



Agenda Item B.1
PRELIMINARY REVIEW
Meeting Date: November 12, 2025

TO: Goleta Design Review Board

SUBMITTED BY: Marisol Guzman, Contract Planner

SUBJECT: 135 Castilian Drive (APN: 073-150-025) Hangar 5 and Quonset Huts Project, 22-0003-DP, 23-0031-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption of Design Review Findings provided as Attachment A;
2. Recommend adoption CEQA Categorical Exemption Section 15332 as provided in Attachment B; and
3. Conduct Preliminary Review and recommend Planning Commission approval with conditions.

PROJECT DESCRIPTION:

This is a request for the Design Review Board to make a recommendation to the Planning Commission for **Preliminary Review**. The applicant proposes the relocation and repurposing of (i) a 9,042-square-foot World War II squadron airplane hangar (Hangar 5) from the Santa Barbara Airport; and (ii) two World War II-era Quonset huts (both huts totaling 7,337 square feet) from Tri-County Produce, and (iii) two solar carports totaling 7,200 square feet. The three buildings would be restored and interior remodels undertaken, to provide for approximately 16,379 square feet of research & development and business uses with associated landscaping and parking ("Project"). A recommendation from the DRB regarding these elements will be needed before the project can be reviewed by the Planning Commission at an upcoming hearing.

The applicant proposes a Development Plan for an adaptive reuse project, of the relocated Hangar 5 from the City of Santa Barbara Airport property (previously located at 500 Fowler Road in Santa Barbara) and two Quonset Huts from the Tri-County Produce property at 335 South Milpas Street in Santa Barbara to the vacant portion of the subject property at 135 Castilian Drive (APN 073-150-025).

The square footage associated with the three new buildings and associated carports is as follows:

- One 9,042 square foot building (Hangar 5)

- One 3,335 square foot building (West Quonset Hut)
- One 4,002 square foot building (East Quonset Hut)
- Two solar carports totaling 7,200 square feet

The application additionally includes a request for an Adjustment to Development Standards consistent with the Goleta Municipal Code § 17.59.040 for a reduction in landscape coverage from 30% to 27.4%. The application includes an additional request for an Adjustment to Development Standards consistent with § 17.59.040 for a reduction of the 10-foot minimum setback from public rights-of-way. The existing parking spaces adjacent to Cortona Drive are proposed to remain 8.9 feet (8 feet, 11 inches) from the public right-of-way.

The 3.52-acre parcel contains an existing 21,928 square foot office building, a 5,663 square foot fenced mechanical yard, 58 parking spaces, landscaping, and trash enclosures, all located on the western portion of the site (111-115 Castilian Drive). Street trees line the northern and eastern property line, and a water well for groundwater monitoring is located in the southwest corner of the property, approximately 10 feet from the western property line. The average parcel slope is 2%. The existing building and associated improvements were entitled through a Land Use Rider issued by the County of Santa Barbara. The proposed Development Plan would supersede the Land Use Rider and the existing building would be part of the new Development Plan.

The eastern portion of the parcel, where the Project would be located (135 Castilian Drive), is currently vacant and has been previously graded as part of the original site development. In addition to the 16,379 square feet of new research & development and business uses, the Project would provide an additional 47 parking spaces for a total of 105 parking spaces on site. Eleven of those parking spaces would be available for electric vehicle charging. The Project would also include 11 short-term bicycle parking spaces, 11 long-term bicycle parking spaces, and two electric bicycle charging stations, for a total of 24 bicycle spaces. The total landscaped area would be approximately 42,017 square feet (27.4% coverage). Hangar 5 will have two patio areas made of permeable pavers on the northern and southern sides of the building. The bicycle parking area will also use permeable pavers.

Twenty-four parking spaces located on the central parking strip between the Quonset Huts and Hangar 5 will be covered by two solar carports. Together, the solar carports will cover an area of approximately 147 feet 3 inches by 49 feet, providing shaded parking and on-site renewable energy generation. Each carport will be supported by concrete footings measuring 8 feet by 3 feet and columns set at an angle of 66 degrees. The structures will reach an overall height of approximately 17 feet 5 inches at the highest point and 15 feet 5 inches at the lowest point, as shown in Attachment C, *Project Plans and Renderings*.

As part of the Project, landscaped buffers will be provided along Cortona Drive, Castilian Drive, and around the southern portion of the site surrounding the Quonset huts to screen and enhance the Project boundaries. Plantings will include drought-tolerant and low-maintenance trees, shrubs, and ground cover. Within the Project site, landscaped islands

will be incorporated in the proposed parking lot at intervals of at least every five parking spaces. Landscaping within these islands will include tall ornamental grass, low ornamental grass, and grass-like perennial, under the shade of the solar panels in the parking lot as well as the concrete footing of the solar carport structure. Additional landscaping will be provided adjacent to the buildings through planter areas and individual tree wells. Lighting in the existing parking lot will remain, with new LED pole-mounted lighting proposed in the additional parking area. Exterior building lighting would meet code requirements at building entrances and exits and will be dark sky compliant and angled downward. The photometric grid, which provides foot-candle readings at 10-foot intervals, demonstrates compliance with the Light Trespass requirement, confirming that lighting does not exceed 0.1 foot-candles at the property line.

The subject property has a General Plan land use designation of Business Park (I-BP) and is zoned Business Park (BP). It is located in the Inland Zone.

The Project was filed by agent Joseph Fiss, of TW Land Planning & Development, LLC, on behalf of Marc Winnikoff, of Nederlander Holdings, LLC, property owners.

DISCUSSION:

The DRB may recommend Preliminary Approval to the Planning Commission if the DRB believes the Project meets the Required Findings in Goleta Municipal Code § 17.59.080. The Project was reviewed by the DRB for Conceptual review on September 26, 2023, for an earlier Project layout. The DRB conducted Conceptual review of the Project as currently proposed on May 13, 2025, and provided comments to the Applicant. The DRB comments on May 13, 2025, included:

- Appreciated the adaptive reuse of the three buildings, felt it would will be a unique project, and liked the project as conceptually proposed.
- Requested that additional consideration be given to the pedestrian connection between the existing and proposed buildings.
- Suggested that more landscaping shading be provided on west side of the Quonset Huts if water is available.
- Requested considering incorporating interpretive signage for the public.

The City has adopted Guidelines, Municipal Code regulations, and General Plan policies establishing criteria and review for Commercial projects in the City.

Guidelines

The Goleta Architecture and Design Standards for Commercial Projects apply to commercial and industrial development and include standards relating to site layout, project design, landscaping and transportation access. The Guidelines can be found in Attachment D.

Municipal Code

The purpose of Design Review is to encourage the highest quality of design, both visually and functionally, and to reduce or prevent the negative effects of development while also promoting the health, safety, and general welfare of the City's public. The scope of Design Review includes, but is not limited to, the following:

1. Size, bulk and scale of new structures;
2. Colors and types of building materials and application;
3. Relation to existing and proposed structures on the same site;
4. Pedestrian and bicycle access and circulation;
5. Site layout, orientation, and location of structures, and relationship to open areas and topography;
6. Materials, colors, and variations in boundary walls, fences, or screen planting;
7. Location and type of landscaping;
8. Sign design and associated exterior lighting;
9. Consideration of neighboring development;
10. Consideration of energy efficient or environmentally-friendly design and materials; and
11. Exterior lighting, including review for dark sky compliance.

General Plan

Under the City's Visual and Historic Resources Element of the General Plan Policy, Policy VH 4 (Design Review) seeks to preserve, protect, and enhance Goleta's character through high quality design. Policy VH 4.7 is applicable.

Policy VH 4.7: Office Buildings, Business Parks, Institutional, and Public/Quasi-Public Uses. The following standards shall be applicable to office and business park development and institutional and public/quasi-public uses:

- a. Buildings and structures shall be designed to be compatible with adjacent development relative to size, bulk, and scale.
- b. Street elevations of buildings and structures should enhance the streetscape and should be pedestrian friendly. To create diversity and avoid monotonous

- façades, varied building setbacks should be provided and be proportionate to the scale of the building.
- c. Plazas, courtyards, and landscaped open space should be provided to create a campus-like setting and encourage pedestrian access.
 - d. Parking lots should not be the dominant visual element and shall be located behind or beside buildings, where appropriate. Where buildings do not screen parking lots, landscaping, berms, and/or low walls shall be used to screen cars from adjacent roadways and other developments.
 - e. Architectural elements such as arcades are encouraged to identify the main entrance and reinforce the pedestrian scale.
 - f. Bicycle access shall be provided and encouraged via bike lanes. Sufficient, secure, and protected bicycle parking shall be provided.
 - g. Public transit shall be encouraged through effective placement of stops for local and regional transit services. Existing stops shall be upgraded as appropriate.
 - h. Loading areas and recycling and trash facilities shall be easily accessed and screened from view with landscaping and/or fencing or walls. Adjacent uses shall be considered when such areas are sited.
 - i. Roof mounted equipment shall be screened and considered as part of the structure for height calculations.

The DRB is to evaluate if the Project design is consistent with the adopted Goleta Architecture and Design Standards for Commercial Projects Guidelines, Municipal Code, and General Plan Policy. Staff review of the General Plan policy complies with the General Plan policies.

The Applicant proposes a Landscaping Adjustment to Development Standards to reduce the minimum landscape coverage in the BP zone from 30% to 27.4%. The total landscaped area, including the existing building and associated parking, as well as the Hangar 5 and Quonset Huts with their associated parking, would be approximately 42,017 square feet (27.4% landscape coverage). Additionally, a Setback Adjustment to Development Standards is proposed to reduce the 10-foot minimum setback from public rights-of-way. The existing parking spaces adjacent to Cortona Drive are proposed to remain 8.9 feet (8 feet, 11 inches) from the public right-of-way. Staff requests that the DRB provide input on the acceptability of the proposed reductions in landscape coverage and minimum setback. The DRB's recommendations will be forwarded to the Planning Commission for consideration as part of the findings for landscaping and setback adjustments.

The Project does not currently include any proposed signage. A signage plan will be proposed and reviewed at a later date and will be subject to DRB consideration.

Story poles were installed on site to illustrate the proposed placement of the Project buildings, including Hangar 5 and the two Quonset Huts. The story poles were placed on the site on April 25, 2025.

ENVIRONMENTAL REVIEW (NOE):

The Project meets the requirements of a Class 32 “Infill” Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. None of the exceptions to the exemptions outlined in Section 15300.2 of the State CEQA Guidelines are applicable and therefore an Exemption is appropriate. The Notice of Exemption is included as Attachment B.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

If the DRB recommends Preliminary Design approval, the next steps include: (1) Planning Commission hearing for approval of the design and entire project; (2) Final DRB Review; (3) issuance of a Zoning Clearance and Building Permits; and (4) Building construction.

If the DRB finds that the project warrants design changes before recommending Preliminary Design approval, then the next steps would be a continuance to allow the Applicant time to revise the project.

ATTACHMENTS:

Attachment A – Findings

Attachment B – Notice of Exemption

Attachment C – Project Plans and Renderings

Attachment D – Architectural Standards – Commercial Projects

Attachment E - Color and Material B

Attachment A

DRB Findings

Attachment A
Design Review Findings for Development
Hangar 5 and Quonset Huts Project
22-0003-DP, 23-0031-DRB

DESIGN REVIEW FINDINGS (GOLETA MUNICIPAL CODE SECTION 17.58.080)

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

The Project proposes the placement of an adaptive reuse of three buildings and two carports for research and development/business uses on the site. The historic buildings have been and/or be relocated from two locations in Santa Barbara. The site currently contains an existing research and development building. The surrounding neighborhood is developed with similar business and research and development buildings including an architecture firm, book publisher, corporate offices, an aerospace company, and a biotechnology company among other similar buildings. The proposed buildings are designed to complement this sequence of properties, through comparable size, bulk, and scale. Hangar 5 would total 9,042 square feet, the west Quonset Hut a total of 3,335, the east Quonset Hut a total of 4,002 square feet, and two solar carports totaling 7,200 square feet, as compared to the existing adjacent 21,928 square foot office building. The proposed building heights are 24.4 feet for Hangar 5, with a roof peak of 35 feet, and 21.4 feet for both Quonset Huts, which conforms to maximum building height of the zone district. The solar carports on-site will reach an overall height of approximately 17 feet 5 inches at the highest point and 15 feet 5 inches at the lowest point. The solar carports will be screened from view by the existing and proposed buildings, minimizing their appearance from surrounding vantage points from Castilian Drive and Cortona Drive. Overall, the proposed buildings are appropriately scaled and compatible with the site and the surrounding business park neighborhood, maintaining consistency with the area's buildings for research and development and business 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 two new Quonset Huts will be positioned parallel to each other at the southwestern end of the vacant portion of the site, while Hangar 5 will be positioned perpendicular to the Quonset Huts across the site at the northern end, creating a balanced and organized site layout. Most of the parking spaces will be located between the Quonset Huts and Hangar 5, allowing pedestrians to access the buildings without having to cross the main circulation route, which will be accessed through the Project site's new driveway entrance between the existing and new buildings. Twenty-four parking spaces located on the central parking strip between

the Quonset Huts and Hangar 5 will be covered by two solar carports. The location of the parking lot between the buildings will minimize walking distance for visitors and staff walking from parking spaces to building entrances. The site layout is well thought out and will also link the adjacent existing office building circulation route as well. Overall, the site layout, orientation, and location of the proposed buildings are appropriate and harmonious and would be compatible with surrounding development. Signage will be proposed and reviewed at a later time, under a separate permit.

