara, CA 93101 tel 805.962.9055 fax 805.962.5658 arcadiastudio.com



Revisions

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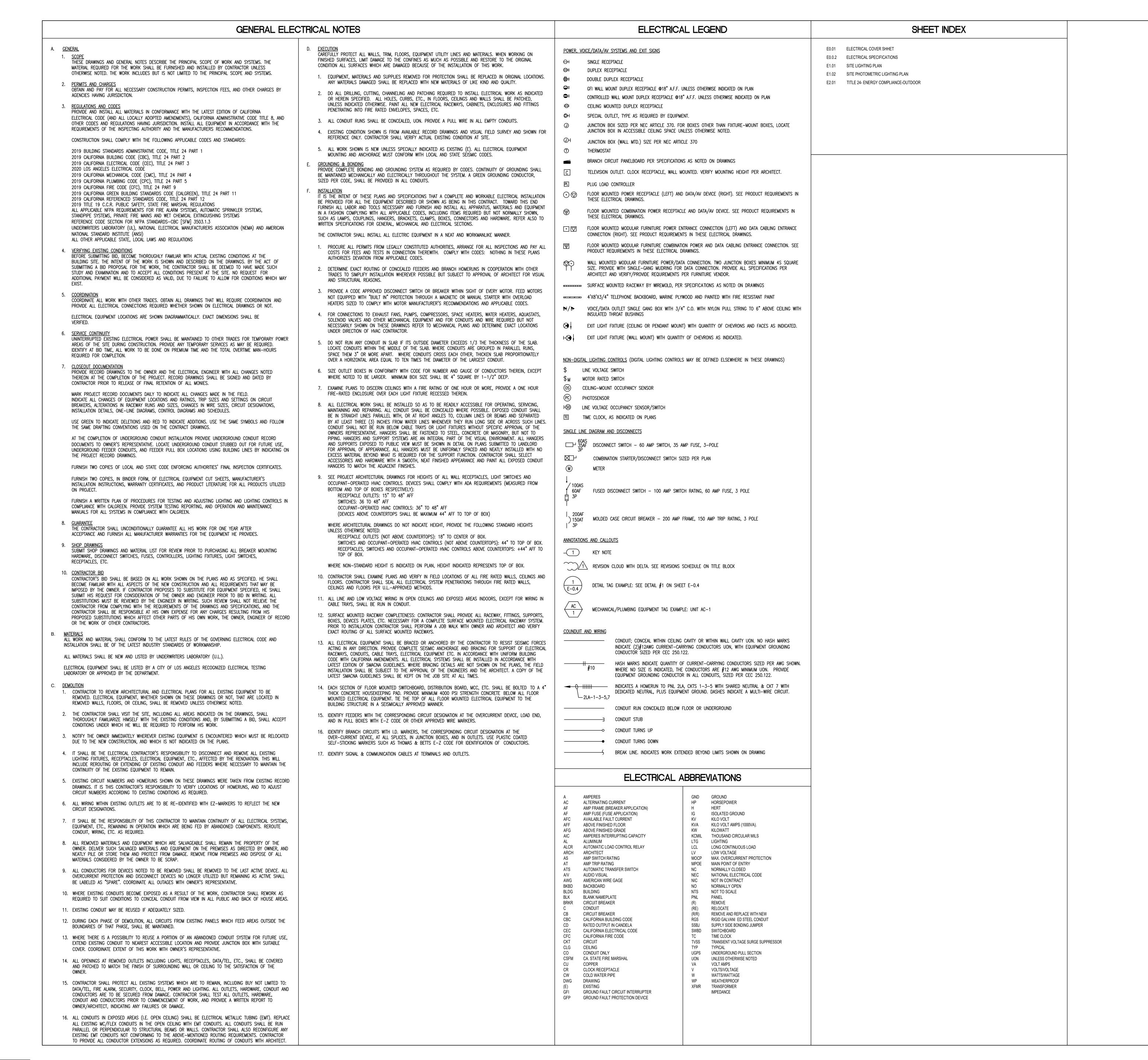
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Project No. 82-0246

PROJECT NAME

PACIFICA SUITES **ADDITION**

5490 HOLLISTER AVE

GOLETA, CA

93111

OWNER NAME

DAUNTLESS CAPITAL **PARTNERS**

NO DATE ISSUES & REVISIONS

2 08/23/24 DEV. PLAN/DRB R.2 3 02/28/25 DEV. PLAN/DRB R.3

PROJECT NUMBER

DESCRIPTION **ELECTRICAL COVER SHEET**

SHEET NUMBER

E0.01

AS SHOWN

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGN PROFESSIONAL AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN CONSENT OF THE DESIGN PROFESSIONAL

GENERAL ELECTRICAL SPECIFICATIONS

SECTION 260500 - COMMON WORK RESULTS FOR ELECTRICAL

- 1. REQUIREMENTS SPECIFIED IN DIVISION 1, INSTRUCTIONS TO BIDDERS, SUPPLEMENTAL GENERAL CONDITIONS, SPECIAL CONDITIONS ADDENDA, ALTERNATES, CONTRACT AND PROPOSAL, ALONG WITH DIVISION 26 AND ALL ITS SECTIONS, COMPROMISE THE CONTRACT DOCUMENTS FOR THE ELECTRICAL CONTRACT, ALONG WITH THESE SPECIFICATIONS AS THOUGH THEY WERE ONE, AND ANYTHING IMPLIED BY THE SPECIFICATIONS SHALL BE INTERPRETED AS ALSO IMPLIED BY THE DRAWINGS AND VICE VERSA. PROVIDE NECESSARY ITEMS FOR A COMPLETE INSTALLATION.
- 2. THE ARCHITECTURAL, STRUCTURAL, MECHANICAL, PLUMBING AND EQUIPMENT DRAWINGS AND SPECIFICATIONS ARE INCORPORATED INTO, AND BECOME A PART OF THIS DIVISION. EXAMINE SUCH DRAWINGS AND SPECIFICATIONS AND BECOME THOROUGHLY FAMILIAR WITH THE PROVISIONS CONTAINED THEREIN. THE SUBMISSION OF THEIR BID SHALL INDICATE SUCH KNOWLEDGE.
- 3. ELECTRICAL DRAWINGS ARE DIAGRAMMATIC. THEY ARE INTENDED TO SHOW THE APPROXIMATE LOCATIONS OF EQUIPMENT AND CONDUIT. DIMENSIONS GIVEN ON THE PLANS, IN FIGURES, SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS AND SHALL BE VERIFIED IN THE FIELD. THE ELECTRICAL CONTRACTOR SHALL LAYOUT EQUIPMENT ROOMS TO MAKE SURE THE EQUIPMENT, AS PURCHASED, FITS IN THE ROOM OR SPACE SHOWN. EXACT LOCATION OF EQUIPMENT SHALL BE VERIFIED IN THE FIELD AND ROUTING OF CONDUITS SHALL SUIT FIELD CONDITIONS.
- 4. UNTIL THE TIME OF INSTALLATION, THE ARCHITECT RESERVES THE RIGHT TO MAKE MINOR CHANGES IN THE LOCATION OF CONDUIT AND EQUIPMENT WITHOUT ADDITIONAL COST TO THE CONTRACT.
- 5. THE ELECTRICAL DRAWINGS AND SPECIFICATIONS ARE INTENDED TO SUPPLEMENT EACH OTHER. MATERIAL AND LABOR NECESSARY TO THE PROJECT SHALL BE FURNISHED AND INSTALLED EVEN THOUGH NOT SPECIFICALLY MENTIONED IN BOTH. LABOR AND/OR MATERIALS NEITHER SHOWN NOR SPECIFIED. BUT OBVIOUSLY NECESSARY FOR THE COMPLETION AND PROPER FUNCTIONING OF THE SYSTEM, SHALL BE FURNISHED AND INSTALLED BY THE ELECTRICAL CONTRACTOR.
- 6. ARRANGE EQUIPMENT SUBSTANTIALLY AS SHOWN ON THE DRAWINGS. MAKE DEVIATIONS ONLY WHERE NECESSARY TO AVOID INTERFERENCE. CHECK EQUIPMENT SIZES AGAINST AVAILABLE SPACE PRIOR TO SHIPMENT TO AVOID INTERFERENCE.
- 7. EXAMINE THE WORK OF OTHER TRADES AS THEIR WORK COMES IN CONTACT WITH OR IS COVERED BY THIS WORK. IN NO CASE SHALL IT ATTACH TO, OR FINISH AGAINST ANY DEFECTIVE WORK, OR INSTALL WORK IN A MANNER THAT WILL PREVENT PROPER INSTALLATION OF THE WORK OF OTHER TRADES.
- 8. VERIFY WITH OTHER TRADES ELECTRICAL CHARACTERISTICS OF EQUIPMENT REQUIRING ELECTRICAL CONNECTIONS, CONTRACTOR SHALL VERIFY VOLTAGE, PHASE AND HORSEPOWER AND SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO START OF WORK. ELECTRICAL CONTRACTOR SHALL PROVIDE DISCONNECTING MEANS AND OVERLOAD PROTECTION FOR EQUIPMENT, UNLESS FURNISHED INTEGRAL WITH EQUIPMENT PACKAGE.
- 9. WORK SHALL BE INSTALLED IN A PRACTICAL AND WORKMANLIKE MANNER, BY WORKERS SKILLED IN THE SEVERAL TRADES NFCFSSARY.
- 10. DURING EACH PHASE AND AT THE COMPLETION OF THE CONSTRUCTION, THIS CONTRACTOR SHALL REMOVE DEBRIS AND EXCESS MATERIALS CAUSED BY THEIR WORK. THEY SHALL LEAVE THE AREA OF OPERATION BROOM CLEAN.
- 11. ELECTRICAL EQUIPMENT SHALL BEAR THE UNDERWRITERS LABORATORIES LABEL OR ETL LABEL.
- 12. GUARANTEE THEIR WORKMANSHIP AND MATERIAL FOR A PERIOD OF ONE YEAR FROM THE DATE OF BUILDING OPENING. SHOULD DEFECTS DEVELOP WITHIN THE GUARANTEE PERIOD, REMEDY THE DEFECTS AND HAVE DAMAGES TO OTHER WORK OR FURNISHINGS CAUSED BY THE REPAIRS CORRECTED AT THEIR EXPENSE TO THE CONDITION BEFORE SUCH DAMAGE.

B. VISIT TO THE SITE

1. VISIT THE SITE OF THE WORK AND BE FAMILIAR WITH CONDITIONS AFFECTING WORK. THE SUBMISSION OF THE PROPOSAL SHALL INDICATE SUCH KNOWLEDGE. NO ADDITIONAL PAYMENT SHALL BE MADE ON CLAIMS THAT ARISE FROM A LACK OF KNOWLEDGE OF THE EXISTING CONDITIONS.

C. CODE AND PERMITS

- INSTALLATION SHALL BE IN FULL ACCORDANCE WITH CODES, RULES AND REGULATIONS OF MUNICIPAL, CITY, COUNTY, STATE AND PUBLIC UTILITIES AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE PREMISES. PERFORM WORK TO COMPLY WITH STANDARD PRACTICES FOR GOOD WORKMANSHIP PUBLISHED BY NATIONAL ELECTRICAL CONTRACTORS ASSOCIATION (NECA).
- 2. ELECTRICAL WORK SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED MASTER ELECTRICIAN.
- 3. SECURE AND PAY FOR PERMITS, PLAN REVIEWS AND CERTIFICATES OF INSPECTION IN CONNECTION WITH WORK, REQUIRED BY THE FOREGOING AUTHORITIES. BEFORE FINAL PAYMENT OF THE CONTRACT IS ALLOWED, CERTIFICATES SHALL BE DELIVERED TO THE
- 4. ELECTRICAL MATERIAL AND EQUIPMENT SHALL BEAR THE UL LABEL EXCEPT WHERE UL DOES NOT LABEL SUCH TYPES OF MATERIAL AND EQUIPMENT.

D. SHOP DRAWINGS SUBMITTALS

ARCHITECT IN DUPLICATE.

SUBMIT ELECTRONIC COPIES OF SHOP DRAWINGS OF THE FOLLOWING EQUIPMENT USING THE INDICATED NUMBERING SYSTEM AND TITLES. SHALL BE SUBMITTED THROUGH THE ARCHITECT TO THE ENGINEER AND THEN RESUBMITTED FOR FINAL APPROVAL IF NECESSARY. SHOP DRAWINGS SHALL BE SUBMITTED FOR THE FOLLOWING ITEMS: PANELBOARDS

CONTACTORS, TIME SWITCHES AND PHOTOCELL LIGHTING FIXTURES/CONTROLS

- 2. SHOP DRAWINGS (MANUFACTURERS EQUIPMENT DESCRIPTIVE SHEETS OR VENDORS PREPARED DRAWINGS) SHALL HAVE THE GENERAL CONTRACTOR'S OR SUBCONTRACTORS "STAMP OF APPROVAL" INDICATING THAT THE ITEM SUBMITTED IS AS CALLED FOR ON THE PLANS AND SPECIFICATIONS, IS APPROVED BY THE GENERAL CONTRACTOR OR SUBCONTRACTOR, THE DATE OF APPROVAL AND INITIALED BY THE PERSON APPROVING THE SUBMITTAL AND THE NAME OF THE COMPANY SUBMITTING SAID EQUIPMENT FOR
- 3. CHECK THE SHOP DRAWINGS TO DETECT AND CORRECT ERRORS. OMISSIONS AND INACCURACIES. FAILURE TO DO THIS WILL NOT RELIEVE THE ELECTRICAL CONTRACTOR OF THE RESPONSIBILITY FOR THE PROPER AND COMPLETE INSTALLATION IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.

E. AS-BUILT DRAWINGS

1. SUBMIT TO THE ARCHITECT ONE SET OF REPRODUCIBLE ELECTRICAL DRAWINGS SHOWING THE AS-BUILT CONDITIONS.

STANDARDS AND SUBSTITUTIONS

- WHEREVER THE WORDS "APPROVED BY", "APPROVED EQUAL", "AS DIRECTED" OR SIMILAR PHRASES ARE USED IN THE FOLLOWING SPECIFICATIONS, THEY SHALL BE UNDERSTOOD TO REFER TO THE OWNER AS THE APPROVING AGENCY. THE NAME OR MAKE OF EQUIPMENT OR MATERIALS NAMED IN THIS SPECIFICATIONS (WHETHER OR NOT THE WORDS "OR APPROVED EQUAL" ARE USED) SHALL BE KNOWN AS THE "STANDARD".
- 2. THESE SPECIFICATIONS ESTABLISH QUALITY STANDARD OF MATERIALS AND EQUIPMENT TO BE PROVIDED. SPECIFIC ITEMS ARE IDENTIFIED BY MANUFACTURER, TRADE NAME OR CATALOG DESIGNATION. THIS CONTRACTOR SHALL SUBMIT A BASE BID PRICE BASED UPON STANDARD SPECIFIED EQUIPMENT DESCRIBED HEREIN AND AS DETAILED ON DRAWINGS AND ASSOCIATED CONTRACT DOCUMENTS, THESE SPECIFICATIONS ARE NOT TO BE CONSIDERED PROPRIETARY. THE CONTRACTOR MAY SUBMIT INFORMATION ON MATERIALS AND MANUFACTURERS (OTHER THAN THOSE LISTED) FOR REVIEW BY THE ARCHITECT AND ENGINEER NO LATER THAN TEN (10) DAYS BEFORE BIDS ARE SUBMITTED, MANUFACTURERS OF PRODUCTS ACCEPTED BY THE ARCHITECT AND ENGINEER WILL BE LISTED IN AN ADDENDUM TO THE SPECIFICATIONS AS AN ACCEPTABLE SUBSTITUTION EQUIPMENT ACCEPTED AS DETAILED BELOW AND SHALL BE SHOWN AS A SEPARATE ADD OR DEDUCT PRICE TO BE FACTORED INTO THE BASE BID PRICE BY THE ARCHITECT AND OWNER IF ACCEPTED.
- SUBSTITUTIONS ARE NOT ALLOWED.

G. TESTING AND PLACING IN SERVICE

- 1. ANY MATERIAL OR EQUIPMENT FAILING A TEST SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S EXPENSE.
- 2. TESTS SHALL INCLUDE THE FOLLOWING:
- a) MEASURE THE LOAD ON EACH PHASE OF THE MAIN SERVICE AND EACH PHASE OF EVERY FEEDER UNDER FULL LOAD CONDITIONS.
- MEASURE THE NO-LOAD AND FULL-LOAD VOLTAGES (PHASE TO PHASE, PHASE TO NEUTRAL AND PHASE TO GROUND FOR EACH PHASE OF EACH SERVICE. OF EACH SEPARATELY DERIVED SYSTEM, AND AT EACH PANELBOARD OR TRANSFORMER). MEASURE THE GROUND RESISTANCE OF THE MAIN SERVICE GROUNDING ELECTRODE AND THE GROUND RESISTANCE OF EACH SEPARATELY DERIVED SYSTEM'S GROUNDING ELECTRODE.
- MAKE INSULATION RESISTANCE TESTS ON DRY TYPE TRANSFORMERS AND MOTORS.

H. INTERFERENCES

- BEFORE THE INSTALLATION OF ANY ITEM BEGINS, CAREFULLY ASCERTAIN THAT IT DOES NOT INTERFERE WITH CLEARANCES FOR THE ERECTION OF FINISH BEAMS, COLUMNS, PILASTERS, WALLS OR OTHER STRUCTURAL OR ARCHITECTURAL MEMBERS AS SHOWN ON THE ARCHITECTURAL DRAWINGS. IF ANY WORK IS INSTALLED AND THE ARCHITECTURAL DESIGN CANNOT BE FOLLOWED, MAKE CHANGES IN WORK AS DIRECTED BY THE ARCHITECT TO PERMIT THE COMPLETION OF THE ARCHITECTURAL WORK IN ACCORDANCE WITH DRAWINGS AND SPECIFICATIONS.
- REPORT ANY INTERFERENCES BETWEEN THEIR WORK AND THAT OF ANY OF THE OTHER CONTRACTORS AS SOON AS THEY ARE DISCOVERED. THE ARCHITECT SHALL DETERMINE WHICH EQUIPMENT WILL BE RELOCATED, REGARDLESS OF WHICH WAS INSTALLED FIRST. THIS DECISION WILL BE FINAL.

QUALITY ASSURANCE

1. ALL PRODUCTS SHALL BE NEW AND OF THE TYPE AND QUALITY SPECIFIED. WHERE MATERIALS, EQUIPMENT, APPARATUS OR OTHER PRODUCTS ARE SPECIFIED BY MANUFACTURER, BRAND NAME, TYPE OF CATALOG NUMBER, SUCH DESIGNATION SHALL ESTABLISH THE STANDARDS OF THE DESIRED QUALITY AND STYLE. IT IS THE INTENT OF THESE SPECIFICATIONS TO ESTABLISH A STANDARD OF QUALITY OF MATERIALS AND EQUIPMENT INSTALLED.

SECTION 260501: MINOR ELECTRICAL DEMOLITION

- PART 1 GENERAL
- 1.1 SECTION INCLUDES A. ELECTRICAL DEMOLITION.

PART 2 - PRODUCTS

- 2.1 MATERIALS AND EQUIPMENT A. MATERIALS AND EQUIPMENT FOR PATCHING AND EXTENDING WORK: AS SPECIFIED IN INDIVIDUAL SECTIONS.
- 3.1 EXAMINATION
- PART 3 EXECUTION
- A. VERIFY FIELD MEASUREMENTS AND CIRCUITING ARRANGEMENTS ARE AS SHOWN ON DRAWINGS.
- B. VERIFY THAT ABANDONED WIRING AND EQUIPMENT SERVE ONLY ABANDONED FACILITIES.
- D. REPORT DISCREPANCIES TO ARCHITECT BEFORE DISTURBING EXISTING INSTALLATION.
- BEGINNING OF DEMOLITION MEANS INSTALLER ACCEPTS EXISTING CONDITIONS. 3.2 PREPARATION
- PROVIDE TEMPORARY WIRING AND CONNECTIONS TO MAINTAIN EXISTING SYSTEMS IN SERVICE DURING CONSTRUCTION. WHEN WORK MUST BE
- PERFORMED ON ENERGIZED EQUIPMENT OR CIRCUITS, USE PERSONNEL EXPERIENCED IN SUCH OPERATIONS. B. EXISTING ELECTRICAL SERVICE: MAINTAIN EXISTING SYSTEM IN SERVICE UNTIL NEW SYSTEM IS COMPLETE AND READY FOR SERVICE.
- DISABLE SYSTEM ONLY TO MAKE SWITCHOVERS AND CONNECTIONS. MINIMIZE OUTAGE DURATION.

1. OBTAIN PERMISSION FROM OWNER AT LEAST 24 HOURS BEFORE PARTIALLY OR COMPLETELY DISABLING SYSTEM.

- MAKE TEMPORARY CONNECTIONS TO MAINTAIN SERVICE IN AREAS ADJACENT TO WORK AREA.
- 3.3 DEMOLITION AND EXTENSION OF EXISTING ELECTRICAL WORK
- PERFORM WORK FOR REMOVAL AND DISPOSAL OF EQUIPMENT AND MATERIALS CONTAINING TOXIC SUBSTANCES REGULATED UNDER THE FEDERAL TOXIC SUBSTANCES CONTROL ACT (TSCA) IN ACCORDANCE WITH APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS. APPLICABLE EQUIPMENT AND MATERIALS INCLUDE, BUT ARE NOT LIMITED TO:
- 1. PCB-CONTAINING ELECTRICAL EQUIPMENT, INCLUDING TRANSFORMERS, CAPACITORS, AND SWITCHES.
- 2. PCB- AND DEHP-CONTAINING LIGHTING BALLASTS.
- 3. MERCURY-CONTAINING LAMPS AND TUBES, INCLUDING FLUORESCENT LAMPS, HIGH INTENSITY DISCHARGE (HID), ARC LAMPS,

ULTRA-VIOLET, HIGH PRESSURE SODIUM, MERCURY VAPOR, IGNITRON TUBES, NEON, AND INCANDESCENT.

- B. REMOVE, RELOCATE, AND EXTEND EXISTING INSTALLATIONS TO ACCOMMODATE NEW CONSTRUCTION.
- C. REMOVE ABANDONED WIRING TO SOURCE OF SUPPLY.
- D. REMOVE EXPOSED ABANDONED CONDUIT, INCLUDING ABANDONED CONDUIT ABOVE ACCESSIBLE CEILING FINISHES. CUT CONDUIT FLUSH WITH WALLS AND FLOORS, AND PATCH SURFACES.
- DISCONNECT ABANDONED OUTLETS AND REMOVE DEVICES. REMOVE ABANDONED OUTLETS IF CONDUIT SERVICING THEM IS ABANDONED AND REMOVED. PROVIDE BLANK COVER FOR ABANDONED OUTLETS THAT ARE NOT REMOVED.
- F. DISCONNECT AND REMOVE ABANDONED PANELBOARDS AND DISTRIBUTION EQUIPMENT.
- G. DISCONNECT AND REMOVE ELECTRICAL DEVICES AND EQUIPMENT SERVING UTILIZATION EQUIPMENT THAT HAS BEEN REMOVED.
- H. DISCONNECT AND REMOVE ABANDONED LUMINAIRES. REMOVE BRACKETS, STEMS, HANGERS, AND OTHER ACCESSORIES.
- REPAIR ADJACENT CONSTRUCTION AND FINISHES DAMAGED DURING DEMOLITION AND EXTENSION WORK.
- MAINTAIN ACCESS TO EXISTING ELECTRICAL INSTALLATIONS THAT REMAIN ACTIVE. MODIFY INSTALLATION OR PROVIDE ACCESS PANEL AS
- K. EXTEND EXISTING INSTALLATIONS USING MATERIALS AND METHODS COMPATIBLE WITH EXISTING ELECTRICAL INSTALLATIONS. OR AS SPECIFIED. 3.4 CLEANING AND REPAIR.
- I. CLEAN AND REPAIR EXISTING MATERIALS AND EQUIPMENT THAT REMAIN OR THAT ARE TO BE REUSED.
- 3. Panelboards: Clean exposed surfaces and check tightness of electrical connections. Replace damaged circuit breakers AND PROVIDE CLOSURE PLATES FOR VACANT POSITIONS. PROVIDE TYPED CIRCUIT DIRECTORY SHOWING REVISED CIRCUITING ARRANGEMENT.

SECTION 260519 - WIRE AND CABLE

OLOR	CODE	CONDUCTORS	(EXCEPT	CONTROL	AND	INSTRUMENTATION	CONDUCTORS)	AS FOLLOWS:
		208Y/120V	SYSTEM		480	Y/277V SYSTEM		

<u> 2001/120V</u>	SISIEM	4001/2//	SISIEM
PHASE A	BLACK	PHASE A	BROWN
PHASE B	RED	PHASE B	ORANGE
PHASE C	BLUE	PHASE C	YELLOW
NEUTRAL	WHITE	NEUTRAL	GRAY
GROUND	GREEN	GROUND	GREEN

- #12 AND #10 CONDUCTORS SHALL HAVE CONTINUOUS INSULATION COLOR, AS LISTED ABOVE.
- 2. COLOR CODE CONDUCTORS LARGER THAN ABOVE, WHICH DO NOT HAVE CONTINUOUS INSULATION COLOR BY APPLICATION OF AT LEAST TWO LAPS OF COLORED TAPE ON EACH CONDUCTOR AT POINTS OF ACCESS INCLUDING JUNCTION BOXES. COLOR TAPE SHALL BE THE EQUAL OF 3M PRODUCTS SCOTCH #35.
- Conductors shall be soft annealed copper insulated for 600 volts unless specifically indicated otherwise.
- B. INSULATION TYPE SHALL BE TYPE THWN FOR WIRE SIZES #8 AWG AND LARGER AND THHN OR THWN FOR #10 AWG AND SMALLER. THHN SHALL NOT BE USED IN WET OR DAMP LOCATIONS.
- C. FLEXIBLE CORD SHALL BE HEAVY DUTY TYPE SO WITH AN EQUIPMENT GROUND CONDUCTOR IN ADDITION TO THE CURRENT CARRYING
- D. PROVIDE MINIMUM #12 CONDUCTORS, UNLESS OTHERWISE INDICATED. 1. CONTROL CONDUCTORS SHALL BE #14 MINIMUM FOR NEC CLASS I AND #16 FOR NEC CLASS II.
- E. CONDUCTORS #8 AWG AND LARGER SHALL BE STRANDED, CONDUCTORS #10 AWG AND SMALLER SHALL BE SOLID.
- F. INSTALL WIRING IN CONDUIT.
- G. CONNECT #10 AND SMALLER WIRES WITH CONSTANT PRESSURE EXPANDABLE SPRING TYPE CONNECTORS, "SCOTCHLOK" BY 3M OR B-CAP
- H. CONNECT #8 AND LARGER WIRES WITH COMPRESSION CONNECTORS OR SPLICES AS MANUFACTURED BY BURNDY OR T&B.
- INSULATE SPLICING CONNECTORS TO AT LEAST 200% OF THE WIRE INSULATION. USE PRE-STRETCHED TUBING CONNECTOR INSULATORS, 3M PST FOR #2 AND LARGER CONDUCTORS.
- . PULL CONDUCTORS USING RECOGNIZED METHODS AND EQUIPMENT LEAVING AT LEAST 6" WIRE AT JUNCTION BOXES FOR CONNECTIONS.
- CLEAN OUT CONDUIT SYSTEM BEFORE PULLING WIRE
- K. FORM AND TIE WIRING IN PANELBOARDS.
- WIRENUT JOINTS OR SPLICES MADE INSIDE SWITCHBOARDS/PANELBOARDS IS NOT ALLOWED.
- M. BRANCH CIRCUIT WIRE SIZES (AND CONDUITS) SHALL BE INCREASED FROM THOSE INDICATED ON THE PLANS TO PREVENT EXCESSIVE VOLTAGE DROP. BRANCH CIRCUITS SHALL BE INSTALLED WITH WIRES OF SUFFICIENT SIZE SO THAT VOLTAGE DROP BETWEEN THE PANEL AND THE LOADS DOES NOT EXCEED LIMIT OF 3%.
- N. REGARDLESS OF THE TEMPERATURE RATING OF THE CONDUCTOR INSULATION. CONDUCTOR AMPACITY RATING FOR THIS PROJECT SHALL BE DETERMINED FROM THE 75°C CONDUCTOR TEMPERATURE RATINGS INDICATED IN THE NEC TABLES. WHERE EQUIPMENT OR DEVICES ARE PROVIDED WITH TERMINALS/LUGS RATED FOR 60°C, THE AMPACITY RATING OF THE 75°C CONDUCTOR SHALL BE LIMITED TO ITS ASSOCIATED 60°C RATING AS INDICATED IN THE NEC TABLES. THE ELECTRICAL CONTRACTOR SHALL BE RESPONSIBLE TO INCREASE THE CONDUCTORS AND CONDUIT SIZE AS REQUIRED.

O. CIRCUITS MAY BE MULTI-PLEXED IN CONDUIT PROVIDED WIRE IS PROPERLY DERATED AND CONDUIT SIZED PER CODE. UNDER NO CIRCUMSTANCES SHALL MORE THAN SIX (6) CURRENT CARRYING CONDUCTORS BE RUN IN A SINGLE CONDUIT.

