Agenda Item B.1
CONCEPTUAL/ PRELIMINARY REVIEW
Meeting Date: June 23, 2026

TO: Goleta Design Review Board

FROM: Darryl Mimick, Supervising Senior Planner

SUBJECT: 7360 Hollister Avenue (APNs 073-020-034, 073-020-003, 073-020-035) 7360 Hollister Avenue Residential Community
Case No. 25-0001- SUB (Vesting Tentative Tract Map) Case No. 25-0003-DP (Development Plan) Case No. 25-0018- DRB (Design Review Board)

DRB ACTIONS FOR CONSIDERATION:

1. Conduct Conceptual/Preliminary Design and recommend Preliminary Design approval to the Planning Commission based on the Design Review findings of Goleta Municipal Code ["GMC"] Section 17.58.080) provided as Attachment A;

2. Review the Project's design and provide recommendations and design-related comments for the Planning Commission's and the applicant's consideration.

The Project (as defined below) is subject to the Housing Accountability Act (as amended by SB 330) and State Density Bonus Law. Accordingly, the City's review must be based on applicable objective standards and consistent with applicable state housing laws, including any concessions, waivers, or reductions of development standards authorized by State Density Bonus Law. Pursuant to Government Code section 65589.5(j)(3), a housing project may not be found inconsistent with applicable objective standards on the basis of a density bonus concession, waiver, or reduction of development standards.

Staff has reviewed the Project for consistency with the City's applicable objective standards and determined that the Preliminary Design Review findings set forth in GMC Section 17.58.080 can be made. Consistent with this state law framework, the Design Review Board's (DRB) role is to review the Project's design, provide a recommendation to the Planning Commission regarding the Design Review findings, and offer design-related comments and recommendations for consideration by the applicant and Planning Commission.

PROJECT DESCRIPTION:

This request is for a recommendation regarding *Conceptual/Preliminary* Review by the DRB to the Planning Commission. The applicant has submitted an application for a

Vesting Tentative Tract Map, Development Plan, and Design Review on property located at 7360 Hollister Avenue. The project site is bordered by U.S. Highway 101 and the Union Pacific Railroad to the north; Hollister Avenue and single-family residences to the south; a mobile home park to the west; and commercial uses to the east. The site is designated High Density Multi-Family in the General Plan and is zoned RH Residential—High Density (RH) as well.

PROJECT DESCRIPTION SUMMARY: The proposed project ("Project") includes the following primary components:

- Demolition of four existing structures consisting of three single-family residences and one detached shed/outbuilding.
- Combine three parcels into one 3.17-acre project site and create 59 condominium units (via a Vesting Tentative Tract Map provided as part of Attachment C).
- Residential Development
    - 59 three-story attached townhomes
    - Floor plans (1,292–1,628 sq ft)
    - Modern farmhouse architectural design
    - Private garages and patios with each unit
- Parking
    - 118 private garage spaces
    - 15 guest spaces
    - Exceeds State Density Bonus Law parking minimums
- Site Amenities
    - Central event lawn
    - Shaded picnic and barbecue areas
    - Outdoor social seating areas
    - Community garden
    - Landscape buffers along Hollister Avenue
- Infrastructure
    - Internal private drive aisles
    - Pedestrian pathways
    - Utility connections and stormwater treatment features
    - All-electric construction with rooftop solar and energy-efficient systems

Lighting, landscaping, and the common area improvements will be the responsibility of the future homeowner's association (HOA).

The Project qualifies for the SDBL (Gov. Code §65915) by proposing 5% very-low-income units (3 units), which entitles the applicant to one concession, waivers or modifications of development standards, and potential parking reductions. The Project utilizes it's one concession to increase very-low-income units from 2.5% to 5% and correspondingly reduce low-income units from 5% to 2.5%. The applicant also requests two waivers of

development standards and will utilize the City's Inclusionary Housing Ordinance in-lieu fee option to satisfy the remaining affordable housing requirement.

Concession

1. The project is using its (1) granted concession to increase the quantity of very-low units from 2.5% to 5% and lower the quantity of low-income units from 5% to 2.5%.

Waivers

The applicant requests two waivers from the RH zoning district development standards:

1. Building Height. All 13 proposed three-story buildings would range from approximately 40 to 41 feet in height, which exceeds the 35-foot maximum building height permitted in the RH zoning district.
2. Restricted Open Space. GMC Section 17.07.050.B.2.a requires a minimum of 200 square feet of private restricted open space for ground-floor units. Forty-six (46) of the proposed 59 units would not meet that minimum requirement.

The Project's application was filed by Nick Patterson of City Ventures on behalf of 7360 Hollister Avenue, LLC, the property owner.

BACKGROUND:

Housing Element Site

The project site was identified in the City of Goleta's 2023–2031 Housing Element amendments as an underutilized site suitable for increased residential capacity. The site was re-designated and rezoned from Community Commercial (CC) to Residential High Density (RH) to facilitate housing production and help meet the City's RHNA obligations.

SB 330; Housing Accountability Act

The Project is subject to the Housing Accountability Act (as amended by SB 330), which significantly restricts the City's authority to deny or condition the Project. (Gov. Code, § 65589.5). Among other things, the HAA requires that the Project be processed under the City's objective development standards, policies, and design criteria in effect at the time the preliminary application was submitted (March 19, 2025). Furthermore, the HAA exempts any inconsistency with the City's objective standards as a result of concessions or waivers permitted under DBL. (Gov. Code, § 65589.5(j)(3).) Finally, if a housing project — regardless of affordability — complies with the City's objective development standards, the HAA prohibits the City from denying the project or reducing its density unless the City

finds the project would have an un-mitigable specific, adverse impact on public health.[1] (Gov. Code, § 65589.5(j)(1)(A)-(B).) Inconsistencies with the City's zoning ordinance or General Plan land use designation do not constitute specific, adverse impacts under the HAA. (*Id*., at (d)(2)(A).) Against this backdrop, the Project is being evaluated for consistency with the RH zoning district standards, as modified by the concession and waivers authorized under Government Code section 65915 (i.e., DBL).

In addition to the above requirements, under SB 330, the City is limited to a maximum of five-hearings on a residential project (including an appeal). This state regulation provides that if proposed housing project complies with the applicable, objective general plan and zoning standards that are in effect when an application is deemed complete, the City may only hold up to five "hearings" in connection with the approval of that project. "Hearing" is defined broadly to include any public hearing, appeal, workshop, or similar meeting, whether by the city council, the planning commission, or any other city department, board, commission, or body, including committees or subcommittees, such as Goleta's DRB or an ad hoc committee of a minority of the members of a legislative body. A continued hearing counts as another one of the five hearings allowed. (*See* Gov. Code, § 65905.5) Under SB 330, the City must consider and either approve or disapprove the project at one of the five allowed hearings. This DRB hearing will be one of the five allowed hearings.

The DRB can provide comments and input regarding design-related matters on this Project that do not reduce its density or differ from the objective standards (i.e., setbacks, heights, density) established by the City or authorized by State Law, such as DBL.

California Density Bonus Law

SDBL offers significant benefits to housing projects that include a qualifying amount of affordable units. The Project qualifies for SBDL based on the proposed affordable units, as noted above. The applicant is requesting one concession and two waivers from specified RH zoning requirements. These requests are evaluated under Government Code section 65915 (DBL) in conjunction with the Project's vested rights under SB 330 and the protections of the HAA.

DISCUSSION:

Project

The project site is located at 7360 Hollister Avenue within the City of Goleta and consists of approximately 3.17 acres. The site is currently developed with three single-family residences and ancillary structures, along with areas used for outdoor storage and equipment. Surrounding uses include commercial development to the east, residential uses to the south and west, and the Union Pacific Railroad corridor and U.S. Highway 101 to the north.

[1] "Specific, adverse impact" means "a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete." (Gov. Code, § 65589.5(j)(1)(A).)

The Project proposes development of a 59-unit multi-family residential community consisting of 13 three-story buildings. Units range from approximately 1,292 to 1,628 square feet and include private garages and patios. The site plan incorporates internal circulation, parking (118 garage spaces and 15 guest spaces), and common open space amenities including an event lawn, seating areas, and a community garden.

Architectural design is characterized by a modern residential style with a mix of materials such as stucco, siding, and varied roof forms to provide visual interest and avoid monotony. Exterior lighting has been designed to comply with the City's dark sky standards, with all fixtures directed downward to minimize light spill. The lighting plan includes street lighting, pedestrian-scale fixtures, and building-mounted lighting, with illumination levels designed to maintain compatibility with adjacent residential uses.

The landscape plan includes a mix of native and ornamental plantings, including canopy trees, shrubs, and groundcover, as well as enhancements within common open space areas. The project incorporates stormwater management features such as permeable paving, bioswales, and on-site infiltration measures to support water quality and low-impact development objectives.

The Project would be served by existing utility providers, including water service from the Goleta Water District and sewer service from the Goleta West Sanitary District. Site development would also involve grading, with preliminary estimates indicating that approximately 5,000 cubic yards of soil would be exported from the site.

The project site is located within the Airport Environs Overlay and Safety Zone 6 (Outer Approach Zone) for the Santa Barbara Airport. Accordingly, the proposed residential development is subject to the applicable Airport Environs Overlay standards and Airport Land Use Compatibility Plan requirements, including any conditions of approval applicable to residential uses within the Airport Influence Area.

Staff has reviewed the Project for consistency with the City's objective standards and determined that the Project is consistent with such standards (with deviations associated with DBL concessions and waivers excused, as required under the HAA). For these reasons, staff has determined that the Preliminary Design Review findings (set forth in GMC section 17.58.080) can be made for the Project. These findings, and staff's rationale for why each finding can be made, are provided in Attachment A. Consistent with this state law framework, the DRB's role is to review the Project's design, evaluate whether the Preliminary Design Review findings can be made, provide a recommendation to the Planning Commission regarding those findings, and offer design-related comments and recommendations for consideration by the applicant and Planning Commission.

ENVIRONMENTAL REVIEW:

The proposed project has been reviewed in accordance with the California Environmental Quality Act (CEQA) and the State CEQA Guidelines. Based on the analysis prepared by Michael Baker International, the project qualifies for a Class 32 Categorical Exemption (Infill Development) pursuant to CEQA Guidelines Section 15332. The proposed CEQA

determination will be considered for adoption by the Planning Commission is provided as Attachment B for DRB and the public's reference.

The project is consistent with the City of Goleta General Plan and zoning regulations, occurs on a site less than five acres in size within city limits, and is substantially surrounded by urban uses. Technical studies prepared for the project demonstrate that the project would not result in significant environmental impacts. The site is not identified as habitat for special-status species and is adequately served by existing utilities and public services.

NEXT STEPS:

The next steps include: 1) Planning Commission hearing for review and approval of all project components; 2) a 10-day appeal period; 3) if no appeal is filed then Final DRB review; 4) issuance of Map Clearance for the Final Map once the conditions of approval associated with the subdivision map have been satisfied and City Council acceptance the Final Map prior to recordation; 5) a Zoning Clearance once the adopted conditions have been satisfied; 6) Building plan check by Building and Safety leading to issuance of building permits; and 7) project construction and inspections.

ATTACHMENTS:

A – Findings for Approval
B – Draft Notice of Exemption
C – Project Plans

Attachment A

Design Review Findings

Attachment A
Design Review Findings for Development at
7360 Hollister Avenue Project
Case No. 25-0001- SUB (Vesting Tentative Tract Map)
Case No. 25-0003-DP (Development Plan)
Case No. 25-0018- DRB (Design Review Board)

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

The proposed 59-unit residential development is compatible with the surrounding neighborhood with respect to size, bulk, and scale. The site was identified in the City of Goleta's 2023–2031 Housing Element amendments as an underutilized site suitable for increased residential capacity and was subsequently redesignated and rezoned from Community Commercial (CC) to Residential High Density (RH) to facilitate housing production and support the City's RHNA obligations.

The project includes three-story residential buildings with heights ranging from approximately 40 to 41 feet, which are consistent with the site's High Density Residential designation and applicable development standards, including allowable increases under State Density Bonus Law. The proposed density is consistent with the General Plan and underlying zoning. The project reflects awareness of the existing dog care facility located to the east; however, the placement of residential buildings in that area supports the project's ability to achieve the planned residential density for the site and does not preclude a finding of overall compatibility within this mixed-use and transitional setting.

In addition, the use of multiple building types and variation in massing and façade articulation reduces the perception of bulk and helps provide a compatible transition to surrounding uses.

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

The site layout, orientation, and circulation are appropriate and function cohesively. The project is organized around a central internal drive aisle, with units oriented along private drives to facilitate efficient vehicular and pedestrian circulation. The project provides a primary access point from Hollister Avenue, and the location of the entrance is strategically positioned to accommodate planned roadway and traffic signal improvements.

Parking is integrated within the buildings in the form of private garages and is supplemented by uncovered guest parking spaces, resulting in an orderly and

functional site design. The project provides sufficient parking and exceeds the minimum parking required under State Density Bonus Law. Pedestrian pathways, common open space areas, and internal circulation routes are interconnected and appropriately located throughout the site. The common recreation area is centrally located and accessible by means of connecting walkways. The project's common open space area exceeds the minimum City requirement and is distributed throughout the site to serve residents in a cohesive and functional manner. The project seeks a waiver from restricted open space requirements pursuant to State Density Bonus Law.

Signage will be proposed and reviewed under a separate permit at a later time.

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

The project demonstrates a cohesive and harmonious palette of materials and colors. The design incorporates stucco, fiber cement siding, brick veneer, and metal roofing elements, combined with a modern farmhouse architectural style. The coordinated use of materials and neutral color schemes ensures visual consistency across all elevations while maintaining architectural variation and quality.

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

Outdoor mechanical and utility equipment is integrated into the project design and screened from public view to the maximum extent practicable. Air-conditioning units are roof-mounted and screened from view by the rooflines and roof wells. Exterior closets are incorporated into the building design, and other utilities and service areas are located internally within the development or within designated service areas, thereby minimizing visibility from public rights-of-way.

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

Site grading is minimized and appropriately designed to accommodate the proposed development, with preliminary estimates indicating that approximately 5,000 cubic yards of soil would be exported from the site. The configuration of the site allows for efficient building placement and circulation without substantial grading impacts. The grading design supports drainage and stormwater management while maintaining compatibility with surrounding site conditions.

F. 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.

The project provides landscaping that is proportional to the site and its development intensity. The landscape design includes street trees, accent planting, and common open space amenities such as an event lawn, community garden, and shaded seating areas. Native and drought-tolerant tree species, including coast live oak and western redbud, are appropriately incorporated because they are well suited to the region's Mediterranean climate, require relatively low water use once established, and support long-term landscape sustainability. Perimeter landscaping along Hollister Avenue provides buffering, while internal landscaping enhances the residential character and overall visual quality of the development.

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

The proposed plant materials are appropriate for the project and region, including drought-tolerant and native species such as coast live oak, sycamore, and citrus trees. The landscape design incorporates low-water-use principles and irrigation efficiency measures, ensuring long-term sustainability and maintainability.

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

Exterior lighting is appropriately designed in terms of scale, location, and intensity. The photometric plan identifies a combination of shielded site lighting and building-mounted fixtures, including pedestrian pole lights, streetlights with house-side shielding, and entry and garage sconces. Lighting levels are distributed throughout the site to support safety and functionality, while fixture shielding and placement are intended to minimize light spillover onto adjacent properties and public rights-of-way. Proposed exterior lighting is designed to comply with applicable standards, including dark-sky considerations.

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

The project architecture respects the privacy of neighboring properties through building orientation, spacing, and internal site design. Units are oriented primarily toward internal circulation and common spaces, reducing direct overlook into adjacent properties. Given the urban infill context along Hollister Avenue, the project appropriately balances density with privacy considerations.

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

There are no Multiple -Family design standards adopted that apply to this project.

Attachment B

CEQA Notice of Exemption

City of Goleta
7360 Hollister Avenue Project
Case Numbers: 25-0001-SUB et al.

California Environmental Quality Act
Class 32 - Categorical Exemption Determination Report

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June 2026

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Table 1: Estimated Maximum Daily Construction Criteria Air Pollutant Emissions
Table 2: Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

CATEGORICAL EXEMPTION REPORT

This report serves as the environmental determination for the 7360 Hollister Avenue Project (project) in the City of Goleta. The intent of this report is to document the project's eligibility as an exempt action pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15332 (In-Fill Development Projects or "Class 32 Categorical Exemption). The report includes an introduction, project description, and evaluation of the project's consistency with the requirements for a Class 32 Categorical Exemption.

I. INTRODUCTION

CEQA Guidelines Section 15332 states that the Class 32 Categorical Exemption applies to a project when the following criteria are met:

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

II. PROJECT LOCATION AND SETTING

Project Location

The City of Goleta (City) is located in the southern coastal portion of Santa Barbara County. The City is approximately 100 miles northwest of the City of Los Angeles and ten miles west of the City of Santa Barbara. Regional access is available via U.S. Highway 101 (US-101); refer to Exhibit 1, *Regional Vicinity*.

The project site is approximately 3.17-acres and located in the western portion of the City (Assessor's Parcel Numbers: 073-020-035, 073-020-003, 073-020-034). Specifically, the project site is located at 7360 Hollister Avenue; refer to Exhibit 2, *Site Vicinity*. Local access to the site is provided via Hollister Avenue, which serves as the site's southern boundary.

Existing Site Conditions

The project site is a rectangular shaped site comprised of three parcels. The northern third of the project site is developed with three single-family residences, a garage, and various outbuildings. A driveway from Hollister Avenue is situated along the western boundary of the project site to provide

access to these residences. The southernmost portion of the site contains an open air storage yard for construction industry vehicles, supplies, and equipment. The remainder of the parcel is undeveloped and is currently used to store a small number of vehicles and heavy equipment pieces. All structures and onsite infrastructure would be demolished as part of the proposed project.

General Plan Land Use and Zoning
The City of Goleta's General Plan land use designation for the site is High Density Residential. The site is zoned (R-H) for Residential High Density.