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

The proposed buildings demonstrate a harmonious relationship with the surrounding neighborhood through compatible scale, proportion, materials, and colors. The World War II era Quonset huts and airplane hangar differ in architectural style from the surrounding research and development buildings and business buildings, but the buildings combined introduce a distinct architectural style inspired by aviation that complements the overall setting. Since the proposed buildings are not identical to the existing building on site or other buildings in the surrounding neighborhood, the proposed buildings avoid monotonous repetition while maintaining harmony within the area.

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

The proposed buildings, including Hangar 5, the two Quonset Huts, and the two solar carports, demonstrate harmony of material, color, and composition through the proposed use of complementary gray tones and cohesive finishing. The proposed combination of Boothbay Gray walls and door panels, Cool Old Town Gray roofing, and dark gray windows and skylights for Hangar 5 creates a balanced design. Similarly, the two Quonset Huts also propose the combination of Boothbay Gray walls, door panels, and roofing with dark gray windows. In addition, two solar carports are proposed along the central parking strip between the Quonset Huts and Hangar 5, featuring photovoltaic panels supported by dark gray steel H-beams mounted on concrete bases. The materials and color palette of the solar carports would complement the proposed adjacent buildings. The materials and colors for this project are proposed to match and complement each other as the whole of the project was considered in the exterior design including roof, windows, doors, and exterior finishes. All aspects of the structures have been considered and addressed in the design of the proposed development.

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

All existing outdoor mechanical and electrical equipment is screened from public view and well-integrated into the overall site design. No additional outdoor mechanical or electrical equipment is proposed as part of the Project.

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

The finished topography will remain consistent with existing conditions, with the grading limited to the minimum required to construct the project. Over-excavation for building foundations will be required, and fill will be placed to create a level site that achieves a cohesive development with the existing building onsite. Approximately 200 cubic yards of cut and 1,800 cubic yards of fill would be required.

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

The proposed buildings provide an appropriate amount of landscaping along the perimeter of the proposed Project buildings and within the parking lot islands. The Project site does not contain any special-status species. All existing on-site trees are protected except for one Canary Island Palm, which is proposed for removal. The landscaping plan includes a high-quality plant palette including decorative and shade trees. There is no significant existing native vegetation, and no native trees are present. Therefore, preservation of native vegetation is not required.

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

The selection of plant materials is appropriate to the Project and its environment. Proposed trees, shrubs, and groundcovers are drought-tolerant, low-maintenance, and require very low to moderate water use. A final irrigation plan, to be submitted prior to the final Design Review Board review and prior to Building and Safety plan check, will use potable water. The final irrigation planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWELO). Existing trees to remain on-site do not require new irrigation. Adequate provisions are included to ensure long-term maintenance of all planting areas.

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

The proposed exterior lighting is designed for safety and visibility of the public and facility staff. The use of fully cut-off LED fixtures meets the lighting standards of the City's Dark Sky Lighting standards. Pathway and walkway lighting is proposed beneath the solar carports installed at approximately 9 feet high to enhance

visibility and safety in the parking areas. Lighting will also be installed on approximately 16-foot poles located along the sidewalks surrounding the perimeter of the buildings to illuminate the adjacent parking spaces and pedestrian walkways. Exterior wall-mounted lighting will be provided on the western and eastern sides of Hangar 5 at approximately 11 feet in height, along with recessed ceiling-mounted fixtures on the northern and southern perimeters to illuminate the sidewalks. Exterior building lighting will be dark-sky-compliant and angled downward to minimize glare and light spill. The photometric grid showing foot-candle readings at 10-foot intervals demonstrates compliance with the City's Light Trespass standard, stating that lighting does not exceed 0.1 foot-candles at the property line, preventing glare or light pollution. The Project complies with the City's Lighting Ordinance, and signage will be proposed and reviewed at a later date.

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

The proposed Project is located within a Business Park zoned area. The proposed Hangar 5 would be the building nearest to the existing structure on-site, located approximately 90 feet, 3.5 inches away from the existing building and about 26 feet from the eastern property line, where existing development is located on the adjacent parcel. Screening between the proposed buildings and the adjacent property will be provided by a combination of solid walls and a landscaped strip in front of the wall. The landscaping will include a variety of trees, shrubs, tall ornamental grasses, succulents, and flowering groundcover to create a buffer between the two properties. As such, the proposed development is considerate of neighboring privacy and private views, and is protective of off-site solar access, ensuring that no adverse shading or solar access would be impacted.

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

The Project is consistent with the Architecture and Design Standards for Commercial Projects.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

- L. The City of Goleta is acting as the Lead Agency for this project. The project has been found to be exempt from CEQA Guidelines per Section 15332, In-Fill Development Projects. Please see the Categorical Exemption in Attachment B.

Attachment B
Notice of Exemption

NOTICE OF EXEMPTION (NOE)

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

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

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



Subject: Filing of Notice of Exemption

Project Title:

Hanger 5 and Quonset Huts Adaptive Reuse Project
135 Castilian Drive; APN 073-150-025
Case Nos. 22-0003-DP, 23-0031-DRB

Project Applicant:

Joseph Fiss, TW Land Planning and Development, LLC, Agent for Nederlander Holdings, LLC, property owners.

Project Location (Addresses and APN):

135 Castilian Drive, Goleta CA, 93117, County of Santa Barbara, APN: 073-150-025.

Description of Nature, Purpose, and Beneficiaries of Project:

The parcel is 3.52 acres in size, located at 111-135 Castilian Drive in the City of Goleta, Santa Barbara County (APN 073-150-025). The General Plan/Local Coastal Plan (GP/CLUP) land use designation for the site is Business Park (I-BP); the associated zoning district is Business Park (BP). It is located in the Inland area of the City. Figure 1, *Vicinity Map*, shows the project site and surrounding development.

The parcel currently contains a 21,928 square foot office building, a 5,663 square foot fenced equipment yard, associated parking, landscaping, and trash enclosures at 111-115 Castilian Drive. The southern portion of the parcel, at 135 Castilian Drive, is currently vacant. Street trees line the northern and eastern property line. A water well for groundwater monitoring is located in the southwest corner of the property, approximately 10 feet from the western property line. The proposed project would develop the vacant portion of the property by relocating a World War II squadron hangar from the Santa Barbara Airport (Hangar 5) and two World War II-era Quonset huts from Tri-County Produce at 335 South Milpas Street to 135 Castilian Drive. These buildings would be restored and interior remodels undertaken, to provide for 16,379 square feet of research & development and business use with associated landscaping and parking ("Project"). The Project would be served by the Goleta Water District and the Goleta Sanitary District.

NOTICE OF EXEMPTION (NOE)

Figure 1- Vicinity Map



The Project comprises the construction of a total of three new research and development buildings and associated structures , as follows:

- One 9,042 square foot building (Hangar 5)
- One 3,335 square foot building (West Quonset Hut)
- One 4,002 square foot building (East Quonset Hut)

Hanger 5 Adaptive Reuse Project NOE November 2025

NOTICE OF EXEMPTION (NOE)

- Two solar carports totaling 7,200 square feet

The Project includes the following adjustment requests:

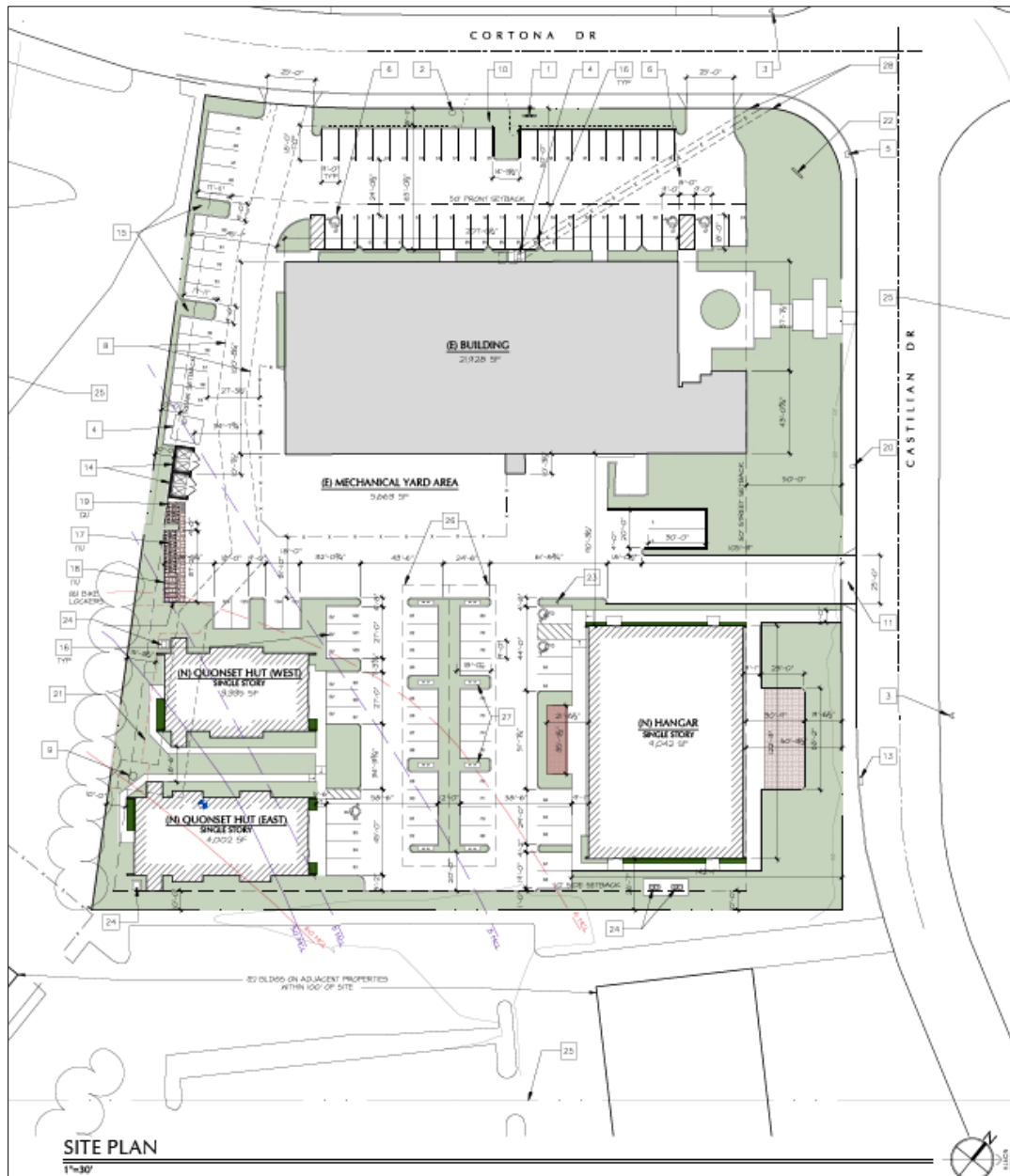
- The application includes a request for an Adjustment to Development Standards consistent with Goleta Municipal Code Section 17.59.040 for a reduction in landscape coverage from 30% to 27.4%.
- The application includes a request for an Adjustment to Development Standards consistent with Goleta Municipal Code Section 17.59.040 for a reduction of the 10-foot minimum setback from public rights-of-way. The existing parking spaces adjacent to Cortona Drive are proposed to remain 8.9 feet (8 feet, 11 inches) from the public right-of-way.