SECTION 260526 - GROUNDING AND BONDING

A. GROUND EQUIPMENT PER NEC.

- B. CONDUITS SHALL CONTAIN A GROUND WIRE SIZE PER NEC. IN ADDITION TO THE CONDUCTORS SHOWN ON THE PLANS, WHERE CIRCUIT CONDUCTORS ARE INCREASED IN SIZE FOR VOLTAGE DROP, THE GROUND WIRE SIZE SHALL BE INCREASED PROPORTIONATELY.
- C. ENSURE THAT PARTS OF ELECTRICAL INSTALLATIONS WHICH EITHER ENCLOSE OR GUARD LIVE PARTS SHALL BE SOLIDLY GROUNDED.
- D. GROUNDING CONDUCTORS SHALL BE COPPER. CONDUCTORS SMALLER THAN NO. 8 AWG SHALL BE SOLID; ALL OTHER CONDUCTORS SHALL BE STRANDED. GROUND CONDUCTORS SHALL BE BARE OR HAVE TYPE THHN INSULATION, GREEN IN COLOR.

E. ALUMINUM GROUNDING CONDUCTORS ARE PROHIBITED.

GROUND RODS SHALL BE COPPER CLAD SOLID STEEL, 10-FEET. LONG, -IN. DIAMETER. IF DEPTHS OF MORE THAN 10-FEET ARE REQUIRED TO ACHIEVE DESIRED GROUND RESISTANCE VALUE OF 5 OHMS, SECTIONAL RODS WHICH ARE THREADED ON BOTH ENDS SHALL BE USED. ALL COUPLINGS SHALL BE BRONZE AND MADE BY THE ROD MANUFACTURER.

SECTION 260529 - HANGERS AND SUPPORTS FOR ELECTRICAL EQUIPMENT

A. SCOPE OF WORK:

- 1. PROVIDE LABOR, MATERIAL, STORAGE, UNPACKING AND PLACEMENT FOR COMPLETE SYSTEMS; TO INCLUDE BUT NOT BE LIMITED TO, THE FOLLOWING ITEMS:
 - a) EMERGENCY LIGHTING AND POWER.
 - b) POWER AND LIGHTING DISTRIBUTION SYSTEM INCLUDING PANELS, TRANSFORMERS AND FEEDERS. c) BRANCH CIRCUIT WIRING SYSTEM.
- d) POWER WIRING FOR AIR CONDITIONING EQUIPMENT, PLUMBING SYSTEM, HEATING EQUIPMENT, VENTILATING AND EXHAUST EQUIPMENT. e) LIGHTING FIXTURE INSTALLATION.
- f) TELEPHONE AND COMMUNICATION CONDUIT INCLUDING BOXES, ETC., AS SPECIFIED, SHOWN ON THE DRAWINGS AND REQUIRED BY THE LOCAL TELEPHONE COMPANY AND/OR OWNER.
- q) TESTING OF CABLES AND CIRCUIT WIRING AFTER INSTALLATION. h) EXIT LIGHT SYSTEM.
- i) WIRING DEVICES AND FLOOR BOXES.
- j) LIGHTING CONTROLS.
- k) GROUNDING OF THE ELECTRICAL SYSTEM. I) TELEPHONE AND ELECTRIC SERVICES.

A. MOUNTING ACCESSORIES

1. FURNISH AND INSTALL ANGLE IRON, CHANNEL IRON, RODS, SUPPORTS, HANGERS, CONCRETE OR PLYWOOD REQUIRED TO INSTALL, MOUNT AND SUPPORT ANY ELECTRICAL EQUIPMENT OR DEVICE CALLED FOR ON THE PLANS.

- SUPPORTING MATERIAL SHALL BE COMPLETE WITH HANGERS, CONNECTORS, BOLTS, CLAMPS AND NECESSARY ACCESSORIES TO MAKE A COMPLETE INSTALLATION. SUPPORTING MATERIAL SHALL BE GALVANIZED, PAINTED OR OTHERWISE SUITABLY FINISHED. PRODUCTS BY BINKLEY, STEEL CITY, OR RACO WILL BE ACCEPTABLE.
- SURFACE-MOUNTED EQUIPMENT ON BLOCK WALLS SHALL BE MOUNTED ON 3/4" PLYWOOD BACKBOARD. FLOOR-MOUNTED EQUIPMENT SHALL BE INSTALLED ON A 4" HIGH CONCRETE HOUSEKEEPING PAD.

B. MATERIALS AND WORKMANSHIP

1. PROVIDE CUTTING, PATCHING, EXCAVATING, BACKFILLING AND CONCRETE WORK RELATED TO THIS CONTRACT, THIS CONTRACTOR SHALL ASSUME THE RESPONSIBILITY OF PROVIDING THE SLEEVES, CHASES AND OPENINGS NECESSARY FOR THE ELECTRICAL INSTALLATION AND FOR THEIR REPAIR IN AN ACCEPTABLE MANNER, AS DETERMINED BY THE ARCHITECT. HOLES SHALL BE CORE-DRILLED. PROVIDE FIRE STOP IN OPENINGS CREATED THROUGH FIRE-RATED WALLS. FLOORS OR CEILINGS. CONTRACTOR SHALL FIELD VERIFY SLAB ON GRADE FLOOR CONSTRUCTION TYPE PRIOR TO CUTTING. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR CUT A STRUCTURAL FLOOR SLAB THICKER THAN FOUR (4") INCHES WITHOUT PRIOR WRITTEN APPROVAL FROM ENGINEER OF RECORD. NOTIFY ENGINEER OF RECORD OF ANY SLAB THICKNESS GREATER THAN FOUR (4") INCHES PRIOR TO PROCEEDING WITH ANY SAW CUTTING.

2. THIS CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING REQUIRED ACCESS PANELS NECESSARY FOR WORK, COORDINATE WITH ARCHITECT PRIOR TO INSTALLATION.

SECTION 260533 - RACEWAYS AND BOXES

A. RACEWAYS

1. RIGID METAL CONDUIT (RMC): STANDARD WEIGHT, MILD RIGID STEEL, HOT-DIP GALVANIZED AFTER THREADING, AND THEN COATED WITH A UNIFORM JACKET OF CHROMATE, SHIP CONDUITS WITH END CAP THREAD PROTECTORS. FITTINGS SHALL BE THREADED AND HOT-DIP GALVANIZED.

- 2. ELECTRICAL METALLIC TUBING (EMT): THIN WALL, HIGH GRADE, MILD STEEL STRIP, HOT—DIP GALVANIZED, AND THEN COATED WITH A UNIFORM JACKET OF CHROMATE. IN DAMP LOCATIONS, FITTINGS SHALL BE STEEL, WATERTIGHT, COMPRESSION TYPE WITH CASE HARDENED LOCKNUTS, AND NYLON INSULATED THROATS. IN DRY LOCATIONS, FITTINGS MAY BE STEEL, SET SCREW TYPE WITH CASE HARDENED LOCKNUTS. WHERE EMT ENTERS ENCLOSURES AND BOXES. PROVIDE NYLON INSULATED THROATS.
- 3. LIQUID-TIGHT METAL FLEXIBLE CONDUIT (LFMC): GALVANIZED STEEL STRIP, WITH MOISTURE AND OIL RESISTANT PVC COVER. FLEXIBLE METAL

CONDUIT SHALL BE SPIRALLY WOUND GALVANIZED STEEL STRIP, WITH SUCCESSIVE CONVOLUTIONS SECURELY INTERLOCKED.

- 4. ARMORED CABLE (AC) OR METAL—CLAD (MC).
- 5. NON-METALLIC RIGID PVC CONDUIT: SCHEDULE 40 RIGID POLYVINYL CHLORIDE ELECTRICAL CONDUIT, LISTED BY UL FOR DIRECT UNDERGROUND BURIAL AND MANUFACTURED FROM HIGH IMPACT, NON-CONDUCTING, SELF- EXTINGUISHING MATERIAL.
- 6. WIRE SHALL BE RUN IN ACCORDANCE WITH CODE IN CORROSION RESISTANT, RIGID, THREADED, METAL CONDUIT OR ELECTRICAL METALLIC TUBING (EMT) UNLESS OTHERWISE SPECIFICALLY STATED HEREIN. a) CONDUIT IN EXTERIOR WALLS, BELOW FLOOR SLAB, OR UNDERGROUND SHALL BE RIGID, THREADED, GALVANIZED, HEAVY WALL TYPE.
- CARLON PVC TYPE 40 HEAVY WALL CONDUIT WITH GROUND WIRE MAY BE USED BELOW FLOOR SLAB OR UNDERGROUND IN LIEU OF RIGID, THREADED, GALVANIZED CONDUIT. PVC 40 CONDUIT SHALL NOT BE RUN IN OR ABOVE FLOOR SLAB. PVC CONDUIT SHALL TERMINATE BELOW FLOOR SLAB WITH RIGID, THREADED METAL CONDUIT ADAPTER. CONDUIT ABOVE SLAB SHALL BE METAL. CONDUIT RUN EXPOSED TO THE WEATHER SHALL BE HEAVY WALL, METAL THREADED TYPE.

7. CONDUIT SIZE SHALL BE 3/4" MINIMUM.

- 8. CONDUIT SHALL BE SECURELY FASTENED IN PLACE WITH STEEL STRAPS, CLAMPS, AND HANGERS WITH SUITABLE FASTENERS. TIE WIRES SHALL
- NOT BE USED.). CONDUIT SHALL BE CONCEALED IN WALLS, FLOOR AND CEILINGS WHEREVER POSSIBLE. EXPOSED CONDUIT IN FINISHED AREAS WILL NOT BE PERMITTED. EXPOSED CONDUIT WILL BE PERMITTED IN THE UNFINISHED AREAS WITH THE SPECIFIC APPROVAL OF THE ARCHITECT.
- 10. USE FLEXIBLE CONDUIT FOR THE CONNECTION TO RECESSED OR SEMI-RECESSED LIGHTING FIXTURES (6' LENGTH MAXIMUM). USE LIQUID TIGHT

METAL CONDUIT FOR CONNECTIONS TO MOTORS AND OTHER EQUIPMENT SUBJECT TO VIBRATION AND IN AREAS SUBJECT TO MOISTURE.

11. USE WATERTIGHT JOINTS WITH BURIED AND CONCRETE ENCASED CONDUIT. BURIED CONDUITS OUTSIDE OF BUILDINGS SHALL HAVE A MINIMUM OF

13. INSTALL EXPOSED RUNS OF CONDUIT AND CONDUIT ABOVE LAY-IN CEILINGS PARALLEL OR PERPENDICULAR TO THE WALLS, STRUCTURAL MEMBERS

24" OF COVER. METAL CONDUITS BURIED IN EARTH SHALL BE PAINTED (TWO COATS) WITH HEAVY ASPHALTUM PAINT.

12. SUPPORT RUNS OF CONDUIT AS DETAILED IN THE APPROPRIATE TABLE OF THE NATIONAL ELECTRICAL CODE (NEC).

- OF INTERSECTIONS OF VERTICAL PLANES AND CEILINGS. PROVIDE RIGHT ANGLE TURNS USING FITTINGS OR SYMMETRICAL BENDS. SUPPORT CONDUITS WITHIN 1" OF ALL CHANGES IN DIRECTION.
- 14. IF A CONDUIT IS SUSPENDED, IT SHALL BE SUPPORTED ON TRAPEZE HANGERS WHICH USE "ALL-THREAD" RODS FROM THE STRUCTURAL STEEL. THE USE OF CEILING SUPPORT WIRE OR SIMILAR MATERIAL WILL NOT BE ACCEPTED.

15. INSTALL EMPTY CONDUIT FOR FUTURE USE AS INDICATED ON THE DRAWINGS. CONDUIT SHALL BE COMPLETE WITH JETLINE OR PULL ROPE,

- JUNCTION/OUTLET BOXES, TILE RINGS AND APPROPRIATE COVER PLATES. 16. PROVIDE PICKPOCKETS WHERE CONDUITS PENETRATE THE ROOF.
- 17. PROVIDE THREAD LUBRICATION/SEALANT ON OUTDOOR AND UNDERGROUND THREADED METAL JOINTS.

- 18. PROVIDE FIRE SEAL FITTINGS WHERE CONDUITS PENETRATE CONCRETE FLOOR SLABS OR MASONRY WALLS REQUIRED TO BE FIRE
- 19. HORIZONTAL PORTION OF CONDUIT EXPOSED ON THE ROOF AND FEEDING EQUIPMENT SHALL NOT BE MORE THAN 5'-0" UNLESS THE WRITTEN APPROVAL FROM ARCHITECT OR ENGINEER IS OBTAINED.

B. PULL AND JUNCTION BOXES

1. PROVIDE PULL AND JUNCTION BOXES WHERE SHOWN ON THE DRAWINGS, AND WHERE REQUIRED FOR CHANGES IN DIRECTION, AT JUNCTION POINTS, AND TO FACILITATE WIRE PULLING. FURNISH BOX SIZES IN ACCORDANCE WITH NEC UNLESS LARGER BOXES ARE

- 2. PROVIDE STEEL BOXES AND REMOVABLE COVERS OF CODE GAUGE, HOT ROLLED SHEET STEEL, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE, FOR ABOVE GROUND WORK. FURNISH WEATHERPROOF BOXES WHEN INSTALLED ABOVE GROUND OUTSIDE.
- 3. PROVIDE CAST IRON BOXES, HOT DIPPED GALVANIZED INSIDE AND OUTSIDE WHERE SHOWN ON THE DRAWINGS. FURNISH REMOVABLE COVERS WITH GASKETS AND STAINLESS STEEL, BRASS OR BRONZE SCREWS.
- 4. PROVIDE CONCRETE BOXES FOR UNDERGROUND WORK UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FURNISH STEEL FRAMES AND COVERS WITH THE COVER ATTACHED TO THE FRAME WITH HEXAGON HEAD. BRASS OR BRONZE CAP SCREWS. 3/8" IN DIAMETER. PROVIDE A RUBBER GASKET FOR SEALING BETWEEN THE COVER AND THE FRAME. PAINT THE COVER WITH TWO COATS OF HEAVY ASPHALTUM.

C. OUTLET BOXES

- 1. PROVIDE SHEET STEEL BOXES, ZINC COATED OR CADMIUM PLATED, FOR CONCEALED INTERIOR WORK.
- 2. PROVIDE CAST BOXES, ZINC-CADMIUM FINISH MALLEABLE IRON, FOR EXPOSED INTERIOR WORK, AND FOR EXPOSED OR CONCEALED

WORK IN WET, DAMP OR EXTERIOR LOCATIONS. CAST BOXES SHALL BE SERIES FD BY CROUSE HINDS OR APPLETON.

- 3. WALL BOX SIZES (MINIMUM) SHALL BE 4" SQUARE X 2-1/2" DEEP WHERE WALL CONSTRUCTION PERMITS. WHERE WALL CONSTRUCTION DICTATES, THE DEPTH MAYBE REDUCED TO 2-1/8" OR 1-1/2" UNDER SPECIAL CONDITIONS.
- 4. FIXTURE OUTLETS IN CEILINGS (MINIMUM) SHALL BE 4" OCTAGONAL X 1-1/2" DEEP (4-11/16" OCTAGONAL X 2-1/2" DEEP WHERE REQUIRED TO ACCOMMODATE LARGER CONDUIT OR LARGER NUMBER OF WIRES).
- 5. GANGED BOXES SHALL BE ONE PIECE (MINIMUM), 2-1/8" DEEP.
- 6. PROVIDE CONCRETE-TITE FLOOR BOXES WITH ADJUSTABLE COVERS SET FLUSH AND LEVEL WITH THE FINISHED FLOOR. WITH OUTLETS AS INDICATED ON THE DRAWINGS. PROVIDE LEGRAND ON GRADE FLOOR BOX RFB2E-OG OR POKE THRU FLOOR BOX TO BE LEGRAND 6" RECESSED PRE WIRED FLUSH STYLE POKE THRU. FLUSH TYPE COVER AND OPENINGS TO SERVE OUTLETS USED. FURNISH FLUSH CAPS FOR CLOSING OFF BOX WHEN NOT IN USE.
- 7. FLUSH MOUNT BOXES IN FINISHED WALLS, INSTALL THE PLASTER RINGS IN DRYWALLED PLASTERED WALLS AND RAISED COVERS AS REQUIRED IN WALLS WITH OTHER FINISHES SO THAT THE COVER PLATES FIT TIGHTLY AGAINST BOXES OR RINGS, 3/16" MAXIMUM GAPS ARE ALLOWED FOR NONCOMBUSTIBLE WALLS.
- 8. ADJUST LOCATION OF OUTLETS IN MASONRY OR TILE CONSTRUCTION TO OCCUR IN THE NEAREST JOINT TO THE HEIGHT SPECIFIED. HEIGHTS SHALL MEET ADA REQUIREMENTS.
- 9. SUPPORT BOXES TO MAINTAIN PROPER ALIGNMENT AND RIGIDITY.

LEAST ONE STUD BETWEEN OUTLET

- 10. CLEAN BOXES OF FOREIGN MATTER PRIOR TO THE INSTALLATION OR WIRING OF DEVICES.
- 11. MOUNTING HEIGHTS ON THE DRAWINGS ARE TO THE CENTERLINE OF THE BOX UNLESS OTHERWISE NOTED. COORDINATE LOCATION OF DEVICE BOXES WITH ARCHITECTURAL ELEVATIONS AND DETAILS. ARCHITECTURAL ELEVATIONS AND DETAILS TAKE PRECEDENCE OVER LOCATIONS SHOWN ON ELECTRICAL DRAWINGS.

12. OUTLET BOXES IN THE SAME WALL SHALL NOT BE MOUNTED BACK-TO-BACK AT COMMON WALL PARTITIONS. INSTALL BOXES WITH AT



MECHANICAL, ELECTRICAL PLUMBING (MEP) 250 E Olive Ave. - Suite 201 Burban, California 91502 P one: (661) 291-1978

Project No. 82-0246

PROJECT NAME

PACIFICA SUITES

5490 HOLLISTER AVE

GOLETA, CA

93111

OWNER NAME

DAUNTLESS CAPITAL **PARTNERS**



2 08/23/24 DEV. PLAN/DRB R.2 3 02/28/25 DEV. PLAN/DRB R.3

NO DATE ISSUES & REVISIONS

AS SHOWN

PROJECT NUMBER

ELECTRICAL

CONSENT OF THE DESIGN PROFESSIONAL

SHEET NUMBER

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK OF THE DESIGN PROFESSIONAL AND MAY NOT BE DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN

E0.02

		LIGHT FIX	TURE SCH	EDULE			
TYPE	MANUFACTURER	MODEL	LAMP	BALLAST	FIXTURE DESCRIPTION	1 1	
			TYPE			H	INPUT
			WATTAGE			H	WATTS
						H	
			3000K			1 1	
S1	LUMEC	MPTR-80W48LED-3K-G3-LE3-120-SRDPH8	LED	LED	12' POST TOP MOUNT 1-HEAD LED LIGHT FIXTURE	H	80W
				DRIVER	WITH PHOTO-SENSOR BUILT-IN		
			3000K				
S2	LUMEC	MPTR-80W48LED-3K-G3-LE3-120-SRDPH8	LED	LED	12' POST TOP MOUNT 2-HEAD LED LIGHT FIXTURE	H	160W
				DRIVER	WITH PHOTO-SENSOR BUILT-IN		
F4	LEGION LTG.	9120WL-L-013L-30-120	3000K	LED	EXTERIOR WALL MOUNT LED LIGHT FIXTURE	H	13W
			LED	DRIVER			
				_			
							5

NOTES

GENERAL NOTES

KEY NOTES

- CONTRACTOR SHALL VERIFY LOCATION AND RE UIREMENTS OF ALL LIGHT FIXTURES PRIOR TO BID PROPOSAL, ROUGH-IN, AND FINISH INSTALLATION.
- 2. CONTRACTOR SHALL VERIFY LOCATION & RE UIREMENTS OF ALL DEVICES RE UIRING ELECTRICAL CONNECTION PRIOR TO BID PROPOSAL, ROUGH-IN AND
- 3. CONTRACTOR SHALL, IN ROUTING ALL CIRCUITS, INCREASE CONDUCTOR & CONDUIT SI E TO ALLOW FOR VOLTAGE DROP SHOULD THE CONTRACTOR EXCEED ROUTING INDICATED ON DRAWING. ENGINEER MUST BE NOTIFIED PRIOR TO ANY DEVIATIONS FROM APPROVED PERMIT SET DRAWINGS.
- 4. MAINTAIN A MAXIMUM 2 VOLTAGE DROP ON ALL LIGHTING HOME RUNS.
- 5. CONTRACTOR SHALL PROVIDE ALL MANUFACTURERS RE UIREMENTS AND MOUNTING HARDWARE NECESSARY TO PROPERLY INSTALL LIGHTING FIXTURES.
- 6. COORDINATE WORK WITH OTHER TRADES. OBTAIN ALL DRAWINGS THAT WILL RE UIRE COORDINATION AND PROVIDE ALL ELECTRICAL CONNECTIONS, DEVICES, AND WIRING RE UIRED WHETHER SHOWN ON ELECTRICAL DRAWINGS OR NOT.

1 INTERCEPT AND EXTEND EXISTING CIRCUIT WITH THE SAME CONDUIT AND

2 CONNECT NEW LIGHT FIXTURES TO THE EXISTING LIGHT POST AS SHOWN,

3 INTERCEPT AND EXTEND EXISTING CIRCUIT WITH THE SAME CONDUIT AND

FIELD VERIFY EXACT LOCATION AND CONDUIT PATHWAY.

FIELD VERIFY EXACT LOCATION.

SOURCE/J-BOX.

CONDUCTORS SI E AND CONNECT TO THE NEW LIGHT / LOCATIONS AS SHOWN.

WITH EXISTING CIRCUITS VIA 3/4" UNDERGROUND PVC SCHEDULE 40 CONDUIT WITH 2 10AWG 1 10GND. FIELD VERIFY EXACT LOCATION AND CONDUIT PATHWAY.

CONDUCTORS SI E AND CONNECT TO THE NEW LIGHT / LOCATIONS AS SHOWN.

disconnect and remove existing light posts and dispose per the owner instructions. Remove the associated circuit all the way up to the

MECHANICAL, ELECTRICAL, PLUMBING (MEP) 250 E Olive Ave. - Suite 201 Burban , California 91502 P one: (661) 291-1978

Project No. 82-0246

PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

GOLETA, CA 93111

5490 HOLLISTER AVE.

OWNER NAME

DAUNTLESS CAPITAL PARTNERS



DATE ISSUES & REVISIONS

2 08/23/24 DEV. PLAN/DRB R.2 3 02/28/25 DEV. PLAN/DRB R.3

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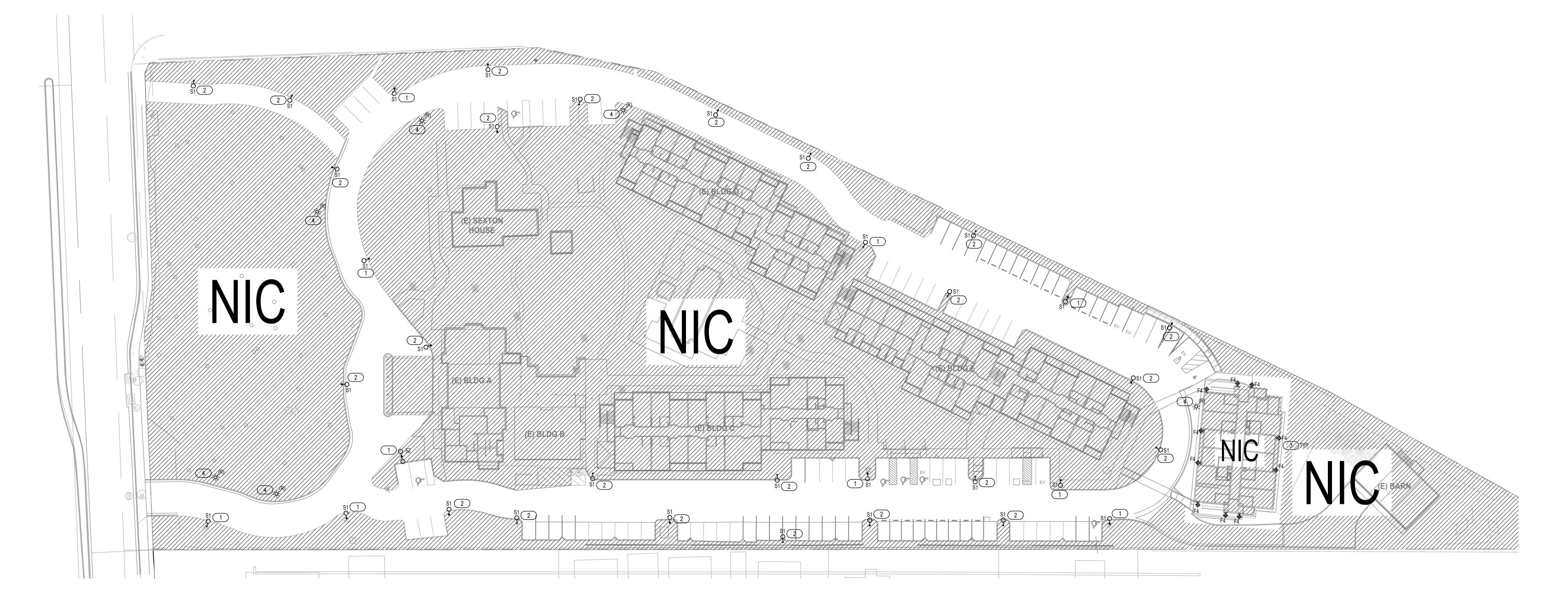
PROJECT NUMBER

DESCRIPTION SITE LIGHTING PLAN

SHEET NUMBER

E1.01

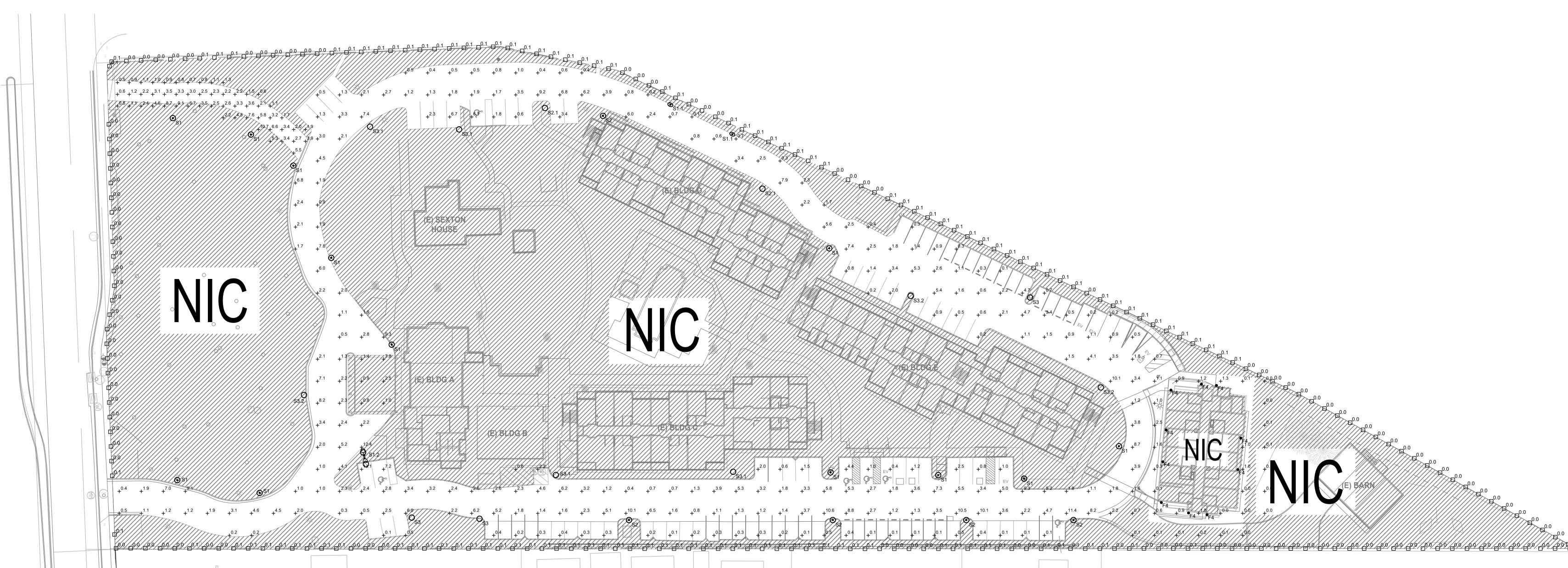
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PROVIDE ALL REQUIRED MOUNTING HARDWARE AS REQUIRED FOR A COMPLETE INSTALLATION.
 VERIFY ALL LAMP TYPES, SOCKET CONFIGURATION, AND VOLTAGE WITH MANUFACTURER PRIOR TO ORDERING.