Surrounding Land Uses and Zoning
Surrounding land uses include residential and commercial. Specifically, land uses and zoning designations surrounding the project site are as follows:

- North: The site is bound by the Union Pacific Railroad right-of-way to the north with US-101 beyond.

- East: The site is bound by commercial uses to the east, including a dog day care center and a storage facility. Uses to the east are designated Community Commercial (CC) and General Commercial (CG).

- South: The site is bound by Hollister Avenue to the south with single-family residential uses beyond. The residential uses are designated Planned Residential (PR).

- West: The site is bound by the Ellwood Station mobile home park to the west. This area is designated Mobile Home Park (RMHP).

III. PROJECT DESCRIPTION

The 7360 Hollister Avenue Project would develop thirteen (13) multi-family residential buildings with approximately 59 dwelling units on approximately 3.17 acres. The project would have a density of approximately 18.6 density units per acre (du/ac). The City is considering approval of a Vesting Tentative Tract Map (VTM), Development Plan (DP), and Design Review (DRB) to facilitate construction of the proposed residential development.

The development consists of demolishing the onsite structures and constructing 13 three-story residential buildings. The three-story homes would range from approximately 1,292 to 1,628 square feet each and include private patios. The project also includes open space, common areas, internal circulation, and parking. The proposed community amenities include an event lawn, shaded picnic and grilling area, social seating, community garden, and landscaped buffers along Hollister Avenue. Parking includes 118 private garage spaces and 15 guest stalls. Site access would be provided via one driveway at Hollister Avenue. Refer to Exhibit 3, *Conceptual Site Plan*.

This development would utilize the State Density Bonus Law (SDBL) and Senate Bill 330 through the provision of six (6) affordable units (5 percent Low, 5 percent Moderate); thereby qualifying for consideration of development concessions and waivers to streamline entitlement and facilitate housing production. Consistent with SDBL, the project requests reduced setbacks and an increase in building height to accommodate the proposed residential development on an infill site. These concessions and waivers relate to development standards and are intended to allow efficient site design consistent with applicable regulations. SB 330 provides additional statutory context supporting housing development by limiting regulatory changes that would otherwise constrain residential projects. The requested concessions and waivers do not alter the underlying land use designation or introduce development types inconsistent with the surrounding urban area.

The project applicant is requesting reductions or deviations from the following Goleta Municipal Code (GMC) development standards as waivers[1] under the SDBL:

1. Maximum Building Height: Goleta Municipal Code (GMC) Section 17.07.030 requires a maximum height of 35 feet. The project proposes a maximum height of 41 feet.

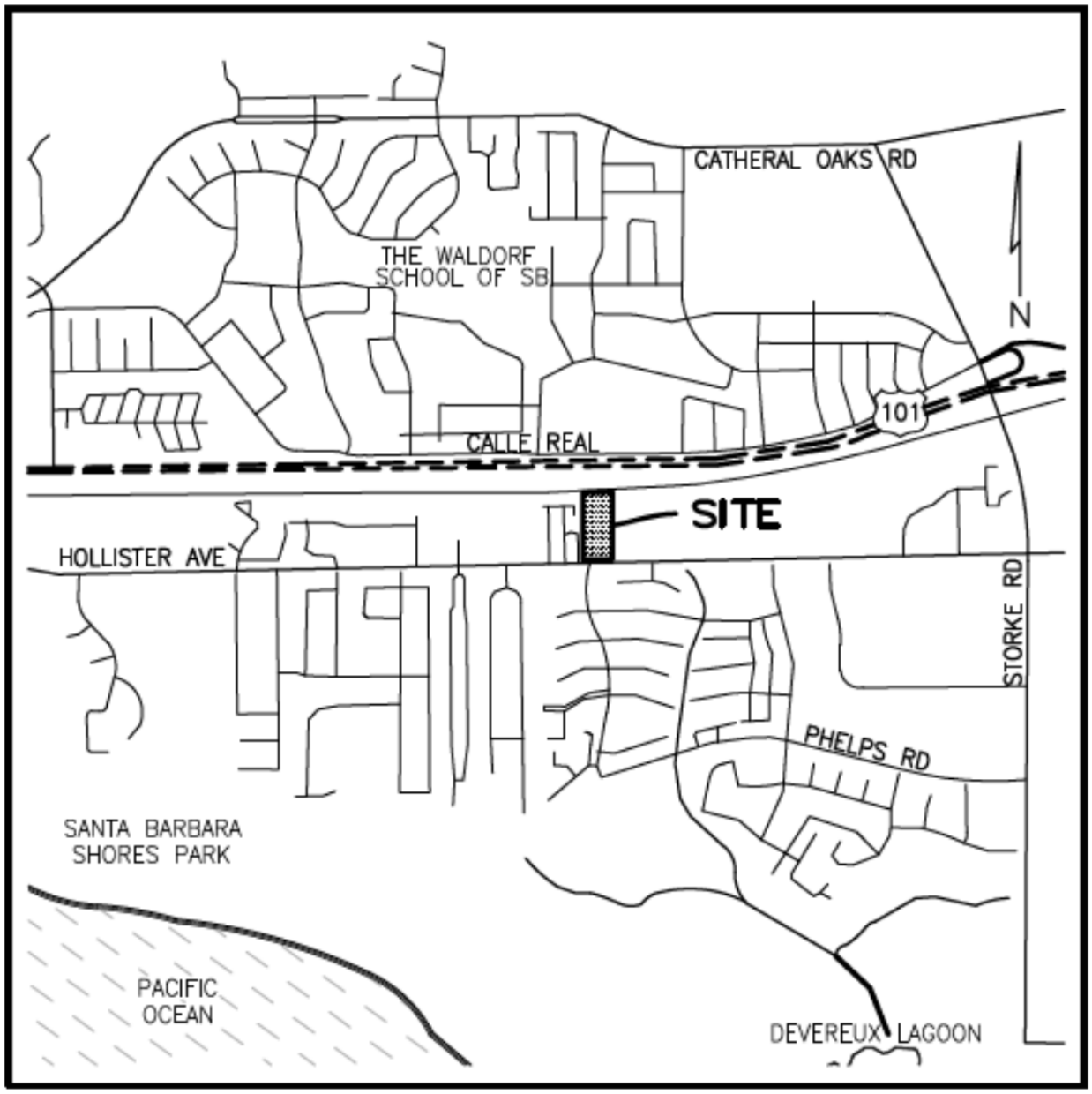
2. Minimum Setback Standards: GMC Section 17.07.030 requires a minimum front setback of 20 feet. The project proposes a minimum front setback of five (5) feet and one (1) inch.

Construction

Construction is anticipated to occur for approximately 15 months. Construction activities would consist of onsite demolition, site preparation, grading, building, paving, and architectural coating. The project is estimated to export approximately 5,000 cubic yards of soil.

[1] Pursuant to Government Code §65915(e), localities may not enforce any "development standard" that would physically preclude the construction of a project with the density bonus and the incentives or concessions to which the developer is entitled.

Exhibit 1 - Regional Vicinity



Source: City Ventures Homebuilding LLC

Exhibit 2 - Site Vicinity

Source: ELMT Consulting, Biological Due Diligence Investigation

Exhibit 3 - Conceptual Site Plan

IV. CLASS 32 EXEMPTION CRITERIA ANALYSIS

CRITERION (a) *The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.*

The project site is designated by the City's General Plan as High Density Residential. According to the General Plan, the High Density Residential designation applies to multifamily housing units and accessory uses customarily associated with residences. The proposed project consists of a 59-unit multifamily housing development with community amenities. The project is considered an allowed land use in this regard.

The project site is zoned Residential High-Density (R-H). As identified in GMC Section 17.07.010, the R-H zoning designation is intended for multi-family housing and accessory uses customarily associated with residences by implementing the High-Density (R-HD) land use designation of the General Plan. As multi-family residential development, the project is consistent with the R-HD land use designation. The R-H zone permits a minimum density of 20 du/ac and a maximum of 30 du/ac (per the General Plan Land Use Element and RH zoning district standards. However, as described under Section III, *Project Description*, this development would utilize the State Density Bonus Law and Senate Bill 330 through the provision of six (6) affordable units (5 percent Low, 5 percent Moderate); thereby qualifying for consideration of development concessions and waivers to streamline entitlement and facilitate housing production. Therefore, the project would meet Criterion (a) requirements.

CRITERION (b) *The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.*

The project site is approximately 3.17 acres located at 7360 Hollister Avenue within the City of Goleta. As shown on Exhibit 2, the site is surrounded by urban development including the Union Pacific railroad to the north; commercial uses to the east; Hollister Avenue to the south; and residential uses to the west. As such, the project would meet Criterion (b) requirements.

CRITERION (c) *The project site has no value as habitat for endangered, rare or threatened species.*

A *Biological Due Diligence Investigation* was prepared by ELMT Consulting (April 14, 2026) for the proposed project. As detailed, the project site does not have the potential to support the following: native plant communities or natural communities of special concern; jurisdictional water features; special-status plant species; or special-status wildlife species; and the site is not located with federally designated critical habitat. Further, the project site is located within a developed area of the City and is surrounded by urban land uses. As concluded in the biological investigation, the site does not have the potential to support suitable habitat that could support endangered, rare, or threatened species. Thus, the proposed project would meet Criterion (c) requirements.

CRITERION (d) *Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*

A. TRAFFIC

A *Traffic Impact Analysis* and *VMT Screening Memo* were prepared by TJW Engineering (April 9 and April 8, 2025) for the proposed project. As concluded in these reports, the proposed project is anticipated to generate 373 daily trips, including 25 AM peak hour trips and 29 PM peak hour trips. According to the VMT memo, the City of Goleta SB 743 Sketch VMT Tool (October 2020) was used to evaluate the project. Project details including address, parcel numbers, residential units, and daily trip generation were entered into the tool to calculate VMT per capita and compare it to City thresholds. The analysis found that the project's residential VMT per capita would be 21.96 which exceeds the City's significance threshold of 16.79. However, the City's VMT Thresholds Study suggest that California Air Pollution Control Officers Association (CAPCOA) recommended VMT strategies may be used to reduce project VMT, including increasing residential density. As such, the higher-density infill residential development is associated with lower vehicle miles travel behavior and allows consideration of residential density in the VMT analysis and the adjusted residential VMT is 16.47 per capita, which is below the City's significance threshold of 16.79 VMT per capita. This strategy accounts for VMT reductions associated with higher-density development. Based on the CAPCOA's strategy equation and associated calculations, the project achieves a maximum potential VMT reduction of 25 percent. After applying the 25 percent reduction to the initial VMT Tool results, the project's residential VMT per capita was reduced to 16.47, meeting the City of Goleta threshold. Thus, the proposed project would meet Criterion (d) requirements.

B. NOISE

A *Noise Impact Study* was prepared by MD Acoustics, LLC (April 22, 2026) for the proposed project. As concluded in this report, the proposed project would result in less than significant impacts as it relates to future noise impacts (traffic, train, construction and operational noise), as a result of the project.

Construction

Noise related to construction would be required to comply with the City's Municipal Code Section 17.39.070(G), which permits construction activities between 8:00 a.m. and 5:00 p.m. Any construction activities outside the permitted hours of construction would require a permit from the City's Director of Planning and Environmental Review for onsite work and the City's Public Works Director or designee for work in the City's right-of-way.

The *Noise Impact Study* determined that construction noise impacts are considered to be less than significant because construction noise may have a temporary or periodic increase in the ambient noise level above the existing within the project vicinity.

Operations

The *Noise Impact Study* concluded that the total project noise due to HVAC equipment, parking, and crowd noise at the nearest residences is expected to be 49 dBA CNEL which would not increase the ambient noise level to off-site receptors due to stationary sources.

Project-generated traffic would result in incremental increases of approximately 0.1 to 0.7 dBA CNEL at nearby off-site sensitive receptors, which is below the threshold of perceptibility. As such, off-site traffic noise impacts would be less than significant, and no mitigation is required.

On-site exterior noise levels associated with roadway traffic and rail operations would range from approximately 54 to 67 dBA CNEL. While localized façade areas adjacent to Hollister Avenue may exceed the City's "normally acceptable" exterior noise range as determined by the City's General Plan, these conditions are typical of urban infill environments and are addressed through project design features, including building orientation and solid balcony walls, consistent with General Plan policies.

Interior noise levels were evaluated and would comply with the City's 45 dBA CNEL interior standard with standard building construction techniques, including closed-window conditions and upgraded glazing (e.g., STC-rated windows where necessary). Therefore, interior noise impacts would be less than significant with standard design features, and no unusual circumstances or mitigation measures beyond typical building requirements are necessary.

Therefore, noise impacts generated from project construction and operations would have less than significant impact. Thus, the proposed project would meet Criterion (d) requirements.

C. AIR QUALITY

An *Air Quality, Greenhouse Gas, and Energy Impact Study* was prepared by MD Acoustics (April 20, 2026) for the proposed project. As detailed in the study, the site is located within the South Central Coast Air Basin (Basin), which is governed by the Santa Barbara County Air Pollution Control District (SBCAPCD) and is located within the City of Goleta. The project site is designated as High Density Multi-Family (RH). As shown by the results of the air analysis, the project's emissions do not exceed any SBCAPCD thresholds during either short-term construction or long-term operation of the project. Therefore, as the project is a residential use, the proposed project is not anticipated to exceed the Attainment Plan assumptions for the project site. The proposed project would not conflict with implementation of the SBCAPCD Attainment Plans, as such impacts are considered to be less than significant.

Construction Emissions

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

Table 1: Estimated Maximum Daily Construction Criteria Air Pollutant Emissions

Year	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO_2	PM10	PM2.5
2025	2.40	22.20	19.92	0.03	5.99	3.44
2026	41.53	9.85	12.97	0.02	0.38	0.35
Maximum Daily Emissions	41.53	22.20	19.92	0.03	5.99	3.44
SBCAPCD Annual Threshold	**25**	**25**	*	*	*	*
Exceeds Threshold?	**No**	**No**	*	*	*	*

Notes:
Source: CalEEMod Version 2022.1.1.43

SBCAPCD indicates that a project that may generate fugitive dust emissions in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or which may endanger the comfort, repose, health, or safety of any such person, or which may cause or have a natural tendency to cause injury or damage to business or property would have a significant air quality impact. In order to reduce air quality impacts from construction activities, the SBCAPCD requires that all projects minimize construction emissions through adherence to the SBCAPCD Rule 345 fugitive dust control measures and minimize ROG through adherence to the SBCAPCD Rule 323.1 architectural coating VOC content limits. Compliance with SBCAPCD Rules 345 and 323.1 would ensure that construction emission would not be generated in such quantities as to cause injury, detriment, nuisance, or annoyance to any considerable number of persons, or that may endanger the comfort, repose, health or safety of any such person or the public. Therefore, a less than significant air quality impact would occur from construction of the proposed project.

Operational Emissions

The operations-related criteria air quality impacts created by the proposed project have been analyzed through the use of CalEEMod model. The operating emissions were based on year 2026, which is the anticipated opening year for the project. The summer and winter emissions created by the proposed project's long-term operations were calculated and the highest emissions from either summer or winter.

Table 2: Estimated Maximum Daily Operational Criteria Air Pollutant Emissions

Activity	Pollutant Emissions (pounds/day)[1]					
	VOC	NOx	CO	SO2	PM10	PM2.5
Area Sources[2]	2.47	0.03	3.35	0.00	0.00	0.00
Energy Usage[3]	0.03	0.44	0.19	0.00	0.04	0.04
Mobile Sources[4]	1.46	0.89	7.20	0.01	1.07	0.28
Total Emissions	**3.96**	**1.36**	**10.74**	**0.01**	**1.11**	**0.32**
SBCAPCD Threshold – All Sources	**55**	**55**	*	*	**80**	*
SBCAPCD Threshold – Mobile Sources	**25**	**25**	*	*	*	*
Exceeds Threshold?	No	No	*	*	No	*

[1] Source: CalEEMod Version 2022.1.1.43
[2] Area sources consist of emissions from consumer products, architectural coatings, and landscaping equipment.
[3] Energy usage consists of emissions from on-site natural gas usage.
[4] Mobile sources consist of emissions from vehicles and road dust.

The data in Table 2, shows that emissions from the operation of the proposed project does not exceed SBCAPCD thresholds. Therefore, impacts in this regard would be less than significant.

D. WATER QUALITY

The site is partially developed with impervious features. According to the Site Plan dated April 21, 2026, project implementation would increase the impervious area by approximately 83,712 square feet. The project site is generally flat. Storm water runoff will flow towards permeable pavers to an underground filtration structure. Furthermore, the project would be required to be in compliance with the City's Municipal Code Chapter 13.04, *Stormwater Management and Discharge Control*, which requires the implementation of stormwater management practices, and compliance with City or Regional Water Quality Control Board ordinances and management plans. Implementation of the proposed project would not result in significant effects to water quality.

CRITERION (e) *The site can be adequately served by all required utilities and public services.*

The site is located in an urbanized area, with access to required utilities and public services. The project does not propose the construction of a significant number of new utility mains; and therefore, the project would not result in significant effects to the utility services. The site would be adequately served by required utilities and public services, and the project would meet Criterion (e) requirements.

V. CONSIDERATIONS OF EXCEPTIONS TO THE USE OF A CATEGORICAL EXEMPTION

CEQA Guidelines Section 15300.2 identifies the following exceptions to the use of a categorical exemption:

a) *Location*. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.
b) *Cumulative Impact*. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.
c) *Significant Effect*. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.
d) *Scenic Highways*. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic

highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

e) *Hazardous Waste Sites*. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

f) *Historical Resources*. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.

As evaluated below, none of these exceptions apply to the proposed project. Therefore, the lead agency is not precluded from categorically exempting the proposed project from CEQA.

CRITERION (A) *Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located—a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.*

The location exception does not apply to a Class 32 Categorical Exemption.