The existing building on the site has 57 parking spaces available and the proposed Hanger 5 and Quonset huts would be served by an additional 47 parking spaces, with about half of the parking spaces covered by the solar carport. There would also be a total of 11 electric vehicle charging spaces in the two parking lots. The Project would also provide 11 short-term bicycle parking spaces, 11 long-term bicycle parking spaces, and two electric bicycle charging spaces. Twenty-four parking spaces located on the central parking strip between the Quonset Huts and Hangar 5 will be covered by two solar carports. Together, the solar carports will cover an area of approximately 147 feet 3 inches by 49 feet, providing shaded parking and on-site renewable energy generation.

As part of this Project, landscaped buffers will be provided along Cortona Drive, Castilian Drive, and in the southern portion surrounding the Quonset huts to screen and enhance the Project boundaries. Plantings will include drought-tolerant and low-maintenance trees, shrubs, and ground cover. Within the Project site, there will be landscaped islands in the proposed parking lot at least every 5 parking spaces. Landscaping within these islands will include tall ornamental grass under the shade of the solar panels in the parking lot. The buildings will be enhanced with landscaping both within planter areas as well as individual tree wells. The lighting in the existing parking lot will remain with additional LED pole-mounted lighting proposed in the new parking lot. Project construction is anticipated to last between 12 to 18 months. The Project site plan is shown in Figure 2.

NOTICE OF EXEMPTION (NOE)

Figure 2 -Site Plan



The Beneficiary of the Project is Nederland Holdings LLC.

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

City of Goleta

Name of Person or Agency Carrying Out the Project:

Joseph Fiss, Director of Planning, TW Land Planning and Development

Hanger 5 Adaptive Reuse Project NOE November 2025

NOTICE OF EXEMPTION (NOE)

Exempt Status:

- X Categorical Exemption: *In-Fill Development Project, State CEQA Guidelines, section 15332 [Class 32]*

Reason(s) why the Project is exempt:

Categorical Exemption: *In-Fill Development Projects, State CEQA Guidelines Section 15332 [Class 32]*

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

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

(a) General Plan and Zoning Consistency and Applicable Regulations

The Project will conform to the policies within the City of Goleta GP/CLUP, and the regulations of Title 17, the City of Goleta Zoning Ordinance, within the City of Goleta Municipal Code. The proposed research and development use is consistent with the allowable uses under the I-BP designation. The Project would meet I-BP performance standards for scale and design, lighting, signage, curb cuts, access, and landscaping. Research and development is a permitted use within the BP zone. As mentioned above, in accordance with Goleta Municipal Code Section 17.59.040, the Project will require a request for Adjustment to Development Standards to reduce landscape coverage from 30% to 27.4% and for a reduction of the 10-foot minimum setback from public rights-of-way, as the existing parking spaces adjacent to Cortona Drive are proposed to remain 8.9 feet (8'11") from the public right-of-way. No variances are required and all services and access to the parcels are sufficient and will comply with local standards.

The Project is located within Safety Zone 6 of the Santa Barbara Airport in the Airport Land Use Compatibility Plan (ALUCP) adopted January 2023. This zone is compatible with all office, commercial, service, and lodging uses, and there are no limits on lot coverage or maximum intensity. Figure 3 displays the airport safety compatibility criteria presented in ALUCP Table 3-2.

NOTICE OF EXEMPTION (NOE)

Figure 3 -Table 3-2 of the ALUCP

TABLE 3-2
SANTA BARBARA AIRPORT SAFETY COMPATIBILITY
CRITERIA

Land Use Types / Typical Uses • Multiple land use categories and compatibility criteria may apply to a land use action	Safety Zone						Criteria for Conditionally Compatible Uses
	1	2	3	4	5	6	
Maximum Intensity (People/Acre – sitewide average) Nonresidential Development	0	80	150	200	150	No limit	- Maximum Intensity and Lot Coverage limits apply to all conditionally compatible uses, unless such development would be subject to “Infill” or “Nonconforming” provisions. - Numbers below refer to zones in which additional specified conditions (i.e., those beyond the maximum intensity and lot coverage limits) are applicable. - No development may occur within a Runway Safety Area (RSA) or Object Free Area (OFA).
Intensity with Risk Reduction (People/Acre – sitewide average) Nonresidential Development	n/a	120-160	210-300	300-400	210-300	No limit	
Maximum Lot Coverage (Building footprint/site size) Applicable to all Conditionally Compatible Development	0%	50%	60%	70%	70%	100%	

(b) Project Site Size and Surrounding Uses

The parcel where the Project site is located is 3.52 acres and is surrounded on all sides by business park development and commercial retail. The Project site is already developed with an existing office building, equipment yard, associated parking, landscaping, and trash enclosures. Therefore, the Project site is located on a substantially developed site within the City of Goleta limits, is substantially surrounded by urban uses, and is less than 5 acres in size.

(c) Biological Resources

Per Figure 4-1, *Special-Status Species and Environmental Sensitive Habitat Areas (ESHA)* of the GP/CLUP, the site does not contain special-status species or ESHA. Additionally, the Project site has no potential value as a habitat area for endangered, rare, or threatened species. The site to be developed under this Project has been previously graded, is partially developed as a parking lot, and is situated adjacent to similar developments within the urban context. The closest riparian corridor or creek to the Project site is approximately 310 feet to the west, which is a part of Los Carneros Business Park and separated by an existing asphalt parking lot and office buildings. The Project will not have an impact on this riparian habitat area.

(d) Transportation, Noise, Air Quality, and Water Quality

Transportation

There would be a total of 105 parking spaces provided for the two buildings with 47 spaces at the Project site. The site would be accessed from two driveway connections to a new entrance drive that would extend westerly from Castilian Drive. A Traffic and Vehicle Miles Traveled Study prepared by Associated Transportation Engineers in 2022, and updated in 2025, found that the Project is consistent with the City’s roadway and intersection policies and with the City’s Vehicle Miles Traveled (VMT) threshold. The Project would not have a significant impact on transportation resources.

NOTICE OF EXEMPTION (NOE)

Noise

According to the GP/CLUP Table 9-2, *Noise and Land Use Compatibility Criteria*, office buildings are “normally acceptable” uses within areas that receive noise exposure up to 67.5 A-weighted decibels (dBa). The Project site is within the 60 dBa contour for airport noise exposure and 65 dBa for roadway noise exposure, which means that the Project would be exposed to noise up to 60 dBa from the airport and 65 dBa from roadways. Both of these noise exposure estimates are less than 67.5 dBa, so special noise-insulating measures would not be required.

With respect to potential noise increases due to Project-related traffic, impacts would be significant if the additional traffic resulted in exposure of sensitive noise receptors to “unacceptable” levels of noise. The GP/CLUP identifies sensitive noise receptors as residential neighborhoods, schools, libraries, hospitals and rest homes, auditoriums, certain open space areas, and public assembly places. The closest off-site noise receptors are apartments on Calle Koral, which are 500 feet to the northeast.

Construction of the Project would use standard equipment, and construction activities would be consistent with the City’s noise ordinance and construction schedule limitations. The Project will comply with standard City of Goleta construction hours, which are from 8AM to 5PM, Monday through Friday, with no construction allowed on State holidays. Additionally, existing 2-story and 1-story buildings between the Project site and the apartments on Calle Koral will serve to attenuate any construction-related noise from the Project site.

Based on the traffic study prepared for the Project, existing average daily traffic volumes along Los Carneros Road would increase by approximately 0.5% due to the Project, once operational. This change will be insignificant in terms of existing noise levels and will not increase onsite outdoor noise to a level exceeding 67.5 dBa. The Project would generate approximately 181 average daily trips, which would be distributed primarily to Highway 101 southbound (45% of the trips) and Hollister Avenue eastbound (20%). Northbound Highway 101, Los Carneros Road, and Hollister Avenue westbound would average 10% of Project-related trips, and Cortona Drive would receive the remaining 5%. This increase in traffic would not significantly increase roadway noise on Cortona Drive for the nearest sensitive receptors.

The Project will not result in the generation of a substantial temporary or permanent increase in ambient noise in the Project vicinity.

Air Quality

A Project conforms with an air quality plan if it complies with all applicable Air Pollution Control District (APCD) rules and regulations, complies with proposed control measures that are not yet adopted from the air quality plan, and is consistent with growth forecasts in the plan. The most recent air quality plan is the 2022 Ozone Plan adopted by the Santa Barbara County APCD Board on December 15, 2022. The Ozone Plan relies on land use and population projections as a basis for forecasting vehicle emissions. The projections are based on the general plans of the local jurisdictions. The Project is consistent with the Business Park designation of the GP/CLUP and Title 17 and therefore was included in the

NOTICE OF EXEMPTION (NOE)

2022 Ozone Plan. As such, the Project would not conflict with the applicable air quality plans.

Construction Emissions

The California Emissions Estimator Model (CalEEMod) Version 2022 was used to estimate air emissions from Project-related construction and operation. Table 1 provides an estimate of unmitigated annual emissions generated during construction. As shown in the table, construction-related emissions would not exceed the Santa Barbara County Air Pollution Control District applicable thresholds of significance for criteria air pollutants.

Table 1

Estimated Annual Construction Greenhouse Gas Emissions, Unmitigated

Year	ROC	NOx	CO	SOx	PM10	PM2.5
	Tons					
2026	0.37	1.50	1.81	<0.005	0.35	0.2
Threshold	25	25	25	25	25	25
Threshold Exceeded?	No	No	No	No	No	No

Notes: ROC = reactive organic compound; NOx = oxides of nitrogen; CO = carbon monoxide; SO = sulfur oxides; PM10 = coarse particulate matter; PM2.5 = fine particulate matter

Source: TW Land Planning & Development LLC, 2025

Operational Emissions

Table 2 presents the maximum daily emissions during operation of the Project for both the summer and winter seasons, assuming no mitigation measures are implemented. As the table indicates, the Project would not exceed the City's operational criteria pollutant emissions thresholds.

Table 2

Estimated Maximum Daily Operational Criteria Air Pollutants Emissions

Year	ROC	NOx	CO	SOx	PM10	PM2.5
	Pounds per Day					
Summer (max)						
Mobile	0.34	0.20	1.65	<0.005	0.29	0.07
Area	0.60	0.01	0.75	<0.005	<0.005	<0.005
Energy	0.01	0.20	0.17	<0.005	0.02	0.02
Total	0.95	0.41	2.57	<0.005	0.30	0.09
Winter (max)						
Mobile	0.34	0.22	1.79	<0.005	0.29	0.07
Area	0.48	—	—	—	—	—
Energy	0.01	0.20	0.17	<0.005	0.02	0.02
Total	0.83	0.42	1.96	<0.005	0.30	0.09

NOTICE OF EXEMPTION (NOE)

	ROC	NOx	CO	SOx	PM10	PM2.5
Year	Pounds per Day					
Threshold	25	25	—	—	—	—
Threshold exceeded?	No	No	—	—	—	—

Notes: ROC = reactive organic compound; NOx = oxides of nitrogen; CO = carbon monoxide; SO = sulfur oxides; PM10 = coarse particulate matter; PM2.5 = fine particulate matter

Source: TW Land Planning & Development LLC, 2025

Construction and operation of the Project would not result in emissions that exceed the Santa Barbara County APCD or City of Goleta emission thresholds for any criteria air pollutant, and therefore would not expose sensitive receptors to substantial pollutant concentrations.

Cumulative Net Increase

The County is currently designated as nonattainment-transitional for ozone standards. Project construction would generate ROC and NOx emissions, both of which are precursors to ozone. As indicated in Tables 1 & 2, the Project would not exceed thresholds of significance for ROC or NOx for either construction or operation, and therefore would not result in a cumulatively considerable increase of nonattainment pollutants.

Toxic Air Contaminants

The Santa Barbara County APCD considers the following land uses as sensitive receptors: schools, daycare facilities, hospitals, and adult care facilities. The nearest of these is LEAP Children's Center, located approximately 3,150 feet to the southwest of the Project site. Project construction would result in the emission of diesel exhaust from heavy construction equipment, which is considered a toxic air contaminant by the State. However, due to the relatively short period of exposure during construction, the minimal particulate emissions on the site, and distance of the LEAP Children's Center, these toxic air contaminants generated during construction would not result in concentrations causing significant health risks. During operation, the Project would not generate any toxic air contaminants that could affect the nearest sensitive receptors.

Carbon Monoxide (CO)

Projects that contribute to substantial adverse traffic impacts may result in the formation of carbon monoxide hot spots. Since Santa Barbara County has relatively low background ambient CO levels, localized impacts from traffic are not expected to exceed CO health-related air quality standards. As such, the Project would not pose any health risks from carbon monoxide emissions.

Odors

The proposed research and development use will not generate any objectionable odors during operation. The potential for odors is primarily associated with vehicle and equipment exhaust during construction. Given the relatively short duration of construction and that the Project site is not surrounded by a substantial number of people outside during construction hours, the Project will not create odor impacts considered significant.