Sc edule)			,				
Symbol	Label	uantity	Manufacturer	Catalog Number	Descri tion	Lig t Loss Factor	Wattage	Notes
	S1	12	SIGNIFY CANADA LTD	MPTC-80W48LED3K-G3- LE3	UrbanSca e LED Post-To (MPTC), 48 LED's, 3000K CCT, TYPE LE3 OPTIC, No S ield	0.9	79	
	S1.1	2	SIGNIFY CANADA LTD	MPTC-35W32LED3K-G3- LE3-HS	UrbanSca e LED Post-To (MPTC), 32 LED's, 3000K CCT, TYPE LE3-HS OPTIC, House-side S ield	0.9	36	TILT - 49.57
0.0	S1.2	1	SIGNIFY CANADA LTD	MPTC-80W48LED3K-G3- LE3	UrbanSca e LED Post-To (MPTC), 48 LED's, 3000K CCT, TYPE LE3 OPTIC, No S ield	0.9	158	
<u> </u>	S2	5	SIGNIFY CANADA LTD	MPTC-80W48LED3K-G3- LE2-HS	UrbanSca e LED Post-To (MPTC), 48 LED's, 3000K CCT, TYPE LE2-HS OPTIC, House-side S ield	0.9	79	
\bigcirc	S2.1	2	SIGNIFY CANADA LTD	MPTC-80W48LED3K-G3- LE2	UrbanSca e LED Post-To (MPTC), 48 LED's, 3000K CCT, TYPE LE2 OPTIC, No S ield	0.9	79	
\bigcirc	S3	3	SIGNIFY CANADA LTD	MPTC-70W64LED3K-G3- LE4-HS	UrbanSca e LED Post-To (MPTC), 64 LED's, 3000K CCT, TYPE LE4-HS OPTIC, House-side S ield	0.9	71	
\bigcirc	S3.1	4	SIGNIFY CANADA LTD	MPTC-80W48LED3K-G3- LE4	UrbanSca e LED Post-To (MPTC), 48 LED's, 3000K CCT, TYPE LE4 OPTIC, No S ield	0.9	79	
\bigcirc	S3.2	3	SIGNIFY CANADA LTD	MPTC-108W48LED3K-G3- -LE4	UrbanSca e LED Post-To (MPTC), 48 LED's, 3000K CCT, TYPE LE4 OPTIC, No S ield	0.9	102	
\otimes	F4	10	LEGION LTG CO Inc	9102W-I60	Wall sconce Decorative LED Fi ture	0.9	13	

Statistics						
Descri tion	Symbol	Avg	Ma	Min	Ma /Min	Avg/Min
Par ing and Drive Aisle	+	2.4 fc	13.1 fc	0.0 fc	N/A	N/A
Pro erty Line		0.1 fc	0.1 fc	0.0 fc	N/A	N/A
Nort entrance	+	3.0 fc	10.7 fc	0.5 fc	21.4:1	6.0:1





PROJECT NAME

PACIFICA SUITES BUILDING F ADDITION

5490 HOLLISTER AVE. GOLETA, CA 93111

OWNER NAME

DAUNTLESS CAPITAL PARTNERS



DATE ISSUES & REVISION

2 08/23/24 DEV. PLAN/DRB R.2 3 02/28/25 DEV. PLAN/DRB R.3

SCALE AS SHOW

PROJECT NUMBER

DESCRIPTION
SITE PHOTOMETRIC
LIGHTING PLAN

SHEET NUMBER

E1.02

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CONSENT OF THE DESIGN PROFESSIONAL

Outdoor Lighting					CALIFO	ORNIA ENER	GY COMMISSIO
CERTIFICATE OF COMPLIANCE							NRCC-LTO-
his document is used to demonstrate compliance with requinonresidential and hotel/motel occupancies. It is also used to the prescriptive path for multifamily and mixed-use occupanc	document compliance with req	quirem	ents in 160.5, 170.2(e)6, 180.1(a) ar		아이 지난 일 것이 하는 그래에 보다 되었다. 이 경우를 되었다고 있다.		The state of the second
Project Name: Pacifica Suites-Site & Bldg. F			t Page:				(Page 1 of 7
roject Address:	5490 Hollister Ave.	Date F	Prepared:				7/8/202
A. GENERAL INFORMATION							
01 Project Location (city) Goleta				3, 0,			
02 Climate Zone 6		04	Total Illuminated Hardscape Area (ft	(*) 95	5280		
03 Outdoor Lighting Zone per Title 24 Part 1 10.114 or as d	esignated by Authority Having	Jurisdi	iction (AHJ):	- 2			
☐ LZ-0: Very Low - Undeveloped Parkland ☐ LZ-2: Mod	derate - Urban Clusters		LZ-4: High - Must be reviewed by CA	Energ	y Commission f	or Approval	
□ LZ-1: Low - Rural Areas □ LZ-3: Mod	derately High - Urban Areas						
Occupancy Types within Project					- 0		
All Other Occupancies							
PROJECT SCORE			,		W.	2.5	
his table includes outdoor lighting systems that are within th	he scope of the permit applicati	ion and	d are demonstrating compliance usin	ng the p	orescriptive pat	h outlined i	n 140.7/
his table includes outdoor lighting systems that are within th 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.	he scope of the permit applicati	ion and	d are demonstrating compliance usir	ng the p	orescriptive pat	h outlined i	n 140.7/
his table includes outdoor lighting systems that are within th 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations.	he scope of the permit applicati	ion and	d are demonstrating compliance usin	ng the j	orescriptive pat	h outlined i	n 140.7/
his table includes outdoor lighting systems that are within th 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. Ny Project Consists of:	he scope of the permit applicati Must Comply with Allowances		02	ng the _l	orescriptive pat	h outlined i	n 140.7/
his table includes outdoor lighting systems that are within th 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. Ny Project Consists of: 01		s from	02 140.7 / 170.2(e)6	ng the p	orescriptive pat Yes	h outlined i	n 140.7/ No
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. Ny Project Consists of: O1 New Lighting System	Must Comply with Allowances	s from	02 140.7 / 170.2(e)6	ng the p	Yes		29.
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. My Project Consists of: 01 New Lighting System Altered Lighting System	Must Comply with Allowances	from ne conr	02 140.7 / 170.2(e)6 nected lighting load (Watts)?	ng the p	Yes (22
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. My Project Consists of: 01 New Lighting System Altered Lighting System 03 % of Existing Luminaires Being Altered 1	Must Comply with Allowances Is your alteration increasing th	from ne conr	02 140.7 / 170.2(e)6 nected lighting load (Watts)?	ng the p	Yes (05	22.
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. My Project Consists of: 01 New Lighting System Altered Lighting System 03 % of Existing Luminaires Being Altered 1 < 10% >= 50%	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	s from ne conn 04 res Bei	02 140.7 / 170.2(e)6 nected lighting load (Watts)?	ng the p	Yes (05	22
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. New Project Consists of: O1 New Lighting System Altered Lighting System O3 % of Existing Luminaires Being Altered <	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	of from the connection of the	02 140.7 / 170.2(e)6 nected lighting load (Watts)? ing Added or Altered	•	Yes (Calculatio	05 on Method	No
nis table includes outdoor lighting systems that are within the 20.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. By Project Consists of: O1 New Lighting System Altered Lighting System O3 % of Existing Luminaires Being Altered <	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	of from the connection of the	02 140.7 / 170.2(e)6 nected lighting load (Watts)? ing Added or Altered	•	Yes (Calculatio	05 on Method	No
nis table includes outdoor lighting systems that are within the 20.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. By Project Consists of: O1 New Lighting System Altered Lighting System O3 % of Existing Luminaires Being Altered <	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	of from the connection of the	02 140.7 / 170.2(e)6 nected lighting load (Watts)? ing Added or Altered	•	Yes (Calculatio	05 on Method	No
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. Ity Project Consists of: O1 New Lighting System Altered Lighting System O3 % of Existing Luminaires Being Altered \text{string Luminaires Being Altered} \text{ >= 50%} Items proceed to Table F. Outdoor Lighting Fixture Schedule 1.	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	of from the connection of the	02 140.7 / 170.2(e)6 nected lighting load (Watts)? ing Added or Altered	•	Yes (Calculatio	05 on Method	No
his table includes outdoor lighting systems that are within the 70.2(e)6 or 141.0(b)2L / 180.2(b)4Bv for alterations. Ny Project Consists of: 01 New Lighting System Altered Lighting System 03 % of Existing Luminaires Being Altered 1 < 10% >= 10% and < 50% Section 1.50% Section 2.50% Section 2.50% Section 3.50% Section 3.50%	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	of from the connection of the	02 140.7 / 170.2(e)6 nected lighting load (Watts)? ing Added or Altered	•	Yes (Calculatio	05 on Method	No
□ New Lighting System □ Altered Lighting System □ 03 % of Existing Luminaires Being Altered¹	Must Comply with Allowances Is your alteration increasing th Sum Total of Luminai	of from 04 or 8 or	02 140.7 / 170.2(e)6 nected lighting load (Watts)? ing Added or Altered	•	Yes Calculation	on Method Application	No

	-	PLIANCE												S. Ell Shillin El	NERGY COMMISSION NRCC-LTO-
Project Name:		cifica Suites-Site	& Bld	ø F				Re	port	Page:					(Page 2 of 7
roject numer		emed suites site i	J. 010	b				2000	A-040-00-00-00-00-00-00-00-00-00-00-00-00	epared:					7/8/202
C. COMPLIAN	STATISTICS				w 10							W-12 12		ules als	10 F2 W 7
				aiculatea from (uidance or see (iroug	n N. Note: If an	у сен	on this table says	COMP	LIES WITH EXCEPTION	nal Conditions" refe
Calcu	ulatio	ns of Total Allo	wed	Lighting Power	(Wa	tts) 140.7 / 170).2(e)6 or 141.0(b)2l	L / 18	0.2(b)4Bv			Co	mpliance Results	09
01		02		03		04		05		06		07		08	09
General Hardscape Allowance 140.7(d)1 / 170.2(e)6 (See Table I)	*	Per Application 140.7(d)2 / 170.2(e)6 (See Table J)	#	Sales Frontage 140.7(d)2 (See Table K)	+	Ornamental 140.7(d)2 / 170.2(e)6 (See Table L)	+	Per Specific Area 140.7(d)2 / 170.2(e)6 (See Table M)	OR	Existing Power Allowance 141.0(b)2L / 180.2(b)4Bv (See Table N)	п	Total Allowed (Watts)	2	Total Actual (Watts)	07 must be >= 08
3,235	+		+		+		+		OR	(**)	=	3,235	2	2,930	COMPLIES
				Sh	ieldi	ng Compliance	(See	Table G for Det	tails)						N/A
	n.I.			C	ontro	ols Compliance	(See	Table H for Det	tails)						COMPLIE
AND THE PROPERTY OF THE PARTY O	uto-fii	EMARKS		comments beca					in tak	les throughout	the f	iorm.			
		- HANDEN - WALLEY WALL	y th	e permit applica	ant to	the Authority	Havii	ng Jurisdiction.							
This table inclu															

CERTIFICATE OF	COMPLIANCE									NRO	C-LTO
Project Name:	Pacifica Suites-Site & Bldg. F				Report Page:					(Pag	e 3 of
					Date Prepared:					7	/8/20
The extrest states stated open	LIGHTING FIXTURE SCHEDU	Hittie	nce with 140.7 / 1	170.2(e)6 all nev	v luminaires beir	ng installed an	d any existing lui	minaires remaiı	ning or being m	oved wit	thin
installed and re Outdoor lightin lighting is inclu		stalled as part	of the project sc	ope are include	d (ie, existing lun	ninaires remai	ning or existing l	uminaires being	g moved are no	include	d).
Designed Watt			1			00004	1	V1000V			
01	01 02		03	04	05	06	07	08	09	1	0
Name or Item	Complete Luminaire De	regintion	Watts per	How is Wattage	Total Number	Luminaire	Excluded per	Design Watts	Cutoff Req. > 6,200 initial lumen output	Fie Insp	eld ector
Tag	Complete Luminare De	scription	luminaire ^{1, 2}	determined	Luminaires ²	Status ³	140.7(a) / 170.2(e)6A	Design watts	130.2(b) / 160.5(c)1 ⁴	Pass	Fai
F4	Exterior wall sconce Led Fixture		13	Mfr. Spec	10	New		130	NA: < 6200 lumens		
S1	Post mount Led It. Fixture (1-Head)	☐ Linear	80	Mfr. Spec	33	New		2,640	NA: < 6200 lumens		
S2	Post mount Led It. Fixture (2-Head)	☐ Linear	160	Mfr. Spec	1	New		160	NA: < 6200 lumens		
			-			Tota	I Design Watts:	2930			
¹ FOOTNOTES: Aut ² For linear lumin ³ Select "New" for for existing lumin the project scope.	lighting a statue; EXCEPTION 2 to thority Having Jurisdiction may as aires, wattage should be indicated in new luminaires in a new outdoor aires within the project scope that the mandatory shielding requirement.	k for Luminaire d as W/lf instead r lighting project t are not being d	d of Watts/luminair t, or for added lumi altered and are rem	re. Total linear fee inaires in an alter naining. Select "Ex	et should be indica ation. Select "Alter sisting Reinstalled"	ted in column 05 red" for replacer for existing lum	instead of numbe nent luminaires in inaires which are	an alteration. Se			
	REQUIREMENTS (BUG)										
inis section do	es not apply to this project.										
				Generat	ed Date/Time:			Doo	cumentation Soft	vare: En	ergyPro
			mpliance		/ersion: 2022.0.00				e ID: EnergyPro-5		

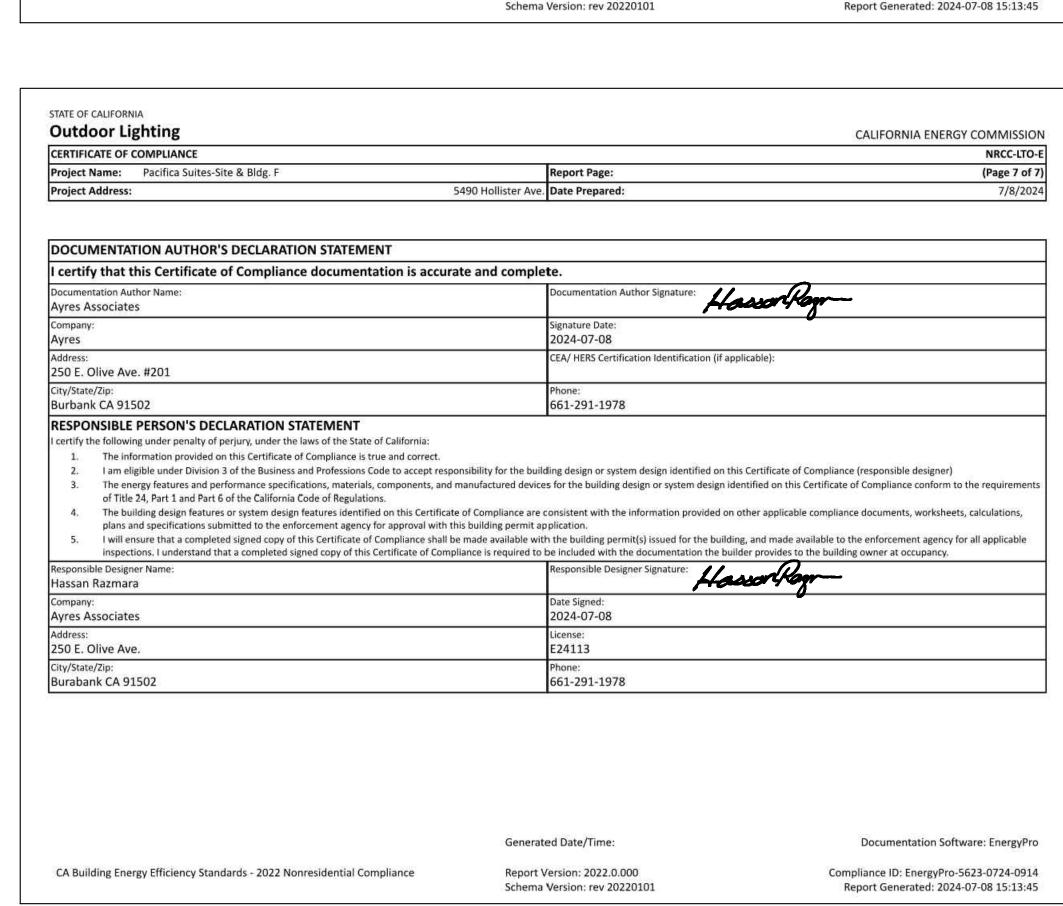
Outdoor Lighting				CALIFORNIA ENE	RGY COMMISSION
CERTIFICATE OF COMPLIANCE				, mental chemina de transcionado do Mario Ane	NRCC-LTO-E
Project Name: Pacifica Suite	s-Site & Bldg. F	Report Pag	ge:		(Page 4 of 7)
		Date Prepa	ared:		7/8/2024
H. OUTDOOR LIGHTING CO	ONTROLS			The state of the s	1
existing to remain (ie untouch he permit application. Outdoor lighting for nonresid nultifamily buildings and con	ned) and luminaires which are remove lential buildings, parking garages an atrolled from the inside of a dwelling	ved and reinstalled (wiring only) do no d common service areas in multifamil unit	led as part of the permit application. In the stable eventh of the stable eventh of the stable eventh of the stable separts of the stable stable stable separts of the stable stable stable separts of the stable stab	n if they are within the spe	aces covered by
		arages & Common Areas in Multifami		NT0 22	4
01	02	03	04	0	05
Area Description	Shut-Off	Auto-Schedule	Motion Sensor	Field In	spector
Area Description	130.2(c)1 / 160.5(c)	130.2(c)2 / 160.5(c)	130.2(c)3 / 160.5(c)	Pass	Fail
Exterior Lighing	Astronomical Timer	Provided	Provided		
	y ask for cutsheets or other documentat	confirm compliance with the specific light tion to confirm compliance of light source. sed luminaires installed in non-insulated c			
	y ask for cutsheets or other documentat	tion to confirm compliance of light source.			

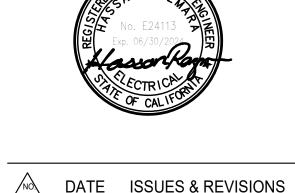
Project Name: Pacifica Suites-Site &							NRCC-LTC
TO SERVICE AND THE STREET OF THE SERVICE AND A SERVICE ASSESSMENT	Bldg. F		Report Page:				(Page 5 of
			Date Prepared:				7/8/20
I. LIGHTING POWER ALLOWANCE	(per 140.7 / 170.2(e))					_	
This table includes areas using allow		7.5		504220.	01	31-929 2 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3 3	S - 5000 WALL - 5 2000
Hardscape Allowance is per Table 14 Allowances are per Table 140.7-B /Ta		A DESCRIPTION OF THE PROPERTY		"Use it or lose i	t" Allowance (select	all that apply) (selec	t all that apply)
used to expand sections for user inpu lose it" allowances shall not qualify fo Outdoor lighting attached to multifar dwelling unit are included in Table H. outdoor lighting is included here.	t. Luminaires that qualify for one of or another "Use it or lose it" allowan mily buildings and controlled from th	the "Use it or nce. he inside of a	☐ General Hardscape Allowance Table I (below)	☐ Per Application Table J	☐ Sales Frontage Table K	☐ Ornamental Table L	Per Specifi Area Table M
Calculated General Hardscape Lightir	g Power Allowance per Table 140.7	-A for Nonresider	itial & Hotel/Motel		1-76		
02	03	04	05	06	07	08	09
	<u> </u>	Wattage Allowan			ar Wattage Allowan		Total Genera
Area Description	Illuminated Area (ft²)	Allowed Densit (W/ft²)	y Area Allowance (Watts)	Perimeter Leng (If)	th Allowed Density (W/If)	(Watts)	AWA + LWA (Watts)
Auomotive Hardscap	e 91290	0.021	1917.1	4160	0.2	832	2749
Pedestrian Hardscap	e 3990	0.021	83.8	760	0.2	152	236
				Initial Wa	tage Allowance for	Entire Site (Watts):	250
				Instances o	f Initial Wattage All	owance (LZ 0 only)1	
	7	9		Total	General Hardscape	Allowance (Watts):	3235
J. LIGHTING ALLOWANCE: PER AF This section does not apply to this pro	oject.						
This section does not apply to this pro							
This section does not apply to this pro	7,000						
L. LIGHTING ALLOWANCE: ORNA	MENTAL						
This section does not apply to this pro	oject.						
		Gener	rated Date/Time:			Documentation So	oftware: EnergyP
CA Building Energy Efficiency Standards	- 2022 Nonresidential Compliance	Repor	t Version: 2022.0.000		Co	ompliance ID: EnergyPr	o-5623-0724-09

Project Name: Pacifica Suites-Site & Bldg. F M. LIGHTING ALLOWANCE: PER SPECIFIC AREA	Report Page: Date Prepared:	NRCC-LTO (Page 6 of 7/8/202
M. LIGHTING ALLOWANCE: PER SPECIFIC AREA		
M. LIGHTING ALLOWANCE: PER SPECIFIC AREA		
This are all the second to the		
This section does not apply to this project.		
N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)		
This section does not apply to this project.		
O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION		0
Selections have been made based on information provided in this document. If any s Additional Remarks. These documents must be provided to the building inspector du	BN HOLD HOLD HOLD HOLD HOLD HOLD HOLD HOLD	on should be included in Table E.
	Form/Title	
NRCI-LTO-E - Must be submitted for all buildings		
	7	
P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE		
Selections have been made based on information provided in this document. If any s Additional Remarks. These documents must be provided to the building inspector du Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attc	uring construction and must be completed through an Accepto	
Form/Title		Systems/Spaces To Be Field Verified
NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alter	rations where controls are added to <= 20 luminaires.	Exterior Lighing;

Schema Version: rev 20220101

Report Generated: 2024-07-08 15:13:45





MECHANICAL, ELECTRICAL, PLUMBING (MEP)

250 E Olive Ave. - Suite 201 Burban , California 91502 P one: (661) 291-1978

Project No. 82-0246

PACIFICA SUITES

BUILDING F

ADDITION

5490 HOLLISTER AVE. GOLETA, CA 93111

DAUNTLESS CAPITAL PARTNERS

PROJECT NAME

OWNER NAME

	57112		,,,,
2	08/23/24	DEV. PLAN/DRB F	₹.2
3	02/28/25	DEV. PLAN/DRB F	₹.3
SCALE	Ē	AS SHO	NWC

DESCRIPTION TITLE 24 ENERGY COMPLIANCE

PROJECT NUMBER 21512

OUTDOOR
SHEET NUMBER

E2.01

ALL DRAWINGS AND WRITTEN MATERIAL APPEARING
HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED
WORK OF THE DESIGN PROFESSIONAL AND MAY NOT BE
DUPLICATED, USED OR DISCLOSED WITHOUT WRITTEN

CONSENT OF THE DESIGN PROFESSIONAL

PRELIMINARY GRADING PLANS FOR PACIFICA SUITES NEW BUILDING ADDITION

GENERAL GRADING NOTES

- 1. ALL GRADED SLOPES SHALL BE PLANTED AND SPRINKLERED.
- 2. STANDARD 12-INCH HIGH BERM IS REQUIRED AT TOP OF ALL GRADED SLOPES.
- 3. NO FILL SHALL BE PLACED UNTIL THE SOILS ENGINEER OF RECORD AND THE GRADING INSPECTOR HAVE INSPECTED AND APPROVED THE BOTTOM EXCAVATION.
- 4. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40 FEET BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40 FEET BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.
- 5. TEMPORARY EROSION CONTROL TO BE INSTALLED BETWEEN OCTOBER 1 AND APRIL 15. OBTAIN GRADING INSPECTOR'S AND DEPARTMENT OF PUBLIC WORKS APPROVAL OF PROPOSED PROCEDURES.

PROJECT INFORMATION

1130 WESTWOOD BOULEVARD

5490 HOLLISTER AVENUE GOLETA, CA 93111

> 52 CUBIC YARDS 17 CUBIC YARDS 35 CUBIC YARDS (EXPORT)

RESPONSIBLE CIVIL ENGINEER CCE DESIGN ASSOCIATES, INC. 771 E. DAILY DRIVE, SUITE 120 CAMARILLO, CA 93010

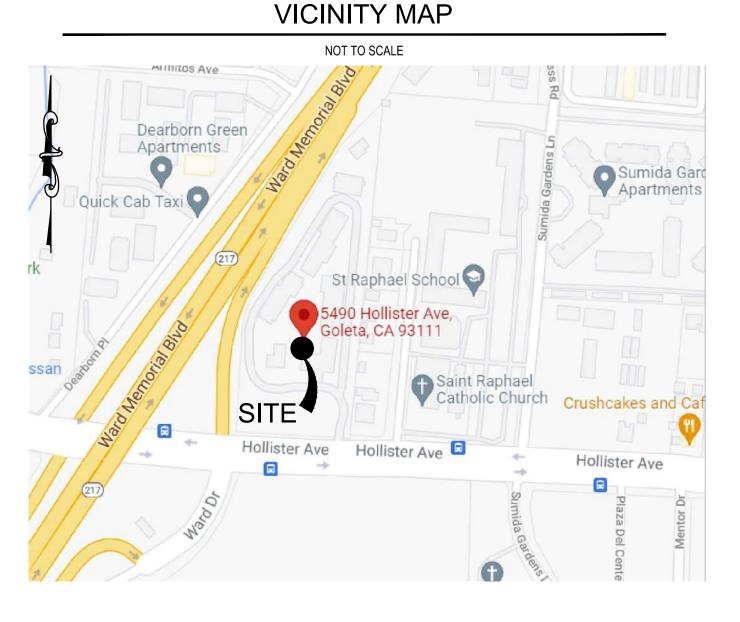
805.738.5434

LOS ANGELES, CA 90024

SOILS ENGINEER / GEOLOGIST:

805.738.5434

RANDY CHAPMAN, P.E. CCE DESIGN ASSOCIATES, INC. 771 E. DAILY DRIVE, SUITE 120 CAMARILLO, CA 93010



COUNTY BUILDING AND SAFETY DIVISION GRADING NOTES

ALL GRADING SHALL CONFORM TO SANTA BARBARA COUNTY CODE CHAPTER 14 AND STANDARDS AND REQUIREMENTS PERTAINING THERETO, THESE

CONSTRUCTION DRAWINGS AND THE RECOMMENDATIONS OF THE SOILS ENGINEER AND ENGINEERING GEOLOGIST.

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

NOTES

- 1. LOT AREA: 4.96 ACRES DISTURBED AREA: 0.11 ACRES
- 2. APPROVAL BY THE CITY ENGINEER SHALL IN NO WAY RELIEVE THE DEVELOPER OR THEIR ENGINEERS FROM RESPONSIBILITY FOR THE DESIGN OF THE IMPROVEMENTS AND FOR ANY DEFICIENCIES RESULTING FROM THE DESIGN THEREOF OR FROM ANY REQUIRED CONDITIONS OF APPROVAL FOR THE PROJECT.

DRAWING SHEET INDEX

- COVER SHEET
- SITE PLAN
 - PRELIMINARY GRADING PLAN PRELIMINARY GRADING PLAN
- FIRE ACCESS CIRCULATION PLAN

LEGEND

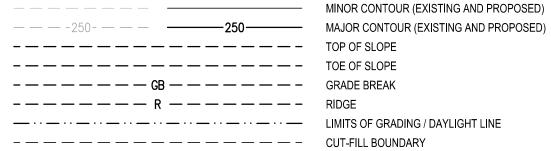
BOUNDARY LINES — — — FASEMENT LINE PROPERTY LINE / RIGHT OF WAY LINE

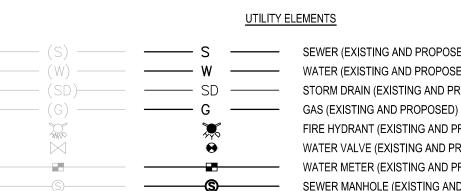
CURB & GUTTER (EXISTING AND PROPOSED) SIDEWALK (EXISTING AND PROPOSED) FENCE (EXISTING AND PROPOSED) STRIPING

EDGE OF PAVEMENT

HARDSCAPE LINES

GRADING ELEMENTS





SEWER (EXISTING AND PROPOSED) WATER (EXISTING AND PROPOSED) ———— SD ———— STORM DRAIN (EXISTING AND PROPOSED) FIRE HYDRANT (EXISTING AND PROPOSED) WATER VALVE (EXISTING AND PROPOSED) WATER METER (EXISTING AND PROPOSED) SEWER MANHOLE (EXISTING AND PROPOSED) STORM DRAIN STRUCTURE (EXISTING AND PROPOSED)

> NEW REPLACEMENT POST LIGHT (SEE ELECTRICAL PLANS) EXISTING POST LIGHT TO BE REMOVED (SEE ELECTRICAL PLANS)

ABBREVIATIONS

AREA DRAIN BOTTOM OF WALL (AT GROUND) BACK OF WALK BLDG BUILDING CATCH BASIN CENTER LINE CLEANOUT CONC CONCRETE CORRUGATED METAL PIPE DOOR DOWN SPOUT DUCTILE IRON PIPE ESMT EASEMENT EXISTING GRADE EDGE OF WALK FACE OF CURB FACE OF WALL FINISHED FLOOR FIRE DEPARTMENT CONNECTION FIRE HYDRANT FLOW LINE FINISHED FLOOR FINISHED GRADE FINISHED SURFACE GARAGE FINISHED FLOOR GRADE BREAK HIGH POINT INVERT ELEVATION LOW POINT LIGHT MANHOLE PROPERTY LINE PAVEMENT POINT OF CONNECTION **RIM ELEVATION ROOF DRAIN** TOP OF CURB TOP OF GRATE

> TOP OF WALL **TRANSFORMER** WATER METER

WATER VALVE



NOTICE TO CONTRACTORS CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES

Э.	REVISION	BY	NO.	REVISION	BY	PLAN DATE	MAY 2023
7						PLOTTED	3/4/2025
7						SCALE	AS SHOWN
7			\triangle			DESIGNER	GM/SJ
7			\triangle			JOB NO	C21.0478A
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CCE DESIGN ASSOCIATES, INC.

RANDY CHAPMAN, P.E.