CRITERION (B) *All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.*

The project involves the development of a residential community. The project site is located within a developed area of the City. The City of Goleta has not successively approved prior projects of this same type in the same place; and, as such, no cumulative impacts would occur and this exception has no application here.

CRITERION (C) *A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.*

There are no features that distinguish this project from others in the exempt class; therefore, there are no unusual circumstances. The project involves the construction of a residential development. The project is a permittable use under the High Density Residential land use and R-H zoning. Further, the project is located within an urbanized area and has been disturbed by existing uses. Thus, there are no unusual circumstances related to the proposed project and a significant effect on the environment is not anticipated.

CRITERION (D) *A categorical exemption shall not be used for a project which may result in damage to scenic resources, including, but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state*

scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.

According to the California Department of Transportation's State Scenic Highway Program, there are no officially designated State Scenic Highways within the City of Goleta's jurisdictional boundary. A portion of US-101 within the City's boundary is eligible for scenic designation but has not been officially designated. An officially designated segment of US-101 begins near the City's western boundary, located just outside of the City. Views of the project site are not afforded from US-101 due to intervening topography and vegetation. According to the *Historical Resource Evaluation Report,* the site is void of historical buildings and rock outcroppings. No impact would occur in this regard.

CRITERION (E) *A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.*

Government Code Section 65962.5 requires the Department of Toxic Substances Control (DTSC) and State Water Resources Control Board (SWRCB) to compile and update a hazardous materials sites listing (per the criteria of the Section). The California Department of Health Services is also required to compile and update, as appropriate, a list of all public drinking water wells that contain detectable levels of organic contaminants and that are subject to water analysis pursuant to Section 116395 of the Health and Safety Code. Section 65962.5 requires the local enforcement agency, as designated pursuant to Section 18051 of Title 14 of the California Code of Regulations, to compile, as appropriate, a list of all solid waste disposal facilities from which there is a known migration of hazardous waste.

According to the California Environmental Protection Agency, Cortese List website, the project site is not listed pursuant to Government Code Section 65962.5. No impact would occur in this regard.

CRITERION (F) *A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.*

A *Phase I Archaeological Assessment* was prepared by Leftwich Archaeology (May 2026) for the proposed project. This assessment concluded that there are no previously documented archaeological sites that occur within the project area, and no cultural resources within the project area are currently listed on the National Register of Historic Places (NRHP), California Register of Historical Resources (CRHR), California Historical Monuments (CHL), or local monuments list. Due to the buildings onsite, the report recommended further evaluation for historical significance.

As such, a *Historical Resource Evaluation Report* was prepared by GPA Consulting (April 2026) for the proposed project. As detailed in the report, there are a total of four buildings on the project site: three single family residences and a shed building. The buildings on the project site are not currently

designated under national, state, or local landmark programs. Because the buildings are over 50 years of age, they were evaluated as potential historical resources as defined by CEQA in anticipation of the proposed project. The report concluded that the subject buildings do not appear to be eligible for listing in the National Register or California Register or for designation as a local Goleta Historic Landmark due to a lack of significance and architectural distinction. The recommended Status Code for each building is 6Z: found ineligible for National Register, California Register or local designation through survey evaluation. As such, they would not be considered historical resources as defined by CEQA. No impact would occur in this regard.

VI. CONCLUSION

Based on this analysis, the proposed 7360 Hollister Avenue Project meets the criteria for the Class 32 Categorical Exemption pursuant to CEQA Guidelines Section 15332. Further, none of the exceptions enumerated under CEQA Guidelines Section 15300.2 apply to the proposed project. Therefore, the lead agency (the City of Goleta) is not precluded from categorically exempting the proposed project from CEQA.

VII. REFERENCES

California Department of Transportation, *California State Scenic Highways*, https://dot.ca.gov/programs/design/lap-landscape-architecture-and-community-livability/lap-liv-i-scenic-highways Accessed February 25, 2026

California Environmental Protection Agency, *Cortese List Data Resources*, https://calepa.ca.gov/sitecleanup/corteselist/ Accessed March 5, 2026

City of Goleta, *City Of Goleta Environmental Review Guidelines,,* https://www.cityofgoleta.org/home/showpublisheddocument/1319/635689476246700000 Accessed March 5, 2026

City of Goleta, *City of Goleta General Plan,* April 2026

City of Goleta, *City of Goleta Municipal Code,* current through Ordinance No. 26-05, adopted May 5, 2026

City of Goleta, *Online Zoning Map*, https://goleta.onlinegovt.com/mapping/results Accessed March 5, 2026

City Ventures Homebuilding LLC, *Site Plan.* February 2026

EMLT Consulting, *Biological Due Diligence Investigation for the Proposed Goleta – Hollister Ave. Project Located in the City of Goleta, Santa Barbara County, California.* April 14, 2026

GPA Consulting, *Historical Resource Evaluation Report,* April 2026

Leftwich Archaeology, *Phase I Archaeological Assessment: 7360 Hollister Avenue, Goleta, Santa Barbara County, California.* May 2026

MD Acoustics, *7360 Hollister Avenue Townhomes Air Quality, Greenhouse Gas, and Energy Impact Study/* April 20, 2026

MD Acoustics, *Multi-Family Residential Development - Goleta 2 Noise Impact Study.* April 22, 2026

TJW Engineering, Inc, *7360 Hollister Avenue Traffic Impact Analysis*, April 9, 2025

TJW Engineering, Inc, *7360 Hollister Avenue VMT Screening Memorandum, City of Goleta, California.* April 8, 2025

Attachment C

Project Plans

HOLLISTER AVE.

GOLETA, CA

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The proposed development at 7360 Hollister Avenue in Goleta, CA is a 59-unit for-sale residential community on a 2.915-acre site designated for high-density housing (59 units/ 2.915 acres = 20.2 du/ac). Utilizing State Density Bonus Law (SDBL) and SB 330, the project will provide three affordable units (5% Low), activating concessions and waivers to streamline entitlements. The three-story homes will feature a modern farmhouse architectural style with six floor plans ranging from 1,338 to 1,743 sq. ft., each with private patios. Community amenities include an event lawn, shaded picnic and grilling area, social seating, community garden, and landscaped buffers along Hollister Avenue, while parking is provided via 118 private garage spaces and 14 guest stalls, exceeding SDBL requirements. As an all-electric, green homebuilder, the applicant will deliver energy-efficient homes with solar, smart technology, and sustainable features, positioning the project as a cohesive, family-friendly addition to the city's high-density housing stock.

SHEET INDEX

Architectural Sheet Index

A0.00 - COVER

A0.10 - SHEET INDEX + PROJECT SUMMARY

A1.00 - SITE PLAN

A1.10 - SITE COVERAGE

A1.20 - REFUSE PLAN

A1.30 - OPEN SPACE EXHIBIT

A2.00 - BUILDING '400' - 4-PLEX - PERSPECTIVE

A2.10 - BUILDING '400' - 4-PLEX - ELEVATIONS

A2.20 - BUILDING '400' - 4-PLEX - BUILDING PLANS

A3.00 - BUILDING '500' - 5-PLEX - PERSPECTIVE

A3.10 - BUILDING '500' - 5-PLEX - ELEVATIONS

A3.20 - BUILDING '500' - 5-PLEX - BUILDING PLANS

A4.00 - BUILDING '900' - 9-PLEX - PERSPECTIVE

A4.10 - BUILDING '900' - 9-PLEX - ELEVATIONS

A4.20 - BUILDING '900' - 9-PLEX - BUILDING PLANS

A4.21 - BUILDING '900' - 9PLEX - BUILDING PLANS

A5.00 - UNIT PLANS - PLAN 1 & PLAN 1 ALT

A5.10 - UNIT PLANS - PLAN 2 & 3

A5.20 - UNIT PLANS - PLAN 4

A5.30 - UNIT PLANS - PLAN 4 OPTIONS

A5.40 - UNIT PLANS - PLAN 5

A5.50 - UNIT PLANS - PLAN 5 OPTIONS

A6.00 - MATERIAL BOARD

Landscape Sheet Index

L-1 OVERALL LANDSCAPE PLAN

L-2 CONCEPTUAL IMAGE BOARD

L-3 COMMON AREA ENLARGEMENT

L-4 CONCEPTUAL WALL AND FENCE PLAN

L-5 CONCEPTUAL WALL AND FENCE PLAN DETAILS

L-6 CONCEPTUAL PLANT PALETTE

L-7 CONCEPTUAL PLANTING PLAN

L-8 CONCEPTUAL AMENITY CUTSHEET

L-9 CONCEPTUAL IRRIGATION MASTER PLAN

L-10 CONCEPTUAL LANDSCAPE LIGHTING PLAN

L-11 CONCEPTUAL HARDSCAPE MATERIAL SOLAR REFLECTANCE PLAN

Civil Sheet Index

SHEET 1 - VESTING TENTATIVE TRACT MAP

SHEET 2 - PRELIMINARY SECTIONS

SHEET 3 - PRELIMINARY SITE PLAN

SHEET 4 - PRELIMINARY GRADING PLAN

SHEET 5 - PRELIMINARY UTILITY PLAN

SHEET 6 - PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

COMMUNITY CONTEXT (1:150)

SITE SUMMARY

STREET ADDRESS:	7366 HOLLISTER AVE., GOLETA, CA	OCCUPANCY:	R-2
COUNTY:	SANTA BARBARA	TYPE OF CONSTRUCTION:	V-B
EXISTING ZONING:	RH	SPRINKLER SYSTEM:	FULL NFPA 13
OVERLAY	AIRPORT ENVIRONS (AE) APPROACH ZONE	NUMBER OF STORIES:	3
		BUILDING HEIGHT:	38'-10" & 38'-7" MAX*: 35' (WAIVER)

LOT AREA (NET):	2.915 AC	124,377 SF	
FLOOR AREA (GROSS):		94,232 SF	
FAR (MAX: 1.5)*		0.60	
LOT COVERAGE**		35 %	
DENSITY (NET):	29.2 DU/AC (99 du / 2.915 ac = 29.2 du/ac)		
NUMBER OF HOMES:	99 UNITS		

FRONT	32'-6"	MIN 20'	
STREET	N/A	MIN 20' LOT MORE THAN 100 IN WIDTH: SAME AS REQUIRED FRONT SETBACK	
SIDE	13'	MIN 10'	
REAR	13'-2"	MIN 10'	

*PER TABLE 17.07.030 OF GOLETA MUNICIPAL CODE
**PER 17.07.110 OF GOLETA MUNICIPAL CODE

COVERAGE STATISTICS:

	TOTAL SF	LOT COVERAGE
BUILDINGS	44,442 SF	35 %
LANDSCAPE	38,693 SF	30 %
*(SF WHICH 3,585 SF IN FRONT SETBACK)		
HARDSCAPE		
DRIVE AISLE	31,744 SF	25 %
PAVED SURFACES	11,428 SF	9 %
*(SF WHICH 1,837 SF IN FRONT SETBACK)		
POROUS SURFACE	1,270 SF	1 %
TOTAL	126,577 SF	100 %

IMPERVIOUS SURFACE RATIO:

UNIT SUMMARY

DWELLING UNITS

PLAN TYPE	DESCRIPTION	# OF UNITS	MIX	NET/ UNIT	TOTAL NET	GROSS/UNIT	TOTAL GROSS	GARAGE	PRIVATE UPPER FLOOR BALCONIES	GROUND FLOOR PATIOS	TOTAL PRIVATE UPPER FLOOR BALCONIES
PLAN 1	3 BEDS / 3 BATHS	15 UNITS	25%	1,338 SF	20,070 SF	1,431 SF	21,465 SF	508 SF	70 SF		1,050 SF
PLAN 1 ALT	3 BEDS / 3 BATHS	7 UNITS	12%	1,338 SF	9,366 SF	1,431 SF	10,017 SF	508 SF	70 SF		490 SF
PLAN 2	3 BEDS / 2.5 BATHS	11 UNITS	19%	1,348 SF	14,740 SF	1,482 SF	16,412 SF	482 SF	79 SF	PER SITE	869 SF
PLAN 3	4 BEDS / 3 BATHS	11 UNITS	19%	1,469 SF	16,379	1,678 SF	18,436 SF	454 SF	96 SF		1,056 SF
PLAN 4	3 BEDS + DEN / 3 BATHS	2 UNITS	3%	1,668 SF	3,390	1,807 SF	3,614 SF	597 SF	69 SF		138 SF
PLAN 5	3 BEDS + DEN (OPT. BED 4) /3 BATHS	13 UNITS	22%	1,743 SF	22,659 SF	1,878 SF	24,388 SF	495 SF	69 SF		897 SF
	TOTAL	99 UNITS	100%		86,604 SF		94,332 SF				4,500 SF

ACCESSIBLE UNITS - 10 % OF 31 UNITS = 3.3 >> 4 ACCESSIBLE UNITS

BUILDING SUMMARY

BLDG #	DESCRIPTION	NET SF	GROSS SF	GROSS SF (+GARAGE & PRIV. BALC.)
BLDG 1	8-500 (5-PLEX)	7,248 SF	7,906 SF	10,837 SF
BLDG 2	8-500 (5-PLEX)	7,248 SF	7,906 SF	10,837 SF
BLDG 3	8-500 (5-PLEX)	7,248 SF	7,906 SF	10,837 SF
BLDG 4	8-500 (5-PLEX)	7,248 SF	7,906 SF	10,837 SF
BLDG 5	8-500 (5-PLEX)	7,248 SF	7,906 SF	10,837 SF
BLDG 6	8-500 (5-PLEX)	7,248 SF	7,906 SF	10,837 SF
BLDG 7	9-900 (9-PLEX)	13,066 SF	14,521 SF	19,791 SF
BLDG 8	9-400 (4-PLEX)	5,910 SF	6,475 SF	8,728 SF
BLDG 9	9-400 (4-PLEX)	5,910 SF	6,475 SF	8,728 SF
BLDG 10	9-400 (4-PLEX)	5,910 SF	6,475 SF	8,728 SF
BLDG 11	9-400 (4-PLEX)	5,910 SF	6,475 SF	8,728 SF
[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
	TOTAL [illegible]	[illegible]	94,332 SF	139,601 SF

OPEN SPACE SUMMARY

REQUIRED OPEN SPACE

[illegible]	[illegible]	[illegible]
	3,500 SF	

PROVIDED OPEN SPACE

[illegible]	[illegible]	[illegible]
LOWER FLOOR PATIOS	5,000 SF	[illegible]
GROUND FLOOR PATIOS	12,400 SF	[illegible]
TOTAL RESTRICTED OPEN SPACE	19,892 SF	
[illegible]	[illegible]	[illegible]
TOTAL OPEN SPACE	34,892 SF	[illegible]

PARKING SUMMARY

REQUIRED PARKING

PER TABLE 17.34.040(A), REQUIRED ON-SITE PARKING SPACES OF GOLETA

[illegible]	[illegible]	x	[illegible]	=	[illegible]
[illegible]	[illegible]	x	[illegible]	=	[illegible]
[illegible]	[illegible]	x	[illegible]	=	[illegible]
[illegible]	[illegible]	x	[illegible]	=	[illegible]
			TOTAL		[illegible]

TOTAL OVERALL REQUIRED PARKING 138 SPACES

PER STATE DENSITY BONUS LAW

0 TO 1 BEDS	1 SPACES / UNIT	x	0 UNITS =	0 SPACES	
2 TO 3 BEDS	1.5 SPACES / UNIT	x	48 UNITS =	72 SPACES	
4+ BEDS	2.5 SPACES / UNIT	x	11 UNITS =	28 SPACES	

TOTAL OVERALL REQUIRED PARKING 100 SPACES

PROVIDED PARKING

RESIDENTIAL (GARAGE SPACES)	59 UNITS	x	2 SPACES /DU	=	118 SPACES
					(INCLUDES 59 E.V. CHARGING STALLS)
GUEST PARKING (STANDARD 9'X18')				=	14 SPACES
* NO COMPACT STALLS PROPOSED					(INCLUDES 2 ADA STALLS)

TOTAL OVERALL PROVIDED PARKING 132 SPACES

NOTES:

1. PLANS TO BE IN COMPLIANCE WITH:
   - 2022 CALIFORNIA BUILDING CODE
   - 2022 CALIFORNIA ENERGY CODE
   - 2022 CALIFORNIA GREEN BUILDING CODE
   - 2022 CALIFORNIA PLUMBING CODE
   - 2022 CALIFORNIA MECHANICAL CODE
   - 2022 ELECTRICAL CODE.