NOTICE OF EXEMPTION (NOE)

Greenhouse Gases

Consistent with other recent City documents, the City has relied upon the Bay Area Air Quality Management District's recommended threshold of significance of 1,100 metric tons of carbon dioxide equivalent (MT CO₂e) per year. As shown in Tables 3 and 4 below, the Project's operational Greenhouse Gas (GHG) emissions plus amortized construction emissions (assuming a 30-year Project lifespan) would be 152.72 MT CO₂e per year. Therefore, the Project would not exceed the City's significance threshold and impacts would be considered less than significant.

Table 3

Estimated Annual Construction Greenhouse Gas Emissions

Year	CO ₂	CH ₄	N ₂ O	CO ₂ e
	Metric Tons			
2026	295	0.01	<0.005	297
Total				297
Annualized emissions over 30 years (metric tons per year)				9.9
Threshold				1,100 metric tons

Notes: CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = carbon dioxide equivalent.

Table 4

Estimated Annual Operation Plus Amortized Construction Greenhouse Gas Emissions

Emissions Source	CO ₂	CH ₄	N ₂ O	CO ₂ e
	Metric Tons per Year			
Mobile	48.4	<0.005	<0.005	49.4
Area	0.25	<0.005	<0.005	0.25
Energy	78.0	0.01	<0.005	78.3
Solid Waste	7.11	0.01	<0.005	8.17
Water and Wastewater	1.91	0.19	0.00	6.7
Amortized construction emissions				9.9
Total				152.72
Threshold				1,100 metric tons

Notes: CO₂ = carbon dioxide; CH₄ = methane; N₂O = nitrous oxide; CO₂e = carbon dioxide equivalent.

Hydrology and Water Quality

The Project site is not in close proximity to any creeks, wetlands, or riparian habitats. The Project will not rely on groundwater as a source of potable water and therefore will not decrease supplies or interfere with groundwater recharge.

NOTICE OF EXEMPTION (NOE)

Ashley and Vance Engineering Inc. prepared a Tier 4 Stormwater Control Plan for the Project dated June 9, 2025, to demonstrate that the Project can meet applicable post-construction stormwater requirements of the Central Coast Regional Water Quality Control Board Resolution No. R3-2013-0032 with the current design. The Project is consistent with the existing 2013 Water Quality Control Plan.

As described in the Stormwater Control Plan, the Project site slopes to the south and east. Stormwater flows into several area drains. These drain to the north and east onto Castilian Drive to the east, and Corona Drive to the north. There is an existing 42-inch storm drainpipe crossing through the center of the property. An existing detention basin in the northerly half of the site also accepts offsite runoff, and will be retained as part of the Project. Stormwater infiltration is limited due to the soil type present, and due to a plume of vinyl chloride contaminant that originates on the adjacent western property and previously spread onto the Project site.

The site minimizes the amount of runoff to the maximum extent practical. The proposed site layout conforms to the natural grade. Runoff will be directed away from building foundations and footings and towards vegetated areas. Permeable surfacing and landscape breaks are used where practical. Project-related runoff will be collected from the 24,743 square feet (sf) of new roof area and 50,166 sf of new hardscape area. Water will be collected via new storm inlets and drains for pretreatment before draining into a proposed underground chamber system. The proposed underground chamber system provides 11,629 cubic feet (cf) of storage below the lowest outlet invert. The County's minimum storage volume required to store the 95th percentile storm is 3,354 cf. Water would overflow out of the chambers and fill the distribution manhole, where it would enter an overflow pipe that would outlet to Castilian Drive to the east during significant storm events or drainage system blockages. The Stormwater Control Plan report concluded that the Project design is sized such that runoff would not be increased in the post-Project conditions for the 2-year through 100-year design storms.

There will be no storage of chemical or other hazardous materials on the site. Soil vapor sampling was undertaken at the locations of the two proposed Quonset huts, with respect to the underground contaminant plume. The County of Santa Barbara Environmental Health Service determined that the underground plume would not require a vapor mitigation system, as the cancer and non-cancer screening levels were not exceeded at the sampling locations. Given the proposed Project use and design, there will be no potential for release of pollutants due to Project inundation. The Project will not violate any water quality standards or waste discharge requirements.

(e) Utilities and Public Services

The existing parcel will be served by all required utilities and public services.

For all of the foregoing reasons, the entirety of the Project falls within the Class 32 exemption.

Exceptions to the Exemption

Moreover, none of State CEQA Guidelines Section 15300.2's exceptions to the Class 32 exemption apply to the Project, as summarized below:

Hanger 5 Adaptive Reuse Project NOE November 2025

NOTICE OF EXEMPTION (NOE)

- Cumulative Impact. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as technical reports in the record of proceedings demonstrate that the Project would not result in significant cumulative impacts. Moreover, there are no projects of the same type in the same place that, in combination with the proposed Project, could result in significant cumulative impacts.
- Significant Effect. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the Project. Construction of commercial buildings as urban infill on commercially-zoned land next to existing development does not constitute an unusual circumstance.
- Scenic Highways. Section 15300.2(d)'s exception does not apply because the Project is not located near any scenic highways and there are no scenic resources (e.g., trees, historic buildings, or rock outcroppings) that could be damaged within or near a scenic highway.
- Hazardous Waste Sites. Section 15300.2(e)'s exception does not apply because the Project site and off-site improvement locations do not contain hazardous wastes and are not on any list compiled pursuant to Section 65962.5 of the Government Code.
- Historical Resources. Section 15300.2(f)'s exception does not apply because the Project has no potential of causing a substantial adverse change in the significance of a historical resource. According to the Phase 1 Archaeological Resources Report prepared by Stone Archaeological Consulting, no potentially significant prehistoric or historic-era cultural resources have been identified within the Project site. Additionally, the Project's site does not contain any identified significant cultural resources and will be conditioned to include all mandatory grading best practices.

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

Conclusion:

Based on this analysis, the entirety of the *Hanger 5 Adaptive Reuse Project* meets all criteria for the Class 32 Categorical Exemption pursuant to Section 15332 of the State CEQA Guidelines. Furthermore, exceptions to the applicability of a Categorical Exemption, as specified in Section 15300.2(a) through (f) of the CEQA Guidelines, do not apply to the Project. Therefore, the Project is exempt from CEQA.

City of Goleta Contact Person and Telephone Number:

Darryl Mimick, Supervising Planner, (805) 961-7572

Lisa Prasse, AICP

Current Planning Manager

Date

Note: Authority cited: Section 21083 and 211110, Public Resources Code

Hanger 5 Adaptive Reuse Project NOE November 2025

NOTICE OF EXEMPTION (NOE)

Reference: Sections 21108, 21152.1, Public Resources Code

Attachment C

Project Plans and Renderings



HANGAR 5

ABBREVIATIONS

@	AT	FIN	FINISH	PLAM	PLASTIC LAMINATE
d	PENNY	FL	FLOW LEVEL	PLAS	PLASTER
OP	POUND	FLG	FLASHING	PLYWD	PLYWOOD
AB	ANCHOR BOLT	FLR	FLOOR	PNT	PAINT
AC	ASPHALTIC	FN	FIELD NAILING	PR	PAIR
	CONCRETE	FOC	FACE OF	PTDF	PRESSURE TREATED
AC	AIR CONDITIONING		CONCRETE		
ALUM	ALUMINUM	TOF	FACE OF FINISH	RD	DOUGLAS FIR
ANOD	ANODIZED	FOM	FACE OF MASONRY	RH	ROUND HEAD
BD	BOARD	FOP	FACE OF	RM	ROOM
BLDG	BUILDING		PLYWOOD	RO	ROUGH OPENING
BLKG	BLOCKING	FOS	FACE OF STUD	RWD	REDWOOD
BN	BOUNDARY	FT	FOOT OR FEET	SCHD	SCHEDULE (D)
	NAILING	GA	GAUGE	S	SOUTH
BOT	BOTTOM	GALV	GALVANIZED	ST	SQUARE FEET
CB	CATCH BASIN	GYP	GYPHUM	SHTG	SHEATHING
CI	CAST IRON	HB	HORSE BIBB	SIM	SIMILAR
CJ	CEILING JOIST	HP	HORSE POWER	SPEC	SPECIFICATION
CLG	CEILING	HR	HOUR	SQ	SQUARE
CLR	CLEAR	HTR	HEATER	SSTL	STAINLESS STEEL
CMU	CONCRETE	HVAC	HEATING/ VENTILATION/AIR	STD	STANDARD
CO	MASONRY UNIT		CONDITIONING	STL	STEEL
COL	COLUMN	HW(R)	HOT WATER (RE FURN)	TC	TOP OF CURB OR TOP OF CONCRETE
CONT	CONTINUOUS	INV	INVERT	TCV	TOP OF CATCH BASIN
CSK	COUNTERSINK	INV	INVERT	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	LAM	LAMINATE	TP	TOP OF PAVING
DIA	DIAMETER	LB	LAG BOLT	TW	TOP OF WALL
DN	DOWN	LT	LIGHT	TYP	TYPICAL
DS	DOWNSPOUT	MAS	MASONRY	UNO	UNLESS NOTED OTHERWISE
DWG	DRAWING	MATL	MATERIAL	VCT	VINYL COMPOSITION TILE
E	EAST	MAX	MAXIMUM	VERT	VERTICAL
(E)	EXISTING	MB	MACHINE BOLT	VGDF	VERTICAL GRAIN
EXP	EXPANSION JOINT	MECH	MECHANICAL	VTR	VENT THROUGH ROOF
ELEV	ELEVATION	MEMB	MEMBRANE		
EN	EDGE NAIL	MET	METAL		
EQ	EQUAL	MFR	MANUFACTURER		
EQUIP	EQUIPMENT	MIN	MINIMUM		
FAU	FORCED AIR UNIT	MISC	MISCELLANEOUS		
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	N	NEW		
		NIC	NOT IN CONTRACT		
		NO/#	NUMBER		
		NTS	NOT TO SCALE		
FLOOR	FLOOR DRAIN	OC	ON CENTER		
FIRE	FIRE	OH	OVAL HEAD OR OVER HEAD		
EXTINGUISHER	(8 CABINET)	OPNG	OPENING		
FF	FINISH FLOOR	PI	PROPOSED		
FG	FINISHED GRADE	PL	PLATE OR PROPERTY LINE		
FH	FLAT HEAD				

GENERAL NOTES

- ALL CONSTRUCTION SHALL CONFORM TO ALL CURRENT BUILDING, ELECTRICAL, MECHANICAL AND PLUMBING CODES AND ALL OTHER STATE, COUNTY AND CITY ORDINANCES AND REGULATIONS.
- THE CONTRACTOR SHALL INVESTIGATE, VERIFY AND BE RESPONSIBLE FOR ALL CONDITIONS AND DIMENSIONS OF THE PROJECT AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES BETWEEN DRAWINGS, SPECIFICATIONS AND EXISTING CONDITIONS PRIOR TO SUBMITTING BID.
- CONTRACTOR SHALL NOTIFY THE ARCHITECT ABOUT ANY CONDITIONS REQUIRING A MODIFICATION OR CHANGE BEFORE PROCEEDING WITH THE WORK.
- REFER TO STRUCTURAL, MECHANICAL, PLUMBING AND ELECTRICAL DRAWINGS FOR OTHER GENERAL REQUIREMENTS AND COORDINATE WITH THE ARCHITECTURAL DRAWINGS.
- ALL CONSTRUCTION TO PROVIDE A WATERPROOF, WEATHER TIGHT BUILDING. CONTRACTOR SHALL FLASH AND CAULK AS NECESSARY TO ACHIEVE THIS REQUIREMENT.

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEB BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN CGRSC SECTION 4.410.1.

PROJECTS WITH A MODIFICATION OR WITHIN 12" OF SETBACKS AND/OR PROPERTY LINES MAY REQUIRE A SURVEY.

PROJECT TO HAVE AN APPROVED FIRE SPRINKLER SYSTEM UNDER SEPARATE PERMIT.