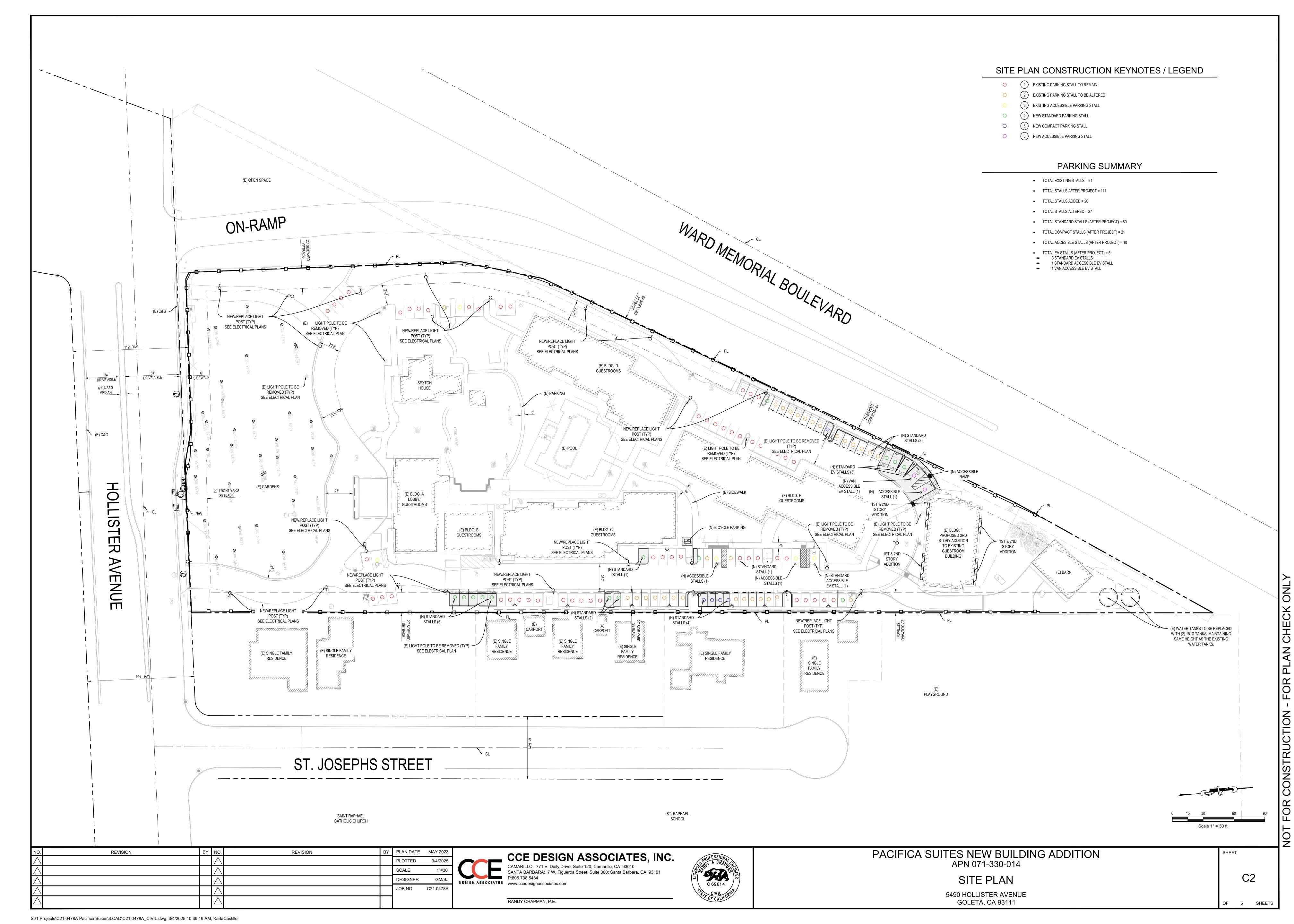
PACIFICA SUITES NEW BUILDING ADDITION APN 071-330-014

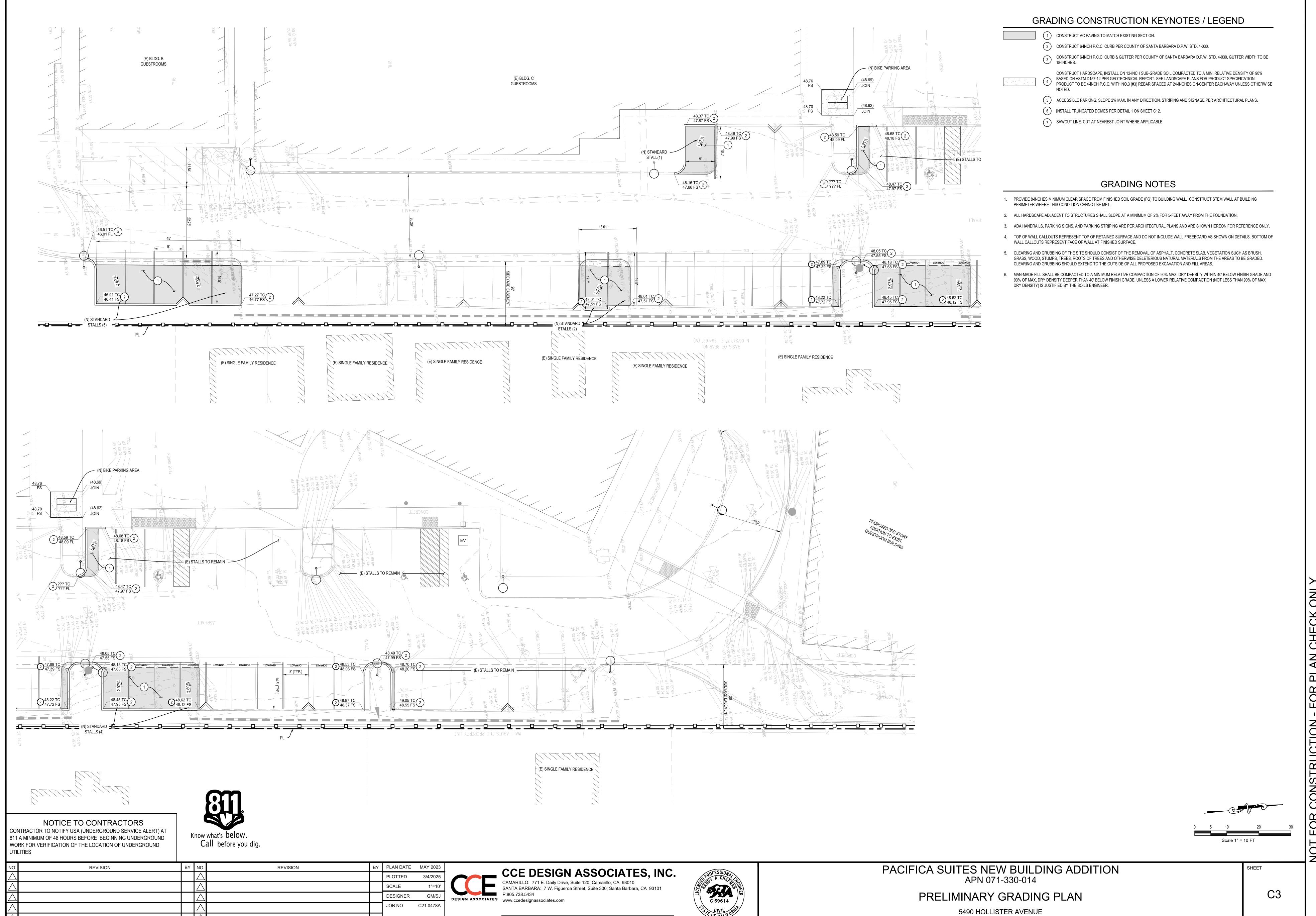
COVER SHEET

5490 HOLLISTER AVENUE **GOLETA, CA 93111**

5 SHEETS

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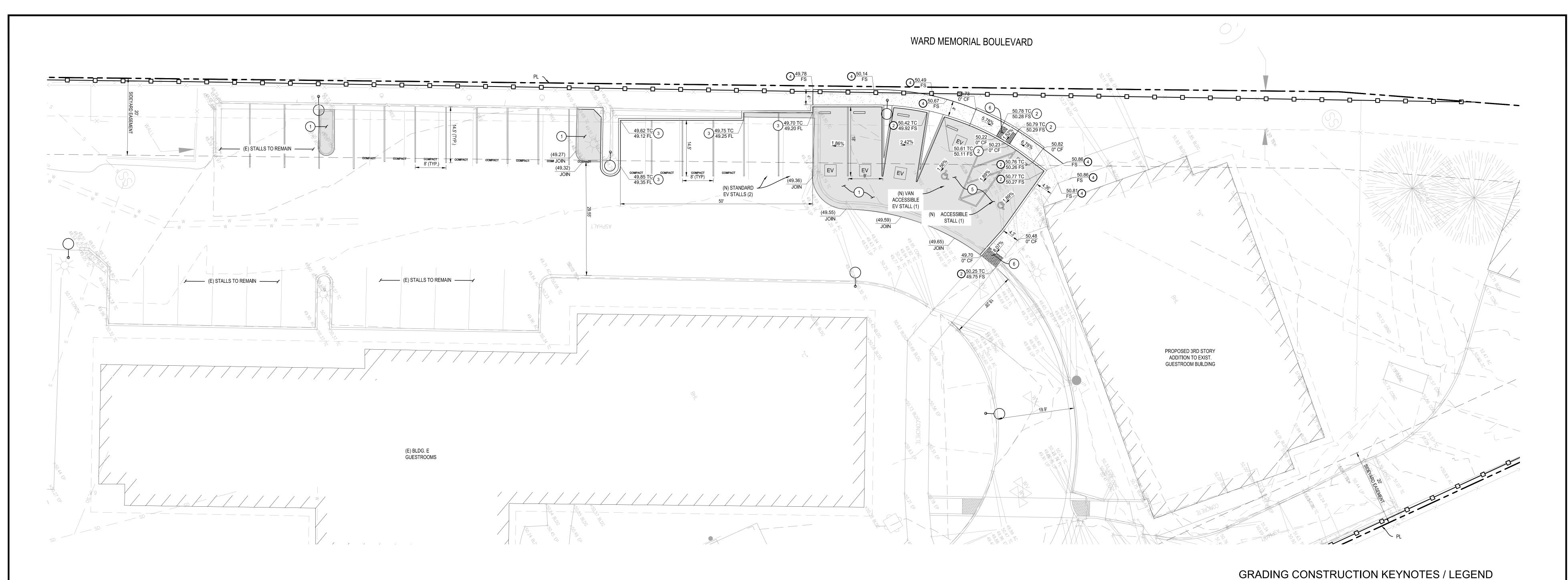


RANDY CHAPMAN, P.E.

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OF 5 SHEETS

GOLETA, CA 93111



CONSTRUCT AC PAVING TO MATCH EXISTING SECTION.

2) CONSTRUCT 6-INCH P.C.C. CURB PER COUNTY OF SANTA BARBARA D.P.W. STD. 4-030.

CONSTRUCT 6-INCH P.C.C. CURB & GUTTER PER COUNTY OF SANTA BARBARA D.P.W. STD. 4-030. GUTTER WIDTH TO BE 18-INCHES.

CONSTRUCT HARDSCAPE, INSTALL ON 12-INCH SUB-GRADE SOIL COMPACTED TO A MIN. RELATIVE DENSITY OF 90% BASED ON ASTM D157-12 PER GEOTECHNICAL REPORT. SEE LANDSCAPE PLANS FOR PRODUCT SPECIFICATION. PRODUCT TO BE 4-INCH P.C.C. WITH NO.3 (#3) REBAR SPACED AT 24-INCHES ON-CENTER EACH-WAY UNLESS OTHERWISE

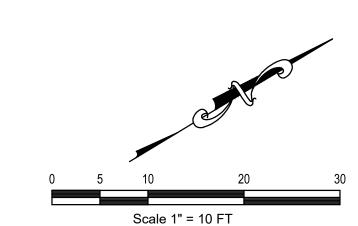
5) ACCESSIBLE PARKING, SLOPE 2% MAX. IN ANY DIRECTION. STRIPING AND SIGNAGE PER ARCHITECTURAL PLANS.

6 INSTALL TRUNCATED DOMES PER DETAIL 1 ON SHEET C12.

7 SAWCUT LINE. CUT AT NEAREST JOINT WHERE APPLICABLE.

GRADING NOTES

- 1. PROVIDE 8-INCHES MINIMUM CLEAR SPACE FROM FINISHED SOIL GRADE (FG) TO BUILDING WALL. CONSTRUCT STEM WALL AT BUILDING PERIMETER WHERE THIS CONDITION CANNOT BE MET.
- 2. ALL HARDSCAPE ADJACENT TO STRUCTURES SHALL SLOPE AT A MINIMUM OF 2% FOR 5-FEET AWAY FROM THE FOUNDATION.
- 3. ADA HANDRAILS, PARKING SIGNS, AND PARKING STRIPING ARE PER ARCHITECTURAL PLANS AND ARE SHOWN HEREON FOR REFERENCE ONLY.
- 4. TOP OF WALL CALLOUTS REPRESENT TOP OF RETAINED SURFACE AND DO NOT INCLUDE WALL FREEBOARD AS SHOWN ON DETAILS. BOTTOM OF WALL CALLOUTS REPRESENT FACE OF WALL AT FINISHED SURFACE.
- 5. CLEARING AND GRUBBING OF THE SITE SHOULD CONSIST OF THE REMOVAL OF ASPHALT, CONCRETE SLAB, VEGETATION SUCH AS BRUSH, GRASS, WOOD, STUMPS, TREES, ROOTS OF TREES AND OTHERWISE DELETERIOUS NATURAL MATERIALS FROM THE AREAS TO BE GRADED. CLEARING AND GRUBBING SHOULD EXTEND TO THE OUTSIDE OF ALL PROPOSED EXCAVATION AND FILL AREAS.
- 6. MAN-MADE FILL SHALL BE COMPACTED TO A MINIMUM RELATIVE COMPACTION OF 90% MAX. DRY DENSITY WITHIN 40' BELOW FINISH GRADE AND 93% OF MAX. DRY DENSITY DEEPER THAN 40' BELOW FINISH GRADE, UNLESS A LOWER RELATIVE COMPACTION (NOT LESS THAN 90% OF MAX. DRY DENSITY) IS JUSTIFIED BY THE SOILS ENGINEER.



Know what's below. Call before you dig.

NOTICE TO CONTRACTORS CONTRACTOR TO NOTIFY USA (UNDERGROUND SERVICE ALERT) AT 811 A MINIMUM OF 48 HOURS BEFORE BEGINNING UNDERGROUND WORK FOR VERIFICATION OF THE LOCATION OF UNDERGROUND UTILITIES

NO.	REVISION	BY	NO.	REVISION	BY	PLAN DATE	MAY 2023	Π
\triangle						PLOTTED	3/4/2025	l
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\triangle						DESIGNER	GM/SJ	l
\triangle						JOB NO	C21.0478A	l
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CCE DESIGN ASSOCIATES, INC. DESIGN ASSOCIATES www.ccedesignassociates.com

RANDY CHAPMAN, P.E.



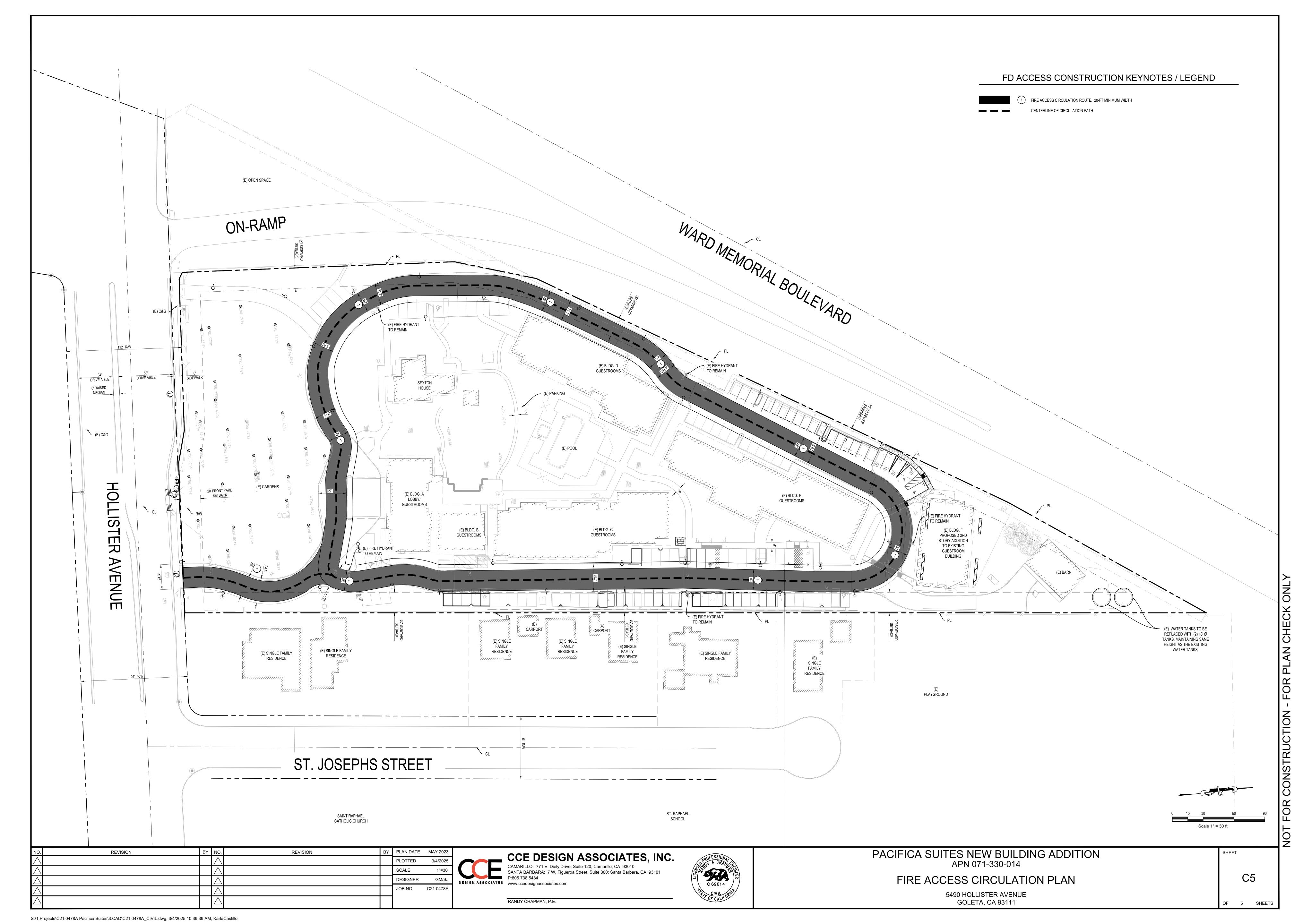
PACIFICA SUITES NEW BUILDING ADDITION APN 071-330-014

PRELIMINARY GRADING PLAN

GOLETA, CA 93111

5490 HOLLISTER AVENUE

OF 5 SHEETS



ATTACHMENT D

GOLETA LANDMARKS DPR FORM

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code 5S1** Other Listings General Plan List of Resource Name or #: 7825 Hollister Ave Page 1 P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) *b USGS 7.5' Quad Dos Pueblos Ca Date 2018 **T** 4N ; R 28W ; of of Sec **B.** M. 93117 c. Address 7825 Hollister Ave City Goleta Zip d. UTM: Zone 11S 233740.139 mE/ 3813606.216 mΝ e. Other Locational Data: APN: 079-210-059 *P3a. Description **Character-defining Features Additional Features** ■ Two-story height Mature trees ■ Symmetrical façade; rectangular plan and vertical massing ■ Hipped roofs with clay barrel tiles; central domed-roof cupola with ceramic tile detailing ■ Plaster veneered exterior walls forming wide, uninterrupted expanses **Alterations** ■ Ceramic tile surround Openings blocked with plywood. ■ Sheltered beneath projecting carport ■ Decorative grilles of cast plaster; decorative glazed ceramic tile work; Churrigueresque cast plaster frieze and window surrounds; painted wall signs reading "BARNSDALL OIL CO." and "RIO GRANDE OIL CO.' ■ Projecting hipped-roof carport Integrity Retains integrity of location, design, setting, materials, workmanship, feeling, and association *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) HP6. 1-3 story commercial building *P4. Resources Present ■ Building *P5b. Description of Photo Historic Resources Group, 2020 *P6. Date Constructed/Age and Source 1929, County list *P7. Owner and Address *P8. Recorded by: Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105 *P9. Date Recorded March 2021

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

*P10. Survey Type Intensive

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD 4 Page 2 of **NRHP Status Code 5S1** *Resource Name or #: 7825 Hollister Ave B1. Historic Name: Barnsdall-Rio Grande Gasoline Station **B2. Common Name:** Barnsdall-Rio Grande Gas Station **B3. Original Use:** Commercial **B4. Present Use:** Vacant *B5. Architectural Style: Spanish Colonial Revival *B6. Construction History: *B7. Moved No **Original Location** Date: *B8. Related Features B9a. Architect: Morgan, Walls & Clements b. Builder: **B10. Significance:** Development Between the Wars (1919-1940): Industrial Development (1919-1940); Architecture & Design: Spanish Area Goleta Colonial Revival **Period of Significance** 1929 Property Type: Vacant **Applicable Criteria** Local Criterion 2(a); Local Criterion 2(c) The Barnsdall-Rio Grande Gas Station was designed in the Spanish Colonial Revival style by master architects Morgan, Walls & Clements for the Barnsdall-Rio Grande oil company in 1929. The property was designated as Santa Barbara County Landmark #29 on July 17, 1990; therefore, it is automatically eligible for local designation. The Barnsdall-Rio Grande Gas Station is eligible for listing as a City of Goleta Historic Landmark under local Criteria 2(a) and 2(c). Criterion 2(a) The Barnsdall-Rio Grande Gas Station is eligible for listing as a City of Goleta Historic Landmark under Criterion 2(a) as an excellent and rare extant example of 1920s development related to the oil industry in Goleta. Oil played a significant part in Goleta's development between the wars. The Goleta area had long seemed likely for oil extraction: a natural offshore seep had allowed for the harvesting of tar from surface strata since the mid-1800s, asphalt was mined in the late 1800s, and a petroleum strike in Summerland in 1894 triggered a dramatic boom in population and land speculation. However, early explorations west of Santa Barbara had failed. In 1920, Kate Den Bell, daughter of Nicolas Den, noted at a family gathering on Ellwood Terrace (present-day Sandpiper Golf Course) that, if an oil well was sunk there, oil would be struck. However, she would not allow drilling to commence during her lifetime, because an oil strike would only mean escalated property values, and therefore astronomically higher inheritance taxes for her children. In the late 1920s, Frank A. Morgan, a geologist, became convinced that Kate Bell (who died in 1927) had been correct in her assessment of Ellwood Terrace. He convinced his employer, Rio Grande Oil Company, to obtain exploration rights from Bell's heirs. Rio Grande formed a partnership with Barnsdall Oil Company, which had just abandoned testing on the neighboring Edwards Ranch. The pact called for Barnsdall to sink a well to 3,000 feet, with Rio Grande paying half of the drilling costs and relinquishing a one-half interest in its oil rights. The first well sunk on the property, Luton-Bell No. 1, was named in honor of the property owners. The well was begun on June 1, 1928. After three weeks with no oil discovery, oil was discovered slightly over 3,000 feet below the surface. Luton-Bell No. 1 produced crude oil at 180 barrels per hour during its first hours of production. "It was unusually high gravity oil, coming in under extremely high pressure, with no water present, and only a trace of sulfur." Production was reduced to 100 barrels per hour, and additional storage facilities were built. After a month, the Barnsdall-Rio Grande well was under control. **B11. Additional Resource Attributes:** *B12. References Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. **B13. Remarks:** *B14. Evaluator: Christine Lazzaretto; Molly Iker-Johnson; Robby Aranguren *Date of Evaluation: March 2021 52

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

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*Resource Name or #: 7825 Hollister Ave

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update

Significance Statement (continued):

Barnsdall and Rio Grande quickly announced their plans to sink a series of companion wells near Luton-Bell No. 1. In early August, they began Luton-Bell No. 2, 3,000 feet east of the discovery well. However, the companies were no longer alone in their efforts, as news of their success had spread. Soon, dozens of oil leases throughout much of the Goleta Valley were signed. By April 1930, the Ellwood oil field was home to 28 oil wells, netting about 42,000 barrels of oil per week, or 1,500 barrels per well.

Goleta's burgeoning oil industry needed buildings to support their operations. Ellwood leaseholders built administrative offices, field workers' housing, and maintenance sheds and equipment storage warehouses. Many of these buildings were located on the state highway near the Southern Pacific Railroad crossing. The "strategic spot along the western approach into the Goleta Valley" was also an ideal location for a filling station.

Located beside the vast oil field, the Barnsdall-Rio Grande Gasoline Station (1929, Morgan, Walls & Clements) was the product of the oil strike, which quickly made the Barnsdall-Rio Grande oil company a major player on the New York Stock Exchange. Almost overnight, they were Goleta's biggest taxpayer. When Barnsdall and Rio Grande decided to build a filling station at the entrance to their oil field, they wanted it to be a showpiece. Taking direction from the architectural aesthetic promoted in Santa Barbara by Pearl Chase, which emphasized Spanish Colonial and Mediterranean Revival styles, the companies hired Los Angeles-based master architects Morgan, Walls & Clements, who had designed service stations in Santa Barbara, to design their service station in the Spanish Colonial Revival style. The station building, once finished, was flanked by two flag poles (one each for the American and Californian flags), and sheltered by a curved, five-foot-high masonry wall with octagonal piers to hold spotlights and hoses for water and compressed air. Landscaping included two japonica hedges and flower beds, one of which also featured a sign designed in the form of an oil derrick, emblazoned with the words "Barnsdall & Rio Grande" in paint and neon lettering.

Criterion 2(c)

The Barnsdall-Rio Grande Gas Station is eligible for listing as a City of Goleta Historic Landmark under Criterion 2(c) as an excellent and rare local example of Spanish Colonial Revival style architecture in Goleta, and as an example of the work of master architectural firm Morgan, Walls & Clements.

The Spanish Colonial Revival style attained widespread popularity throughout Southern California following the 1915 Panama-California Exposition in San Diego, which was housed in a series of buildings designed by chief architect Bertram Grosvenor Goodhue in the late Baroque Churrigueresque style of Spain and Mexico. The Churrigueresque style, with areas of intricate ornamentation juxtaposed against plain stucco wall surfaces and accented with towers and domes, lent itself to monumental public edifices, churches and exuberant commercial buildings and theaters, but was less suited to residential or smaller scale commercial architecture. For that, architects drew inspiration from provincial Spain, particularly the arid southern region of Andalusia, where many young American architects were diverted while World War I prevented their traditional post-graduate "grand tour" of Great Britain, France, Italy, and Germany. The resulting style was based on infinitely creative combinations of plaster, tile, wood, and iron, featuring plaster-clad volumes arranged around patios, low-pitched tile roofs, and a spreading, horizontal orientation. It was a deliberate attempt to develop a "native" California architectural style and romanticize the area's colonial past, though it drew directly from Spanish and other Mediterranean precedents and bore little resemblance to the missions and rustic adobe ranch houses that comprised the state's actual colonial-era buildings.

The popularity of the Spanish Colonial Revival style extended across nearly all property types, including a range of residential, commercial, and institutional buildings, and coincided with Southern California's population boom of the 1920s, with the result that large expanses of Santa Monica, Los Angeles, and surrounding cities were developed in the style. Some towns, such as Santa Barbara, even passed ordinances requiring its use in new construction. It shaped the region's expansion for nearly two decades, reaching a high point in 1929 and tapering off through the 1930s as the Great Depression gradually took hold. Like other revival styles, the Spanish Colonial Revival style was often simplified, reduced to its signature elements, or creatively combined with design features of other Mediterranean regions such as Italy, southern France, and North Africa, resulting in a pan-Mediterranean mélange of eclectic variations (see Mediterranean Revival Style). It was also sometimes combined, much less frequently, with the emerging Art Deco and Moderne styles.

Morgan, Walls & Clements played a leading role in creating the architectural landscape of early Los Angeles. Known for working in various Spanish revival styles in their earlier years, the firm became a prominent practitioner of Art Deco and Streamline architecture in the late 1920s and 1930s. The firm was originally established in 1890 as Morgan and Walls, with partners Octavius W. Morgan (1850-1922) and John A. Walls (1860-1922). Morgan had previously partnered with architect Ezra Kysor. Walls was a native of Buffalo, New York who moved to Los Angeles in 1887. After serving on the board of the AIA (one of two architects representing the West Coast), Morgan retired in 1910. His son, Octavius Morgan, Jr. (1886-1951), became a partner along with Stiles O. Clements (1883-1966), and the firm was renamed Morgan, Walls & Clements. Like his father, the younger Morgan was active in the architectural community. He served as an officer for the AIA's Southern California chapter and was the president of the Allied Architects Association, a nonprofit organization dedicated to municipal design. Clements is credited as principal designer for many of the firm's most celebrated projects. Educated at the Ecole des Beaux-Arts in Paris, he became a leading figure in the Art Deco and Streamline Moderne movements. Walls passed away in 1922, yet the company name remained unchanged until Clements left in 1937 to start his own practice.