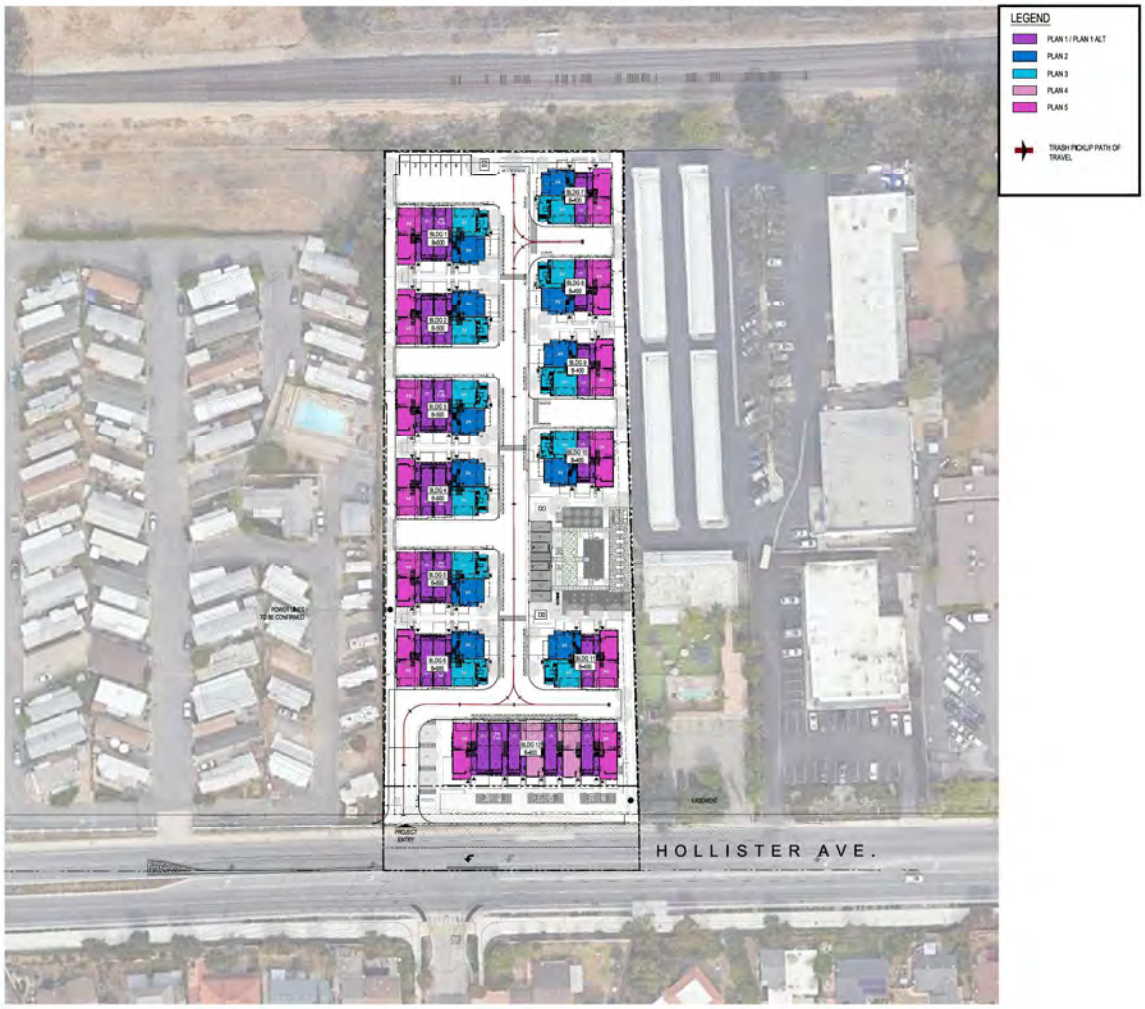
LEGEND
PLAN 1 / PLAN 1 ALT
PLAN 2
PLAN 3
PLAN 4
PLAN 5
UNIT ENTRY
COMMON OPEN SPACE
RESTRICTED OPEN SPACE
A
ACCESSIBLE UNIT
HOLLISTER AVE.
PROJECT ENTRY

LEGEND

- BUILDINGS
- LANDSCAPE
- DRIVE ABLE
- PAVED SURFACES
- POROUS SURFACE

COVERAGE STATISTICS	TOTAL SF	LOT COVERAGE
BUILDINGS	44,842 SF	35 %
LANDSCAPE	38,063 SF	30 %
12' WHICH 1,926 SF IN FRONT SETBACK		
HARDSCAPE		
DRIVE ABLE	31,744 SF	25 %
PAVED SURFACES	11,626 SF	9 %
12' WHICH 1,437 SF IN FRONT SETBACK		
POROUS SURFACE	1,376 SF	1 %
TOTAL	126,971 SF	100 %

IN FRONT SETBACK: 3,363 SF / 100.00 % IMPERVIOUS SURFACE AREA


LEGEND
PLAN 1 / PLAN 1 ALT
PLAN 2
PLAN 3
PLAN 4
PLAN 5
TRASH PICKUP PATH OF TRAVEL
HOLLISTER AVE.

OPEN SPACE SUMMARY
HOLLISTER AVE.
PROJECT ENTRY

KEY PLAN: 1/16" = 1'-0"

LEGEND

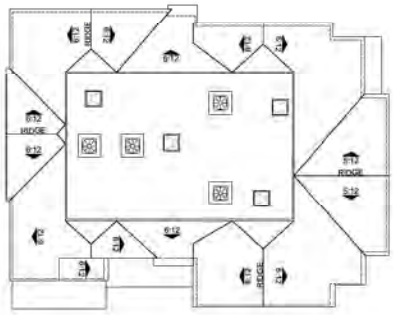
1. Stucco, 16/20
2. Horizontal Fiber Cement Siding
3. Vertical Board and Batten
4. Vinyl Windows
5. Fiberglass Entry Door
6. Decorative Exterior Light & Address
7. Metal Sectional Door
8. Stucco o/ Foam Trim
9. Stone Header
10. Wood Eave Board
11. Wood Barge Board
12. Concrete Flat Roof Tile
13. Metal Railing
14. Gable End Faux Detail
15. Brick Veneer
16. Planter Box
17. Fiber Cement Trim

2-LEFT ELEVATION

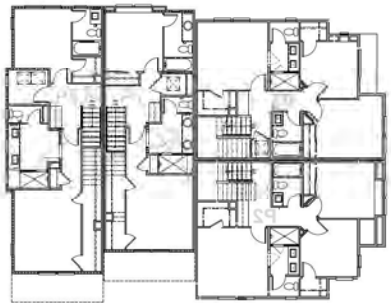
1-FRONT ELEVATION

4-RIGHT ELEVATION

3-REAR ELEVATION

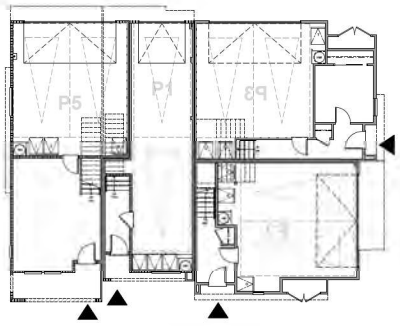


ROOF PLAN



THIRD FLOOR

SECOND FLOOR



FIRST FLOOR

KEY PLAN: 1/16" = 1'-0"

LEGEND

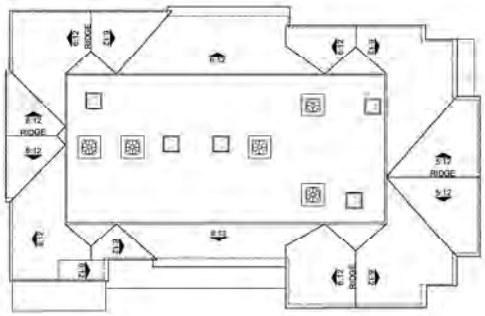
1. Stucco, 16/20
2. Horizontal Fiber Cement Siding
3. Vertical Board and Batten
4. Vinyl Windows
5. Fiberglass Entry Door
6. Decorative Exterior Light & Address
7. Metal Sectional Door
8. Stucco o/ Foam Trim
9. Stone Header
10. Wood Eave Board
11. Wood Barge Board
12. Concrete Flat Roof Tile
13. Metal Railing
14. Gable End Faux Detail
15. Brick Veneer
16. Planter Box
17. Fiber Cement Trim

2-LEFT ELEVATION

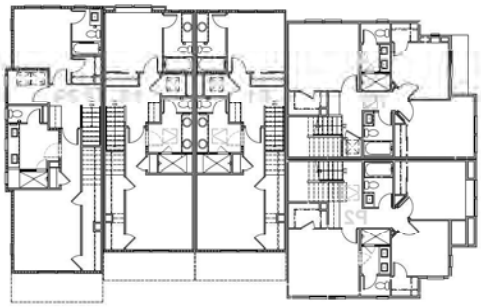
1-FRONT ELEVATION

4-RIGHT ELEVATION

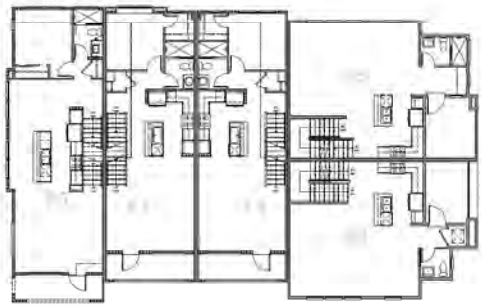
3-REAR ELEVATION



ROOF PLAN



THIRD FLOOR



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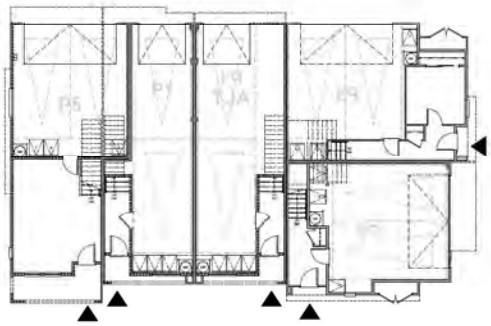
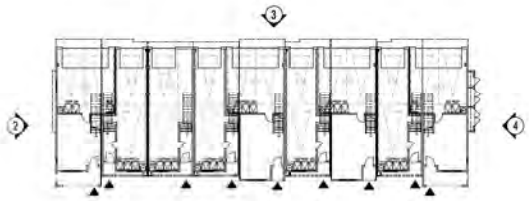


FIRST FLOOR



KEY PLAN: 1/16" = 1'-0"

LEGEND

1 Stucco, 16/20	10 Wood Eave Board
2 Horizontal Fiber Cement Siding	11 Wood Barge Board
3 Vertical Board and Batten	12 Concrete Flat Roof Tile
4 Vinyl Windows	13 Metal Railing
5 Fiberglass Entry Door	14 Gable End Faux Detail
6 Decorative Exterior Light & Address	15 Brick Veneer
7 Metal Sectional Door	16 Planter Box
8 Stucco o/ Foam Trim	17 Fiber Cement Trim
9 Stone Header	

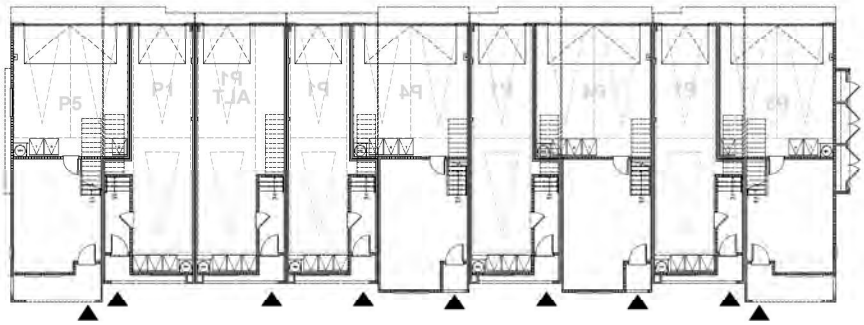
2-LEFT ELEVATION

1-FRONT ELEVATION

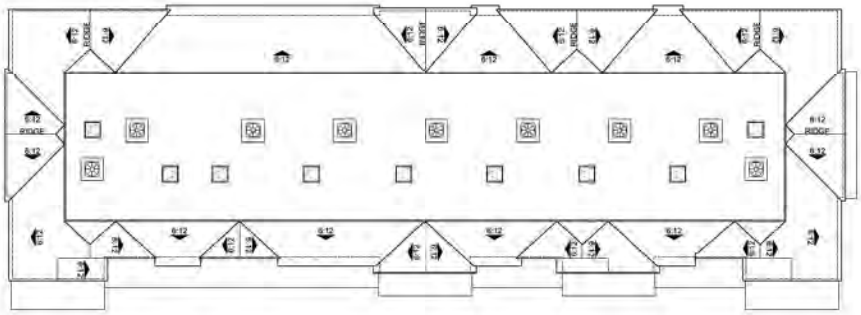
4-RIGHT ELEVATION

3-REAR ELEVATION

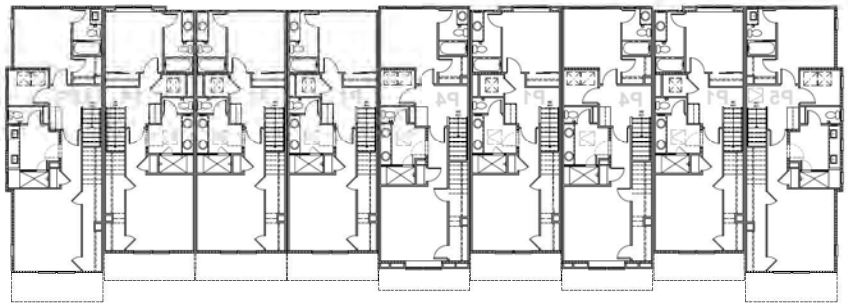
SECOND FLOOR



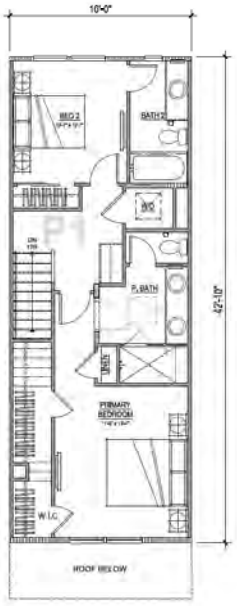
FIRST FLOOR



ROOF PLAN

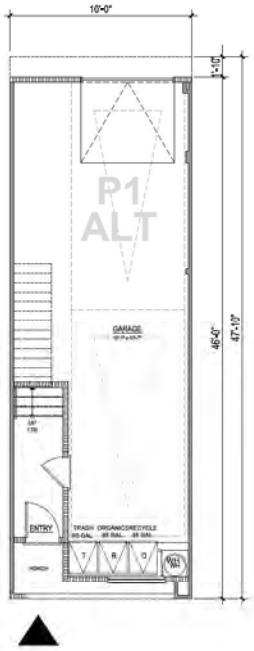


THIRD FLOOR

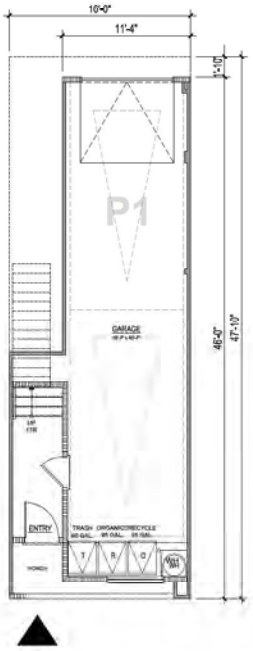


THIRD FLOOR

SECOND FLOOR



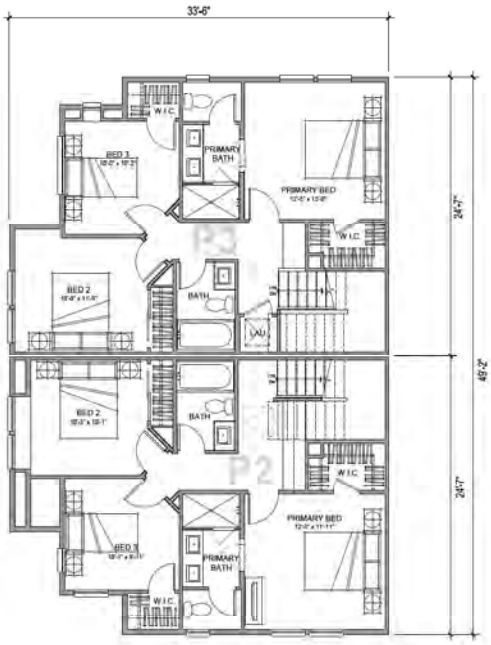
FIRST FLOOR (ALT)



FIRST FLOOR

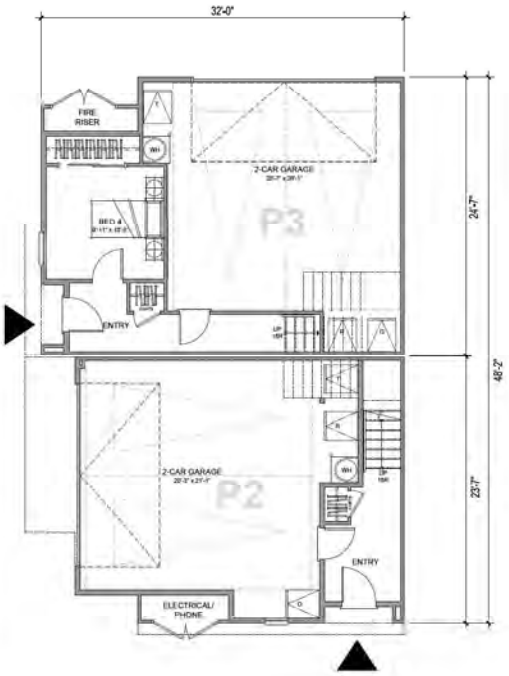
PLAN 1
3 BED / 3 BATHS

PLAN 1 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	79 SQ. FT.	87 SQ. FT.
2ND FLOOR	648 SQ. FT.	688 SQ. FT.
3RD FLOOR	512 SQ. FT.	656 SQ. FT.
TOTAL LIVING	1239 SQ. FT.	1431 SQ. FT.
GARAGE		398 SQ. FT.
DECK	70 SQ. FT.	
PORCH	20 SQ. FT.	