SPECIAL INSPECTIONS

THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO UBC SECTION 1701, FOR THE FOLLOWING TYPES OF WORK:

- ANY RETROFIT REINFORCING BARS OR HOLDOWN BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY GROUTED CONNECTION.
- FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
- STRUCTURAL MASONRY

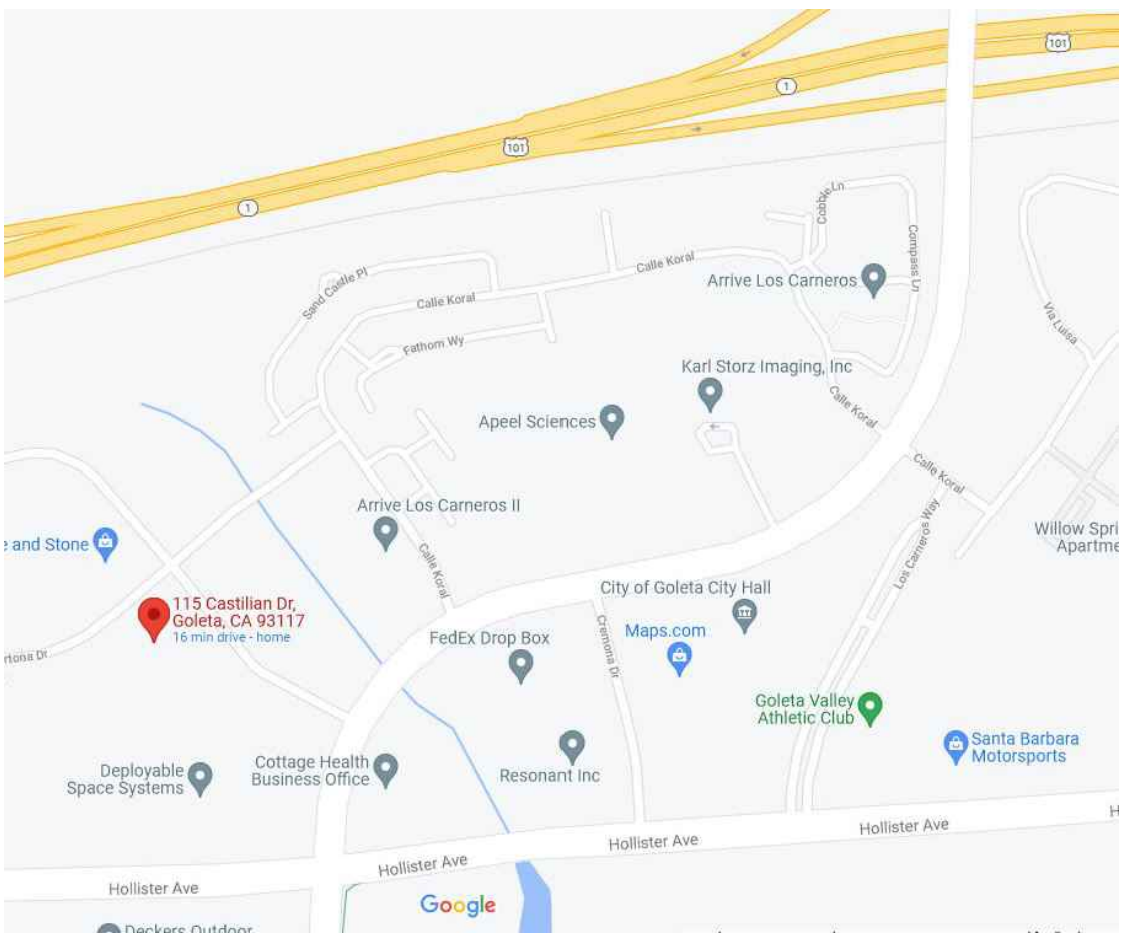
CONSULTANTS

ARCHITECT:	BBP ARCHITECTURE 924 Anacapa Street, Ste 2-U Santa Barbara, CA 93101 805-564-6074 scott@bbp-arch.com
PLANNER:	TW LAND PLANNING & DEVELOPMENT 903 State St, #202 Santa Barbara, CA 93101 805-698-7153 jfiiss@twlandplan.com
STRUCTURAL ENGINEER:	T & S ENGINEERING 684 Clarion Court San Luis Obispo, CA 93401 805-547-2000 sage@taylorsfan.com
MECHANICAL ENGINEER:	MOON ENGINEERING P.O. Box 6599 Oxnard, CA 93031 805-653-5215 tim@moonengineering.com
ELECTRICAL ENGINEER:	SMITH ENGINEERING 920 Del La Vina Street Santa Barbara, CA 93101 805-966-2877 brian@smithengineering.net
LANDSCAPE ARCHITECT:	ERIN CARROLL 735 State St, #434 Santa Barbara, CA 93101 805-680-3624 erinocarroll@gmail.com
CIVIL ENGINEER:	ASHLEY & VANCE ENGINEERING 210 East Cota Street Santa Barbara, CA 93101 805-962-9966 bruce@ashleyvance.com
GEOTECHNICAL ENGINEER:	BEACON GEOTECHNICAL 1117 VINE STREET PASO ROBLES, CA 93446 805-239-9457 beacongeotechnical@gmail.com

GOVERNING CODES

CALIFORNIA BUILDING CODE	2022 EDITION
CALIFORNIA ELECTRICAL CODE	2022 EDITION
CALIFORNIA PLUMBING CODE	2022 EDITION
CALIFORNIA MECHANICAL CODE	2022 EDITION
CALIFORNIA ENERGY CODE	2022 EDITION
CALIFORNIA GREEN BUILDING STANDARDS CODE	2022 EDITION
CALIFORNIA FIRE CODE	2022 EDITION

VICINITY MAP



PROJECT DATA

OWNER:	Nederlander Holdings, LP 923 St. Vincent Avenue, Suite C Santa Barbara, CA 93101 (805) 965-5933
PROJECT ADDRESS:	135 CASTILIAN GOLETA, CA
A.P.N.:	073-150-025
ZONE:	BP (Business Park)
GENERAL PLAN NEIGHBORHOOD:	B, F-1
OCCUPANCY:	V-B
CONSTRUCTION TYPE:	NO
HIGH FIRE:	YES
SPRINKLERED:	2%
AVG. SITE SLOPE:	
SQUARE FOOTAGE	
LOT:	3.52 AC
AREA TABULATION:	BLDG COVERAGE AREA
EXISTING BUILDING:	22,393 SF 21,928 SF
EXISTING FENCED YARD:	5,663 SF 5,663 SF
NEW TRASH ENCLOSURE (EACH):	141 SF 111 SF
NEW HANGAR:	9,970 SF 9,042 SF
NEW QUONSET HUTS:	
WEST HUT:	3,335 SF 3,335 SF
EAST HUT:	4,002 SF 4,002 SF
QUONSET HUT TOTAL:	7,337 SF
TOTAL BUILDING AREA:	38,307 SF
TOTAL YARD AREA:	5,663 SF
TOTAL TRASH ENCLOSURE (2 REQUIRED):	282 SF
PATIOS AT HANGAR:	
SOUTH PATIO:	463 SF
NORTH PATIO:	1,221 SF
TOTAL PATIOS:	1,684 SF
NOTE: PATIOS ARE NOT INCLUDED IN AREA TABULATION AS THEIR USE IS NOT SALES, DISPLAY, STORAGE, SERVICE, HABITABLE OR PRODUCTION AREA PER GOLETA ZONING ORDINANCE SECTION 17.03.070 (C).	

EXISTING SITE COVERAGE STATISTICS:

BUILDING COVERAGE:	22,334 SF (14.7%)
HARDSCAPE (FENCED YARD + DRIVES + WALKS):	42,818 SF (27.9%)
LANDSCAPING (30% REQUIRED):	87,979 SF (57.4%)
TOTAL:	153,331 SF (100%)

PROPOSED SITE COVERAGE STATISTICS:

BUILDING COVERAGE:	40,123 SF (26.2%)
HARDSCAPE (FENCED YARD + DRIVES + WALKS):	71,191 SF (46.4%)
LANDSCAPING (30% REQUIRED):	42,017 SF (27.4%)
TOTAL:	153,331 SF (100%)

PARKING:

EXISTING BLDG:	21,928 SF
Tenant #1: Transphorm (115 Castilian)	
R&D Footage (1/500) = 7,029 SF	15 SPACES
Business Footage (1/300) = 4,460 SF	15 SPACES
Tenant #2: Xerox (111 Castilian)	
R&D Footage (1/500) = 4,547 SF	10 SPACES
Business Footage (1/300) = 5,892 SF	20 SPACES
NEW HANGAR (Speculative):	9,042 SF
R&D Footage: 9,042 SF @ 1/500 =	18 SPACES
NEW QUONSET HUTS (Speculative):	
West Hut: Business Footage: 3,335 SF @ 1/300 =	12 SPACES
East Hut: Business Footage: 4,002 SF @ 1/300 =	14 SPACES
TOTAL PARKING REQUIRED:	105 SPACES
TOTAL PARKING PROVIDED:	105 SPACES
ELECTRIC VEHICLE PARKING PROVIDED (MIN 23% OF REQ'D PARKING):	24 SPACES
ELECTRIC VEHICLE CAPABLE PROVIDED (MIN 7% OF REQ'D PARKING):	8 SPACES
SHORT TERM BICYCLE PARKING REQUIRED (1 PER 10 REQ'D SPACES):	11 SPACES
LONG TERM BICYCLE PARKING REQUIRED (1 PER 10 REQ'D SPACES, 50% COVERED):	11 SPACES
SHORT TERM BICYCLE PARKING REQ'D: 1 PER 10 SPACES; ELEC. BIKE PARK'G PROVIDED:	2 SPACES
LOADING SPACES REQUIRED: 1	LOADING SPACES PROVIDED: 2 SPACES

SCOPE OF WORK

RE-LOCATE EXISTING HANGAR ACQUIRED FROM CITY OF SANTA BARBARA AIRPORT. RE-LOCATE (2) EXISTING QUONSET HUTS FROM DOWNTOWN SANTA BARBARA. CREATE ADDITIONAL PARKING AND LANDSCAPING ON SITE. CONSTRUCT NEW TRASH ENCLOSURES.

SHEET INDEX

G-0	Cover Sheet
PH-1	Site Photos
PH-2	Hangar Photos
PH-3	Quonset Hut Photos
R-1	Site Renderings
R-2	Hangar Renderings
R-3	Hangar Section Renderings
R-4	Quonset Hut Renderings
A-1	Site Plan
A-2.1	Hangar Floor Plans
A-2.2	Hangar Roof Plan
A-2.3	Hangar Elevations
A-2.4	Hangar Sections
A-3.1	Quonset Hut #1 Floor Plan
A-3.2	Quonset Hut #1 Elevations
A-4.1	Quonset Hut #2 Floor Plan
A-4.2	Quonset Hut #2 Elevations
CP-1	Carport
TR-1	Trash Enclosure
EXISTG-1	Existing Building
E1.0	Partial Site Photometric
E1.1	Fixture Specifications
E2.0	Site Lighting Plan
E2.1	Site Photometric
L1.1	Preliminary Landscape Plan
L1.2	Plant List & Irrigation Notes
L1.3	Parking Lot Shade Study
C-0.1	Civil Title Sheet
C-0.2	Notes Sheet
C-2.1	Grading and Drainage
C-2.2	Grading and Drainage

TOTAL - 31

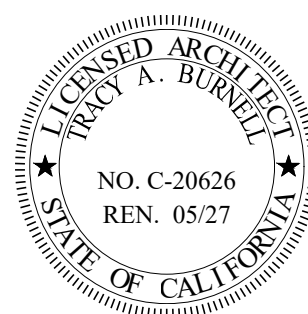


ARCHITECTURE

924 anacapa st
santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:

HANGAR 5
135 Castilian
Goleta, CA



sheet description
COVERSHEET

date:

1-13-2023
2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
3-30-2023
5-9-2023
9-20-2023
8-5-2024
10-18-2024
11-9-2024
1-24-2025
2-15-2025
3-5-2024
4-21-2025
5-5-2025
5-13-2025
10-31-2025

sheet no:

G-0



1- VIEW OF ADJACENT 2-STORY BUILDING TO THE EAST



2- VIEW NORTH FROM PROJECT ENTRY



3- VIEW OF EXISTING SITE FROM CASTILIAN



4- LOOKING NORTH FROM CORNER OF CORTONA & CASTILIAN



5- LOOKING NORTH FROM CORNER OF CORTONA & CASTILIAN



6- LOOKING NORTH FROM CORNER OF CORTONA & CASTILIAN

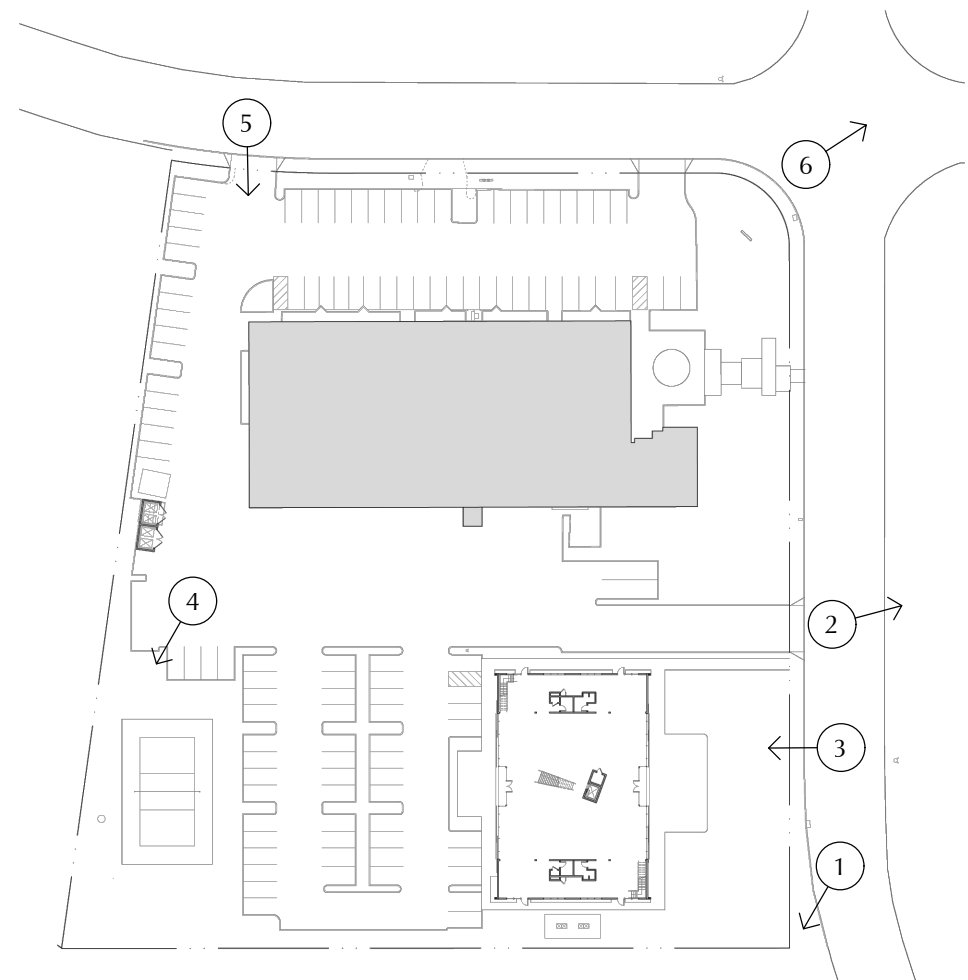


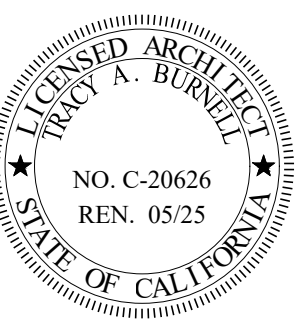
PHOTO KEY MAP



ARCHITECTURE

924 anacapa st
santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
SITE PHOTOS

date:
1-13-2023
2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
3-30-2023
5-9-2023
9-20-2023
8-5-2024
10-16-2024
11-9-2024
1-24-2025
2-15-2025
3-5-2024
4-21-2025
5-5-2025
5-13-2025
10-31-2025

sheet no:
PH-1



VIEW OF EXISTING HANGAR FROM MOFFETT PL



BIRD'S EYE GOOGLE EARTH VIEW



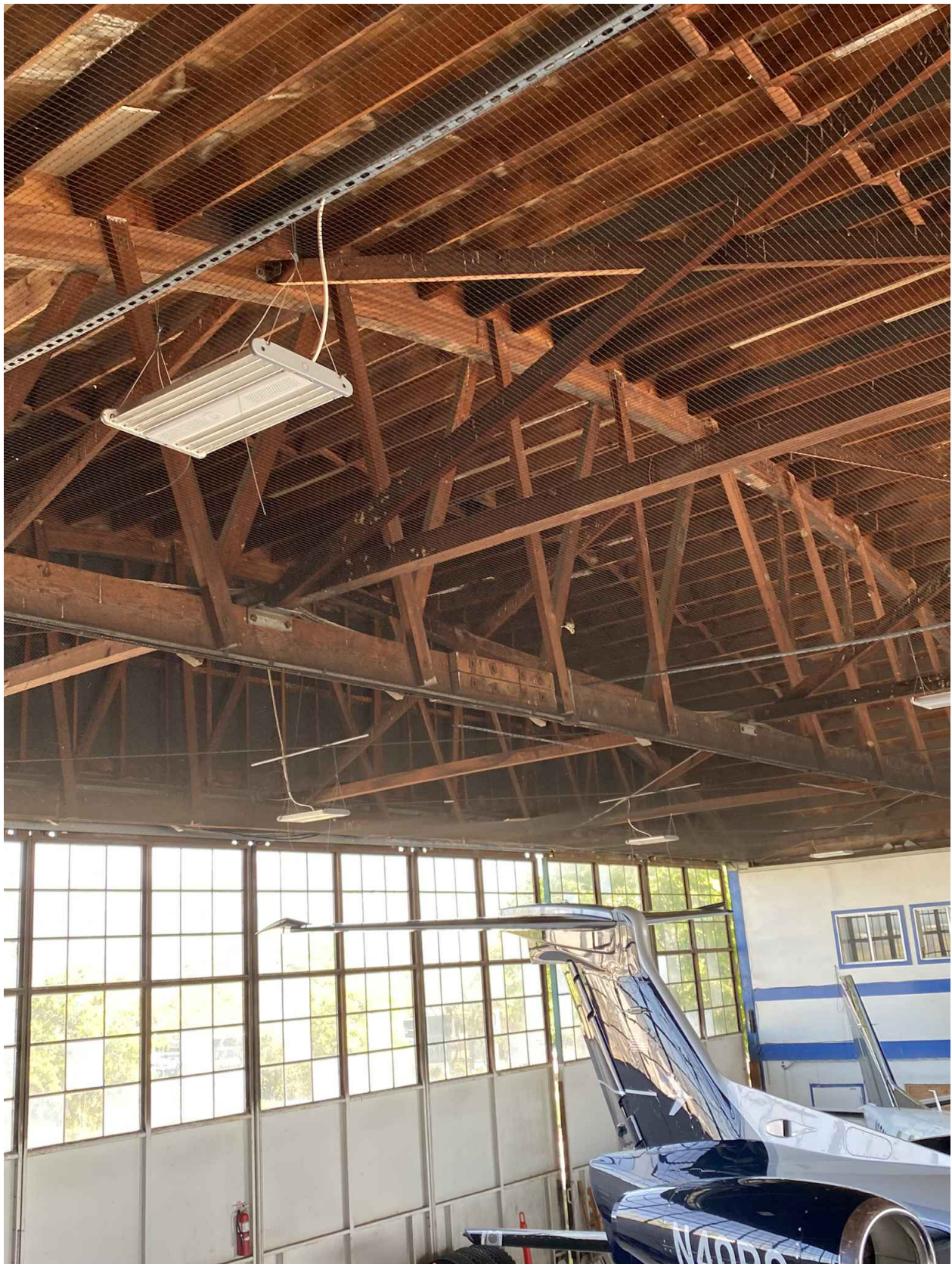
VIEW OF EXISTING HANGAR FROM AIRPORT EXIT



EXISTING HANGAR FENESTRATION



EXISTING HANGAR DOORS



EXISTING TRUSSES & DOORS



EXISTING TRUSSES



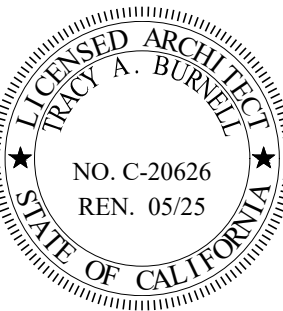
EXISTING HANGAR DOOR DETAIL



ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
HANGAR PHOTOS

date:
1-13-2023
2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
3-30-2023
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9-20-2023
8-5-2024
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2-15-2025
3-5-2024
4-21-2025
5-5-2025
5-13-2025
10-31-2025
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sheet no:
PH-2



EXISTING QUONSET HUT #2



EXISTING QUONSET HUT #1



EXISTING QUONSET HUT #2



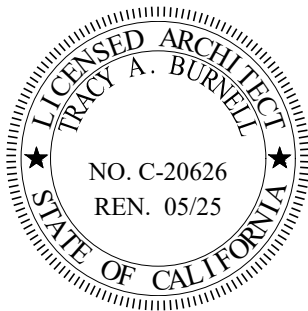
EXISTING QUONSET HUT #2



ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
QUONSET PHOTOS

- date:
- 1-13-2023
 - 2-27-2023
 - 3-2-2023
 - 3-10-2023
 - 3-23-2023
 - 3-24-2023
 - 3-30-2023
 - 5-9-2023
 - 9-20-2023
 - 8-5-2024
 - 10-18-2024
 - 11-9-2024
 - 1-24-2025
 - 2-15-2025
 - 3-5-2024
 - 4-21-2025
 - 5-5-2025
 - 5-13-2025
 - 10-31-2025

sheet no:
PH-3



BIRD'S EYE VIEW OF SITE FROM EAST



BIRD'S EYE VIEW OF SITE FROM NORTH



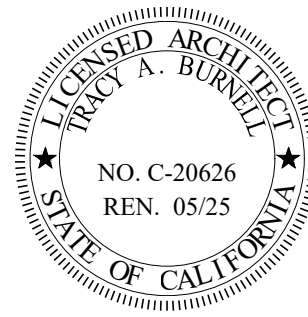
BIRD'S EYE VIEW OF SITE FROM SOUTH



ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
RENDERINGS

date:
1-13-2023
2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
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2-15-2025
3-5-2024
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5-5-2025
5-13-2025
10-31-2025

sheet no:
R-1



HANGAR FROM THE SOUTH



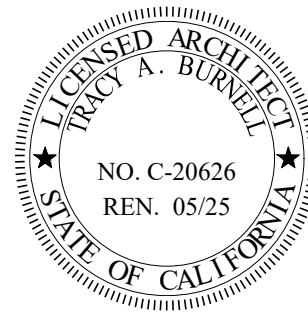
HANGAR FROM CASTILIAN



ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
RENDERINGS

date:
1-13-2023
2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
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2-15-2025
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5-13-2025
10-31-2025

sheet no:
R-2



SECTION (DAYTIME)



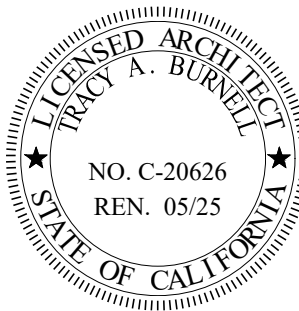
SECTION (DUSK)