The Tree Study conducted as part of the Historic Context Statement identified mature narrow-leaved paperbark trees at the property. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

DPR 523L (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

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*Resource Name or #: 7925 Hollister Ave

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update



University of California, Santa Barbara, Special Collections

DPR 523L (1/95) *Required information

BARNSDALL-RIO GRANDE GASOLINE STATION

LANDMARK NUMBER: 29

KNOWN AS: Barnsdall Gas Station

PHYSICAL ADDRESS: 7925 Hollister Avenue, Goleta

LOCATION: Far western end of Hollister Avenue in Goleta

RESOLUTION NUMBER: 90-443

LANDMARK DATE: July 17, 1990

STATUS: The Barnsdall-Rio Grande Gasoline Station now falls

within the jurisdiction of the city of Goleta

Primary # State of California -- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code 5S1** Other Listings General Plan List Page 1 of 3 Resource Name or #: 96 Glen Annie Rd P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) *b USGS 7.5' Quad Goleta Date 2018 **T** 4N ; R 28W ; of of Sec **B.** M. 93117 c. Address 96 Glen Annie Rd City Goleta Zip d. UTM: Zone 11S 236958.654 mE/ 3814579.731 mΝ e. Other Locational Data: APN: 077-020-045 *P3a. Description **Character-defining Features Additional Features** The property is not fully visible from the public right-of-way; however, according to the c. 1993 Santa Barbara Mature trees County Place of Historic Merit designation, the following are character-defining features of Bishop Ranch: ■ One-story bungalow ■ Adjacent sandstone arbor **Alterations** ■ Red Gum tree northeast of the dwelling ■ Surrounding specimen trees Integrity Retains integrity of location, setting, feeling, and association. *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) HP33. Farm/ranch *P4. Resources Present ■ Building, Site *P5b. Description of Photo Historic Resources Group, 2020 *P6. Date Constructed/Age and Source c. 1860, Goleta: The Good Land *P7. Owner and Address *P8. Recorded by: Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105 *P9. Date Recorded March 2021 *P10. Survey Type Intensive

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD 3 Page 2 of **NRHP Status Code 5S1** *Resource Name or #: 96 Glen Annie Rd B1. Historic Name: Corona del Mar; Glen Annie Ranch; Dos Pueblos Ranch **B2. Common Name:** Bishop Ranch **B3. Original Use:** Industrial **B4. Present Use:** Industrial *B5. Architectural Style: Unknown/Not Visible *B6. Construction History: *B7. Moved No Date: **Original Location** *B8. Related Features **B9a. Architect:** b. Builder: B10. Significance: Late 19th/Early 20th Century Development (1866-1918): Agricultural Development (1866-1918); : Area Goleta Period of Significance c. 1860 **Property Type:** Industrial Applicable Criteria Local Criterion 2(a) Bishop Ranch was previously designated as a Santa Barbara County Place of Historic Merit prior to January 1, 2021; therefore, it is automatically eligible for local designation under local Criterion 2(a). Bishop Ranch was designated a County of Santa Barbara Place of Historic Merit in approximately 1993. At the time of designation, the property included a one-story bungalow, adjacent sandstone arbor, Red Gum tree northeast of the dwelling, and surrounding specimen trees. These features are not visible from the public right-of-way. Criterion 2(a) Bishop Ranch appears eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(a) as an early and rare extant example of Goleta's former agricultural lands. Bishop Ranch is the largest remaining tract of former ranch land in the City of Goleta, illustrating Goleta's early history as a cattle ranching town that was subsequently subdivided into numerous smaller farms and residential areas. The land now comprising Bishop Ranch was granted to Goleta pioneer Nicolas Den as part of his Rancho Los Dos Pueblos in 1842. In 1862, Den died, and his ranch was subdivided into smaller ranches and given to each of his heirs, including his wife, Rosa, and each of their ten children. The portions of the ranch set aside for Den's children were to be held in trust until each child came of age. In the late 1860s, Charles E. Huse, the executor of Nicolas Den's estate, arranged for the sale of several tracts of land in the former Den estate. W.W. Hollister offered Huse \$10 an acre for 5,000 acres of the former Den estate bisected by Tecolotito Creek, between the east ridge of Ellwood Canyon and Carneros Creek. Hollister took immediate possession of Glen Annie Ranch (present-day Bishop Ranch). However, because the sale went against Den's will, the Santa Barbara Probate Court did not approve the sale, foreshadowing a future legal battle. In the mid-1870s, Hollister's claim to his Glen Annie Ranch was contested. An 1890 California Supreme Court ruling returned the Glen Annie Ranch to the Den family. Thomas Bishop received most of Hollister's property and that of another defendant, the Sturgis brothers, as payment for his successful prosecution of the Dens' case. Now known as Bishop Ranch, the property remained in the Bishop family until the late 1950s. **B11. Additional Resource Attributes:** *B12. References Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. **B13. Remarks:**

*B14. Evaluator: Christine Lazzaretto; Molly Iker-Johnson; Robby Aranguren

*Date of Evaluation: March 2021

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

Primary # HRI#

CONTINUATION SHEET **Trinomial** Page 3 of 3 *Resource Name or #: 96 Glen Annie Rd *Recorded by: Historic Resources Group ***Date:** March 2021 ■ Continuation □ Update Significance Statement (continued): Bishop Ranch was sold to Chicago financier Henry Crown in 1957. Two years later, Crown's Exchange Building Corporation hired William L. Pereira & Associates to prepare a master plan for the future development of the ranch. The plan included industrial parks near Hollister Avenue and golf courses in the foothills. Goleta's postwar housing tracts were developed on land formerly dedicated to walnut and lemon orchards. As the demand for housing in Goleta increased, agricultural land rapidly gained value, until it had escalated to the point that many ranch owners felt they would make more money selling their property to developers than they "could hope to make in twenty years of hard work." Former agricultural lands rapidly gave way to new residential and industrial development, until much of Goleta's former agricultural character was merely a memory. The portion of Bishop Ranch that remains agricultural in character is the largest remnant of Goleta's early character. The Tree Study conducted as part of the Historic Context Statement noted that there are large, skyline, heritage-quality trees on the property, including an English walnut tree, a remnant of the walnut groves on the property. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

DPR 523L (1/95) *Required information

BISHOP RANCH

DESIGNATION: Place of Historic Merit (one story bungalow, adjacent

sandstone arbor, Red Gum tree northeast of the

dwelling, and surrounding specimen trees)

KNOWN AS: Corona del Mar Ranch aka Bishop Ranch

PHYSICAL ADDRESS: None

LOCATION: central part of the Goleta Valley north of Highway 101

RESOLUTION NUMBER: No Record

DESIGNATION DATE: Unknown

STATUS: Ranching operations on this nearly 288-acre property

were developed by the Bishop family (1890-1957) and became one of the largest operations in the area. It now

falls within the jurisdiction of the city of Goleta.

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code 5S1** Other Listings General Plan List of 3 Resource Name or #: 33 S La Patera Ln Page 1 P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) **T** 4N *b USGS 7.5' Quad Goleta Date 2018 ; R 28W ; of of Sec B. M. 93117 c. Address 33 S La Patera Ln City Goleta Zip d. UTM: Zone 11S 238744.386 mE/ 3814240.853 mΝ e. Other Locational Data: APN: 073-050-034 *P3a. Description **Character-defining Features Additional Features** ■ One-and-one-half story height ■ Rectangular plan ■ Thick masonry walls of adobe brick ■ Side-gable roof with wide overhanging eaves **Alterations** Some windows may have been replaced; ■ Horizontal wood siding roof cladding replaced ■ Full-width front porch formed by wide overhanging eaves at primary façade, supported by thin wood posts ■ Paneled wood door with simple surround ■ Double hung, wood sash windows Integrity ■ Three gabled dormers at primary façade Retains integrity of location, design, setting, materials, workmanship, feeling, and association *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) HP44. Adobe building/structure *P4. Resources Present ■ Building *P5b. Description of Photo Historic Resources Group, 2020 *P6. Date Constructed/Age and Source 1850, Goleta: The Good Land *P7. Owner and Address *P8. Recorded by: Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105 *P9. Date Recorded March 2021

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

*P10. Survey Type Intensive

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3 **NRHP Status Code 5S1** *Resource Name or #: 33 S La Patera Ln **B1. Historic Name:** Daniel Hill Adobe **B2. Common Name:** B3. Original Use: Single family residence **B4. Present Use:** Commercial *B5. Architectural Style: Adobe Construction *B6. Construction History: *B7. Moved No Date: **Original Location** *B8. Related Features **B9a. Architect:** b. Builder: B10. Significance: Mexican Independence and the Rancho Period (1821-1865): The Rancho Period (1821-1865); Daniel Hill; Architecture & Area Goleta Design: Adobe Construction **Property Type:** Commercial Applicable Criteria Local Criterion 2(a); Local Criterion 2 **Period of Significance** 1850 The Daniel Hill Adobe was constructed in approximately 1850 by Goleta pioneer Daniel Hill. It was previously designated a Santa Barbara County Place of Historic Merit; therefore, it is automatically eligible for local designation. The Daniel Hill Adobe is eligible under local Criterion 2(a), 2(b), and 2(c). Criterion 2(a) The Daniel Hill Adobe is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(a) as the earliest extant residence in the City of Goleta. Various historians cite differing dates for the adobe's construction, ranging from 1832 to 1854. However, when he applied for a homestead on the property in 1864, Hill noted that he had been living in the house for 14 years, thereby lending credibility to the assertion that the adobe was built in 1850. The house is the only known building in Goleta that dates back to the City's Rancho period, when rancheros controlled California. The Goleta Valley continued to develop after Mexico achieved independence from Spain, through the evolution of the Rancho period and the transition from Mexican to American sovereignty after the Mexican-American War. Between 1820 and 1865, the Goleta Valley was predominately composed of cattle ranches. Though most resources from this period are no longer extant, Goleta's development during the Rancho period provided the foundation for future growth and contributed to Goleta's continued agricultural character. A major drought, which lasted from 1863 to 1865, resulted in the death of Daniel Hill's cattle, and ultimately, the end of the rancho way of life in Goleta. Criterion 2(b) The Daniel Hill Adobe is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(b) for its association with Daniel Hill, one of Goleta's most prominent pioneers. Daniel Hill (1797-1865) was the Goleta Valley's first American settler. Born on a farm in South Billerica, a suburb of Boston, Massachusetts, Hill left home at an early age to begin a seafaring life. In 1823, Hill arrived at Refugio Beach, then the property of Don Jos Vincente Ortega. There he met Ortega's daughter Rafaela, and decided to settle in the area. He was offered a position as a vaquero on Don Ortega's Refugio Ranch, but instead decided to open Santa Barbara's first American trading post. **B11. Additional Resource Attributes:** SHAMROCK AVE NEWCASTLE AV *B12. References CALLE REAL Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. **B13. Remarks:** *B14. Evaluator: Christine Lazzaretto; Molly Iker-Johnson; Robby Aranguren *Date of Evaluation: March 2021

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*Resource Name or #: 33 S La Patera Ln

Significance Statement (continued):

Hill's trading post was so successful that before the end of his first week in business, his shelves were completely empty of stock, which he could not replace until another Boston ship arrived at Santa Barbara. Having "sold himself out of the mercantile business," Hill turned to carpentry, soap making, and stone masonry for his living. He also built himself the one-story Hill-Carrillo Adobe (11 E. Carrillo Street, Santa Barbara), and worked toward achieving Mexican citizenship by learning Spanish and converting to Catholicism. Hill and Rafaela Ortega were married in 1826. Hill was granted the 4,426-acre Rancho La Goleta on June 10, 1846, the last of the available land in the Goleta Valley. In approximately 1850, Hill built an adobe at 35 S. La Patera Lane.

Criterion 2(c)

The Daniel Hill Adobe is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(c) as the only known example of adobe construction in the City of Goleta. It exhibits quality of design and distinctive features including its thick masonry walls of adobe brick, simple exteriors, and few window and door openings.

Early adobe buildings were typically small, single-story structures, with thick adobe walls, flat roofs framed with vigas, and usually a long, covered porch supported on wood posts, called a corredor, along one or more sides. Adobe construction consists of thick walls composed of large sun-dried bricks, usually made from mud and straw and covered with earth plaster to protect the unfired bricks. The unreinforced adobe walls typically vary from one and one-half to six feet thick, resting on a dirt or rock foundation. Door and window openings are usually framed with heavy timber lintels, often left exposed. Adobe construction demonstrates a continuation of indigenous building traditions that were passed down from generation to generation of craftsmen. Adobe construction used locally available resources and was appropriate for the climate in the Southwest, staying cool in the summer and warm in the winter. Following California's cession to the United States in 1850 there was a migration of settlers from the east. During this period, many adobe structures were destroyed to make way for new development. Others were altered with the addition of steep gable or hipped roofs, usually clad in wood shakes but occasionally in clay tiles, and wood framed wings. Some adobes were clad in clapboard siding with Federal or Greek Revival decorative details and double hung windows to create a more Anglicized appearance. In some cases, adobes were covered with a cement plaster finish.

DPR 523L (1/95) *Required information

DANIEL HILL ADOBE

DESIGNATION: Place of Historic Merit

KNOWN AS: Daniel Hill Adobe

PHYSICAL ADDRESS: 35 S. La Patera Lane, Goleta

LOCATION: North of Hollister Avenue on La Patera Lane

RESOLUTION NUMBER: No Record

DESIGNATION DATE: Unknown

STATUS: This adobe built for the Daniel Hill family about 1850

now falls within the jurisdiction of the city of Goleta

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code** 1S 1CS 5S1 Other Listings General Plan List of Resource Name or #: 300 N Los Carneros Rd Page 1 P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) Date **T** 4N *b USGS 7.5' Quad Goleta 2018 ; R 28W ; of of Sec **B.** M. 300 N Los Carneros Rd 93117 c. Address City Goleta Zip e. Other Locational Data: APN: 077-210-059 d. UTM: Zone 11S 237901.387 mE/ 3814908.839 mΝ *P3a. Description **Character-defining Features Additional Features** ■ Two-story height ■ Rectangular plan and simple massing ■ Wood frame construction ■ Cross gable roof with open eaves at two-story volume; gable-on-hip roof with open eaves at one-story volume **Alterations** Relocated from original site ■ Horizontal wood siding ■ Multiple entrances; loading platform wrapping north and west façades ■ Paneled wood doors with transoms ■ Wood sash fixed, casement, and double-hung windows with simple surrounds Integrity Retains integrity of design, materials, workmanship, feeling, and association. *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) HP17. Railroad depot *P4. Resources Present ■ Building *P5b. Description of Photo Historic Resources Group, 2020 *P6. Date Constructed/Age and Source 1901, County list *P7. Owner and Address *P8. Recorded by: Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105 *P9. Date Recorded March 2021

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

*P10. Survey Type Intensive

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 4 of NRHP Status Code 1S 1CS 5S1 300 N Los Carneros Rd *Resource Name or #: B1. Historic Name: Goleta Train Depot **B2. Common Name:** Goleta Train Depot; South Coast Railroad Museum B3. Original Use: Industrial **B4. Present Use:** Institutional *B5. Architectural Style: Industrial Vernacular *B6. Construction History: *B7. Moved No Date: **Original Location** *B8. Related Features **B9a. Architect:** b. Builder: Southern Pacific Railroad B10. Significance: Late 19th/Early 20th Century Development (1866-1918): Early Industrial Development (1866-1918) Area Goleta **Period of Significance 1901 Property Type:** Institutional **Applicable Criteria** A/1/2(a) The Goleta Depot was originally constructed in 1901, and was relocated to its present location in 1981. The property was previously designated Santa Barbara County Landmark #22 and listed in the National Register of Historic Places on January 18, 2002 under Criterion A and automatically listed in the California Register as a result of that designation. Therefore, it is automatically eligible for local designation under Local Criterion 2(a). Criterion 2(a) The Goleta Depot is eligible for listing as a City of Goleta Historic Landmark under local Criterion 2(a) as the only surviving example of the once widespread Combination Station No. 22 standard-design Southern Pacific Railroad depot in Santa Barbara County. It is Santa Barbara County's only surviving rural railroad depot. It is also the building most closely associated with the railroad in Goleta, Goleta's oldest extant commercial building, and the oldest remaining building associated with the Coast Line in Santa Barbara County. Goleta Depot was built in 1901, during the completion of Southern Pacific's Coast Line. This coastal route, linking San Francisco and Los Angeles, came to have a major impact on patterns of settlement, tourism, agriculture, and other forms of social and economic development throughout most of the 20th century. These effects were felt across a wide area, across much of the state, but especially in the cities and towns along the railroad right-of-way. Opened in 1901, the Coast Line took more than a decade to build. During the final five years of construction, all that remained was a stretch of about 86 miles, all within the confines of Santa Barbara County. This long unfinished stretch became famous as "The Gap," which SP's engineers and crews would eventually conquer. Scores of depots and lesser buildings were erected in the county during the final years of construction. While other original structures and features (e.g., bridges, cuts, and fills) endure, Goleta Depot is the only surviving railroad building from that period. The Santa Barbara depot, by contrast, was built in 1905, four years after the Coast Line was opened. Goleta Depot is an example of the Combination Station No. 22 standard-design style. Like some of the other railroad companies, the Southern Pacific used standard-design plans to simplify the process of designing and building many of its depots. These SP standard-design depots were invariably of wood-frame construction and were genrally used in small town and country settings. **B11. Additional Resource Attributes:** *B12. References Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. **B13. Remarks:** *B14. Evaluator: Christine Lazzaretto; Molly Iker-Johnson; Robby Aranguren

*Date of Evaluation: March 2021

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DEPARTMENT OF PARKS AND RECREATION
CONTINUATION SHEET

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*Resource Name or #: 300 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 © Continuation □ Update

Significance Statement (continued):

Combination Station No. 22 (CS 22) was SP's most common standard-design depot, with at least 91 erected from about 1894 until the 1930s in California, Nevada, Arizona, Texas, Oregon, and Utah. These sheer numbers suggest that the CS 22 was probably one of the most numerous and widespread standard-design depots in the entire United States across all railroads. Eight CS 22s were built in Santa Barbara County, more than in any other county or in any state other than California. All eight were built in conjunction with the Coast Line completion. These included depots at Goleta, Naples, Gaviota, Concepcion, Sudden, Surf, and Guadalupe, along an 86-mile stretch of the Coast Line main corridor, and a depot in the town of Lompot on the Lompoc branch east of Surf. Except for Goleta Depot, all of these Santa Barbara County CS 22s were razed by the railroad. Most were gone by 1980. A fragment of the Surf depot was used until the 1990s, when it, too, was demolished.

Goleta Depot served the railroad and its community for almost 75 years as a local center of transportation, communications, and commerce. The depot was essential to the commerce that took place between Goleta and the outside world, as well as being an important commercial establishment in its own right. The depot was vitally important to the small agricultural community of Goleta during the first half of the 20th century, serving as the gateway through which passed Goleta Valley produce and livestock on its way to outside markets. In exchange, Goleta received the tools, materials and supplies needed to build and maintain a community.

With the creation of the University of California, Santa Barbara campus in Goleta and the completion of Cachuma Dam in the Santa Barbara backcountry, Goleta was rapidly transformed, starting in the early 1950s, into a populous Santa Barbara suburb. Goleta Depot was a key participant in the building boom. Southern Pacific records for the early 1970s, for example, list cement, plaster, lumber, and home appliances - along with beer - as the principal incoming commodities handled by the Goleta agent. Goleta Depot was less important as a passenger station, due largely to its close proximity (eight miles) to the city of Santa Barbara, which had its own passenger depot. While the Santa Barbara depot was served by all of SP's passenger trains, Goleta Depot was only a flag-stop for the daily local trains. Nevertheless, the community was served by the SP locals at Goleta Depot from 1901 until May 20, 1965, when it ceased passenger service and continued on only as a freight stop.

In 1973, Southern Pacific closed the Goleta station. For the next few years, the abandoned structure became the target of vandals and thieves, while community sentiment to save the building grew. The SP would have demolished Goleta Depot, a fate that eventually befell every other (more than a dozen) of the railroad's wood-frame depots in Santa Barbara County, were it not for a lawsuit over the depot property brought by the Kellogg family, whose forebears had granted the land to the SP at the turn of the century. Finally, in late 1981, SP and the Kelloggs agreed to divide the land, but neither wanted to keep the depot on the site. Instead, they offered the building to Goleta Beautiful, a community organization, on the condition that the site be cleared within 90 days. Goleta Beautiful planners found that there were very few alternative sites available for relocating the building. Paying the high prices for even a small piece of land in this Santa Barbara suburb would have put the relocation project financially out of reach. The only feasible solution to the land problem was Los Carneros County Park, a largely undeveloped park occupying part of the historic Stow Ranch lands. The County of Santa Barbara made a parcel at the park available to Goleta Beautiful under a long-term renewable lease agreement at no charge. The building move was completed on November 18-19, 1981.

DPR 523L (1/95) *Required information

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI#

Trinomial

Page 4 of 4

*Resource Name or #: 300 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update



1912, South Coast Railroad Museum



1912, South Coast Railroad Museum

GOLETA DEPOT

LANDMARK NUMBER: 22

KNOWN AS: Goleta Depot or Goleta Railway Station

PHYSCIAL ADDRESS: 300 N. Los Carneros Road, Goleta

LOCATION: Los Carneros Road adjacent to Stow House in Goleta

RESOLUTION NUMBER: 82-408

LANDMARK DATE: August 2, 1982

STATUS: The Goleta Depot was constructed by the Southern

Pacific Company in 1901 and is Santa Barbara County's only surviving rural railroad depot. It now falls within the

jurisdiction of the city of Goleta.

United States Department of the Interior National Park Service

DISTRIBUTION:

National Register property file

National Register of Historic Places Continuation Sheet

Section nu	mber Page			
	SUPPLEMENT	TARY LISTING	RECORD	
	NRIS Reference Number: 01001	457	Date Listed: 1	/18/2002
	Goleta Depot Property Name		Santa Barbara County	<u>CA</u> State
	<u>N/A</u> Multiple Name			
	This property is listed in the Places in accordance with the subject to the following exconotwithstanding the National in the nomination documentate	e attached meptions, exc Park Service	nomination docu clusions, or am	mentation endments,
/	Signature of the Keeper	_	///8/02 Date of Action	
7	Signature of the Keeper =================================		=======================================	
	Significance: Criterion A and the areas of sig Communications are deleted fro [Removing this property from it centerpiece of early growth and eligibility under Criterion A and on the site/setting and environn	om the nominati is original railro I local developm Criteria Consid	on. ad right-of-way locat ent in Goleta preclu	tion as a pivotal des its
	Period of Significance: The period of significance is referred [This reflects the building's significance]			
	These revisions were confirmed	with the OR	SHPO staff.	

Nominating Authority (without nomination attachment)

NPS Form 10-900 (Oct. 1990)

United States Department of the Interior National Park Service

National Register of Historic Places Registration Form

DEC -- 5 **200**1

1457

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Builetin 16A). Complete each lifer by marking "x" in the appropriate box or by entering the information requested. If an item does not apply to the pipperty being Adda MALEM ERWICHOT "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

. Name of Property	
istoric nameGoleta Depot	
her names/site number	
Location	
treet & number300 North Los Carneros Road	not for publication
ty or townGoleta	□ vicinity
ate California code CA county Santa Barbara	code <u>083</u> zip code <u>93117-</u> 150
State/Federal Agency Certification	
Signature of certifying official/Title California Office of Historic Preservati State of Federal agency and bureau In my opinion, the property meets does not meet the National Register criteria. (comments.)	
Signature of certifying official/Title Date	
State or Federal agency and bureau	
National Park Service Certification	
hereby certify that the property is: Signature of the Keeper entered in the National Register. See continuation sheet.	Date of Action 1/18/02
determined eligible for the National Register See continuation sheet.	<u>, </u>
determined not eligible for the National Register.	
removed from the National Register. other, (explain:)	
	70

Goleta Depot		Santa Barbara County, California					
Name of Property		County and State					
5. Classification							
Ownership of Property (Check as many boxes as apply)	Category of Property (Check only one box)	Number of Resources within Property (Do not include previously listed resources in the	count.)				
☒ private☐ public-local☐ public-State☐ public-Federal	☑ building(s)☐ district☐ site☐ structure☐ object	Contributing Noncontributing 1	sites structure objects				
		1	Total				
6. Function or Use Historic Functions (Enter categories from instructions)		Current Functions (Enter categories from instructions)					
TRANSPORTATION/rai	il-related	RECREATION AND CULTURE/museum					
INDUSTRY/PROCESSI	ING/EXTRACTION/	TRANSPORTATION/rail-related					
communications fac	cility						
COMMERCE/TRADE/b	ousiness						
			·				
7. Description							
Architectural Classification (Enter categories from instructions)		Materials (Enter categories from instructions)					
LATE VICTORIAN/Sti	ck	foundation CONCRETE					
		WOOD					

ASPHALT

roof ___ other.

Narrative Description (Describe the historic and current condition of the property on one or more continuation sheets.)

See Continuation Sheets (pages 1-3).

Santa Barbara	County,	California
County and State		

8. S	tatement of Significance			
(Mark	icable National Register Criteria "x" in one or more boxes for the criteria qualifying the property ational Register listing.)	Areas of Significance (Enter categories from instructions)		
XA	Property is associated with events that have made	TRANSPORTATION		
	a significant contribution to the broad patterns of	COMMUNICATIONS		
	our history.	COMMERCE		
□В	Property is associated with the lives of persons significant in our past.	ARCHITECTURE		
X C	Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.	Period of Significance 1901-1951		
□ D	Property has yielded, or is likely to yield, information important in prehistory or history.			
Criteria Considerations (Mark "x" in all the boxes that apply.)		Significant Dates		
Prop	erty is:			
□ A	owned by a religious institution or used for religious purposes.			
X B	removed from its original location.	Significant Person (Complete if Criterion B is marked above)		
□ c	a birthplace or grave.			
□ D	a cemetery.	Cultural Affiliation		
□E	a reconstructed building, object, or structure.			
□F	a commemorative property.			
□ G	less than 50 years of age or achieved significance within the past 50 years.	Architect/Builder Southern Pacific Railroad		
	ative Statement of Significance in the significance of the property on one or more continuation sheet	ts.)		
9. M	ajor Bibliographical References			
	ography he books, articles, and other sources used in preparing this form on	one or more continuation sheets.)		
	ious documentation on file (NPS):	Primary location of additional data:		
	preliminary determination of individual listing (36 CFR 67) has been requested previously listed in the National Register previously determined eligible by the National Register designated a National Historic Landmark recorded by Historic American Buildings Survey	☐ State Historic Preservation Office ☐ Other State agency ☐ Federal agency ☐ Local government ☐ University ☐ Other Name of repository:		
	#recorded by Historic American Engineering Record #			

Goleta Depot	Santa Barbara County, California
Name of Property	County and State
10. Geographical Data	
Acreage of Property1.6 acres (approx.)	
UTM References (Place additional UTM references on a continuation sheet.)	
1	3 Zone Easting Northing 4 See continuation sheet
Verbal Boundary Description (Describe the boundaries of the property on a continuation sheet.)	
Boundary Justification (Explain why the boundaries were selected on a continuation sheet.)	
11. Form Prepared By	
name/title Gary B. Coombs, Ph.D., Director	
organizationSouth Coast Railroad Museum	date8/14/2001
street & number 300 North Los Carneros Road	telephone
city or townGoleta	state zip code93117-1502
Additional Documentation	
Submit the following items with the completed form:	
Continuation Sheets	
Maps	
A USGS map (7.5 or 15 minute series) indicating the pr	roperty's location.
A Sketch map for historic districts and properties havin	ng large acreage or numerous resources.
Photographs	
Representative black and white photographs of the pr	roperty.

Additional items

(Check with the SHPO or FPO for any additional items)	
Property Owner	
(Complete this item at the request of SHPO or FPO.)	
nameCounty of Santa Barbara	
street & numberParks Dept., 610 Mission Canyon Road	telephone(805) 568-2461
city or town Santa Barbara	state Calif. zip code 93105

Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility for listing, to list properties, and to amend existing listings. Response to this requiest is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.).

Estimated Burden Statement: Public reporting burden for this form is estimated to average 18.1 hours per response including time for reviewing instructions, gathering and maintaining data, and completing and reviewing the form. Direct comments regarding this burden estimate or any aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Projects (1024-0018), Washington, DC 20503.

National Register of Historic Places Continuation Sheet

Section number7	Page1

Goleta Depot, Santa Barbara County, CA

Description

Goleta Depot is an example of the Southern Pacific (SP) Railroad's Combination Station No. 22 standard-plan depot. It is a tri-level rectangular frame Victorian Stick structure.

The site, a rectangular parcel about 1.6 acres in extent (see Site Map), is located along a principal road at the western edge of Los Carneros County Park in Goleta, Calif. The site is about 1.85 miles from the original depot site and about 0.2 miles from the tracks of the Union Pacific Railroad (formerly Southern Pacific). The setting is rural and uncluttered, similar to the pastoral setting at the original site prior to the Goleta building boom that began in the 1950s. Goleta Depot was moved in 1981.

Adjoining parcels contain a large lemon orchard (to the west), a county fire station and a public parking lot for park visitors (to the north), and Stow House, a National Register property on its original site (to the east). The vast undeveloped expanse of Los Carneros County Park lies to the south and beyond Stow House to the east.

A "preservation park" atmosphere does not exist at Los Carneros County Park. There are no other relocated or reconstructed historic buildings at or near Goleta Depot or Stow House. Moreover, vegetative screening was installed in 1982 to visually separate these two neighboring historic properties (see Site Map). Now mature, these trees and shrubs effectively eliminate the viewing of one building from the other.

Goleta Depot was positioned on the new site with its long axis oriented roughly north-south and the front of the building facing westward. This was known to be in contrast to the depot's original north-facing orientation, but was necessary given the new parcel's topography, which runs north-south, with gentle slopes from the west and east downward toward the middle of the site.

In 1983, following a year of restoration and rehabilitation, Goleta Depot was reopened. The building became home to the Goleta Valley Chamber of Commerce, two other local non-profit organizations, and a fledgling museum. Today, the entire building serves as the home of the South Coast Railroad Museum.