THIRD FLOOR

SECOND FLOOR



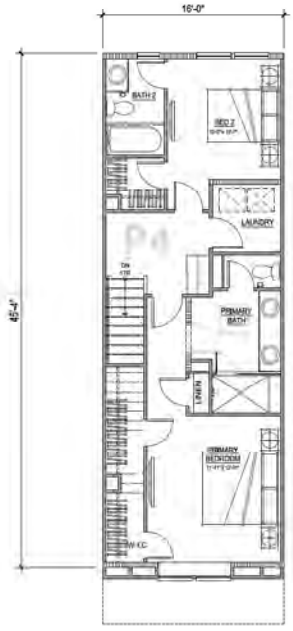
FIRST FLOOR

PLAN 2
3 BED / 2.5 BATHS

PLAN 1 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	329 SQ. FT.	370 SQ. FT.
2ND FLOOR	615 SQ. FT.	660 SQ. FT.
3RD FLOOR	625 SQ. FT.	723 SQ. FT.
TOTAL LIVING	1569 SQ. FT.	1753 SQ. FT.
GARAGE		482 SQ. FT.
DECK	79 SQ. FT.	
PORCH	-	

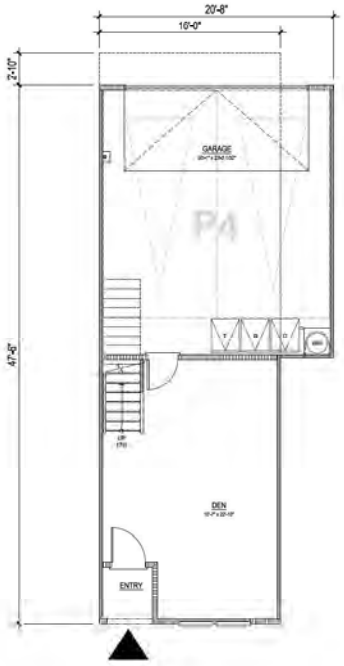
PLAN 3
4 BED / 3 BATHS

PLAN 1 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	294 SQ. FT.	359 SQ. FT.
2ND FLOOR	635 SQ. FT.	678 SQ. FT.
3RD FLOOR	630 SQ. FT.	743 SQ. FT.
TOTAL LIVING	1959 SQ. FT.	1876 SQ. FT.
GARAGE		494 SQ. FT.
DECK	85 SQ. FT.	
PORCH	-	



THIRD FLOOR

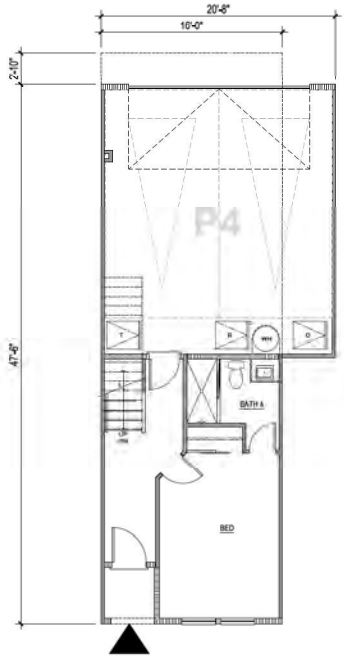
SECOND FLOOR



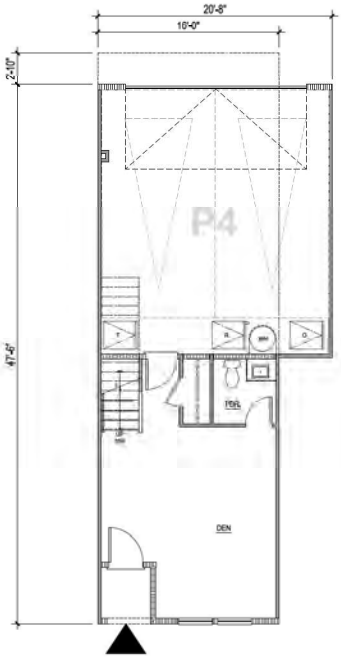
FIRST FLOOR

PLAN 4
3 BED + DEN / 3 BATHS

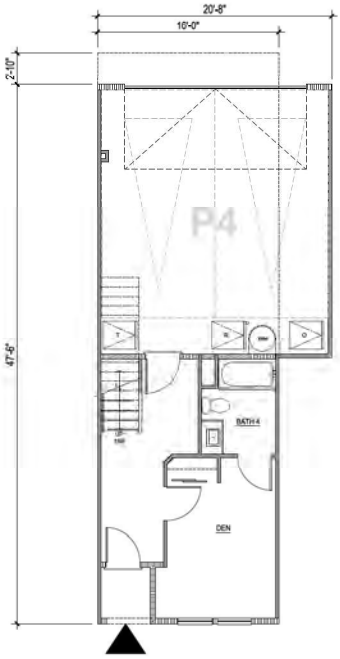
PLAN 4 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	957 SQ. FT.	1,393 SQ. FT.
2ND FLOOR	685 SQ. FT.	726 SQ. FT.
3RD FLOOR	854 SQ. FT.	894 SQ. FT.
TOTAL LIVING	1,639 SQ. FT.	1,907 SQ. FT.
GARAGE		307 SQ. FT.
DECK	48 SQ. FT.	
PORCH	27 SQ. FT.	



BED 4 / BATH 4



DEN / PDR

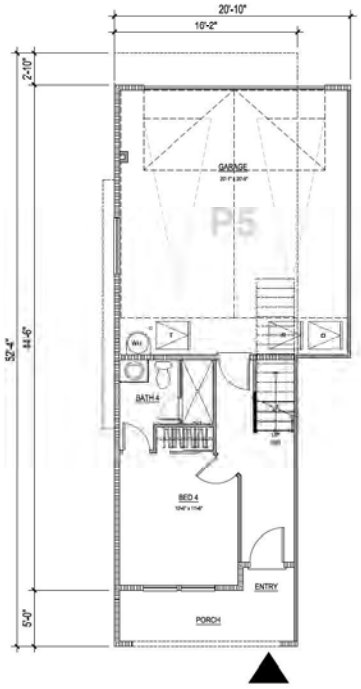


ACCESSIBLE - DEN / BATH 4

THIRD FLOOR | SECOND FLOOR | UTILITY CLOSET | FIRST FLOOR

PLAN 5
3 BED + DEN (OPT. BED 4)
3 BATHS

PLAN 5 SQUARE FOOTAGE		
	NET	GROSS
1ST FLOOR	307 SQ. FT.	351 SQ. FT.
2ND FLOOR	736 SQ. FT.	798 SQ. FT.
3RD FLOOR	697 SQ. FT.	726 SQ. FT.
TOTAL LIVING	1740 SQ. FT.	1875 SQ. FT.
GARAGE		466 SQ. FT.
DECK	65 SQ. FT.	
PORCH	79 SQ. FT.	



BD. 4/BATH .4 OPT.

DEN. / PDR. OPT.

COLOR SCHEME 1

STUCCO BODY 1, LIGHT SAND FINISH
SW 7005 PURE WHITE

STUCCO BODY 2, LIGHT SAND FINISH
SW 9600 ARMORY

VERTICAL BOARD AND BATTEN, HORIZONTAL SIDING
SW 6186 DRIED THYME

VERTICAL BOARD AND BATTEN, UTILITY DOORS
SW 7005 DRIED PURE WHITE

BRICK VENEER
ELDORADO STONE - TUNDRABRICK, CHALK DUST

WINDOW TRIM / CORNER TRIM
SW 6186 DRIED THYME

FASCIA / BARGE BOARD
SW 9600 ARMORY

ENTRY DOOR 1
SW 7620 SEAWORTHY

ENTRY DOOR 2
SW 7069 IRON ORE

GARAGE DOOR 1, WOOD POST, PLANTER BOX
SW 7523 BURNISHED BRANDY

GARAGE DOOR 11
SW 7069 IRON ORE

WINDOW
WHITE

METAL RAILING
SW 7069 IRON ORE

STANDING SEEAM METAL ROOF
CUSTOM-BILT METALS -STANDING SEAM ROOFING, MIDNIGHT BRONZE

ASPHALT SHINGLE ROOF
CERTAINTEED - LANDMARK, CHARCOAL BLACK

LEGEND

1. Project Entry with Enhanced Paving
2. Formal Accent Planting
3. Common Area
4. Benches with D.G. Path and Accent Shrubs
5. Paseo with Pedestrian Walkway with Patio Trees
6. Screening Vine Planting
7. Mailbox Cluster
8. Transformer
9. Light Concrete Pavers at Parking Lots
10. Line of Sight - per Civil Engineer

ADA Path of Travel

Note: All sidewalks and driveways shall be standard gray concrete with a broom finish unless otherwise noted on the plans.

City Ventures

HOLLISTER AVE - OVERALL LANDSCAPE PLAN

GOLETA, CA

06.11.26 L-1

C2 Collaborative

City Ventures

HOLLISTER AVE - CONCEPTUAL IMAGE BOARD

GOLETA, CA

06.11.26 L-2

C2 Collaborative

LEGEND

1. Shade Structure with Picnic Tables & BBQ
2. Accent Paving
3. Specimen Tree
4. Citrus Orchard
5. Vineyard
6. Event Lawn
7. Shade Trees
8. Vegetable Garden
9. Garden Shade Structure with Work Station
10. Mulch Bins
11. Mailbox Cluster
12. Pedestrian Walkway with Shade Trees
13. Transformer
14. Enhanced Pedestrian Crosswalk
15. Private Patio Fence and Gate
16. Bike Racks

KEYMAP

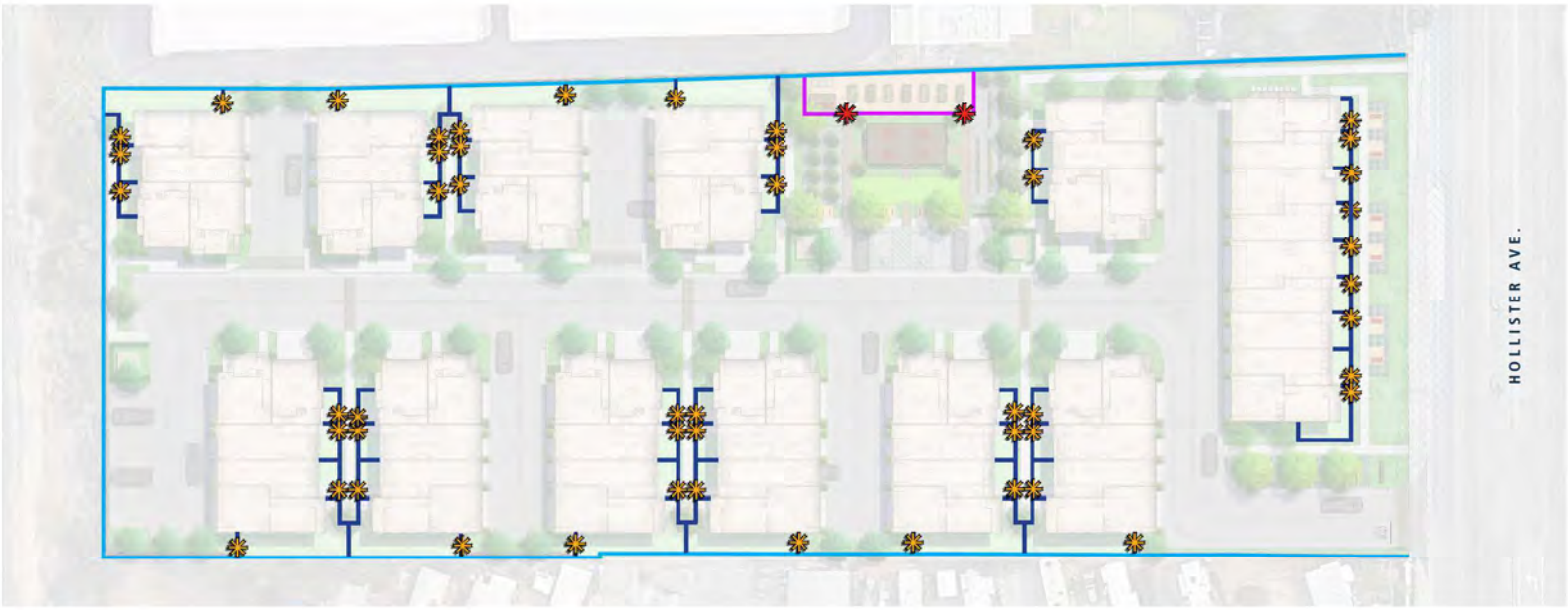
City Ventures

HOLLISTER AVE - COMMON AREA ENLARGEMENT

GOLETA, CA

06.11.26

C2 Collaborative

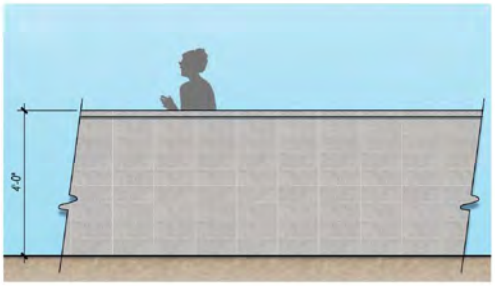


LEGEND

- PERIMETER WALL
- PRIVATE PATIO FENCE
- PRIVATE PATIO GATE
- VEGETABLE GARDEN ENCLOSURE GATE
- VEGETABLE GARDEN ENCLOSURE FENCE

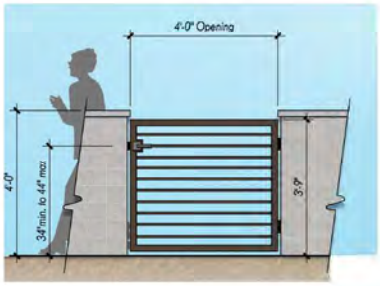
PRIVATE PATIO FENCE

- 48" Ht. min. CMU Wall
- Color: Match Architecture



PRIVATE PATIO GATE

- 45" Ht. min. Metal Gate
- Color: Match Architecture



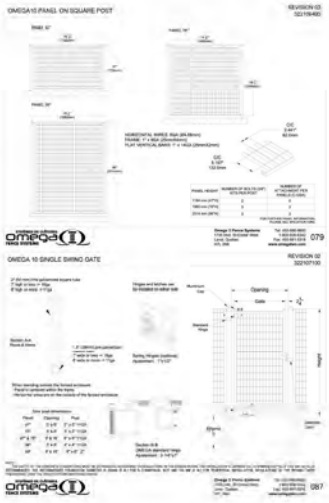
PERIMETER WALL

- 6' ht. maximum
- Split Face Block Wall with Flat Cap
- Color to Match Architecture
- Retaining condition varies- refer to Civil for additional information

COMMUNITY GARDEN FENCE/GATE

- 47" Ht. min. Steel Fence/Gate
- Apply (1) coat primer and (2) coats paint. All members should be metalized after fabrication.

Color:
PM311AS50 Bronze



TREE SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 3)
Arbutus unedo	Strawberry Tree	24" box min	Low
Cercis occidentalis*	Western Redbud*	24" box min	Low
Chilopsis linearis*	Desert Willow*	24" box min	Very Low
Koelreuteria paniculata	Golden Rain Tree	24" box min	Low
Lophostemon confertus	Brisbane Box	24" box min	Moderate
Olea europaea 'Swan Hill'	Swan Hill Olive	24" box min	Low
Parkinsonia "Desert Museum"*	Desert Museum Palo Verde*	24" box min	Very Low
Podocarpus gracilior	Fern Podocarpus	24" box min	Moderate
Pistacia chinensis	Chinese Pistache	24" box min	Moderate
Platanus racemosa*	California Sycamore*	24" box min	Moderate
Populus fremontii*	Western Cottonwood*	24" box min	Moderate
Prunus ilicifolia lyonii*	Catalina Cherry*	24" box min	Very Low
Quercus agrifolia*	Coast Live Oak*	24" box min	Very Low
Quercus wislizeni*	Interior Live Oak*	24" box min	Low
Tipuana tipu	Tipu Tree	24" box min	Low

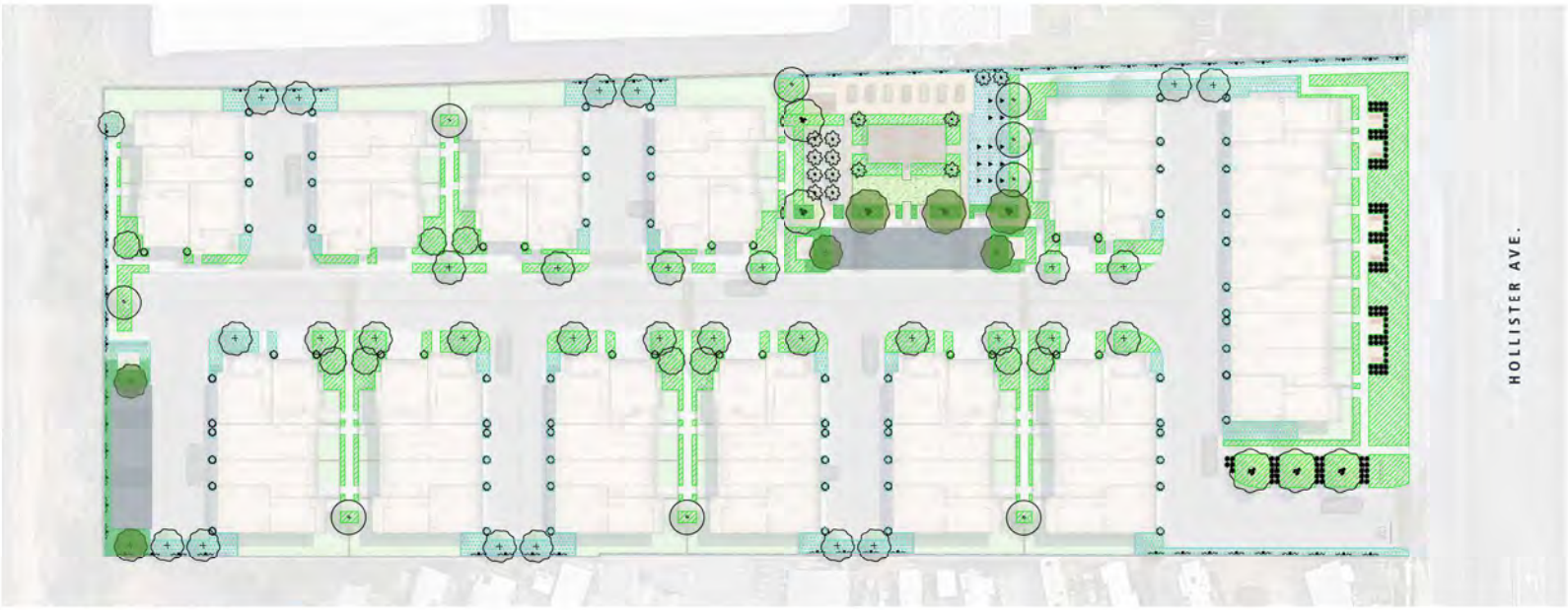
SHRUB SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 3)
Aloe spp.*	Aloe*	5 gal	Low
Carissa m. 'Boxwood Beauty'	Boxwood Beauty Natal Plum	5 gal	Low
Ceanothus greggii*	Desert Ceanothus*	5 gal	Very Low
Dasylirion spp.	Desert Spoon	5 gal	Very Low
Dietes bicolor	Fortnight Lily	5 gal	Low
Encelia farinosa*	Brittle Bush*	5 gal	Very Low
Ephedra viridis*	Green Mormon Tea*	5 gal	Very Low
Ferocactus spp.*	Barrel Cactus*	5 gal	Very Low
Hesperoyucca whipplei*	Chaparral Yucca*	5 gal	Very Low
Heteromeles arbutifolia*	Toyon*	5 gal	Very Low
Lavandula dentata	French Lavender	5 gal	Low
Leucophyllum f. 'Green Cloud'	Green Cloud Texas Sage	5 gal	Low
Lomandra longifolia	Spiny-headed Mat Rush	5 gal	Low
Myrtus communis	True Myrtle	5 gal	Low
Rhaphiolepis i. 'Clara'	Clara Indian Hawthorn	5 gal	Low
Rhaphiolepis i. 'Majestic Beauty'	Majestic Beauty Hawthorn	5 gal	Moderate
Rhus integrifolia*	Lemonade Berry*	5 gal	Very Low
Salvia clevelandii*	Cleveland Salvia*	5 gal	Very Low
Yucca baccata*	Banana Yucca*	5 gal	Very Low