ARCHITECTURE

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93101
805.564.6074

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
RENDERINGS

date:
1-13-2023
2-27-2023
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1-24-2025
2-15-2025
3-5-2024
4-21-2025
5-5-2025
5-13-2025
10-31-2025

sheet no:
R-3



QUONSET HUTS FROM PARKING LOT



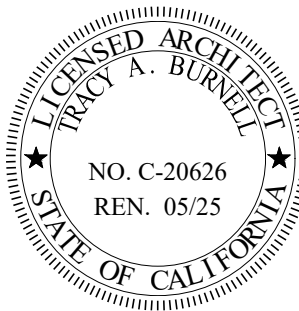
TYPICAL QUONSET HUT INTERIOR



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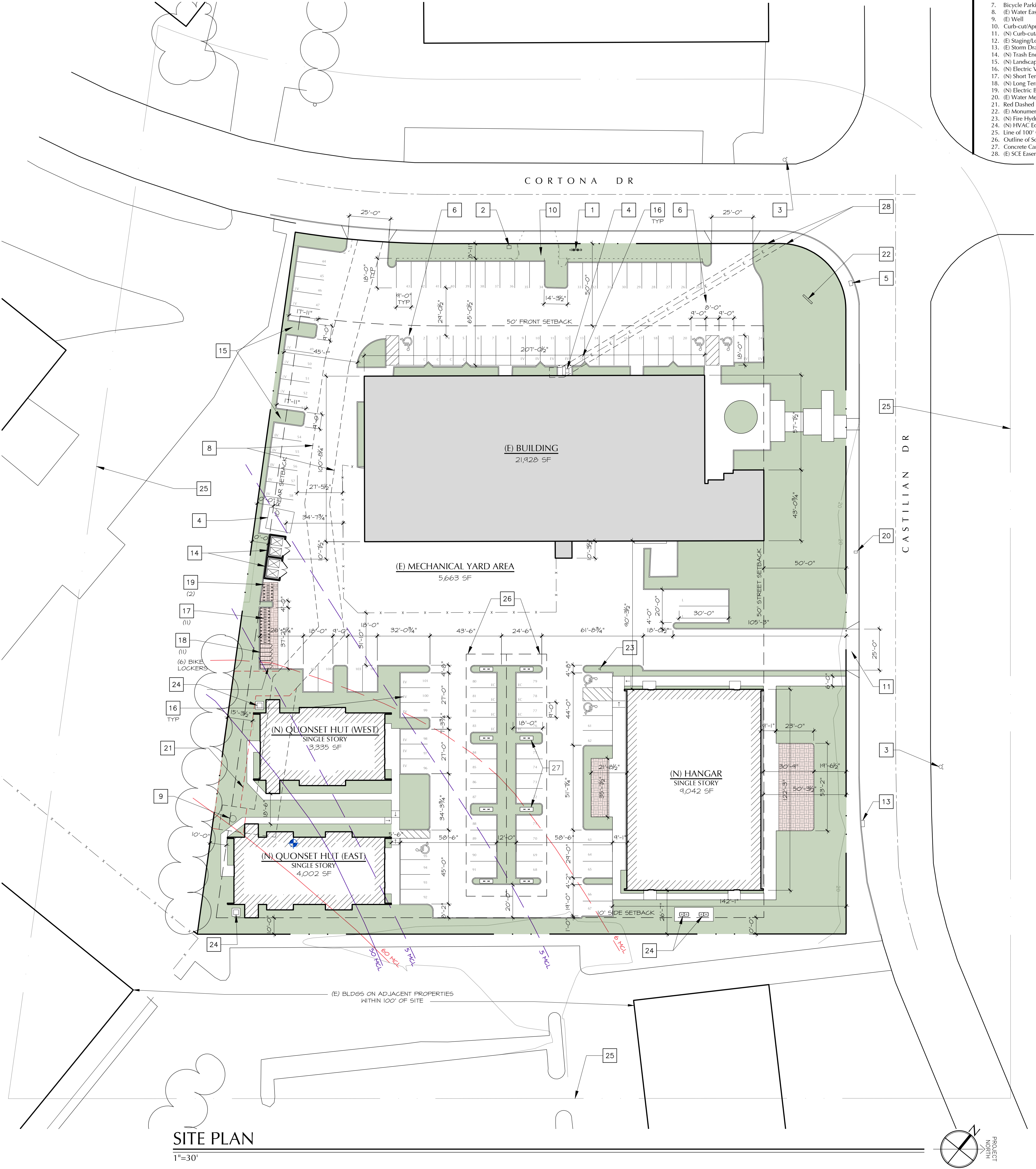
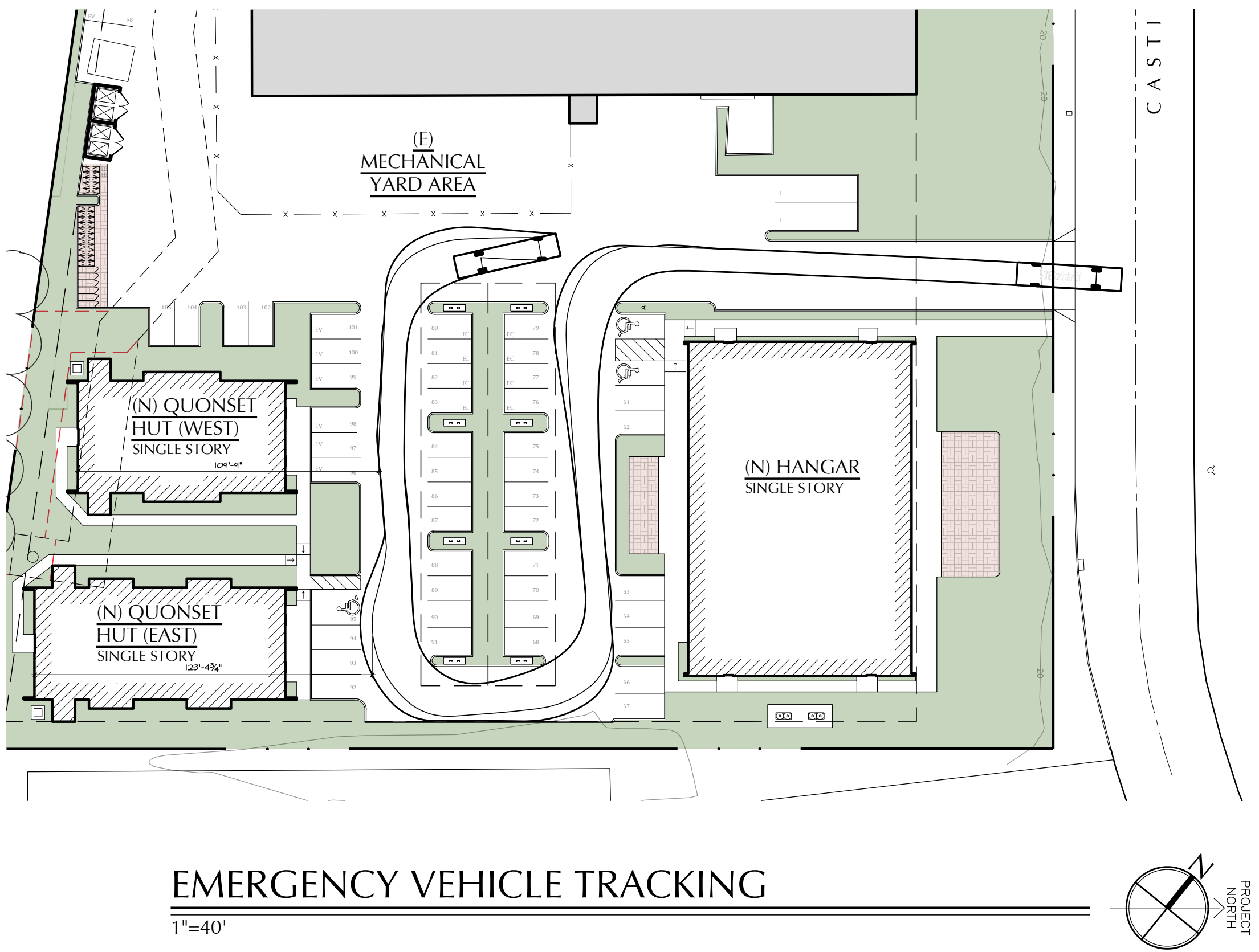
ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
RENDERINGS

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2-15-2025
3-5-2024
4-21-2025
5-5-2025
5-13-2025
10-31-2025

sheet no:
R-4



SITE PLAN LEGEND:

- Line indicates fencing. See landscape plans for more information
- C Indicates compact parking space: Minimum size 8' x 14'
- EV Indicates Electric Vehicle charging space.
- EC Indicates Electric Vehicle capable space.
- EB Indicates Electric Bicycle charging space.
- L Indicates Loading Space
- Indicates Landscaping
- Indicates Permeable Pavers

NOTES:
1. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
2. SEE ELECTRICAL PLANS FOR ADDITIONAL INFORMATION.

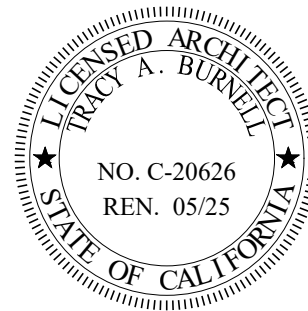
SITE PLAN KEYNOTES:

- (E) Fire Department Check Valve
- (E) Mailbox
- (E) Fire Hydrant
- (E) S.C.E. Transformer
- (E) Cable TV Box
- Accessible Parking Space
- Bicycle Parking (2' x 6') Each
- (E) Water Easement
- (E) Wall
- Curb-cut/Apron to be Removed & Filled in w/ New Planter
- (N) Staging/Loading Zone
- (E) Storm Drain
- (N) Trash Enclosure
- (N) Landscaping Finger
- (N) Electric Vehicle Charging
- (N) Short Term Bicycle Parking
- (N) Long Term Bicycle Parking (50% Covered)
- (N) Electric Bicycle Charging
- (E) Water Meter
- Red Dashed Lines Indicate Proposed Easement Adjustment
- (E) Monument Sign
- (N) Fire Hydrant
- (N) HVAC Equipment
- Line of 100' Offset of Property Line
- Outline of Solar Carports
- Concrete Carport Base/Foundation
- (E) SCE Easement

CONTAMINATION LEGEND

- Dichloroethene Plume
- Vinyl Chloride Plume
- (E) Testing Well

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Coleta, CA



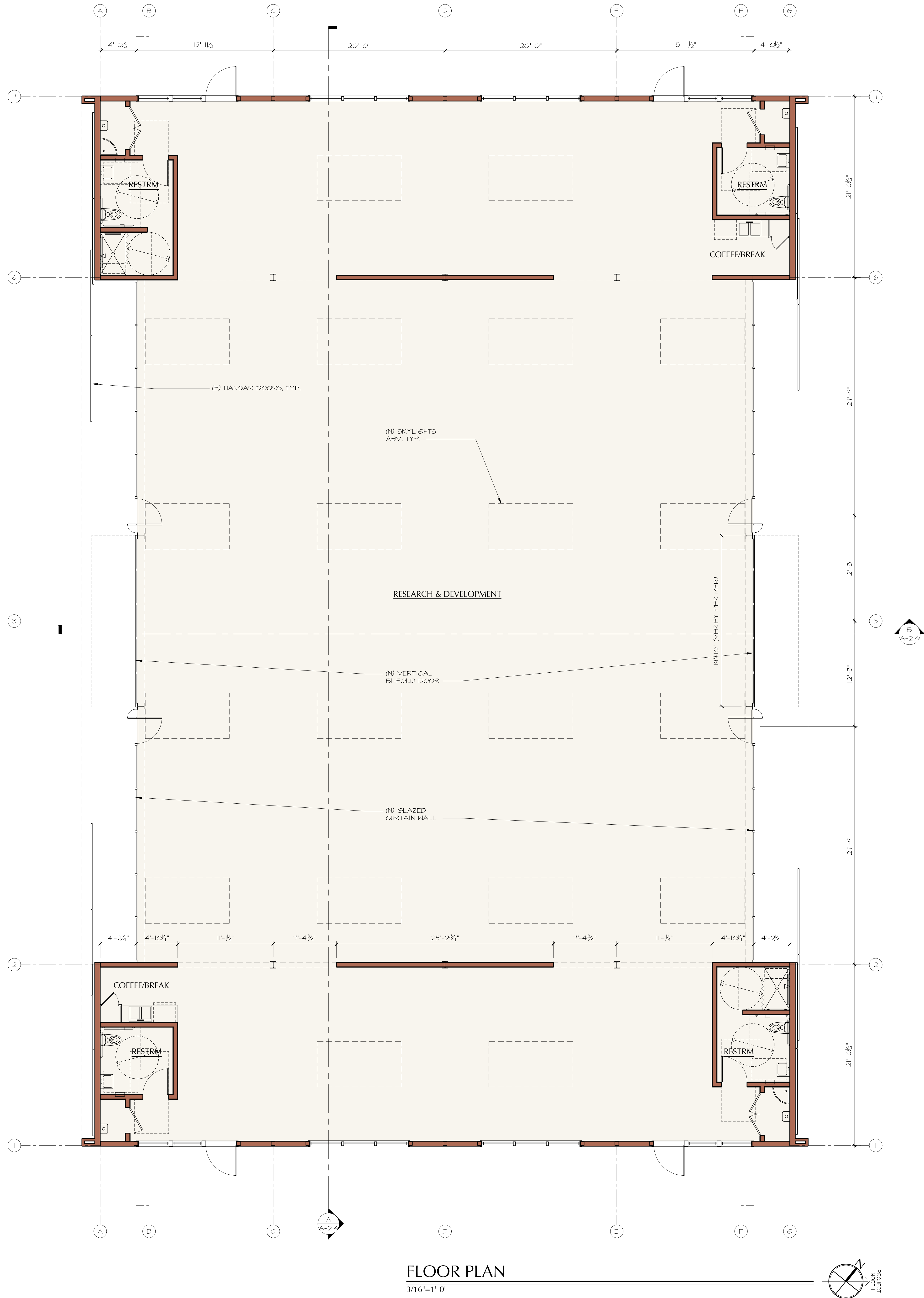
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SITE PLAN

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4-21-2025
5-5-2025
5-13-2025
10-31-2025

sheet no:
A-1

Preliminary: NOT FOR CONSTRUCTION

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FLOOR PLAN
3/16"=1'-0"