The nominated property is positioned near the western edge of its parcel, roughly midway between the parcel's eastern and western boundaries. The building shares the site with two small storage sheds. The site contains no roads or driveways. About 200 feet of standard-gauge railroad track has been installed in front of the depot building. A Southern Pacific bay-window caboose, built circa 1961, occupies a portion of the track just northwest of the depot. The track is also used by the museum to give handcar and inspection-car rides to the visiting public.

Goleta Depot is a tri-level structure with a 25' x 92' footprint. The lower (first floor) level contains the passenger waiting room, railroad office, and baggage room. The overlying upper (second floor) level contains the agent's five-room apartment (kitchen, bedroom[s]), and parlor[s]). Each of these levels is approximately 25' x 48' in extent. The split level, which is elevated to the height of the surrounding freight platform (approx. 3.5 feet above ground level) contains the freight room (warehouse) and is approximately 25' x 44'.

The Stick-style building's principal architectural features include wide eaves supported by roof brackets; shingled (staggered-butt) gables, milled redwood gutters, and double-hung windows with six-over-six lights. The depot's most distinctive feature, and the only deviation from a strict rectangular footprint, is a 12-foot wide two-story gable-topped window bay that projects about four feet from the building's west side, extending from the freight office below to the apartment above.

National Register of Historic Places Continuation Sheet

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Goleta Depot, Santa Barbara County, CA

Description (cont'd)

In addition to conventional hinged wooden panel doors for human entry and egress, the building exterior also features five massive sliding wooden doors wide enough to accommodate freight and baggage wagons.

The exterior siding is channeled (or beveled) horizontal redwood shiplap, over fir balloon framing. The exterior was painted SP's standard "Colonial Yellow" color, with brown trim and white sash.

The original cedar shingle roof was replaced by the SP with asphalt roofing prior to 1970. The original brick chimneys were lost in a 1925 earthquake and were subsequently replaced by the SP with chimney pipes.

The roof of the second story is gabled on three sides, while the lower roof is hipped, with a pent eave at the exposed end of the split level.

Interior rooms, with the notable exception of the freight room, feature beaded tongue-and-groove vertical redwood paneling and fir floors. The ceilings of these rooms use identical beaded tongue-and-groove material.

The freight room was of single-wall construction, lacking interior walls and ceiling, with all framing exposed. It had a fir floor, which was an interior extension of the freight platform that surrounded this largest interior space. Sometime before 1960, the freight room was divided to create two separate warehouse rooms, at which time the fifth sliding freight room door was added.

Electricity, piped water, plumbing and gas-heating were not part of the original construction, but were all introduced prior to 1950.

When the building was moved, restoration and rehabilitation were necessary to make the building usable again. The building now rests on a block foundation over concrete footings, rather than the original foundation of loose bricks and wood pilings. A concrete sidewalk encircles about 80% of the building.

Goleta Depot possesses a high degree of architectural integrity. Modifications were confined largely to the freight house, which served for several years as home to the Goleta Valley Chamber of Commerce. This space was subdivided into several rooms, by adding framing and sheet-rock walls. A new floor and wall-to-wall carpeting were also installed, along with glass doors behind two of the large sliding wood doors. The original room fabric (framing, walls and open ceiling) remains intact, however, though hidden behind the recent additions.

To create interior restrooms, the architect added interior partitions to a portion of the baggage room. The remaining, front half of the baggage room retains its original interior appearance.

The building's other interior spaces are relatively free of modification. For example, all of the interior wall and ceiling tongue-and-groove paneling throughout the remainder of the building survives, though the paneling in one waiting-room wall was removed long enough to install a hidden shear-wall layer to give needed strength to this portion of the structure.

The original fir floors remain exposed in the waiting room, bedroom, one parlor, and the hallway that connects the office and freight house. Sheet linoleum and vinyl flooring were installed in 1982 over the original floors in the office, kitchen, and the other parlor. Most of the interior doors are replacements for the originals that were destroyed by vandals in the late 1970s.

Visible ducting was left intact during the rebuilding and has been re-used wherever practical for wiring and other purposes. This includes electrical ducting as well as the stove pipes in the office and waiting room, which are

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Goleta Depot, Santa Barbara County, CA

Description (cont'd)

now connected to non-operating caboose and pot-bellied stoves that form integral parts of the museum's period-room displays.

All of the exterior siding is original except for the end (i.e., north) wall of the freighthouse, in which two large openings had been cut circa 1950. Matching beveled lumber was used as the 1982 replacement. Much of the exterior baseboards around the lower level also were replaced with new material. A Sacramento mill produced matching redwood gutter stock to replace about 80% of the original gutters, which were badly deteriorated.

All of the exterior doors are original, as are the eave brackets, train-order board and connecting rods. The control levers for the train-order board are from the former Oxnard, Calif. depot.

Most of the window glass was destroyed by vandals during the late 1970s and was replaced with plate glass. However, about a dozen panes of original cylinder glass, all located in door transoms, are still intact.

Neither the original brick chimneys, nor the replacement chimney pipes, which were removed during the process of relocating the building, have been restored. An asphalt shingle roof replaced its badly deteriorated predecessors in 1982.

In 1980, less than half of the original freight platform still existed and this was in a seriously dilapidated state. Most of the freight platform was reconstructed in wood, while a portion, along the back (east side) of the freight house, was replaced in 1982 with a concrete walkway to facilitate wheelchair access to the freight room area.

Statement of Significance

Goleta Depot is historically significant because of its long and important associations with the development of transportation, commerce, and communications in its community and region. It is architecturally significant because it is a rare and fine example of an important architectural form.

Goleta Depot is eligible for the National Register under Criteria Consideration B because it is: (i) the building most closely associated with the railroad in Goleta; (ii) Goleta's oldest surviving commercial building; (iii) the oldest remaining building associated with the Coast Line in Santa Barbara County; and (iv) the only surviving example in Santa Barbara County of the once-widespread Combination Station No. 22 standard-design depot.

Goleta Depot was built in 1901, during the completion of Southern Pacific's Coast Line. This coastal route, linking the principal California cities of San Francisco and Los Angeles, came to have a major impact on patterns of settlement, tourism, agriculture, and other forms of social and economic development throughout most of the 20th century. These effects were felt across a wide area, across much of the state, but especially in the cities and towns along the railroad right-of-way.

The importance of the Coast Line continues into the 21st century. It is the route for Union Pacific Railroad

National Register of Historic Places Continuation Sheet

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Goleta Depot, Santa Barbara County, CA

Statement of Significance (cont'd)

freight-carrying along the Pacific Coast and the nation's second busiest passenger rail corridor, handling both Amtrak intercity and Bay Area and Metropolitan Los Angeles commuter trains.

Opened in 1901, the Coast Line took more than a decade to build. During the final five years of construction, all that remained was a stretch of about 86 miles, all within the confines of Santa Barbara County. This long unfinished stretch became famous as "The Gap," which SP's engineers and crews would eventually conquer.

Scores of depots and lesser buildings were erected in the county during these final years of the Coast Line construction. While other original structures and features (e.g., bridges, cuts and fills) endure, Goleta Depot is the only surviving railroad building from that period (The Santa Barbara depot, for example, was built in 1905, four years after the Coast Line was opened.).

Goleta Depot is an example of the Combination Station No. 22 standard-design style. Like some of the other railroads, the Southern Pacific used standard-design plans to simplify the process of designing and building many of its depots. These SP standard-design depots were invariably of wood-frame construction and were genrally used in small town and country settings.

Combination Station No. 22 (CS 22) was SP's most common standard-design depot, with at least 91 erected from about 1894 until the 1930s in the states of California, Nevada, Arizona, Texas, Oregon, and Utah (This number would exceed 100 if variant forms were included in the tally.). These sheer numbers suggest that the CS 22 was probably one of the most numerous and widespread standard-design depots in the entire United States across all railroads.

Eight CS 22s were built in Santa Barbara County, more than in any other county or in any state other than California. All eight were built in conjunction with the Coast Line completion. These included depots at Goleta, Naples, Gaviota, Concepcion, Sudden, Surf, and Guadalupe, along an 86-mile stretch of the Coast Line main corridor, and a depot in the town of Lompoc on the Lompoc branch east of Surf.

Except for Goleta Depot, all of these Santa Barbara County CS 22s were razed by the railroad, most were gone by 1980. A fragment of the Surf depot was used until the 1990s, when it, too, was demolished.

Goleta Depot served the railroad and its community for almost three-quarters of a century as a local center of transportation, communications, and commerce. The period of significance has been arbitrarily ended fifty years in the past although the depot continued to function as a railroad building until 1973.

Being a "combination station" meant that Goleta Depot served both passengers and freight. This pattern, which was common in small towns and rural areas across America, stood in marked contrast to urban areas, where separate passenger and freight depots were the rule.

The depot was essential to the commerce that took place between Goleta and the outside world, as well as being an important commercial establishment in its own right. The depot was vitally important to the small agricultural community of Goleta during the first half of the 20th century, serving as the gateway through which passed Goleta Valley produce and livestock on its way to outside markets. In exchange, Goleta received the tools, materials and supplies needed to build and maintain a community.

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Goleta Depot, Santa Barbara County, CA

Statement of Significance (cont'd)

Beginning in 1901, Goleta Depot was also the local agency office for Wells Fargo Express, which was succeeded by Railway Express.

With the creation of the University of California, Santa Barbara campus in Goleta and the completion of Cachuma Dam in the Santa Barbara backcountry, Goleta was rapidly transformed, starting in the early 1950s, into a populous Santa Barbara suburb. Goleta Depot was a key participant in the building boom. Southern Pacific records for the early 1970s, for example, list cement, plaster, lumber, and home appliances – along with beer – as the principal incoming commodities handled by the Goleta agent.

Apparently Goleta Depot is now the oldest surviving commercial building in its community. Inventories of historic properties prepared by the Santa Barbara County Historical Landmarks Commission and the Goleta Valley Historical Society list no older Goleta properties except for 19th century houses, farm and ranch buildings, schools and churches.

Goleta Depot was less important as a passenger station, due largely to its close proximity (eight miles) to the city of Santa Barbara, which had its own passenger depot. While the Santa Barbara depot was served by all of SP's passenger trains, Goleta Depot was only a flag-stop for the daily local trains. Nevertheless, the community was served by the SP locals at Goleta Depot from 1901 until May 20, 1965.

The importance of Goleta Depot as a communications center is often overlooked. The station agent served as the eyes and ears of the distant train dispatcher, transcribing and delivering the dispatcher's orders to the engineers and conductors on passing trains. These "train orders" were essential both to railroad safety and to operational efficiency on the single-track Coast Line. In the early days, the dispatcher and Goleta agent comunicated by telegraph, which was eventually replaced by a direct-line telephone. The depot's office was also fitted with a loud bell that the dispatcher could activate remotely. The dispatcher's bell could capture the agent's attention anywhere in the building, even if he were asleep in the apartment upstairs.

Goleta Depot also had one telephone for handling public calls and another for communicating with other area depots, section houses, and other railroad facilities. The depot also served as Goleta's Western Union telegraph office until Jan. 17, 1961.

In 1973, Southern Pacific closed its Goleta station. For the next few years, the abandoned structure became the target of vandals and thieves, while community sentiment to save the building grew.

The SP would have demolished Goleta Depot, a fate that eventually befell every other (more than a dozen) of the railroad's wood-frame depots in Santa Barbara County, were it not for a lawsuit over the depot property brought by the Kellogg family, whose forebears had granted the land to the SP at the turn of the century.

Finally, in late 1981, a resolution to the lawsuit was at hand. SP and the Kelloggs agreed to divide the land, but neither wanted to keep the depot on the site. Instead, they offered the building to Goleta Beautiful, a community organization, on the condition that the site be cleared within 90 days.

Goleta Beautiful planners found that there were very few alternative sites available for relocating the building. Paying the high prices for even a small piece of land in this Santa Barbara suburb would have put the relocation

National Register of Historic Places Continuation Sheet

Section number 8, 9, 10 Page 6

Goleta Depot, Santa Barbara County, CA

Statement of Significance (cont'd)

project financially out of reach. In addition, the Goleta Valley was under a long-term water moratorium and no new water meters were being issued for vacant land.

The only feasible solution to the land problem was Los Carneros County Park, a largely undeveloped park occupying part of the historic Stow Ranch lands. The County of Santa Barbara made a parcel at the park available to Goleta Beautiful under a long-term renewable lease agreement at no charge. Water was also provided by the county, using an existing water meter and with a special exemption from the Goleta Water District. The building move was completed on Nov. 18-19, 1981.

Bibliography

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Potter, Janet Greenstein. Great American Railroad Stations. New York: John Wiley & Sons, Inc., 1996.

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Thompson, Anthony. Foreword to *Southern Pacific's Coast Line*, by John R. Signor. Wilton, Calif.: Signature Press, 1994.

Tompkins, Walker A. Goleta: The Good Land. Goleta, Calif.: Goleta Amvets Post No. 55, 1966.

Verbal boundary description

Parcel no. 77-160-57-005-7

Verbal boundary justification

The nominated property includes the entire parcel of about 1.6 acres on which Goleta Depot is roughly centered (see Site Map).

National Register of Historic Places Continuation Sheet

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Goleta Depot, Santa Barbara County, CA

Photo Log

All photographs were taken by Gary B. Coombs, who prepared the nomination. All original negatives and digital-image files are in the possession of the South Coast Railroad Museum, 300 North Los Carneros Road, Goleta, CA 93117.

Photograph	Date of	Description
Number	Photograph	of View
1.	9/18/2001	Exterior, camera facing northeast
2.	7/31/2001	Exterior, facing southeast
3.	7/31/2001	Exterior, facing south
4.	8/10/2001	Exterior, facing southwest
5.	8/10/2001	Exterior, facing northwest
6.	9/04/1999	Freight Office (interior), facing southwest



GOVETA DEPOT SANTA BARBARA COUNTY, CALIF



GOLETA DEPOT SANTA BARBARA COUNTY, CALIF #2



GOVETA DEPOT SANTA BARBARA COUNTY, CACIF. #3



GOLETA DEPOT SANTA BARBARA, CALIF #4



GOLETA DEPOT SANTA BARBARA COUNTY, CALIF. #5

90



GOVETA DEPOT SANTA BARBANA COUNTY, CALIF #6

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code** 1S 1CS 5S1 Other Listings General Plan List of 3 Resource Name or #: 5490 Hollister Ave Page 1 P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) **T** 4N *b USGS 7.5' Quad Goleta Date 2018 ; R 28W ; of of Sec **B.** M. 93111 c. Address 5490 Hollister Ave City Goleta Zip d. UTM: Zone 11S 241257.940 mE/ 3814187.141 mΝ e. Other Locational Data: APN: 071-330-009 *P3a. Description **Character-defining Features Additional Features** ■ Two-and-one-half stories in height Outbuildings: mature trees ■ Vertical emphasis ■ Wood construction ■ Low-pitched hipped roof with central cupola; projecting bracketed eaves **Alterations** ■ Wood clapboard exterior wall cladding Hotel campus added to property ■ Full-width front porch with thin wood columns and spindled balustrade ■ Asymmetrically located on primary façade, consisting of partially-glazed paneled wood door with transom in Classical surround with prominent lintel ■ Divided-light wood sash double-hung windows with prominent lintels, projecting subsills, and louvered shutters Integrity ■ Slender masonry chimneys Retains integrity of location, design, setting, materials, workmanship, feeling, and association ■ Landscaped grounds *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) HP2. Single family property *P4. Resources Present Building, Object, Site, Structure *P5b. Description of Photo Historic Resources Group, 2020 *P6. Date Constructed/Age and Source 1880, County list *P7. Owner and Address



*P8. Recorded by:

Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105

*P9. Date Recorded March 2021

*P10. Survey Type Intensive

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD Page 2 of 3 NRHP Status Code 1S 1CS 5S1 *Resource Name or #: 5490 Hollister Ave B1. Historic Name: Sexton, Joseph and Lucy Foster House **B2. Common Name:** B3. Original Use: Single family residence **B4. Present Use:** Commercial *B5. Architectural Style: Italianate *B6. Construction History: *B7. Moved No Date: **Original Location** *B8. Related Features **B9a. Architect:** b. Builder: B10. Significance: Late 19th/Early 20th Century Development (1866-1918): The Development of Two Towns (1869-1918); Joseph Sexton; Area Goleta Architecture & Design: Italianate **Period of Significance 1880 Property Type:** Commercial **Applicable Criteria** Local Criterion 2(a); B/2/2(b); C/3/2(c) The Sexton House is eligible under Criteria 2(a), B/2/2(b), and C/3/2(c). It was designated as Santa Barbara County Landmark #14 on January 3, 1978 and listed in the National Register of Historic Places on February 5, 1992; therefore, it is automatically eligible for local designation. The Sexton House was designed in 1880 by Peter Barber in the Italianate style for noted horticulturist and Goleta pioneer Joseph Sexton. It was listed in the National Register for its association with Joseph Sexton, a pioneer nurseryman and key figure in the agricultural development of the Goleta Valley; and as one of two rural residences in the area known to have been designed by Peter Barber, "Santa Barbara's most prominent nineteenth century architect." The house and associated features are the only extant structures directly associated with Joseph Sexton's career as a horticulturist. The National Register listing includes the Sexton House, pump house, concrete cistern, concrete retaining wall and steps, rectangular concrete pool, and sundial platform. The circulating pump housing, paved driveway, and sandstone wall and associated walkways were determined ineligible for listing in the National Register of Historic Places by the Keeper of the National Register at the time of the House's inclusion on the National Register. Criterion 2(a) The Joseph Sexton House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(a). It was constructed in 1880, during an early period of development in Goleta. The Sexton House is an excellent and rare remaining example of residential development from the late 19th century in Goleta. During the 1870s, the character of the Goleta area began to shift from sparsely populated cattle ranches to farmsteads and towns. The new farmers required goods and services such as farm machinery, wagons and buggies, blacksmithing, and general supplies. To serve their needs, two towns grew up along the County Road (present-day Hollister Avenue), the main road linking the isolated farms with Santa Barbara, More's Landing, and points north. La Patera, named for the gathering of ducks in the adjacent marshy slough, was located at the corner of Fairview and Hollister Avenues, and was established in 1869. La Goleta, located on the north side of Hollister Avenue at Patterson Avenue, was situated on the southwestern portion of the La Goleta land grant. It too was founded in 1869. Between 1870 and 1890, the population of the Goleta Valley increased from 200 to 700 people. The two towns continued to serve the farming community as separate entities for approximately 60 years. Though the Valley's population grew steadily, the towns themselves saw little development. **B11. Additional Resource Attributes:** *B12. References Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. **B13. Remarks:** *B14. Evaluator: Christine Lazzaretto; Molly Iker-Johnson; Robby Aranguren

*Date of Evaluation: March 2021

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI# Trinomial

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*Resource Name or #: 5490 Hollister Ave

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update

Significance Statement (continued): Criterion B/2/2(b)

The Joseph Sexton House is eligible for listing as a City of Goleta Historic Landmark under Local Criterion 2(b), and is listed in the National and California Registers under Criterion B/2 for its association with Joseph Sexton, a leader in the field of horticulture.

Joseph Sexton moved to California at age ten, when his parents relocated the family from Ohio to join the Gold Rush in 1852. In November 1866, Sexton followed his parents, who had moved several years previously, to Santa Barbara, bringing with him enough stock to establish a nursery. He constructed a board and batten structure (demolished) near his parents' house (229 Castillo Street, Santa Barbara, demolished), and set up his first nursery nearby. Soon thereafter, Sexton bought his father's property in the Goleta Valley for \$2,200, and established a nursery there in 1869. It was known for its ornamental plants, such as pampas grass and soft-shelled walnut trees. Sexton, who had developed the softshell walnut, inspired many additional local farmers to plant their land with walnuts and a grower's association was formed.

Criterion C/3/2(c)

The Joseph Sexton House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(c), and is listed in the National and California registers under Criterion C/3 for its Italianate design by Peter Barber, "Santa Barbara's most prominent nineteenth century architect."

Peter Barber studied with the French architect Prosper Huerae as well as architect Reuben Clark from Maine. Before coming to Santa Barbara in 1869, Barber spent nearly twenty years in San Francisco, where he gradually moved from his first occupation as a carpenter and cabinet maker into a career as a designer and architect. He spent another twenty active years in Santa Barbara designing over forty residential, commercial, and public buildings, virtually all of them in the ornately bracketed Italianate style which became his professional trademark. Among Barber's other noteworthy buildings are St. Vincent's Orphanage, listed on the National Register in 1982, and the Thomas Hope House, listed in 1978. Faith Mission (Hotel Savoy) is attributed to Barber. Several other buildings either attributed to or known to have been designed by Barber have been designated as local landmarks.

The Tree Study conducted as part of the Historic Context Statement identified a large collection of mature trees on the property, including Queensland kauri, star pine, flame tree, Mexican blue palm, dragon tree, Canary Island date palm, Guadalupe palm, and Chilean wine palm. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

Historic Photo(s):



Walker A. Tompkins Collection, Department of Special Collections, University of California, Santa Barbara, Davidson Library, Santa Barbara, California.

DPR 523L (1/95) *Required information

THE JOSEPH SEXTON HOUSE

LANDMARK NUMBER: 14

KNOWN AS: Sexton House

PHYSICAL ADDRESS: 5494 Hollister Avenue, Goleta

LOCATION: Hollister Avenue near Highway 217

TYPE OF SITE: Historic house now part of Pacifica Suites

RESOLUTION NUMBER: 78-5

LANDMARK DATE: January 3, 1978

STATUS: The Sexton House now falls within the jurisdiction of the

city of Goleta

National Register of Historic Places Continuation Sheet

Section number	Page				
	SUPPLEMENT	ARY LISTING	RECORD		
NRIS Reference	Number: 91002	2033 Date	Listed:	2/5/92	
Joseph and Luc Property Name	y Foster Sextor	n House			
<u>Santa Barbara</u> County	<u>CA</u> State				
<u>N/A</u> Multiple Name					
This property Places in according to the notwithstanding in the nominat	rdance with the following exce g the National	e attached i eptions, exc Park Service	nominatio: clusions,	n document or amendr	tation ments,
Mutanich Alee n Signature of t			2/6	a2 B of Actio	
signature of t	he Keeper		Date	e of Actio	n
Amended Items	in Nomination:			=======	1
Classification to read: 4 st			ting Reso	urces is a	amended
This information California Sta				e of the	
	Register proper g Authority (w		nation at	tachment)	

2033

NPS Form 10-900 (Rev. 8-86)

United States Department of the Interior National Park Service

National Park Service

iEP 2 6 1991

National Register of Historic Places Registration Form

This form is for use in nominating or requesting determinations of eligibility for individual properties or districts. See instructions in *Guidelines tor Completing National Register Forms* (National Register Bulletin 16). Complete each item by marking "x" in the appropriate box or by entering the requested information. If an item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, styles, materials, and areas of significance, enter only the categories and subcategories listed in the instructions. For additional space use continuation sheets (Form 10-900a). Type all entries.

1. Name of Property		
historic name Sexton	, Joseph and Lucy Foster Ho	use
other names/site number none		
2. Location		
street & number 5490 Hollister	Avenue	not for publication
city, town Santa Barbara		vicinity
	CA county Santa Barbara	
3. Classification		
Ownership of Property	Category of Property	Number of Resources within Property
⊠ private	building(s)	Contributing Noncontributing
public-local	X district	buildings
public-State	site	l l sites
public-Federal	structure	1 3 structures
position of the same of the sa	object	objects
	•	8 4 Total
Name of related multiple property listing	:	Number of contributing resources previously
none		listed in the National Register
4. State/Federal Agency Certificat	lion	
National Register of Historic Places a In my opinion, the property X meets Signature of certifying official		tation standards for registering properties in the snal requirements set forth in 36 CFR Part 60. er criteria. See continuation sheet. Date
In my opinion, the property meets	does not meet the National Registe	er criteria. See continuation sheet.
Signature of commenting or other official		Date
State or Federal agency and bureau		
5. National Park Service Certificat	ion	
I, hereby, certify that this property is:		
entered in the National Register.	•	
See continuation sheet.	autoriett 1 Cree	2/5/92
determined eligible for the National		43176
Register. See continuation sheet.		
determined not eligible for the		
National Register.		
removed from the National Register.	•	
other, (explain:)		
		00
	j. Signature of the k	Keeper Date of Action

Current Fun	ctions (enter categories from instructions)
_DOMESTI	C/hotel
Materials (e	nter categories from instructions)
foundation _	brick
walls	wood
roof	metal
other	concrete landscape features
	Materials (en

8. Statement of Significance		
Certifying official has considered the significance of this property in ationally states	·	
Applicable National Register Criteria A B C D		
Criteria Considerations (Exceptions)	□E □F □G	
Areas of Significance (enter categories from instructions) Agriculture	Period of Significance	Significant Dates
Architecture		
	Cultural Affiliation n/a	
Significant Person Sexton, Joseph	Architect/Builder Barber, Peter	
State significance of property, and justify criteria, criteria consideration	ons and areas and periods of significan	ce noted above

•	
	_
	⊠ See continuation sheet
Previous documentation on file (NPS):	
x preliminary determination of individual listing (36 CFR	
has been requested	State historic preservation office
previously listed in the National Register	Other State agency
previously determined eligible by the National Registe designated a National Historic Landmark	Federal agency Local government
recorded by Historic American Buildings	University
Survey #	Other
recorded by Historic American Engineering	Specity repository:
Record #	NPS/Western Regional Office
10. Geographical Data	0
Acreage of property approximately 1.5 acre	5
UTM References	
A [1,1] [2 4,1 3,2,0] [3,8 1,3 9,0,0]	$B \mid I \mid $
Zone Easting Northing	Zone Easting Northing
Goleta Quadrangle 1952/1980; 7.5'	See continuation sheet
Verbal Boundary Description	
•	
	See continuation sheet
	[X] 396 Continuation Sheet
Boundary Justification	
	X See continuation sheet
11. Form Prepared By	
name/title Rebecca Conard	
organization PHR Associates street & number 275 Crescent Park Drive	dateSeptember 21, 1991 telephone712/657-3347
city or town Lake View	state Iowa zip code 51450

9. Major Bibliographical References

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			CI	FN-259-1116

Section 7: Description

The Sexton House, a two-story Italianate house built in 1880 sits, with its accompanying structures and features, on a parcel of approximately 1.5 acres along Hollister Avenue, the main street through old Goleta. It is partially screened from the thoroughfare by an expansive landscaped area containing several mature specimen trees and shrubs planted by the original owner, horticulturist Joseph Sexton. In 1990-91, the house was restored on the exterior and rehabilitated on the interior under the provisions of the Tax Reform Act of 1986. The historic district boundaries lie within a larger 5.2-acre parcel which encompasses a 75-unit motor hotel known as Quality Suites Inn. Restoration of the house was carried out as part of the Quality Suites development project.

The Sexton House is highly irregular in plan. A rectangular main block measures 24' wide x 35' deep, set on a north-south axis. A 16'x16' wing projects from the main block on the west, and a 24'x18'6" wing projects to the north. Four open porches are located on three facades: two on the south front, one on the east side, and one on the northwest rear. Inspection of the house foundation indicates that a bathroom situated off the northwest corner of the west wing is an early addition to the house. Oral history sources suggest that this addition was in place by 1910. More extensive alterations took place in about 1926, when three of the porches were either removed or radically altered. Damage to the house sustained during a severe earthquake in 1925 seems to have been the impetus for these changes.

After the Sexton family sold the house in 1954, it was occupied by a succession of tenants and owners who allowed the property to deteriorate. When the present owners acquired the property in the mid-1980s, the house had been further damaged by vandalism. Despite its poor physical condition, the house exterior still retained much of its integrity: the original wall cladding, house foundation, windows, trim and roof were generally intact. On the interior, several rooms had been remodeled, but most of the original walls, floors, and ceilings were still intact. Several historic photographs showed the design and details of the house during the 1880s, 1890s, and early 20th century, and these were used as the basis for the exterior restoration plan.

The house rests on a continuous foundation of sandstone footings and unreinforced doublewythe brick walls five courses high with a running bond. As part of the restoration, the

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existing foundation was braced on the interior. Brick footings that had been replaced with concrete when the porches were altered in 1926 were rebuilt to match the original materials and construction technique. The three porches themselves were rebuilt to replicate their original designs as evidenced by historic photographs, including concrete piers located at the steps to the main south porch.

A central 2x3 bay cupola dominates the low-pitched hipped roof, which is covered with standing seam metal. Three chimneys sit atop the roof, two of them symmetrically balanced on the south facade and a third located at the rear kitchen wing. These chimneys replicate the originals, which fell during a severe earthquake in June 1925. The exterior walls are sheathed in 8" redwood drop siding. Brackets and corbels support a moderately overhanging eave. Windows throughout are double hung two-light over two-light wood sash, embellished with bracketed cap moldings, bracketed sills, and decorative sawn-wood surrounds. Two pairs of floor-to-ceiling pocket windows flank the front entrance; each opens onto one of the two south porches. Functional shutters, features of the original design that had been removed at some unknown date, were restored.

Other notable features of the house include a one-story, rectangular bay which extends from the east facade of the main block, embellished with pilasters and an ornate entablature. A woodpanel front door contains two arched windows, another feature of the original house that was replicated.

A three-story pump house with 8" drop siding on canted walls is located off the northeast corner of the house. The tank and windmills were removed at some unknown date. As part of the restoration, the pump house was repaired, and it is now connected to the house by a wooden walkway at the same level as the east porch. A handicap ramp parallels the north side of the house and lands on the wooden walkway, thereby providing access to three interior rooms (kitchen, dining room, and library) which open onto this porch.