VINE/ESPALIER/GROUNDCOVER SCHEDULE:

BOTANICAL NAME	COMMON NAME	SIZE	WUCOLS (REGION 3)
Antigonon leptopus	Coral Vine	5 gal	Low
Baccharis pilularis*	Dwarf Coyote Brush*	1 gal	Low
Bougainvillea spp.	Bougainvillea	5 gal	Low
Ceanothus "Centennial"*	Centennial Ceanothus*	1 gal	Very Low
Clematis ligusticifolia	Western Virgin's Bower	1 gal	Low
Festuca californica*	California Fescue*	1 gal	Low
Lantana spp.	Lantana	1 gal	Very Low
Myoporum parvifolium	Myoporum	1 gal	Low
Oenothera californica*	California Evening Primrose*	1 gal	Very Low
Rosmarinus O. 'Huntington Carpet'	Rosemary Huntington Carpet	1 gal	Very Low
Verbena gooddingii	Goodding Verbena*	1 gal	Very Low
Vitis californica	California wild grape*	1 gal	Low

Note: * California Native Species
1. Plant selection and landscape/irrigation design should comply with the Water Efficient Landscape requirements and ordinances.
2. California native/drought-tolerant plants shall be used to the maximum extent feasible to minimize the need for irrigation. Where irrigation is necessary, then the system shall be designed and installed to prevent overspray or irrigation runoff during normal operations and during a break in the line.



PLANTING LEGEND

TREES: Botanical name (Common Name)

ACCENT TREES
Olea europaea 'Swan Hill' (Swan Hill Olive)
Parkinsonia "Desert Museum" (Desert Museum Palo Verde)
Platanus racemosa (California Sycamore)

STREET TREES
Platanus racemosa (California Sycamore)
Koelreuteria paniculata (Golden Rain Tree)
Quercus agrifolia (Coast Live Oak)

PATIO TREES
Arbutus unedo (strawberry tree)
Cercis occidentalis (Western Redbud)
Prunus ilicifolia lyonii (Catalina Cherry)

SHADE TREES
Chilopsis linearis (Desert Willow)
Olea europaea 'Swan Hill' (Swan Hill Olive)
Pistacia chinensis (Chinese Pistache)

FRUIT TREES
Citrus sinensis 'Washington' (Orange 'Washington')
Diospyros virginiana (Persimmon Tree)
Prunus subcordata (Klamath Plum)

VINE/ESPALIER/GROUNDCOVER: Botanical name (Common Name)

ENHANCED SHRUBS:
Aloe spp. (Aloe)
Carissa m. 'Boxwood Beauty' (Boxwood Beauty Natal Plum)
Ceanothus greggii (Desert Ceanothus)
Dietes bicolor (Fortnight Lily)
Encelia farinosa (Brittle Bush)
Heteromeles arbutifolia(Chaparral Yucca)
Leucophyllum f. 'Green Cloud' (Green Cloud Texas Sage)
Lomandra longifolia (Spiny-headed Mat Rush)
Myrtus communis (True Myrtle)
Rhaphiolepis i. 'Clara' (Clara Indian Hawthorn)
Rhaphiolepis i. 'Majestic Beauty' (Majestic Beauty Hawthorn)
Rhus integrifolia (Lemonade Berry)
Salvia clevelandii 'Cleveland Salvia)

GROUNDCOVERS:
Myoporum parvifolium (Myoporum)
Rosmarinus O. 'Huntington Carpet' (Rosemary)
Verbena goddingii (Goodding Verbena)

TURF/OPEN LAWN:
Festuca Arundinacea (Marathon II Sod)

VINES:
Vitis californica (California wild grape)

ESPALIER:
Antigonon leptopus (Coral Vine)
Bougainvillea spp. (Bougainvillea)
Lonicera japonica (Japanese honeysuckle)

PARKING LOT LANDSCAPING REQUIREMENTS:

	Parking lot. Required - Min. of 10% of parking lot to be landscaped.	2,437 sq ft. 243 sq ft.
	Provided parking lot landscaped:	1,365 sq ft.
	Tree requirements - (1) tree per four parking spaces required. (14) parking spaces.	3.5 Shade Trees Required
	Provided Parking Shade Trees	7 Shade Trees

Note:
1. Obstruction height: All landscape hedges, shrubs, and groundcover shall be maintained at 20" or below within the "Vision Clearance Triangles."
2. Tree Maintenance: Trees within the "Vision Clearance Triangles" are typically allowed if they are trimmed to provide a clear view, often requiring trunks to be clear of branches up to 8 feet above the ground level.

City Ventures

HOLLISTER AVE - CONCEPTUAL PLANTING PLAN
GOLETA, CA

0 5' 10' 20'
Scale: 1"= 20'-0"

06.11.26 L-7

C2 Collaborative

PICNIC TABLE
AT SHADE STRUCTURE

BENCHES
AT PASSIVE SITTING

VICTOR STANLEY

REN SIDE-DOOR/DEPOSIT

The Ren side-door side-deposit litter receptacle in our Stella of Sonoa™ collection features a classic, minimalist look inspired by Scandinavian design aesthetics. Its eased edges and clean lines transform any environment into a comfortable and inviting space. The side door's hinges incorporate stainless-steel pins and oil-impregnated bronze bushings, eliminating friction and maximizing the lifespan of the product.

REN-36SDSD: 36-gal (136 L) Side-Door Side-Deposit Litter Receptacle. Standard solid convex lid. US Patent D904,712 S.

REN-45SDSD: 45-gal (170 L) Side-Door Side-Deposit Litter Receptacle. Standard solid convex lid. US Patent D904,712 S.

STANDARD

All fabricated metal components are steel shot-blasted, etched, phosphatized, preheated and electrostatically powder-coated with TGIC polyester powder coatings.

Other standard features include a high-density plastic liner and rubber-tipped leveling feet on the base.

MATERIAL

Recycled Plastic
Solid Steel Panels
Wood

CAPACITY

36 gal (136 L)
45 gal (170 L)

FEATURES

Side-Deposit

TRASH CAN

MAIL BOX

BBQ
AT SHADE STRUCTURES

BIKE RACKS

LEGEND

- Low Water Use
- Medium Water Use
- High Water Use

Project Name: Goleta B
Date: June 11, 2026

WATER EFFICIENT WORK SHEET

Maximum Applied Water Allowance (MAWA)
Total MAWA = (Eto x 0.50 x LA in Sq.ft. x 0.62)+(Eto x 1.0 x SLA in Sq.ft. x 0.62)= Gallons per year for LA + SLA

Hydrozone:	ETo:	KL:	LA Sq. Ft.	Conversion	SLA Sq. Ft.	MAWA:
Landscaped Area	46.7	0.55	25,766	0.62	NA	357,043

MAWA= Maximum Applied Water Allowance (gallons per year)
ETo= Reference Evapotranspiration from Appendix C (inches per year)
0.50= Evapotranspiration Adjustment Factor (ETAF)
1.0= ETAF for Special Landscaped Area
LA= Landscaped Area includes Special Landscape Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
0.5= The additional ET adjustment Factor for Special Landscape Area (1.0- 0.7= 0.3)
SLA= Special Landscape Area (square feet)

Applicant to fill in boxes below:

ETo (Reference Evapotranspiration from Appendix C inches per year):	46.1
Landscaped Area includes Special Landscape Area (square feet):	25,766
Special Landscape Area (square feet):	0

Estimated Annual Water Use:
Total EAWU = (Eto x KL x LA in Sq.ft. / IE)= Gallons per Year

Hydrozone:	ETo:	KL:	Sq. Ft.:	Conversion:	IE:	EAWU:
Very Low Water Use	46.1	0.2	0	0.62	0.81	-
Low Water Use	46.1	0.2	8,096	0.62	0.81	59,633
Medium Water Use S	46.1	0.5	13,098	0.62	0.81	240,580
High Water Use	46.1	0.8	414	0.62	0.75	20,270
High Water Feature	46.1	1.0	-	0.62	1.00	-
Total EAWU:			21,766			320,483

EAWU= Estimated Applied Water Use (gallons per year)
ETo= Reference Evapotranspiration From Appendix C (inches per year)
KL= Landscape Coefficient
LA= Landscaped Area (square feet)
0.62= Conversion Factor (to gallons per square foot)
IE= Irrigation Efficiency= INT X DU (see definitions in Appendix E for examples 0 percentages).
MAWA= Irrigation Management Efficiency (WPS)
DU= Distribution Uniformity of Irrigation Head
SLA= SLA X KL X ETo
KS= Species factor (range 1.0- 0.0) (see MAXCOLS list for values)
KD= density factor (range 0.5- 1.3) (see MAXCOLS list for density value)
KMC= microclimatic factor (range 0.5- 1.4) (see MUCOLS)

Table A: PF (Plant Factor)
Cool Season Turf= 0.8
Warm Season Turf= 0.7
High Water Use Plants= 0.7 (can be between 0.7-0.5)
Moderate Water Use Plants= 0.5 (can be between 0.4-0.6)
Low Water Use Plants= 0.2 (can be between 0.1-0.3)
Very Low Water Use Plants= 0.1

IE (Irrigation Efficiency)- Appendix E
Pop-up Stream Rotor= 0.75
Rotor Heads= 0.75
Microspray= 0.75
Bubblers= 0.75
Drip Emitter= 0.81
Valve/Gate Irrigation= 0.81

City Ventures

HOLLISTER AVE - CONCEPTUAL IRRIGATION MASTER PLAN
GOLETA, CA

06.11.26

C2 Collaborative

LEGEND

- Tree Uplight
- Shade Structure Down Light

*Photometric plan per Electrical Engineer plans.

TREE UPLIGHT
(OR EQUAL)

SHADE STRUCTURE DOWNLIGHT
(OR EQUAL)

City Ventures

HOLLISTER AVE - CONCEPTUAL LANDSCAPE LIGHTING PLAN

GOLETA, CA

06.11.26 L-10

C2 Collaborative

LEGEND

Paver - Hardscape Material with Initial Solar Reflectance of at least 0.40
2,466 S.F. = 13%

Concrete - Hardscape Material with Initial Solar Reflectance of at least 0.35
12,162 S.F. = 64%

Decomposed Granite - Hardscape Material with Initial Solar Reflectance of at least 0.30
1,796 S.F. = 10%

Rock Mulch - Hardscape Material with Initial Solar Reflectance of at least 0.34
2,424 S.F. = 13%

Total Hardscape: 18,848 S.F.

City Ventures

HOLLISTER AVE - CONCEPTUAL HARDSCAPE MATERIAL SOLAR REFLECTANCE PLAN

GOLETA, CA

06.11.26 L-11

C2 Collaborative

VESTING TENTATIVE TRACT MAP No. 32-069

FOR CONDOMINIUM PURPOSES

IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA

LEGAL DESCRIPTION:

REAL PROPERTY IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

THAT PORTION OF THE RANCHO LOS DOS PUEBLOS IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE CENTERLINE OF THE OLD CALIFORNIA STATE HIGHWAY, NOW CALLED HOLLISTER AVENUE, AT THE INTERSECTION WITH THE SOUTHERLY PROLONGATION OF THE WESTERLY BOUNDARY LINE OF LOT 21, OF THE GILBERT AND WATKINS TRACTS AS SHOWN ON THE MAP FILED IN BOOK 22, PAGE 26 OF RECORD OF SURVEYS IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY; THENCE ALONG SAID PROLONGATION AND WESTERLY LINE, NORTH 1° 00' 35" WEST, 535.01 FEET TO THE NORTHWEST CORNER OF SAID LOT 21; THENCE CONTINUING NORTH 1° 00' 35" WEST, 25.00 FEET TO AN ANGLE POINT ON THE SOUTHERLY BOUNDARY LINE OF THE SOUTHERN PACIFIC RAILROAD RIGHT OF WAY AS SHOWN ON SAID MAP; THENCE ALONG SAID SOUTHERLY LINE, NORTH 0° 30' 38" WEST, 75 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 11509.19 FEET AND A RADIAL LINE AT SAID POINT BEARING SOUTH 0° 30' 38" EAST; THENCE CONTINUING ALONG SAID SOUTHERLY LINE, EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 1°02' 45" AN ARC DISTANCE OF 210.08 FEET TO THE NORTHWESTERLY CORNER OF LOT 20 SHOWN ON SAID MAP, BEING ALSO THE NORTHWESTERLY CORNER OF THE LAND SHOWN ON PARCEL MAP NO. 10,834 FILED IN BOOK 4, PAGE 16 OF PARCEL MAPS IN THE OFFICE OF SAID COUNTY RECORDER; THENCE ALONG THE WESTERLY BOUNDARY LINE OF SAID PARCEL MAP, SOUTH 1° 33' 23" EAST, 100.01 FEET TO AN ANGLE POINT, SOUTH 88° 58' 56" WEST 0.29 FEET TO AN ANGLE POINT, SOUTH 2° 43' 09" EAST, 484.66 FEET TO THE NORTHERLY LINE OF SAID HOLLISTER AVENUE AND SOUTH 1° 10' 30" EAST, 50 FEET TO THE INTERSECTION WITH SAID CENTERLINE OF HOLLISTER AVENUE; THENCE ALONG SAID CENTERLINE, SOUTH 88° 49' 30" WEST 226 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM 40% OF ALL COAL, LIGNITE, COAL OIL, PETROLEUM NAPTHA, ASPHALTUM, BREA, BITUMEN, NATURAL GAS AND ALL OTHER HYDROCARBON AND LIKE SUBSTANCES UPON, IN OR UNDER SAID LAND AS RESERVED IN THE DEED FROM LOUIS KAHN, ET.UX., TO LOS ANGELES FIRST NATIONAL TRUST AND SAVINGS BANK, DATED AUGUST 9, 1928 AND RECORDED AUGUST 22, 1928, IN BOOK 149, PAGE 197 OF OFFICIAL RECORDS OF SAID COUNTY.

APN: 073-020-035 AND 073-020-34 AND 073-020-003

VESTED OWNER:

7360 HOLLISTER AVENUE, LLC A CALIFORNIA LIMITED COMPANY.

SITE ADDRESS:

7360 HOLLISTER AVENUE
GOLETA, CA 93117

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING NORTH 70°44'36" WEST BETWEEN CALIFORNIA SPATIAL REFERENCE CENTER, CSRC, CONTINUOUSLY OPERATING REFERENCE STATIONS, CORS, "TURN" AND "COPR"

DATUM STATEMENT:

ALL COORDINATES SHOWN HEREON ARE GRID VALUES BASED ON THE CALIFORNIA COORDINATE SYSTEM OF 1983, (CCS83, ZONE 5, (2017.50 EPOCH), IN ACCORDANCE WITH THE CALIFORNIA PUBLIC RESOURCES CODE SECTIONS 8801-8819. ALL DISTANCES SHOWN HEREON ARE GROUND VALUES IN U.S. SURVEY FEET UNLESS OTHERWISE NOTED. A COMBINATION SCALE FACTOR OF 0.99993153 WAS USED FOR THE PROJECT AT NORTHING 1984376.000, EASTING 5993535.275, TO OBTAIN GRID DISTANCES, MULTIPLY GROUND DISTANCES BY THE COMBINATION SCALE FACTOR.