Various landscape features constructed around the turn of the century remain on the grounds, including a concrete cistern located off the back porch on the west facade; a rectangular concrete pool off the south facade, now filled and landscaped with bog-tolerant plants; a concrete retaining wall and steps located off the southeast corner of the house; a concrete planter stand; a concrete-and-rock sundial platform inscribed "Sexton SB" on one side, "APRL

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1908" on the other, located southwest of the house; and a polygonal concrete planter, relocated to a spot southwest of the house near the sundial platform.

A historic grove located south of the house contains several specimen trees and plants associated with the Sexton Nursery. These include a cork oak from Portugal; a bunya-bunya and a sweetshade tree from Australia; a Guadalupe palm from Baja California; a Chinese fountain palm, a Chilean wine palm, and a jacaranda tree from Brazil; a Norfolk Island pine; and a Strelitzia, or giant bird of paradise. In addition, the grounds hold one Sexton flame tree, a hybrid which Joseph Sexton developed by crossing the Australian flame tree with the bottle tree. The dates when these specimens were planted are unknown, and their ages have not been scientifically determined; however, the cork oak and the Norfolk Island pine were described as "old and venerable" in the March 1926 issue of *The Santa Barbara Gardener*. Judging by their size, all of the specimens are assumed to predate 1900.

A large three-portal, board-and-batten barn originally was located some distance northeast of the house. During the late 1970s, a religious group occupying the premises remodeled the building extensively, substantially compromising the integrity of the historic structure. New window and door openings had been cut into three facades, aluminum frame windows and hollow core doors had been installed, the front facade had been covered with plywood, and exterior stairways added to the front and rear. In 1989, the barn was dismantled and the remaining original materials salvaged. A new barn, replicating the design of the original and sheathed with the salvage boards and batts, was constructed at the rear of the parcel in 1990.

Sexton's horticultural enterprise required several ancillary buildings. An account of 1883 mentions the presence of large greenhouses. In addition to the main house, the pump house, and the barn, there was a bunkhouse for the Chinese workers Sexton employed, a tennis court, two outhouses, a blacksmith shop, a special barn for the pampas grass, and a pottery. A survey map drawn in 1918, shortly after Sexton's death, shows the main residence, the pump house, hot houses, a second house, one barn, and a water tank extant at that time. All buildings but the main residence, the pump house, and the barn were removed before the present owner acquired the property.

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Eight contributing resources are located within the district boundaries. They are:

the Sexton House;

the pumphouse;

a retaining wall and step;

a rectangular pool;

a polygonal pool;

a cistern:

a sundial platform; and

specimen trees and plants located in the historic grove.

Partions of site CA-SBa-2204H, specifically features 22, 27, 29, 30, and 34/35, are included within the district boundaries. These five features do not at this time meet NRHP eligibility under Criterion D; however, further testing and analysis in the future may establish archaeological significance (see Section 8). The locations of these subsurface archaeological deposits are reported in Archaeology of the Joseph Sexton House, Goleta, California (CA-SBa-2204H) (Brock, 1990) and are treated herein as confidential information.

Other noncontributing features in the district include a circulating pump for the swimming pool and its housing, a paved driveway, and a sandstone wall and associated walkways. All of these were built as part of the motel development project.

The reconstructed barn lies outside the district boundaries.

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Section 8: Statement of Significance

Summary Statement

The Joseph and Lucy Foster Sexton House, built in 1880, is significant under National Register criteria B and C. Under Criterion B it is significant for its association with Joseph Sexton, a pioneer nurserymen who was a key figure in the agricultural development of the Goleta Valley. Under Criterion C the house is significant and as one of two rural residences in the local area known to have been designed by Peter Barber, Santa Barbara's most prominent nineteenth century architect. The period of significance extends from 1880, when the house was constructed, until 1917, when Joseph Sexton died. The house and its associated features are the only extant structures associated directly with Joseph Sexton and his career as a horticulturist.

Future analysis of historic archaeological remains on the property may reveal significance under Criterion D. In 1988, the property was tested for archaeological remains and found to contain subsurface deposits of historic material. These deposits were partially excavated in 1988. Monitoring and subsequent salvage excavation occurred in 1989. Recovered artifacts were analyzed in 1990, and the analysis provided information concerning the lifestyle and domestic habits of the Sexton family, particularly with regard to foodways and leisure activities. While these data corroborated documentary sources, they did not contribute substantive new information to the historical record. It must also be noted, however, that historic archaeological investigation of the Goleta Valley is in its infancy, and research questions focused on late nineteenth century EuroAmerican settlement have not yet been adequately formulated.

Criterion B

Joseph Sexton, a native of Ohio, took up residence in Santa Barbara in 1867 and appears immediately to have started a nursery near the oceanfront in the City of Santa Barbara. Within a year, however, he had sold this spot and purchased about 150 acres of La Goleta Rancho. Sexton's move to Santa Barbara coincided with the break-up of this rancho, one square league

James Brock, Archaeology of the Joseph Sexton House, Goleta, California (CA-SBa-2204H), prepared by Archaeological Advisory Group, Newport Beach, California for Invest West Financial Corporation, Santa Barbara, 1990. Findings are also summarized in James Brock, "Sexton House Archaeology" in Goleta Historical Notes 5:1 (Fall 1990):31-35.

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of choice land between the ocean and the foothills that had been granted to Yankee trader Daniel Hill in 1846 by the Mexican governor Pio Pico. After Hill died in 1865, much of the rancho went on the market. One of the many buyers was Joseph Sexton.

On this land, Sexton built an extensive and well known nursery. He earned a reputation as one of the pioneer horticulturists who influenced the transformation of southern California's vast cattle ranchos into commercial farms and its dusty, semi-arid villages into well-ordered American communities with shaded streets and ornamental gardens. He was an experimenter, and the Sexton Nursery was as much a laboratory for developing stock suited to the southern California environment as it was a supply station. Historians have found it difficult to evaluate his contributions to horticulture because no catalogs from the Sexton Nursery or lists of plants he imported from abroad seem to have survived; at least none has yet been discovered. Nevertheless, his nursery "was considered to be one of the most complete and extensive" in the entire country during the 1870s.² He imported stock from Asia, Australia, and southern Europe. In later years he made several trips to Hawaii in search of plant materials for his experiments with avocado trees.

His specialty was the importation, propagation, and sale of fruits and ornamentals. Sexton sold his stock locally through his own retail business, Santa Barbara Nursery and Floral Depot, which he maintained in the heart of downtown Santa Barbara at 708 State Street. He also did a considerable mail order business, and as early as 1877 issued a 49-page descriptive catalogue. Specimen plants and trees still thrive on the grounds surrounding the Sexton House, lending a distinctive appearance to the property.

Sexton was particularly known for popularizing pampas grass plumes as decorative items during the late Victorian Era. The secret of his success appears to have been a method he developed for drying female plumes so that they would fluff up and become billowy. He shipped his first plumes to New York in 1874. By 1889, his nursery was producing over 500,000 plumes annually and shipping them as far as Europe. The craze for pampas grass plumes died out about 1900, but in the intervening years, pampas grass production provided a major source of income for Goleta farmers.

Victoria Padilla, Southern California Gardens: An Illustrated History (Berkeley and Los Angeles: University of California Press, 1961), p. 143.

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Low Assigning

Sexton also developed a commercially successful soft shell walnut which he reportedly propagated using several varieties of Chilean nuts he had brought with him when he moved to Santa Barbara in 1867. His experimental trees spawned a lucrative walnut industry in the Goleta Valley. Until the onset of blight in about 1910, walnuts represented a leading commercial crop of the valley. In the early twentieth century, Sexton also imported numerous varieties of avocados from Hawaii and Mexico to test their compatibility with Goleta's climate, though he died in 1917 before this orchard crop became commercially viable.

Although Sexton remained active in the nursery business until his death, he turned the Goleta operation over to his sens in 1894 when he purchased an 8000-acre cattle ranch in Ventura County. For several years he spent his weeks on the ranch and commuted by train to Goleta to spend weekends with his wife and family at the home place. Sometime early in the twentieth century he returned permanently to his Goleta home, and he continued plant propagation experiments until his death on August 17, 1917. His funeral took place in Sexton Hall, a community hall he built in 1890. The latter structure is nonextant, although his son Harry and daughter-in-law, Mary, built their home on the foundations.

Criterion C

During Sexton's lifetime, the Goleta nursery was considered the chief showplace of Goleta. By 1880, Sexton had become prosperous enough to hire the prominent Santa Barbara architect Peter Barber to design a house befitting his station and family size: he and his wife, Lucy Foster Sexton, ultimately raised twelve children. Barber, another transplanted Ohio native, studied with the French architect Prosper Huerne as well as architect Reuben Clark from Maine. Before coming to Santa Barbara in 1869, Barber spent nearly twenty years in San Francisco, where he gradually moved from his first occupation as a carpenter and cabinet maker into a career as a designer and architect. He spent another twenty active years in Santa Barbara designing over forty residential, commercial, and public buildings, virtually all of them in the ornately bracketed Italianate style which became his professional trademark. Among Barber's other noteworthy buildings are St. Vincent's Orphanage, listed on the National Register in 1982, and the Thomas Hope House, listed in 1978. Faith Mission (aka Hotel Savoy), listed in 1982, is attributed to Barber. Several other buildings either attributed to or known to have been designed by Barber have been designated as local landmarks.

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Section 9: Bibliography

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- Santa Barbara Daily Press. News items from June, 20, July 21, August 20, August 28, and September 23, 1873.

United States Department of the Interior National Park Service

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- Studebaker, Evelyn Dearborn. Personal interview with Rebecca Conard, January 19, 1989.

 Mrs. Studebaker is a granddaughter of Joseph and Lucy Sexton and the sister of Frances Franklin.
- Tompkins, Walker and Horace A. Sexton. Fourteen at the Table. Goleta: Goleta Valley Historical Society, 1983.
- Van Laan, Gordon J. A Penny a Tree: The History of the Nursery Industry in California from 1850-1976. Sacramento, 1982.

United States Department of the Interior National Park Service

National Register of Historic Places Continuation Sheet

10	1	
Section number	Page	
		CFN-259-1116

Section 10: Boundary Description and Justification

The Sexton House and associated structures are located on an irregularly shaped parcel of approximately 1.5 acres, which is bounded on the south by Hollister Avenue, on the west by an onramp to Ward Memorial Boulevard and Highway 101. On the north and east the historic property is bounded by the buildings of Quality Suites Inn development project. The boundaries include the following contributing structures; the house, the pump house, the cistern, two concrete pools, the sundial, the retaining wall and step, and the historic specimen trees and plants located south of the house. A reconstructed barn is excluded from these boundaries as are all the new buildings of the motor hotel complex. Five features of archaeological site CA-SBa-2204H are included within the boundaries although these are considered noncontributing elements at this time. The boundaries represent the geographical extent of the historic features remaining on the parcel as depicted on the accompanying map.

United States Department of the Interior Annual Park Service

National Register of Historic Places Continuation Sheet

Section number 10 Page 2 CFN-259-1116 Key: Boundary = Contributing: Sexton House pumphouse cistera retaining wall/step rectangular pool polygonai pool sundial platform historic grove Noncontributing: circulating pump roadway sandstone wall/walkw 112



Sexton House Sunta Burbarner Goleta, California Kebecca Conard April 14, 1991 CA office of Hist. Preserv. Overview of House in relation to hotel development, facing north



Sexton House In In Burbara Goleta, California Rebecca Conard April 14, 1991 CA offe of Hist Preserv So. Front & east side, facing NW



SEXTON House GOLETA, CALIFORNIA REBECCA CONARD April 14, 1991 CA OFC of HIST PRES. SO FRONT FACING NE



Sexton House Coleta, California Janea for Love Rebecca Conard April 14, 1991 CA office of Hist. Preser East side facing SW 120



Sunta Burbana SEXTON HOUSE GOLETA, CALIFORNIA REFIECCA CONARD APRIL 14, 1991 CA. of of HEST. PRES.

No. REAR & WEST SIDE, FACING SE; PUMP HOUSE ON LEFT; Housing FOR CIRCULATING PUMP IN FORESTOUND



SEXTON HOUSE Sunta Burbanas GOLETA, CALIFORNIA REBECCA CONAILD ADRIL 14, 1991 CA of . of Hisi PRES. LUEST SIDE FACING EAST; PUMPHOUSE ON LEFT #6 A 12 13 124



SEXTON HOUSE GOLGTA, CALIFORNIA REBECCA CONARD April 14, 1991 Ca of the Priss. Priss. PENTAGONAL POOL (RELOCATED); SW of HOUSE FACING NE 126



Sexton House Santa Burburale Goleta, California Relocca Conard April 14, 1991 CA dr. of Hist. Fresen. Built in china & linear closet, dinning room, facing SSW Photo 8 of 13



Sexton House Danta Burbance Coleta, California Rebecca Covard April 14, 1991 CA ofc. of Hist. Preserv. Built in China cabinet, dinning room, facing NW Photo #9 9 13



SEXTON House Anta Barbane GOLDTA, CALIFORNIA REBECCA CONARD April 14, 1991 Ca of this Pres. DETAIL OF FAUX MARBRE MAUTLE, FRONT PARLOR, FALLY NE Photo To 73



Sexton Hose
Goleta, California Auto Burbused

Rebecca Conard

April 14, 1991

CA ofc. of Hist. Fresen.

fout parlor, facing SE Photo 11 1 13



Sexton House Sunta Burbarole Goleta, California April 14, 1991 On Ofc. of Hist. Preserv. Library, facing east Proto 12 913 136



SECTION HOUSE Santa Burbana GOLETA, CALIFORNIA REPORCEA CONARD April 14, 1991 CA ofe. of Hist. Pres. MAIN STAIRWAY, FRONT ENTRY, FACING NORTH (INTO HALL & LIBRARY) That 13 9 13

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code 5S1** Other Listings General Plan List of 3 Resource Name or #: 26 S La Patera Ln Page 1 P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) **T** 4N *b USGS 7.5' Quad Goleta Date 2018 ; R 28W ; of of Sec B. M. 93117 c. Address 26 S La Patera Ln City Goleta Zip e. Other Locational Data: APN: 073-010-005 d. UTM: Zone 11S 238842.541 mE/ 3814257.415 mΝ *P3a. Description **Character-defining Features Additional Features** ■ One-story height ■ Rectangular plan and simple massing ■ Front-gable roof clad in corrugated metal ■ Corrugated metal wall cladding **Alterations** Partially demolished in 2001; west end of ■ Loading docks and doors building retained and relocated on site. ■ Lack of fenestration or sky-lighting Integrity Retains integrity of setting, materials, workmanship, feeling, and association. *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) General Plan List; Goleta APN Eligible Parcels List *P4. Resources Present ■ Structure *P5b. Description of Photo Historic Resources Group, 2020 *P6. Date Constructed/Age and Source 1944, Shrode Produce Company Landmark Proposal, 1998 *P7. Owner and Address *P8. Recorded by: Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105 *P9. Date Recorded March 2021 *P10. Survey Type Intensive

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

State of California The Resources Agency	Primary #	
DEPARTMENT OF PARKS AND RECREATION RILLIDING STRUCTURE AND ORIECT DEC	HRI#	
BUILDING, STRUCTURE, AND OBJECT REC	.ORD	
Page 2 of 3	NRHP Status Code 5S1	
*Resource Name or #: 26 S La Patera Ln		
B1. Historic Name: Shrode-Nelson Produce Co. (Goleta Tomato Packing House)		
B3. Original Use: Industrial	B4. Present Use: Industrial	
*B5. Architectural Style: Industrial Vernacular *B6. Construction History:		
*B7. Moved No Date: Original Location	*B8. Related Features	
B9a. Architect:	b. Builder:	
B10. Significance: Goleta During World War II (1941-1945)	Area Goleta	
Period of Significance 1944 Property Type: Industrial	Applicable Criteria Local Criterion 2(a)	
local designation. It was partially demolished in 2001; the west end of the building whistoric packing house. The Shrode Produce Company Building is eligible under Local Criterion 2(a). Criterion 2(a) The Shrode Packing House is eligible for listing as a Cityof Goleta Historic Landmark upost-World War II agricultural industry. In the late 1930s, Marvin Shrode and his son Earl, both experienced farmers, experin Tomatoes proved the best crop for Goleta's mild climate and adobe-type soil. Marvin who agreed to plant a portion of their land (ordinarily planted with lima beans) with between Gaviota and Carpinteria. Contract farmers prepared the soil, and the Shrod tomato business quickly became a major employer between June and September, are the fields and in the packing house. In 1944, the Shrodes formed the Shrode-Nelson Produce Company to pack and ship to building. Because tomatoes are fragile and perishable, a properly equipped, centrally decided in 1944 to relocate on the Southern Pacific Railroad property at 26 S. La Pate added onto an existing 2,000-square-foot utilitarian packing house on the property, square-foot wood frame packing house clad in corrugated metal siding. The Southern spur for the Goleta Lemon Association facility next door. At peak production, approx Coast" and "S-N Tomatoes" labels.	under Local Criterion 2(a) as a rare extant example of a packing house from Gomented with various crops that could be dry farmed (not irrigated) along the construction of the constructio	poast. farmers, land he vorked in epot they son 000- urate
*B11. Additional Resource Attributes: *B12. References Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. B13. Remarks:	SHAMROCK AVE SHAMROCK AVE CALLE REAL CALLE R	CAMOON CLANOON

*Date of Evaluation: March 2021

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI#

Trinomial

Page 3 of 3

*Resource Name or #: 26 S La Patera Ln

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update

Significance Statement (continued):

During the 1940s and 1950s, the agricultural industry employed about half of the population in the coastal area. The tomato business accounted for over 25% of the total agricultural employment. Goleta's tomato industry slowly faded away in the late 1950s due to rising labor and leased land costs, increasing scarcity of land due to competition for housing developments, and new automated harvesting machines capable of picking tons of tomatoes per acre on the flatlands of the San Joaquin Valley.

Additional Photo(s):



Historic Photo(s):



University of California, Santa Barbara, Special Collections

DPR 523L (1/95) *Required information

THE SHRODE PRODUCE COMPANY BUILDING

LANDMARK NUMBER: 40

KNOWN AS: Shrode Tomato Packing House (constructed 1944)

PHYSICAL ADDRESS: 26 La Patera Lane, Goleta

LOCATION: Between Highway 101 and Hollister Avenue on La Patera

Lane in Goleta

RESOLUTION NUMBER: 98-459

LANDMARK DATE: November 17, 1998

STATUS: The Shrode building now falls within the jurisdiction of

the city of Goleta

Primary # State of California -- The Resources Agency **DEPARTMENT OF PARKS AND RECREATION** HRI# PRIMARY RECORD Trinomial **NRHP Status Code** 1S 1CS 5S1 Other Listings General Plan List Page 1 of 7 Resource Name or #: 304 N Los Carneros Rd P1. Other Identifier *P2. Location: **Not for Publication** Unrestricted *a. County Santa Barbara County and (P2c, P2e, and P2b or P2d. Attach a Location Map as Necessary.) *b USGS 7.5' Quad Goleta Date 2018 **T** 4N ; R 28W ; of of Sec B. M. Zip 93117 c. Address 304 N Los Carneros Rd City Goleta d. UTM: Zone 11S 237978.843 **mE/** 3814971.162 mΝ e. Other Locational Data: APN: 077-160-057 *P3a. Description **Character-defining Features** Additional Features ■ One-and-one-half story height Outbuildings: Sexton Museum (former Stow Ranch walnut barn) ■ Vertical emphasis ■ Wood frame construction ■ Steeply-pitched cross gable roof, with overhanging eaves **Alterations** ■ Wood board-and-batten siding ■ Wraparound front porch; partial width front porch ■ Single wood door with divided-light sidelights ■ Divided-light wood sash windows with simple surrounds and louvered shutters Integrity ■ Carpenter Gothic vergeboards at gables and porches Retains integrity of location, design, setting, materials, workmanship, feeling, and association ■ Landscaped grounds *P3b. Resource Attributes: P5a. Photograph or Drawing (Photograph required for buildings, structure, and objects.) HP33. Farm/ranch *P4. Resources Present ■ Building *P5b. Description of Photo Historic Resource Group, 2020 *P6. Date Constructed/Age and Source 1872; 1880, County list *P7. Owner and Address *P8. Recorded by: Historic Resources Group 12 S Fair Oaks Ave, Suite 200 Pasadena, CA 91105 *P9. Date Recorded March 2021

*P11. Report Citation: Historic Resources Group, City of Goleta Historic Context Statement and Survey Report, February 2019.

*Attachments: Building, Structure, and Object Record

143

*P10. Survey Type Intensive

State of California -- The Resources Agency Primary # **DEPARTMENT OF PARKS AND RECREATION** HRI# BUILDING, STRUCTURE, AND OBJECT RECORD of 7 Page 2 NRHP Status Code 1S 1CS 5S1 *Resource Name or #: 304 N Los Carneros Rd B1. Historic Name: Stow House; Stow Ranch; Rancho La Patera **B2. Common Name:** Stow House; Sexton Museum; Stow Ranch; La Patera **B3.** Original Use: Single family residence; Industrial **B4. Present Use:** Institutional *B5. Architectural Style: Gothic Revival; Residential Vernacular *B6. Construction History: *B7. Moved No Date: **Original Location** *B8. Related Features b. Builder: **B9a. Architect:** Walker, Frank (attr.) **B10. Significance:** Late 19th/Early 20th Century Development (1866-1918): Agricultural Development (1866-1918); Edgar Whitney Stow; Area Goleta Architecture & Design: Gothic Revival **Property Type:** Institutional Applicable Criteria Local Criterion 2(a); B/2/2(b) **Period of Significance 1872** The Stow House is eligible under Criteria 2(a), B/2/2(b), and 2(c). It was designated Santa Barbara County Landmark #6 on July 17, 1967 and listed in the National Register of Historic Places on May 2, 2000; therefore, it is automatically eligible for local designation. The Stow House was constructed by W.W. Stow in 1872; its Gothic Revival style design is attributed to architect Frank Walker. It is listed in the National Register for its association with Edgar Whitney Stow, a prominent agriculturist and ranch owner in Santa Barbara County, who made significant contributions to the advancement of regional agriculture in Santa Barbara County. Stow lived at the residence from 1915 to 1949. During his residency there, he developed an international reputation for his research into improving the productivity of lemon trees. He was also instrumental in the development of the agricultural cooperative movement in Santa Barbara County. As a state Senator, Stow represented the agricultural interests of independent farmers in Santa Barbara County. The National Register designation is restricted to the Stow House and some plantings associated with the house during the period of significance. Although other buildings are located on the parcel, they were excluded from the National Register nomination because they were either constructed or relocated to their present site after 1949, the close of the period of significance for the National Register nomination. Criterion 2(a) The Stow House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(a). It was constructed in 1872, during an early period of development in Goleta. The Stow House is an excellent and rare remaining example of agriculture-related residential development from the late 19th century in Goleta. During the 1870s, the character of the Goleta area began to shift from sparsely populated cattle ranches to farmsteads and towns. The new farmers required goods and services such as farm machinery, wagons and buggies, blacksmithing, and general supplies. To serve their needs, two towns grew up along the County Road (present-day Hollister Avenue), the main road linking the isolated farms with Santa Barbara, More's Landing, and points north. La Patera, named for the gathering of ducks in the adjacent marshy slough, was located at the corner of Fairview and Hollister Avenues, and was established in 1869. La Goleta, located on the north side of Hollister Avenue at Patterson Avenue, was situated on the southwestern portion of the La Goleta land grant. It too was founded in 1869. Between 1870 and 1890, the population of the Goleta Valley increased from 200 to 700 people. The two towns continued to serve the farming community as separate entities for approximately 60 years. Though the Valley's population grew steadily, the towns themselves saw little development. **B11. Additional Resource Attributes:** *B12. References Historic Resources Group, City of Goleta Historic Context Statement, February 2019. City of Goleta Building Permits. Goleta City Directories. Sanborn Fire Insurance Maps. **B13. Remarks:**

*B14. Evaluator: Christine Lazzaretto; Molly Iker-Johnson; Robby Aranguren

*Date of Evaluation: March 2021

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI# Trinomial

Page 3 of 7

*Resource Name or #: 304 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update

Significance Statement (continued):

Criterion B/2/2(b)

The Stow House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(b), and is listed in the National and California Registers under Criterion B/2 for its association with Edgar Whitney Stow, a prominent agriculturist and ranch owner in Santa Barbara County, who made significant contributions to the advancement of regional agriculture in Santa Barbara County. It is also significant for its association with Sherman P. Stow, one of Goleta's early pioneers.

William Whitney Stow was a lawyer for the Southern Pacific Railroad and a former speaker of the house in the State Assembly. Stow purchased the land at Stow Ranch primarily for his twenty-year-old son Sherman P. Stow, who wanted to pursue a career in agriculture. In 1871, W.W. Stow purchased 1,043 acres of La Patera tract from Rafaela Ortega Hill, the widow of Daniel Hill. The boundaries of the farm parcel extended from Caraeros Creek in the west to San Pedro Creek in the east and from the foothills of the Santa Ynez Mountains in the north to the present-day Union Pacific railroad tracks in the south.

In the fall of 1872, Sherman began construction of the main ranch house on a knoll just east of the patera or duck pond (called Stow Lake and, later, Lake Los Carneros). Using fir shipped from the Puget Sound, Sherman completed the Gothic Revival cottage the following year. Soon thereafter, Sherman P. Stow married Ida Hollister. The couple planted a 100-acre orchard of almond, walnut, and pecan trees. The Stows then cleared additional acreage and planted 3,700 lime trees. In 1874, Sherman diversified his orchard by planting a 30-acre grove of Lisbon lemon trees, which became the first commercial lemon grove in California. By 1888, the lemon grove at the ranch included 3,100 trees, ranging in age from six to nine years old.

Lemons had become an important crop not only to the Stow Ranch, but to farms throughout Santa Barbara County. With the increase in lemon production, the need for an efficient fruit-packing operation became apparent. Consequently, in 1897 growers in the region banded together to incorporate the sole private packing house in the area, the Johnston Fruit Company, with Sherman serving as the company's first president.

In 1907 Sherman P. Stow died, leaving behind three daughters and three sons. Sherman and Ida's first-born son, Sherman Hollister Stow, took over management of the ranch until his death in 1915. Sherman's younger brother and Sherman P. and Ida Stow's fifth child, Edgar Whitney Stow, became the new manager of La Patera Ranch. Born at the Stow House on May 26, 1885, Edgar attended public schools in Santa Barbara and went on to college at the University of California at Berkeley, where he graduated with a degree in agriculture in 1908. After graduating, Edgar worked for a few years in the oil business digging ditches for oil pipes. He also worked for a San Francisco real estate firm appraising ranches, before returning in 1915 to manage the ranch and to live in the Stow House.

Under Edgar's management, the ranch achieved new levels of productivity. Edgar expanded the number of lemon trees under cultivation to 300 acres. He also constructed his own research laboratory and hothouse adjacent to the Stow House. Edgar's research centered on increasing the productivity of lemon trees through disease-resistant rootstocks, new insecticides, and proper irrigation. One of Edgar's most important accomplishments was his discovery of a method to control the oak root fungus, which had emerged as a major threat to lemon groves in California. Stow found that by budding Lisbon or Eureka lemons to grapefruit rootstocks (which are apparently resistant to fungus), the resulting trees would be impervious to the disease. Stow also conducted research on various insecticides, and eventually developed a spray that he claimed could kill the red citrus scale. In the area of irrigation, Stow believed that the fruit itself was the best guide for determining soil moisture and the proper time to irrigate, since his method involved taking regular growth measurements on a selected sample of lemons and irrigating only when the growth rate of these lemons began to flatten out. His findings were published in 1936 in a citrus-industry trade journal, the California Citrograph, where they attracted the attention of growers throughout the region.

Lemon growers in California were not the only ones aware of Stow's research, for as historian Walker Tompkins points out, Stow's contributions to the lemon industry were "recognized by citriculturists all over the world." In 1936, the Goleta Valley Leader reported that the "fame of Santa Barbara county lemons has reached far away Palestine," and that a prominent lemon grower in Palestine, Alfred Kaurman, had contacted Stow for "information relative to technical findings in his experiments with lemon rootstocks."

Edgar Stow was also known locally for his support of the farmers' cooperative movement in the Goleta Valley. In 1915 he was elected to the Board of Directors of the Goleta Farmers' Association, which became a non-profit cooperative that worked to resolve marketing and transportation issues on behalf of local lima bean growers. Lima beans had become an important crop at the Stow Ranch and other farms throughout the Goleta Valley. In 1916, the cooperative changed its name to the Goleta Lima Bean Growers' Association and elected Stow president.

In 1920, Stow became one of the founding directors of the Santa Barbara County Farm Bureau, a cooperative organization designed to give farmers a voice in state politics. As a Farm Bureau director, Stow actively pursued the organizing of the sugar beet industry. Although Stow was not a sugar beet grower himself, he sympathized with the plight of independent beet farmers, as they faced many of the same marketing and transportation problems as lima bean and citrus growers. Stow eventually succeeded in helping beet farmers attain a more favorable contract with the sugar companies. Stow's active involvement with the cooperative movement ultimately attracted the favorable attention of independent farmers throughout Santa Barbara County.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION CONTINUATION SHEET

Primary # HRI# Trinomial

Page 4 of 7

*Resource Name or #: 304 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 © Continuation □ Update

Significance Statement (continued):

Stow later drew on the ties he developed with growers in the area to launch his political career in the State Legislature. In 1923, he was elected to the State Assembly for one term. In 1932, Stow was elected for one term to the State Senate. During his years as both a State Senator and Assemblyman, Stow's primary residence was the Stow House. According to Stow descendants, he visited the state capital when necessary to perform legislative duties, but bowing to the wishes of his wife, did not move his family to Sacramento during his terms in the legislature.

In 1936, Stow retired from politics after losing his bid for reelection. In addition to La Patera, Edgar owned a rural property in the Santa Ynez Valley, where he maintained a summer cabin. Edgar's primary ranch and residence, however, remained La Patera and the Stow House. Preceding his death, Edgar Stow suffered a debilitating stroke that left him bedridden and limited his use of the house to the ground floor. The room adjacent to the parlor became his convalescent chamber. Upon recovering, Stow made visits to his cabin in the Santa Ynez Valley. It was there, during one such visit, that he unexpectedly died on June 23, 1949.

Local Criterion 2(c)

The Stow House is eligible for listing as a Goleta Historic Landmark under Local Criterion 2(c) as an excellent and rare example of Gothic Revival style architecture in Goleta, attributed to architect Frank Walker. The residence exhibits quality of design and distinctive features, including its wraparound front porch, Carpenter Gothic vergeboards, and divided-light wood sash windows with simple surrounds and louvered shutters.

The Gothic Revival style grew out of the Picturesque movement, which was a reaction to the severe classical revival styles of the late 18th and early 19th centuries. The style gained popularity in Britain in the late 18th century and remained the preferred style of ecclesiastical, educational, and other institutional architecture through the 19th century. The style spread across the United States in the 19th century, initially as a style for ecclesiastical buildings. Its visual references to old world roots also made it a popular style for educational and institutional buildings that needed to convey continuity with tradition. The style's popularity continued into the 20th century, until the 1930s when Gothic forms were abstracted into the geometric style of Art Deco. In Southern California, the Gothic Style tended to be simpler in massing and ornament than earlier interpretations across the United States. Silhouettes were more compact, with abstracted references to buttresses hugging close to façades. Gothic Revival style domestic buildings were typically constructed of wood; ecclesiastical and institutional examples were typically of wood or masonry, and later of concrete, sometimes scored to resemble stone.

Little is known about the life or career of architect Frank Walker. Only known work is the former Odd Fellows Hall (1874, not extant) at State and Haley Streets in Santa Barbara.

The Tree Study conducted as part of the Historic Context Statement identified a large collection of specimen, heritage-quality trees on the proeprty, including titoki, Lagunaria pattersonnii (primrose tree), star pine, eucalyptus, bunya-bunya, Moreton Bay chestnut, Victorian box, eugenia (brush cherry), coast live oak, Chilean wine palm, Monterey cypress, queen palm, and coast redwood. Note that trees in Goleta are regulated under the Goleta Urban Forest Management Plan, adopted June 7, 2011 and amended February 21, 2017. The documentation of trees is outside the scope of this survey.

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI# Trinomial

Page 5 of 7

*Resource Name or #: 304 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update

Additional Photo(s):





State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI# Trinomial

Page 6 of 7

*Resource Name or #: 304 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update

Additional Photo(s):



Historic Photo(s):



1885, Goleta Valley Historical Society archives

State of California — The Resources Agency DEPARTMENT OF PARKS AND RECREATION

CONTINUATION SHEET

Primary # HRI# Trinomial

Page 7 **of** 7

*Resource Name or #: 304 N Los Carneros Rd

*Recorded by: Historic Resources Group *Date: March 2021 ■ Continuation □ Update



No date, Goleta Valley Historical Society archives

STOW HOUSE

LANDMARK NUMBER: 6

KNOWN AS: Stow House

PHYSICAL ADDRESS: 304 North Los Carneros Road, Goleta

LOCATION: North of Calle Real on Los Carneros Road, Goleta

RESOLUTION NUMBER: 67-314

LANDMARK DATE: July 17, 1967

STATUS: Stow House now falls within the jurisdiction of the city

of Goleta

RECEIVED

MAY 02 2000

USDI/NPS NRHP Registration Form Stow House Santa Barbara County, CA 1100

OHP

Page 1

OMB No. 1024-0018

RECEIVED 2280

NPS Form 10-900 (Rev. 10-90)

United States Department of the Interior National Park Service



NATIONAL REGISTER OF HISTORIC PLACES REGISTRATION FORM

This form is for use in nominating or requesting determinations for individual properties and districts. See instructions in How to Complete the National Register of Historic Places Registration Form (National Register Bulletin 16A). Complete each item by marking "x" in the appropriate box or by entering the information requested. If any item does not apply to the property being documented, enter "N/A" for "not applicable." For functions, architectural classification, materials, and areas of significance, enter only categories and subcategories from the instructions. Place additional entries and narrative items on continuation sheets (NPS Form 10-900a). Use a typewriter, word processor, or computer, to complete all items.

1. Name of Property	
historic name	N/A
other names/site number	Stow House
2. Location	
city or town Goleta	not for publication N/A vicinity N/A e CA county Santa Barbara code 083
3. State/Federal Agency Ce	rtification
hereby certify that this <u>x</u> documentation standards for and meets the procedural and opinion, the property <u>X</u> m recommend that this property	under the National Historic Preservation Act of 1986, as amended, I nomination request for determination of eligibility meets the registering properties in the National Register of Historic Places diprofessional requirements set forth in 36 CFR Part 60. In my neets does not meet the National Register Criteria. I y be considered significant nationally statewide _X_ locally. for additional comments.)

Haund Abento \$131
Signature of certifying official Date
STATE HISTORIC PRESERVATION OFFICER
State or Federal agency and bureau
In my opinion, the property meets does not meet the National Register criteria. (See continuation sheet for additional comments.)
Signature of commenting or other official Date
State or Federal agency and bureau
4. National Park Service Certification
I, hereby certify that this property is: entered in the National Register See continuation sheet. determined eligible for the National Register See continuation sheet. determined not eligible for the National Register removed from the National Register other (explain): other (explain):
Signature of Keeper Date

Stow House Santa Barbara County, CA	Page 3
Ownership of Property (Check as many boxes as apply) privatepublic-localpublic-Statepublic-Federal	
Category of Property (Check only one box) Xbuilding(s)districtsitestructureobject	
Number of Resources within Property	
Contributing Noncontributing 1 0 buildings 0 0 sites 0 0 structures 0 0 objects 1 0 Total	
Number of contributing resources previously listed in the National Register0	
Name of related multiple property listing (Enter "N/A" if property is not part of a multiple property listing.) N/A	le
6. Function or Use	
Historic Functions (Enter categories from instructions) Cat: DOMESTIC Sub: single dwelling	
	-
Current Functions (Enter categories from instructions)	
Cat: RECREATION AND CULTURE Sub: museum	

Stow House Santa Barbara (County, CA	Page 4
7. Description		
Architectural Cla	ssification (Enter categories from instructions)	
Italian	nate	
Materials (Enter	categories from instructions)	
foundation _	STONE: sandstone	
roof	WOOD: shingles	
walls	WOOD: vertical board-and-batten	
other	WOOD, GLASS, METAL, BRICK	

Stow House Santa Barbara Co	ounty, CA					Page 6
10. Geographical	Data					
Acreage of Prope	erty <u>les</u>	ss than 1 acre				
UTM References						
Zone I	Easting	Northing				
11 23	8060 38	314760				
Verbal Boundary	Descript	ion				
Parcel Number 77 one-tenth of a mile broken line on the property.	'-160-57 in e south of	Covington Way ar	d territory of ad 300 feet ea	Goleta. This tof Los C	ne lot lies Carneros R	approximately oad. The
Boundary Justific	cation					
Although the fobuildings have been either constructed associated with Ed Stow House) and sas Edgar Stow's p	en exclude or moved dgar Stow. some of th	to their present sit The proposed bor e plantings associa	ry of the non e after 1949- undary thus i	ninated prop the last year ncludes the	perty, as that the Stoven nominate	ney have been w House was d property (the
11. Form Prepare	•					
name / title		. Kim / historian				
organization	Goleta Va	alley Historical So	ciety	_date	April 14	4, 2000
street & number_	3	04 North Los Carn	eros Road	telepi	hone	(805) 964-4407

city or town Goleta state CA zip code 93117

Stow House Santa Barbara County, CA	: 7
Additional Documentation	
Submit the following items with the completed form: Continuation Sheets Maps A USGS map (7.5 or 15 minute series) indicating the property's location. A sketch map for historic districts and properties having large acreage or numerous resource. Photographs Representative black and white photographs of the property. Additional items (Check with the SHPO or FPO for any additional items)	ces
Property Owner	
(Complete this item at the request of the SHPO or FPO.) name Santa Barbara County Parks Department street & number 620 Mission Canyon Road telephone (805) 568-2461	
city or town Santa Barbara state CA zip code 93103	
Paperwork Reduction Act Statement: This information is being collected for applications to the National Register of Historic Places to nominate properties for listing or determine eligibility listing, to list properties, and to amend existing listings. Response to this request is required to obtain a benefit in accordance with the National Historic Preservation Act, as amended (16 U.S.C. 470 et seq.). Estimated Burden Statement: Public reporting burden for this form is estimated to average 18 hours per response including the time for reviewing instructions, gathering and maintaining date and completing and reviewing the form. Direct comments regarding this burden estimate or ar aspect of this form to the Chief, Administrative Services Division, National Park Service, P.O. Box 37127, Washington, DC 20013-7127; and the Office of Management and Budget, Paperwork Reductions Project (1024-0018), Washington, DC 20503.	for 3.1 ata,

Stow House Santa Barbara County, CA	Page 8
9. Major Bibliographical References	
(Cite the books, articles, and other sources used in preparing this form on one or m continuation sheets.)	iore
Previous documentation on file (NPS)	
Primary Location of Additional DataState Historic Preservation OfficeOther State agencyLocal governmentUniversityOther Name of repository:	

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Santa B	arbar	a Cou	nty, CA					

Description

The Stow House is a one-and-one-half story modified Gothic-style cottage. It has a wooden balloon frame, which rests on a stone foundation that is overlaid by concrete. The walls are constructed with board-and-batten siding. The cross-gabled roof is steeply-pitched and is clad with wood shingles. The house sits on a county-owned parcel off of Los Carneros Road. The setting of the property is still predominantly rural, with a nearby lemon grove to the west and a small lake to the east. The 140-foot by 170-foot lot contains some of the original trees and plantings associated with the house. The property retains integrity of location, setting, materials and workmanship, and feeling and association. It is in excellent condition and has had very little alteration since the period it was associated with Edgar Stow, 1915-49.

The front elevation of the building has a central cross gable with decorated vergeboards, two gabled through-the-roof dormers, a centrally-located brick chimney, vertical boardand-batten siding, and a 4-foot skirt of vertical shiplap siding above the foundation. The front elevation also features two partial-width, one-story porches with dropped roofs. The 19-foot porch on the east end has flattened Gothic arches and two square posts linked with cross-braced railings. Fenestration along the eastern half of the facade includes two 2/2/2-light wood-sash windows recessed beneath the porch at the east end, two 1/1-light double-hung, wood-sash windows crowned with a fixed triangular pane in the gabled through-the-roof dormers, a 4/4-light double-hung, wood-sash window beneath the central gable, and three 4/4-light double-hung, wood-sash windows in the one-story, three-sided bay. The west end porch extends 21 feet along the front elevation and 20 feet along the west elevation. It is supported by five square posts and is enclosed by wooden cross-braced. The porch has a flat roof that serves as a second-floor balcony. A secondstory wooden door at the extreme west end of the front elevation provides access to the balcony. There is a small, fixed-sash window adjacent to the balcony door on the second story. On the first floor, there is a wooden door with a transom light at the extreme west end of the porch. Near the center of the porch is a pair of 2/2/2/2-light French doors. which are flanked by 2/2/2/2-light sidelights. At the east end of the porch is the main entry, a 3/3/3/3/3-light wooden door. Adjacent to the front door is a 4/4-light, double-

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Stow House Santa Barbara County, CA

Description (continued)

hung, wood-sash window. A wide, 8-step, brick staircase provides access to the porch.

Extending northward from the front elevation is the west wing of the building. The west elevation of this wing features a 33-foot long second-story Italianate addition, built circa 1885. It has a hipped roof clad with wood shingles, an open eave, enclosed rafters, and bracketed eave-cornices. Adjacent to the north end of the Italianate addition is a modified, one-story section of the west-side wing. It has a hipped roof with wood-shingle cladding. There is a small, rectangular-plan wine cellar attached to the west elevation.

The wall along the west elevation is board-and-batten siding. Fenestration along the west elevation varies from one aluminum slider to two 1/1-light, seven 2/2-light, and two 4/4-light, double-hung, wood-sash windows. The wine cellar has one 2/2-light, double-hung, wood-sash window on its north and south elevations.

The east elevation of the building includes the west-side wing, the east cross gable end, and the entrance to the east-facade porch. At the south end of the east elevation is the entrance to the east-facade porch. It has a flattened Gothic arch, board-and-batten walls, and one 3/3/3/3/3-light wood-frame door. A seven-step staircase provides access to the porch. Adjacent to the porch is the east cross-gable wall. Attached to the rake of the gable are carpenter-Gothic vergeboards. The wall beneath the gable is board-andbatten siding. Centered below the gable is a 4/4-light double-hung, wood-sash window. Directly beneath it is a one-story, three-sided bay, with three 4/4-light double-hung, wood-sash windows. Below the bay are wooden vent panels, with carved diamondshaped patterns. Extending northward from the cross gable is the west-side wing, which includes the second-story Italianate addition and the one-story section at the north end of the wing. The east elevation of this wing features a 47-foot, one-story partial-width porch, recessed beneath the Italianate addition and the hipped-roof at the northern end. The porch is supported by six turned posts with corbeted caps and enclosed with crossbraced railings. There is a 5-step staircase providing access to the south end of the porch. There are three wooden doors at this end of the porch. Fenestration along the east elevation includes one aluminum slider, one small fixed-sash window, one full-length 3/3/3/3/3-light casement window, one 1/1-light, and nine 2/2-light, double-hung, wood-

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Description (continued)

sash windows. The wall is board-and-batten siding.

The north elevation of the building includes the cross gable and the north end of the westside wing. Fenestration along the eastern half of the north elevation includes a decorative multi-light over single-light, double-hung wood-sash window at the far east end, a small fixed-sash window in the center, and three 4/4-light double-hung windows below the gable. There is an entry to the east-elevation porch, as well as one to a small partial-width porch along the north elevation. Both porches have a 6-step wooden staircase. Recessed beneath the smaller porch are two wooden doors and three 1/1-light, double-hung, wood-sash windows. The wall is board-and-batten siding.

The setting of the Stow House remains fairly rural in character. The grounds and gardens around the house are landscaped with exotic trees that were planted on the property during the late nineteenth and early twentieth century. Included among the plantings are palms from South America, Mexico, Asia, and the Canary Islands, as well as Eugenia, Star Pine, and Bunya Bunya trees from Australia.

Originally, the Stow House had a U-shaped plan. As constructed in 1872-73, the front elevation was one-and-one-half stories; the west wing and the north wing were also one story in height.

The west wing was altered circa 1885 with the construction of a 33-foot long secondstory, hipped-roof, Italianate addition. The addition was constructed over the kitchen, pantry, and laundry room. The northern end of the west wing, which housed two service rooms, retained its original height of one story. This section, however, was altered around the time that Edgar Stow began managing the property in 1915 by the construction of a small, rectangular-plan wine cellar along the west elevation and by the demolition of the northern wing of the house. The removal of the northern wing has resulted in the current L-shaped plan.

Sometime between 1913 and 1915, the porch on the west end of the front elevation was enlarged and redesigned to wrap around the southwest corner of the house. As part of this renovation a pair of 2/2/2/2-light French doors was added adjacent to the main entry.

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Stow House Santa Barbara County, CA

Description (continued)

Thus, at the time that Edgar Stow took over management of the property in 1915, all the major alterations to the house were either in progress or already completed, with no new significant changes to its appearance since then.

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Stow House	•				

Statement of Significance

Santa Barbara County, CA

The Stow House is historically significant because of its association with Edgar Whitney Stow, a prominent agriculturist and ranch owner in Santa Barbara County. Stow made the house his primary residence from 1915 to 1949. During his residency at the Stow House, Stow developed an international reputation for his research into improving the productivity of lemon trees. He was also instrumental in the development of the agricultural cooperative movement in Santa Barbara County. As a State Senator, Stow represented the agricultural interests of independent farmers in Santa Barbara County. Because of its association with Edgar Stow and his contributions to the advancement of regional agriculture in Santa Barbara County, the Stow House is significant at the local level under Criterion B for listing in the National Register of Historic Places.

Historical background and significance:

The Stow House is one of the oldest wood-frame houses in Goleta. It sits on a 4.92-acre parcel that was once part of the Dos Pueblos Rancho, which was granted to Nicolas Den in 1842 by the Mexican governor Juan Batista Alvarado. The rancho originally included a large portion of the Goleta Slough, as well as a 2,000-acre tract of land just north of the slough called La Patera (the Spanish name for duck pond). In 1852, La Patera became part of the Rancho La Goleta when Den sold the property to his father-in-law Daniel Hill. With Hill's death in 1865, family members divided Rancho La Goleta into 38 farmsteads. Hill's wife, Rafaela, received title to much of La Patera. In 1868, the heirs of the Hill estate placed advertisements in newspapers as far away as San Francisco and Los Angeles announcing the sale of their Goleta Valley farm parcels for \$22 per acre.

Walker A. Tompkins, Goleta: The Good Land (Goleta: Goleta Amvets Post 55, 1976), 34-73.

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Stow House

Stow House Santa Barbara County, CA

Statement of Significance (continued)

Among the buyers enticed by the ads was William Whitney Stow, a lawyer for the Southern Pacific Railroad and a former speaker of the house in the State Assembly. Stow was primarily interested in purchasing farmland for his twenty-year-old son Sherman P. Stow, who wanted to pursue a career in agriculture. In 1871, Stow purchased 1,043 acres of La Patera tract from Rafaela Ortega Hill and her new husband German Senter. The boundaries of the farm parcel extended from Carneros Creek in the west to San Pedro Creek in the east and from the foothills of the Santa Ynez Mountains in the north to the present-day Union Pacific railroad tracks in the south.²

In the fall of 1872, Sherman began construction of the main ranch house on a knoll just east of the patera or duck pond (called Stow Lake and, later, Lake Los Carneros). Using fir shipped from the Puget Sound, Sherman completed the Gothic Revival cottage the following year. Soon thereafter, Sherman married Ida Hollister. The couple planted a 100-acre orchard of almond, walnut, and pecan trees. The Stows then cleared additional acreage and planted 3,700 lime trees.³ In 1874, Sherman diversified his orchard by planting a 30-acre grove of Lisbon lemon trees, which became the first commercial lemon grove in California.⁴ By 1888, the lemon grove at the ranch included 3,100 trees, ranging in age from six to nine years old.⁵

Lemons had become an important crop not only to the Stow Ranch, but to farms throughout Santa Barbara County. With the increase in lemon production, the need for an efficient fruit-packing operation became apparent. Consequently, in 1897 growers in the region banded together to incorporate the sole private packing house in the area, the Johnston Fruit Company, with Sherman serving as the company's first president.⁶

² Ibid., 123-24.

³ Jesse D. Mason, History of Santa Barbara County, California (Oakland: Thompson & West, 1883), 276.

⁴ Tom Kleveland, "Pioneer Commercial Lemon Grove Still Leader in State Citrus Industry," Santa Barbara News-Press, January 16, 1944. The lemon grove remained productive until 1938, when the trees were pulled up to make way for a new residential development project.

⁵ "La Patera: The Property of S.P. Stow." San Francisco Journal (October 1887). On file, Santa Barbara Historical Museum Library, Santa Barbara, CA.

^o Tompkins, Goleta: The Good Land, 127.

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Stow House Santa Barbara County, CA

Statement of Significance (continued)

In 1907 Sherman died, leaving behind three daughters and three sons. Sherman and Ida's first-born son, Sherman Hollister Stow, took over management of the ranch until his untimely death in 1915.⁷

At this time, Sherman's younger brother, Edgar Whitney Stow, became the new manager of La Patera Ranch. Born at the Stow House on May 26, 1885, Edgar was the fifth child of Sherman and Ida Stow. He attended public schools in Santa Barbara and later went on to college at the University of California at Berkeley, where he graduated with a degree in agriculture in 1908. After graduating, Edgar worked for a few years in the oil business digging ditches for oil pipes. He also worked for a San Francisco real estate firm appraising ranches, before returning in 1915 to manage the ranch and to live in the Stow House. In 1917, Edgar married Sally Taylor Alexander of the De La Guerra family, a prominent Santa Barbara family.

Under Edgar's management, the ranch achieved new levels of productivity. Edgar expanded the number of lemon trees under cultivation to 300 acres. He also constructed his own research laboratory and hothouse adjacent to the Stow House.¹¹

Edgar's research centered on increasing the productivity of lemon trees through disease-resistant rootstocks, new insecticides, and proper irrigation. One of Edgar's most important accomplishments was his discovery of a method to control the oak root fungus, which had emerged as a major threat to lemon groves in California. Stow found that by budding Lisbon or Eureka lemons to grapefruit rootstocks (which are apparently resistant to fungus), the resulting trees would be impervious to the disease. Stow also conducted research on various insecticides, and eventually developed a spray that he claimed

⁷ Ibid., 128.

⁸ Owen H. O'Neil, ed., History of Santa Barbara County, State of California: Its People and Its Resources (Santa Barbara: Harold McLean Meier, 1939), 39.

⁹ Tom Kleveland, "Pioneer Commercial Lemon Grove."

¹⁰ F. H. Haskins, "A Short History of the Stow Family." On file, Goleta Valley Historical Society, Goleta, CA

¹¹ Walker A. Tompkins, Goleta: The Good Land, 129-130.

¹² Ibid., 129.

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Stow House	

Santa Barbara County, CA

Statement of Significance (continued)

could kill the red citrus scale.¹³ In the area of irrigation, Stow believed that the fruit itself was the best guide for determining soil moisture and the proper time to irrigate, since his method involved taking regular growth measurements on a selected sample of lemons and irrigating only when the growth rate of these lemons began to flatten out. His findings were published in 1936 in a citrus-industry trade journal, the *California Citrograph*, where they attracted the attention of growers throughout the region.¹⁴

Lemon growers in California were not the only ones aware of Stow's research, for as historian Walker Tompkins points out, Stow's contributions to the lemon industry were "recognized by citriculturists all over the world." In 1936, the *Goleta Valley Leader* reported that the "[f]ame of Santa Barbara county lemons has reached far away Palestine," and that a prominent lemon grower in Palestine, Alfred Kaufman, had contacted Stow for "information relative to technical findings in his experiments with lemon rootstocks." ¹⁶

As a grower of Eureka and Lisbon lemon trees himself, Kaufman valued Stow's research. Likewise, Kaufman's experiments on Palestine sweet lemons interested Stow because the rootstocks of the trees were known to be resistant to gummosis, a disease common to lemon trees in California. Stow eventually secured some Palestine sweet lemon rootstocks in Florida and planted them at La Patera. He found that the imported rootstocks were indeed resistant to gum disease and well-suited for the soil in Santa Barbara County. Consequently, Stow began cultivating the new rootstocks at La Patera and making them available to growers in Santa Barbara and Ventura Counties. "Many of the finest orchards in the two counties," according to the Santa Barbara News-Press, "obtained the root stock from La Patera."

¹³ Tom Kleveland, "Pioneer Commercial Lemon Grove."

^{14 &}quot;Santa Barbara County Lemon Growers Tour Stow Orchards," California Citrograph (September 1936).

¹⁵ Walker A. Tompkins, Goleta: The Good Land, 129.

¹⁶ "Lemon Fame is Widespread," Goleta Valley Leader, October 16, 1936.

^{17 &}quot;Santa Barbara County Lemon Growers Tour Stow Orchards." California Citrograph (September 1936).

^{18 &}quot;Edgar W. Stow Succumbs at 64," Santa Barbara News-Press, June 24, 1949.

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Stow House Santa Barbara County, CA

Statement of Significance (continued)

Edgar Stow was also known locally for his support of the farmers' cooperative movement in the Goleta Valley. In 1915 he was elected to the Board of Directors of the Goleta Farmers' Association, which became a non-profit cooperative that worked to resolve marketing and transportation issues on behalf of local lima bean growers. Lima beans had become an important crop at the Stow Ranch and other farms throughout the Goleta Valley. In 1916, the cooperative changed its name to the Goleta Lima Bean Growers' Association and elected Stow president.¹⁹

In 1920, Stow became one of the founding directors of the Santa Barbara County Farm Bureau, a cooperative organization designed to give farmers a voice in state politics.²⁰ As a Farm Bureau director, Stow actively pursued the organizing of the sugar beet industry. Although Stow was not a sugar beet grower himself, he sympathized with the plight of independent beet farmers, as they faced many of the same marketing and transportation problems as lima bean and citrus growers. Stow eventually succeeded in helping beet farmers attain a more favorable contract with the sugar companies.²¹ Stow's active involvement with the cooperative movement ultimately attracted the favorable attention of independent farmers throughout Santa Barbara County.

Stow later drew on the ties he developed with growers in the area to launch his political career in the State Legislature. In 1923, he was elected to the State Assembly for one term. In 1932, Stow was elected for one term to the State Senate. During his years as both a State Senator and Assemblyman, Stow's primary residence was the Stow House. According to Stow descendants, he visited the state capital when necessary to perform legislative duties, but bowing to the wishes of his wife, did not move his family to Sacramento during his terms in the legislature.²²

¹⁹ Goleta Farmers Association, "Minutes 1913-1918." On file, Goleta Valley Historical Society, Goleta, CA.

²⁰ Richard B. Rice, William A. Bullough, and Richard J. Orsi, *The Elusive Eden: A New History of California*, 2nd edition (New York: MacGraw Hill Companies, Inc., 1966), 409.

²¹ Santa Barbara County Farm Bureau Minutes, October 9, 1920, Santa Barbara County Farm Bureau Minutes, 1920-1921. On tile, Santa Barbara County Farm Bureau, Buellton, CA.

²² Personal communications from Maria Ealand and Peggy Seligman, nieces of Stow, and David Van Horne, grand nephew of Stow, to Ronald L. Nye, April 19, 2000, Goleta, California.

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In 1936, Stow retired from politics after losing his bid for reelection. In addition to La Patera, Edgar owned a rural property in the Santa Ynez Valley, where he maintained a summer cabin. Edgar's primary ranch and residence, however, remained La Patera and the Stow House. Preceding his death, Edgar Stow suffered a debilitating stroke that left him bedridden and limited his use of the house to the ground floor. The room adjacent to the parlor became his convalescent chamber.²³ Upon recovering, Stow made visits to his cabin in the Santa Ynez Valley. It was there, during one such visit, that he unexpectedly died on June 23, 1949.²⁴

²³ Personal communication between David Bisol, Stow family friend, and Ronald L. Nye, April, 13, 2000. ²⁴ "Edgar W. Stow Succumbs at 64," Santa Barbara News-Press, June 24, 1949.

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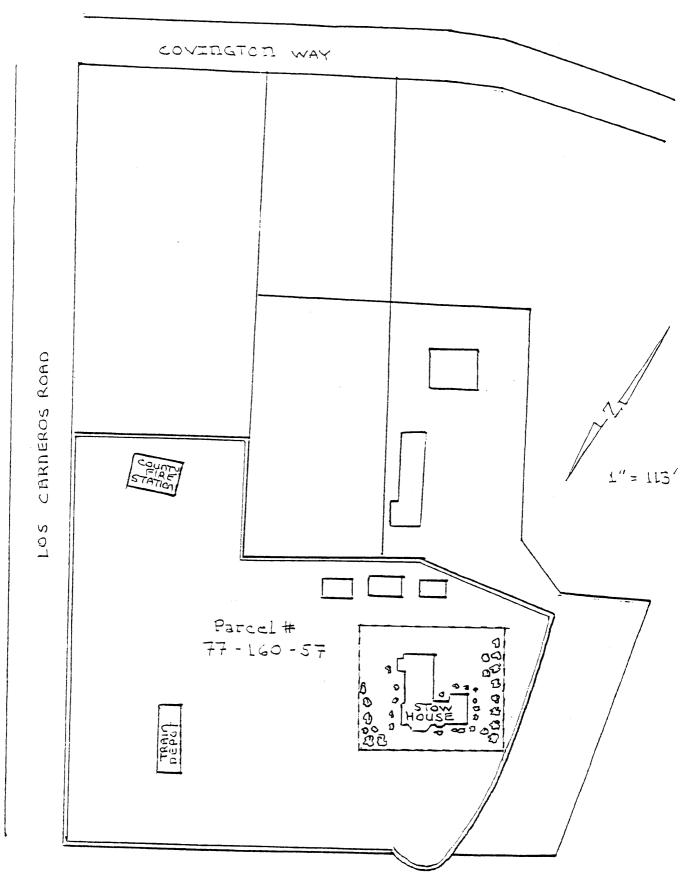
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SKETCH MAP OF STOW HOUSE



Based on 1951 Santa Barbara County Assessor's Map, Book 7717 age 16



Stow House North elevation of addition

View S

Santa Barbara Co., CA 173



Stow House 304 Los Corneros, Goleta Santa Barbara County, CA Monte Kim 12-1-99 Goleta Valley Historical Society Facade View N 175



Stow House East elevation of oniginal cottage View W

Santa Barbara G., CA



Stow House East elevation of addition

Santa Barbara Co., C.A.

View W



Stow House West elevation View E

Standa Barbara Co., CA



Stow House North elevation of original cottege View S Santa Barbara Co., CA

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Stow House West elevation of addition View NE Santa Barbara G., CA

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