FLOOD NOTE:

THE SUBJECT PROPERTY FALLS WITHIN "ZONE X, AREA OF MINIMAL FLOOD HAZARD" PER FEMA MAP NO. 06083C1342H, A PRINTED PANEL, EFFECTIVE SEPTEMBER 28, 2018

LAND USE SUMMARY:

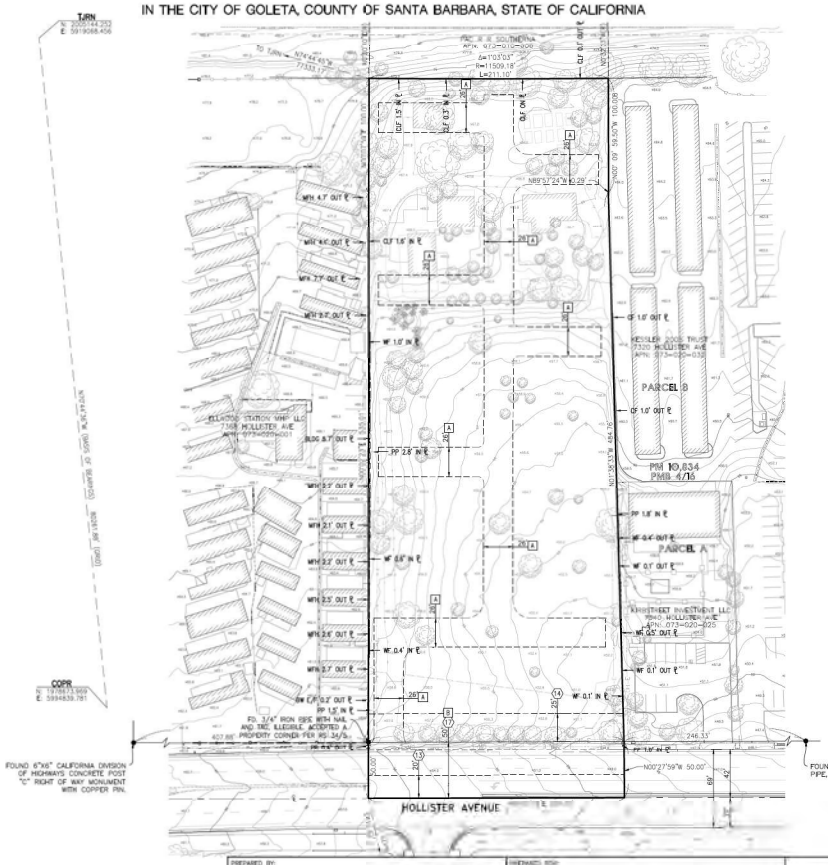
GROSS AREA: 3.174 AC
NET AREA: 2.915 AC
TOTAL PROPOSED LOTS: 1
TOTAL PROPOSED CONDOMINIUM UNITS: 59
PROPOSED DENSITY: 20.2 DU/AC
ZONING: RH
OCCUPANCY: R-2
GARAGE PARKING SPACES: 118
GUEST PARKING: 15
TOTAL ONSITE PARKING: 133

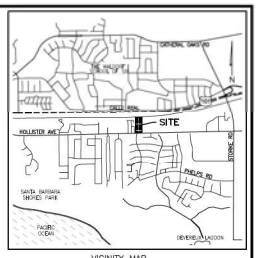
UTILITY PURVEYORS & SERVICES:

WATER:	GOLETA WATER DISTRICT	(805) 968-7474
SEWER:	GOLETA SANITARY DISTRICT	(805) 967-4519
ELECTRIC:	SOUTHERN CALIFORNIA EDISON	(562) 916-1200
GAS:	THE SOUTHERN CALIFORNIA GAS COMPANY	(800) 655-4555
TELEPHONE:	VERIZON	(805) 770-7684
CABLE TV:	DIRECTV	(855) 463-7359
SCHOOL DISTRICT:	GOLETA UNION SCHOOL DISTRICT	(805) 681-1200
FIRE PROTECTION:	SANTA BARBARA COUNTY FIRE DEPARTMENT	(805) 681-5500
WASTE:	MARBORG	(805) 963-1852

NOTE:

1) PURSUANT TO SUBDIVISION MAP ACT SECTION 66456.1(a), MULTIPLE FINAL MAPS MAY BE FILED ON THIS TENTATIVE MAP.





VICINITY MAP
N.T.S.

CIVIL ENGINEER:

C&V CONSULTING, INC.
9630 IRVINE CENTER DRIVE
IRVINE, CA 92618
PHONE: (949) 445-1833

SUBDIVIDER:

CITY VENTURES HOMEBUILDING, LLC
3121 MICHELSON DRIVE, SUITE 150
IRVINE, CA 92612
(949) 258-7515

SHEET INDEX:

SHEET NO.	
SHEET 1	VESTING TENTATIVE TRACT MAP No. 32-069
SHEET 2	PRELIMINARY SECTIONS
SHEET 3	PRELIMINARY SITE PLAN
SHEET 4	PRELIMINARY GRADING PLAN
SHEET 5	PRELIMINARY UTILITY PLAN
SHEET 6	PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN

LEGEND:

- ——— ℄ ——— CENTERLINE
- ——— SUBDIVISION BOUNDARY
- - - - - - - EASEMENT
- ——— EX. LOT LINE
- ——— EX. R/W

EXISTING EASEMENTS:

(12) AN EASEMENT FOR WATER PIPE LINE PURPOSES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 2, 1930 AS INSTRUMENT NO. 8994 IN BOOK 220, PAGE 170 OF OFFICIAL RECORDS. IN FAVOR OF: THOMAS F. MALLOY AND ANNIE M. MALLOY
(THE EXACT LOCATION IS INDETERMINATE FROM RECORD INFORMATION)

(13) AN EASEMENT FOR WATER PIPE LINES AND INCIDENTAL PURPOSES, RECORDED SEPTEMBER 22, 1952 AS INSTRUMENT NO. 14755 IN BOOK 1087, PAGE 62 OF OFFICIAL RECORDS. IN FAVOR OF: UNITED STATES OF AMERICA

(14) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 21, 1961 AS INSTRUMENT NO. 25451 IN BOOK 1860, PAGE 297 OF OFFICIAL RECORDS. IN FAVOR OF: PACIFIC LIGHTING GAS SUPPLY CO., A CALIFORNIA CORPORATION

(16) THE TERMS, PROVISIONS AND EASEMENT(S) CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF SUPPLEMENTAL FINAL ORDER AND JUDGMENT" RECORDED DECEMBER 21, 2009 AS INSTRUMENT NO. 2009-75745 OF OFFICIAL RECORDS. IN FAVOR OF: AT&T CORP. AND AT&T COMMUNICATIONS – EAST, INC.
(THE EXACT LOCATION IS INDETERMINATE FROM RECORD INFORMATION)

(17) AN EASEMENT SHOWN OR DEDICATED ON THE MAP FILED OR RECORDED AS BOOK 22, PAGE 26 OF RECORD OF SURVEY FOR: ROAD AND INCIDENTAL PURPOSES.

PROPOSED EASEMENTS:

(A) INDICATES AN EASEMENT FOR INGRESS AND EGRESS FOR EMERGENCY AND PUBLIC SECURITY VEHICLE PURPOSES DEDICATED TO THE CITY OF GOLETA

(B) INDICATES AN EASEMENT FOR PUBLIC STREET AND UTILITY PURPOSES DEDICATED TO THE CITY OF GOLETA

1" = 40'
0 20 40 80

ENGINEER'S STATEMENT:

THIS VESTING TENTATIVE MAP WAS PREPARED BY ME, OR UNDER MY DIRECTION ON JUNE 11, 2026.

DANE P. MCDOUGALL, R.C.E. 80705

SURVEYOR'S STATEMENT:

THE SURVEY ON WHICH THIS VESTING TENTATIVE MAP IS BASED WAS DONE BY ME, OR UNDER MY DIRECTION. FIELDWORK WAS COMPLETED ON JUNE 18, 2024.

DANE P. MCDOUGALL, L.S. 9297

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING
9630 IRVINE CENTER DRIVE
IRVINE, CALIFORNIA 92618-4

PREPARED FOR:
CITY VENTURES HOMEBUILDING, LLC

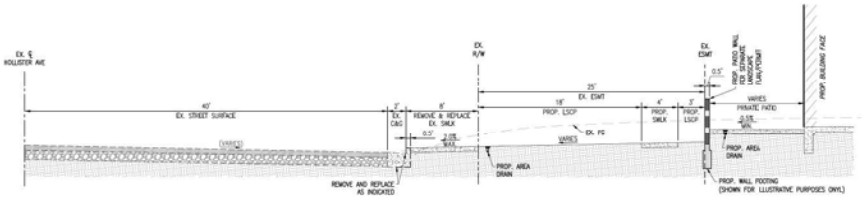
CITY OF GOLETA
DEPARTMENT OF PLANNING AND ENVIRONMENTAL REVIEW

VESTING TENTATIVE TRACT MAP No. 32-069

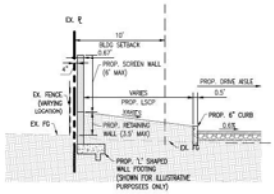
VESTING TENTATIVE TRACT MAP NO. 32-069

7360 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

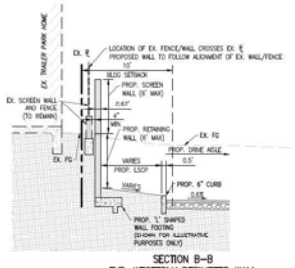
PROJECT NO: CVEN-184
SHEET 1 OF 6



SECTION A–A
EXISTING HOLLISTER AVENUE
N.T.S.



SECTION D–D
TYP. EASTERLY PERIMETER WALL
N.T.S.



SECTION B–B
TYP. WESTERLY PERIMETER WALL
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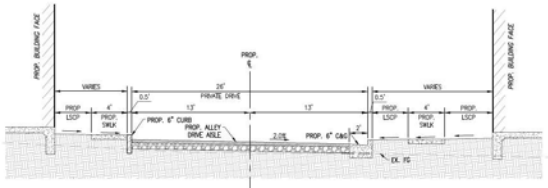
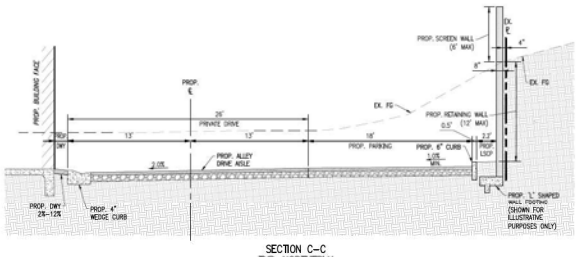


SECTION E–E
TYP 26' MAIN DRIVE AISLE
N.T.S.



SECTION C–C
TYP. NORTHERLY PERIMETER WALL
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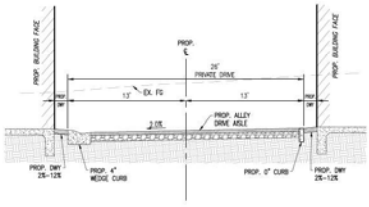


SECTION F–F
TYP. 26' ALLEY DRIVE AISLE
N.T.S.

NOTE:

1. PROPOSED WALL FOOTINGS ARE CONCEPTUALLY SHOWN. THE DESIGN OF THE PROPOSED WALL FOOTINGS WILL BE DETERMINED BY A STRUCTURAL ENGINEER DURING FINAL ENGINEERING.

PREPARED BY:

C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

PREPARED FOR:

CITY VENTURES HOMEBUILDING, LLC

CITY OF GOLETA
DEPARTMENT OF PLANNING AND ENVIRONMENTAL REVIEW

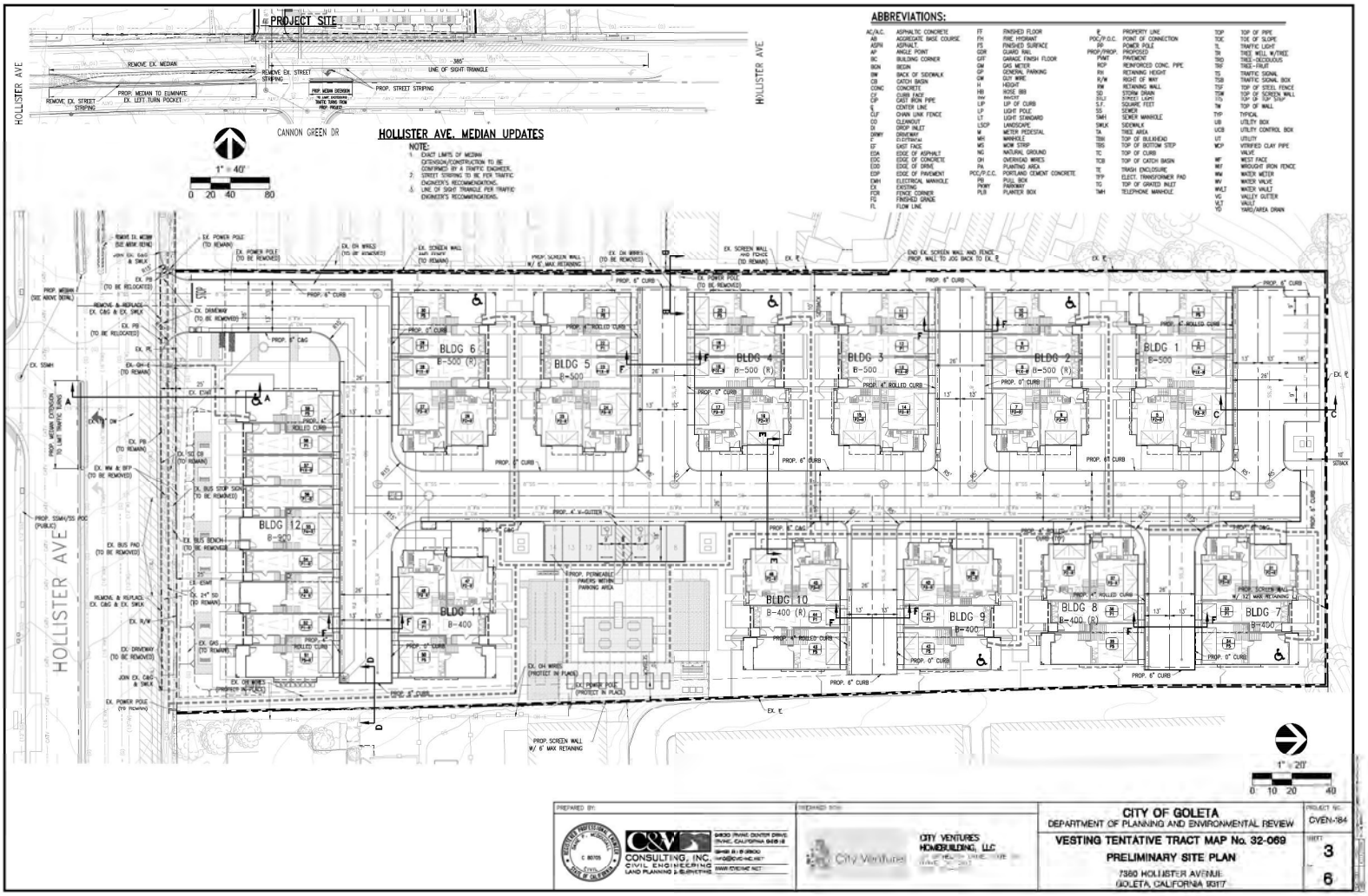
VESTING TENTATIVE TRACT MAP No. 32-069

PRELIMINARY SECTIONS

7380 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

PROJECT NO.: CVEN-184

SHEET 2 OF 6



PREPARED BY:
C&V CONSULTING, INC. CIVIL ENGINEERING LAND PLANNING & SURVEYING
PREPARED FOR:
CITY VENTURES HOMEBUILDING, LLC

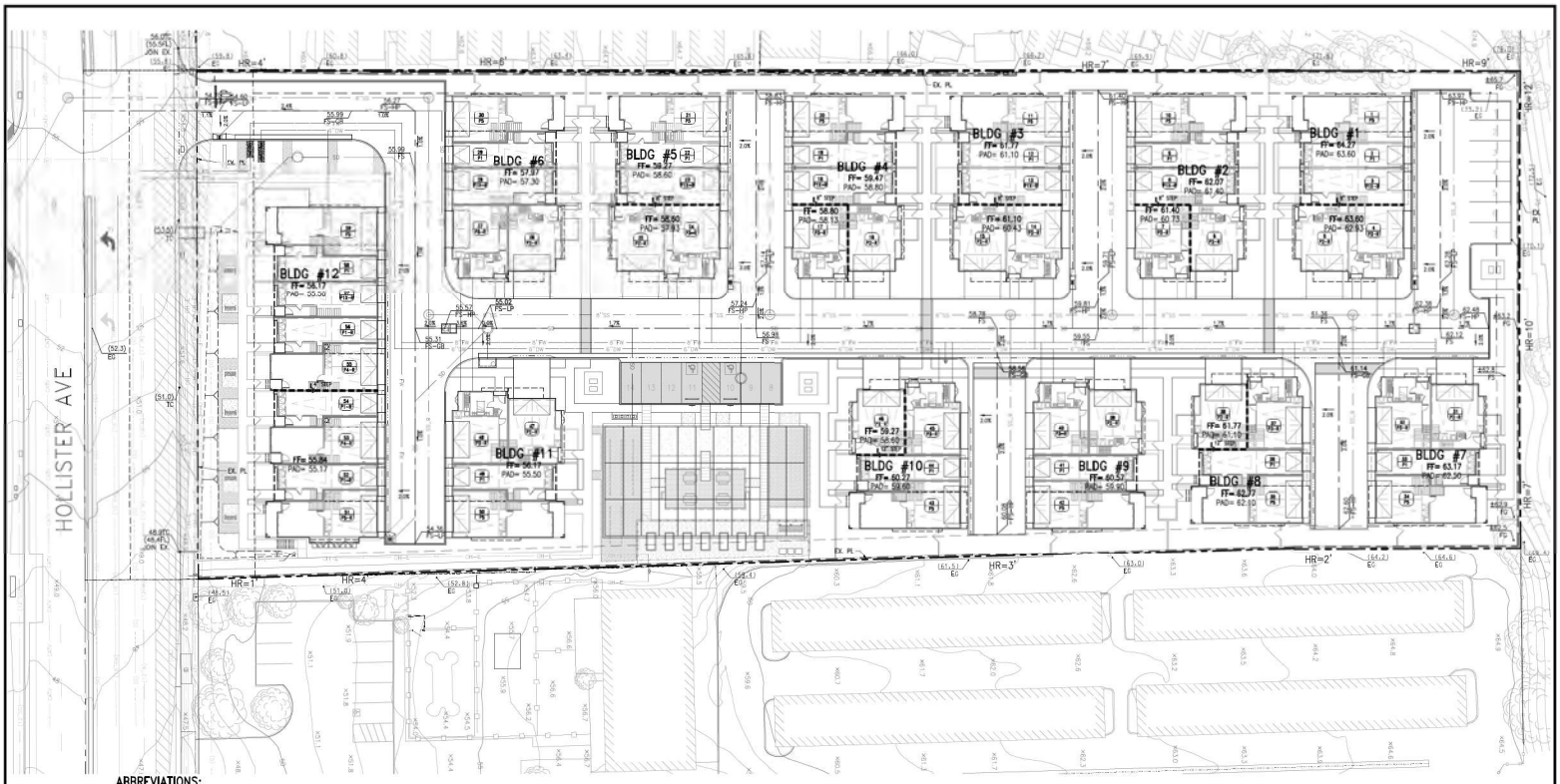
CITY OF GOLETA
DEPARTMENT OF PLANNING AND ENVIRONMENTAL REVIEW

VESTING TENTATIVE TRACT MAP No. 32-069

PRELIMINARY SITE PLAN

7380 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

PROJECT NO. CVEN-184
SHEET 3 of 6



ABBREVIATIONS:

AC/A.C.	ASPHALTIC CONCRETE	FF	FINISHED FLOOR	P	PROPERTY LINE	TOP	TOP OF PIPE
AB	AGGREGATE BASE COURSE	FH	FIRE HYDRANT	POC/P.O.C.	POINT OF CONNECTION	TOE	TOE OF SLOPE
ASPH	ASPHALT	FO	FINISHED SURFACE	PP	POWER POLE	TL	TRAFFIC LIGHT
AP	ANGLE POINT	GDR	GUARD RAIL	PROP./PROP.	PROPOSED	TR	TREE WELL W/TREE
BC	BUILDING CORNER	GFF	GARAGE FINISH FLOOR	PVMT	PAVEMENT	TRD	TREE-DECIDUOUS
BGN	BEGIN	GM	GAS METER	RCP	REINFORCED CONC. PIPE	TRF	TREE-FRUIT
BW	BACK OF SIDEWALK	GP	GENERAL PARKING	RH	RETAINING HEIGHT	TS	TRAFFIC SIGNAL
CB	CATCH BASIN	GW	GUY WIRE	R/W	RIGHT OF WAY	TSB	TRAFFIC SIGNAL BOX
CONC	CONCRETE	H	HEIGHT	RW	RETAINING WALL	TSF	TOP OF STEEL FENCE
CF	CURB FACE	HR	HEIGHT OF RETAINING	SD	STORM DRAIN	TSW	TOP OF SCREEN WALL
CIP	CAST IRON PIPE	INV	INVERT	STLT	STREET LIGHT	TTS	TOP OF TOP STEP
C	CENTER LINE	LIP	LIP OF CURB	S.F.	SQUARE FEET	TW	TOP OF WALL
CLF	CHAIN LINK FENCE	LP	LIGHT POLE	SS	SEWER	TYP	TYPICAL
CO	CLEANOUT	LT	LIGHT STANDARD	SMH	SEWER MANHOLE	UB	UTILITY BOX
DI	DROP INLET	LSCP	LANDSCAPE	SMLK	SIDEWALK	UCB	UTILITY CONTROL BOX
DRWY	DRIVEWAY	M	METER PEDESTAL	TA	TREE AREA	UT	UTILITY
E	ELECTRICAL	MH	MANHOLE	TBH	TOP OF BULKHEAD	VCP	VITRIFIED CLAY PIPE
EF	EAST FACE	MS	MOW STRIP	TBS	TOP OF BOTTOM STEP	V	VALVE
EOA	EDGE OF ASPHALT	NG	NATURAL GROUND	TC	TOP OF CURB	WF	WEST FACE
EOC	EDGE OF CONCRETE	OH	OVERHEAD WIRES	TCB	TOP OF CATCH BASIN	WF	WROUGHT IRON FENCE
EOD	EDGE OF DRIVE	PA	PLANTING AREA	TE	TRASH ENCLOSURE	WM	WATER METER
EOP	EDGE OF PAVEMENT	PCC/P.C.C.	PORTLAND CEMENT CONCRETE	TFP	ELECT. TRANSFORMER PAD	WV	WATER VALVE
EMH	ELECTRICAL MANHOLE	PB	PULL BOX	TG	TOP OF GRATED INLET	WVLT	WATER VAULT
EX	EXISTING	PKWY	PARKWAY	TMH	TELEPHONE MANHOLE	VG	VALLEY GUTTER
FOF	FENCE, CORNER	PLB	PLANTER BOX			VLT	VAULT
FG	FINISHED GRADE					YD	YARD/AREA DRAIN
FL	FLOW LINE						

PRELIMINARY EARTHWORK:

RAW CUT	12,019	CY
RAW FILL	3,413	CY
TOTAL (CUT)	8,606	CY

*DOES NOT INCLUDE OVER-EXCAVATION, REMOVALS, SPOILS FROM STREET UNDERGROUND, FOUNDATIONS, WALL FOOTING, UTILITY TRENCHES, ETC.

1" = 20'
0 10 20 40

PREPARED BY:
C&V CONSULTING, INC.
CIVIL ENGINEERING
LAND PLANNING & SURVEYING

PREPARED FOR:
CITY VENTURES HOMEBUILDING, LLC

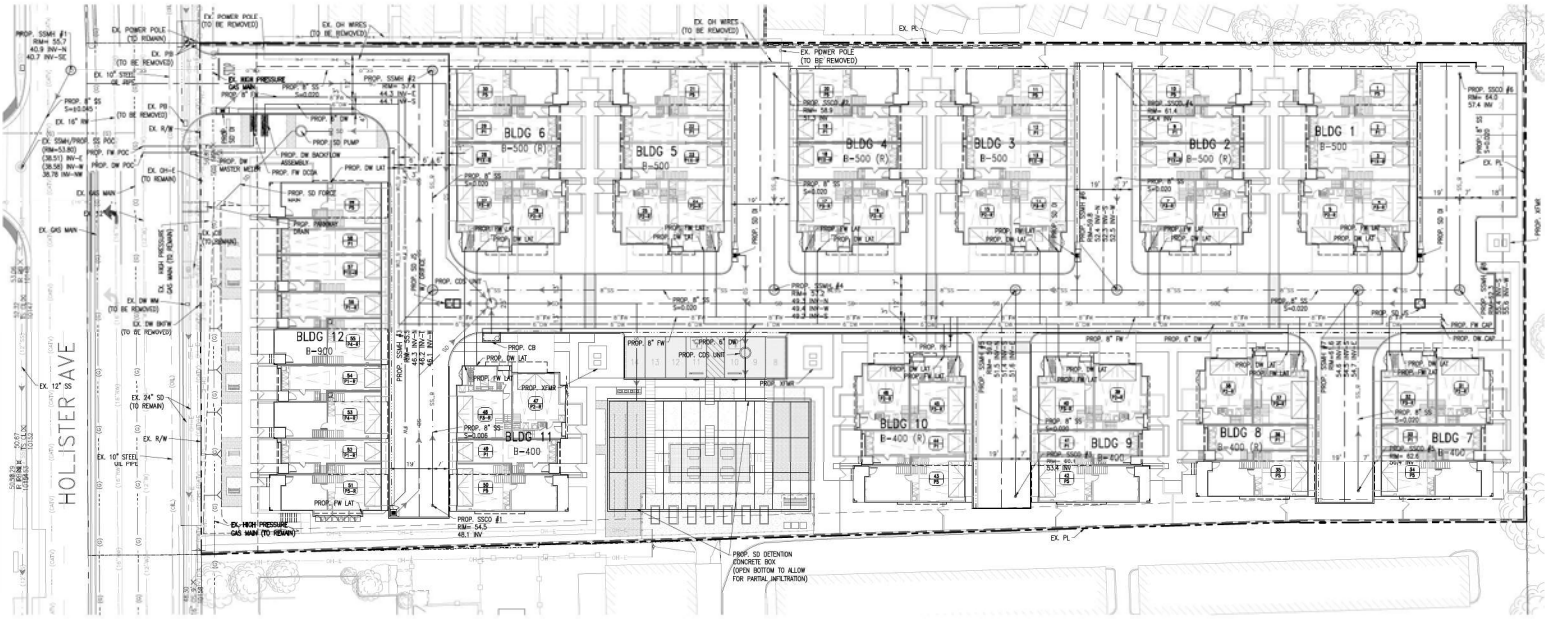
CITY OF GOLETA
DEPARTMENT OF PLANNING AND ENVIRONMENTAL REVIEW

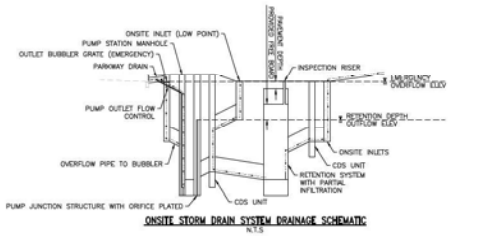
VESTING TENTATIVE TRACT MAP No. 32-069

PRELIMINARY GRADING PLAN

7380 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

PROJECT NO. CVEN-184
SHEET 4 OF 6





ONSITE STORM DRAIN SYSTEM DRAINAGE SCHEMATIC
N.T.S.

ABBREVIATIONS:

AC/A.C.	ASPHALTIC CONCRETE	EOD	EDGE OF DRIVE	LT	LIGHT STANDARD	RW	RETAINING WALL	TR	TREE WELL W/TREE	WALT	WATER VALVE
AB	AGGREGATE BASE COURSE	EOP	EDGE OF PAVEMENT	LSCP	LANDSCAPE	SD	STORM DRAIN	TRD	TREE-DECIDUOUS	VC	VALLEY GUTTER
ASPH	ASPHALT	EM	ELECTRICAL MANHOLE	M	METER PEDESTAL	STLT	STREET LIGHT	TRF	TREE-FRUIT	VLT	VAULT
AP	ANGLE POINT	EX	EXISTING	MH	MANHOLE	S.F.	SQUARE FEET	TS	TRAFFIC SIGNAL	WD	YARD/AREA DRAIN
BC	BUILDING CORNER	FOB	FENCE CORNER	MS	MOW STRIP	SS	SEWER	TSB	TRAFFIC SIGNAL BOX		
BOW	BEGIN	FG	FINISHED GRADE	NG	NATURAL GROUND	SMH	SEWER MANHOLE	TSF	TOP OF STEEL FENCE		
BW	BACK OF SIDEWALK	FL	FLOW LINE	OH	OVERHEAD WIRES	SWLK	SIDEWALK	TSW	TOP OF SCREEN WALL		
FG	FINISH GRADE	FF	FINISHED FLOOR	PA	PLANTING AREA	TA	TREE AREA	TTS	TOP OF TOP STEP		
CONC	CONCRETE	FH	FIRE HYDRANT	PCC/P.C.C.	PORTLAND CEMENT CONCRETE	TBW	TOP OF BULKHEAD	TW	TOP OF WALL		
CF	CURB FACE	FS	FINISHED SURFACE	PB	PULL BOX	TBS	TOP OF BOTTOM STEP	TYP	TYPICAL		
CIP	CAST IRON PIPE	GDR	GUARD RAIL	PKWY	PARKWAY	TC	TOP OF CURB	UB	UTILITY BOX		
℄	CENTER LINE	GFF	GARAGE FINISH FLOOR	PLB	PLANTER BOX	TCB	TOP OF CATCH BASIN	UCB	UTILITY CONTROL BOX		
CLF	CHAIN LINK FENCE	GM	GAS METER	℗	PROPERTY LINE	TE	TRASH ENCLOSURE	UT	UTILITY		
CO	CLEANOUT	GP	GENERAL PARKING	POC/P.O.C.	POINT OF CONNECTION	TFP	ELECT. TRANSFORMER PAD	VCP	VITRIFIED CLAY PIPE		
DI	DROP INLET	GW	GUY WIRE	PP	POWER POLE	TOP	TOP OF CORRUG. METAL PIPE	VLV	VALVE		
DRWY	DRIVEWAY	H	HEIGHT	PRM/PROP	PROPOSED	TOS	TOP OF SLOPE	WM	WATER METER		
E	ELECTRICAL	HB	HOSE BIB	PWT	PAVEMENT	TWH	TELEPHONE MANHOLE	WF	WEST FACE		
EF	EAST FACE	IM	IRRIGATION METER	RCP	REINFORCED CONC. PIPE	TOW	TOP OF WALL	WW	WROUGHT IRON FENCE		
EOA	EDGE OF ASPHALT	LP	LIP OF GUTTER	RW	RETAINING WEIGHT	TOE	TOE OF SLOPE	WB	WATER BOTTLE		
EOC	EDGE OF CONCRETE	LP	LIGHT POLE	R/W	RIGHT OF WAY	TC	TRAFFIC CIRCLE	WV	WATER VALVE		

1" = 20'
0 10 20 40

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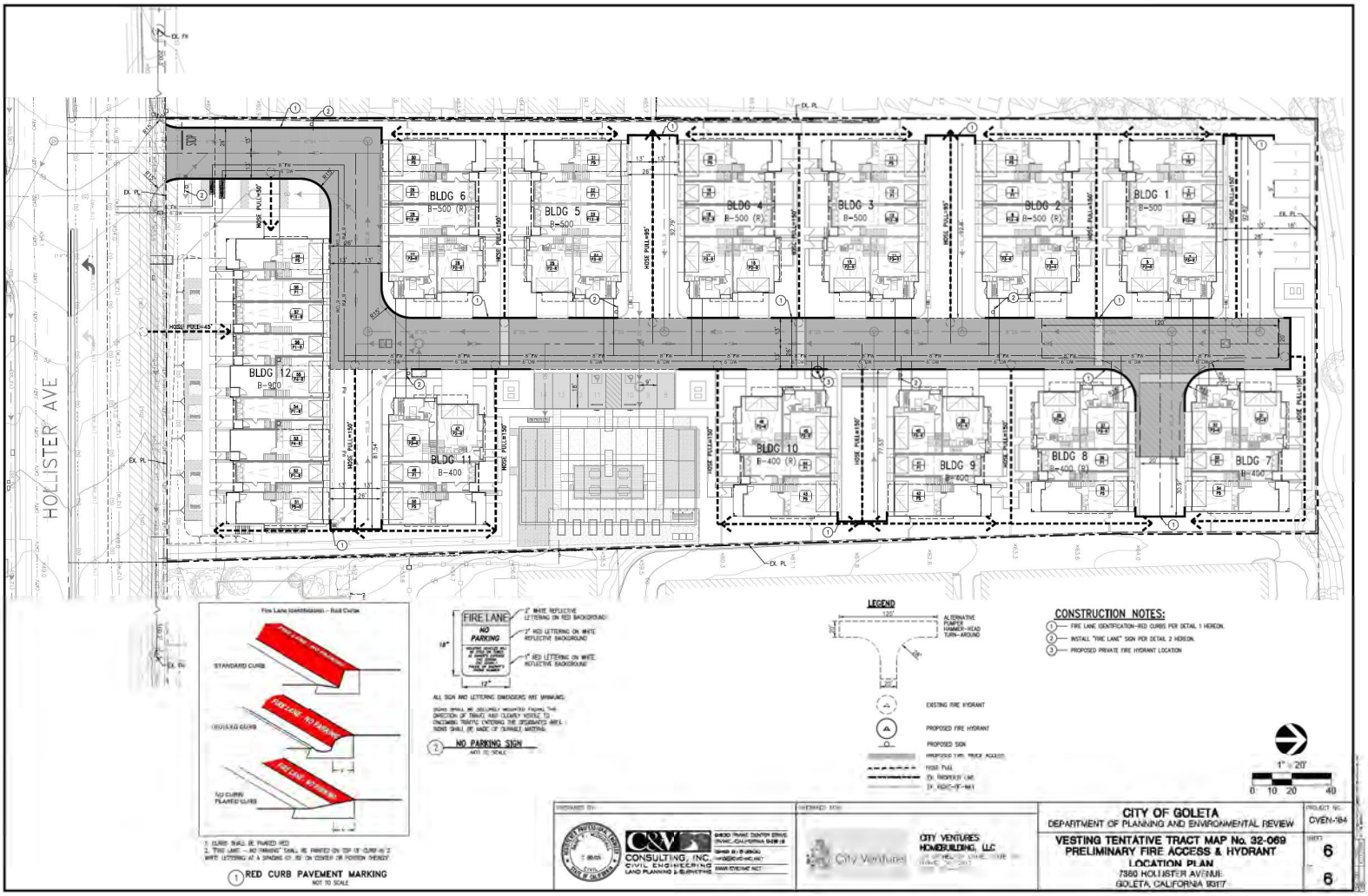
CITY OF GOLETA
DEPARTMENT OF PLANNING AND ENVIRONMENTAL REVIEW

VESTING TENTATIVE TRACT MAP No. 32-069
PRELIMINARY UTILITY PLAN
7380 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

PROJECT NO. CVEN-184
SHEET 5 OF 6



1. CURB SHALL BE PAINTED RED.
2. THE LANE – NO PARKING" SHALL BE PAINTED ON TOP OF CURB IN 2" WHITE LETTERING AT A SPACING OF 25' ON CENTER OR PORTION THEREOF.

1 RED CURB PAVEMENT MARKING
NOT TO SCALE

ALL SIGN AND LETTERING EMBOSSED ARE MINIMUMS.
SIGNS SHALL BE DECORATIVELY MOUNTED FACING THE DIRECTION OF TRAVEL AND CLEARLY VISIBLE TO ONCOMING TRAFFIC ENTERING THE DESIGNATED AREA. SIGNS SHALL BE MADE OF DURABLE MATERIAL.

2 NO PARKING SIGN
NOT TO SCALE

LEGEND

CONSTRUCTION NOTES:

1. FIRE LANE IDENTIFICATION–RED CURBS PER DETAIL 1 HEREON.
2. INSTALL "FIRE LANE" SIGN PER DETAIL 2 HEREON.
3. PROPOSED PRIVATE FIRE HYDRANT LOCATION

1" = 20'
0 10 20 40

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VESTING TENTATIVE TRACT MAP No. 32-069
PRELIMINARY FIRE ACCESS & HYDRANT LOCATION PLAN
7380 HOLLISTER AVENUE
GOLETA, CALIFORNIA 93117

PROJECT NO.: CVEN-184
SHEET: 6 of 6