HANGAR 5
135 Castilian
Goleta, CA



sheet description
ROOF PLAN

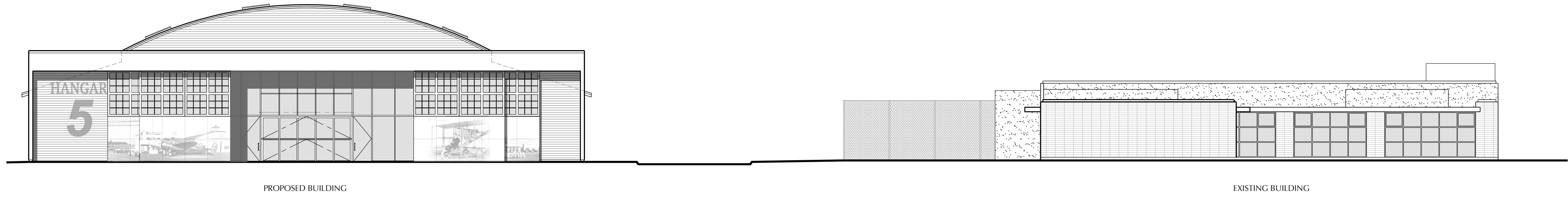
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-24-2023
-30-2023
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0-18-2024
1-9-2024
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-15-2025
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-13-2025
0-31-2025

sheet no:
A-2.2

Preliminary: NOT FOR CONSTRUCTION

Preliminary: NOT FOR CONSTRUCTION



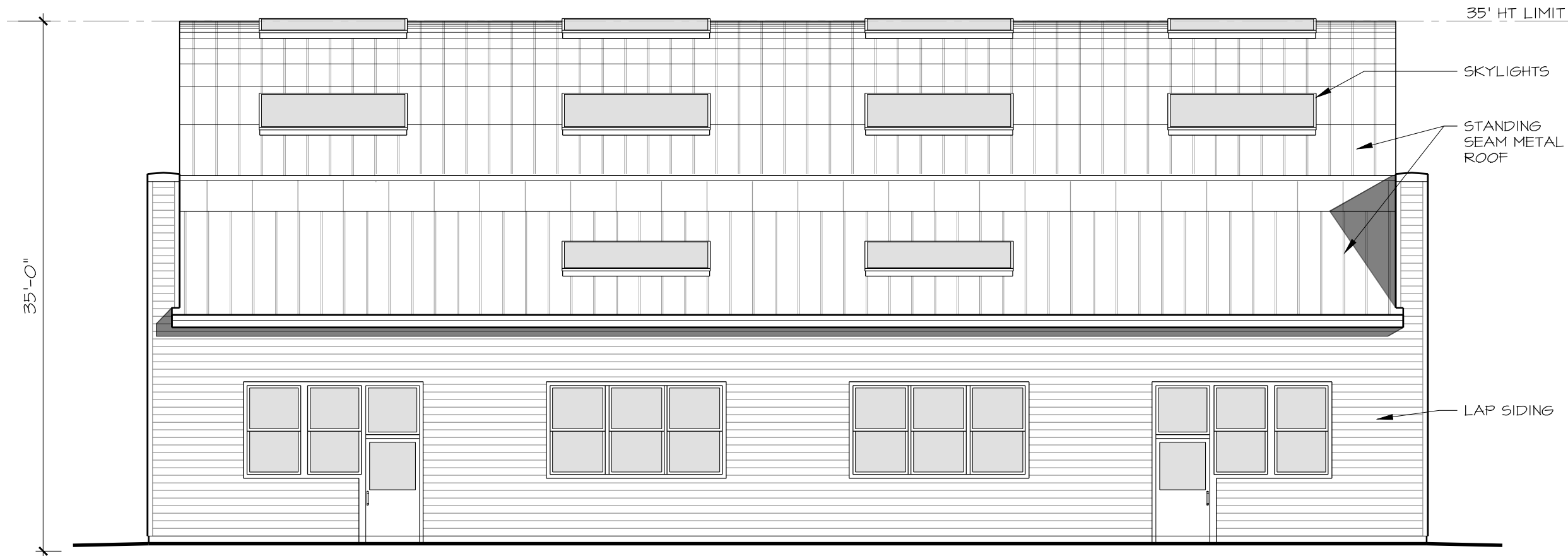
COMPOSITE STREET NORTH ELEVATION
1/16"=1'-0"

HANGAR MATERIAL SCHEDULE:	
Roof:	Standing Seam Metal
Walls:	Lap Siding: 6" Exposure (Handle or Equal) All siding of 5/8" xht'g., typ.
Curtain Wall:	Stonefront
Windows:	Aluminum Clad Wood
Colors:	
Roof:	Cool Old Town Gray
Walls:	Benjamin Moore: Boothbay Gray HC-165
Curtain Wall:	Anodized Dark Gray
Windows:	Benjamin Moore: 5050: Charcoal Gray HC-178 & Black HC-190
Hangar Door Panels:	Benjamin Moore: Boothbay Gray HC-165
Hangar Door Windows:	Benjamin Moore: 5050: Charcoal Gray HC-178 & Black HC-190
Skylights:	Anodized Dark Gray

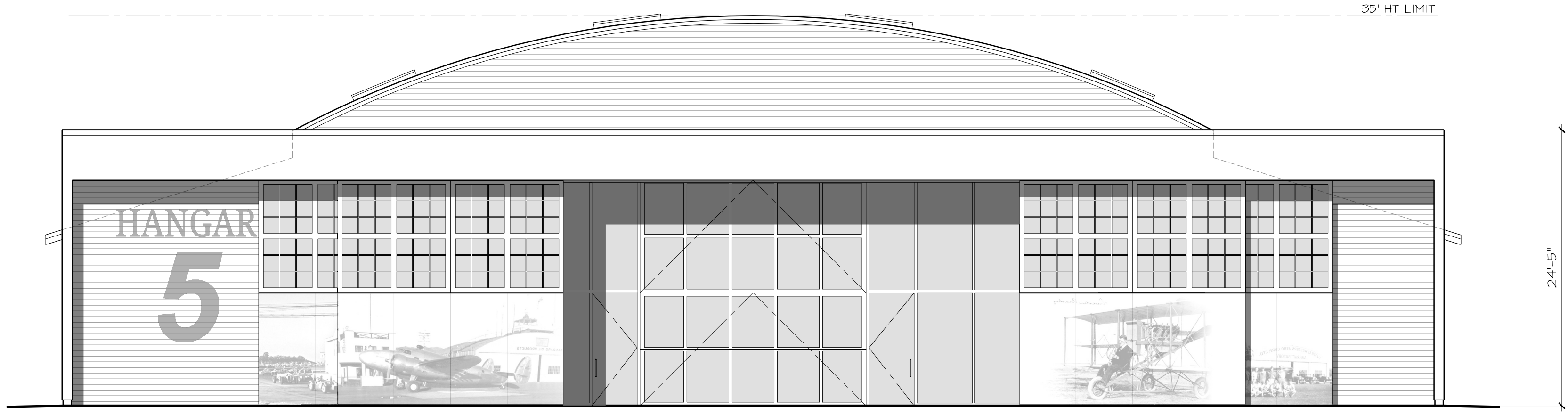


ARCHITECTURE

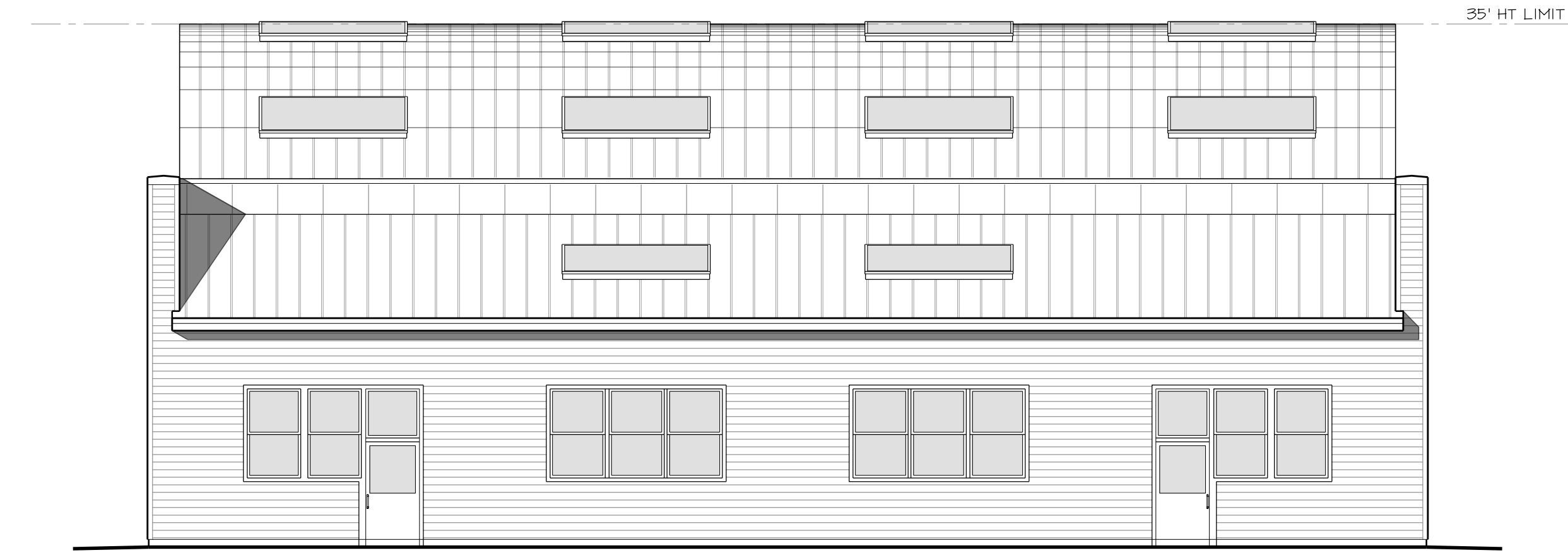
924 anacapa st
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93101
805.564.6074



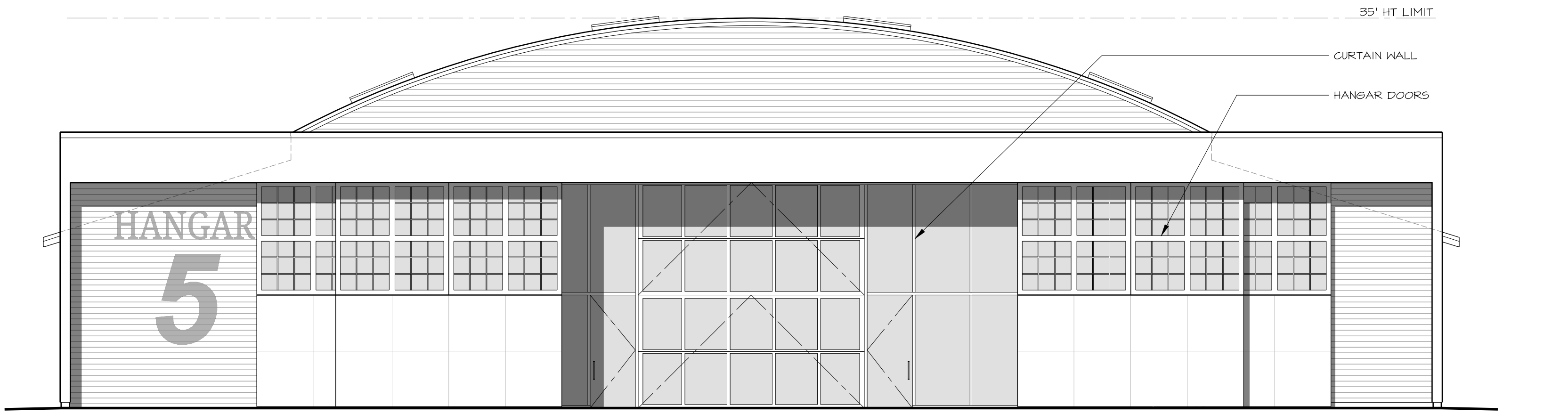
EAST ELEVATION
1/8"=1'-0"



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

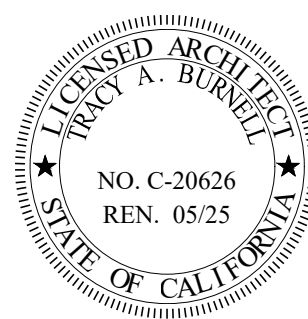


WEST ELEVATION
1/8"=1'-0"



SOUTH ELEVATION
1/8"=1'-0"

ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Coleta, CA



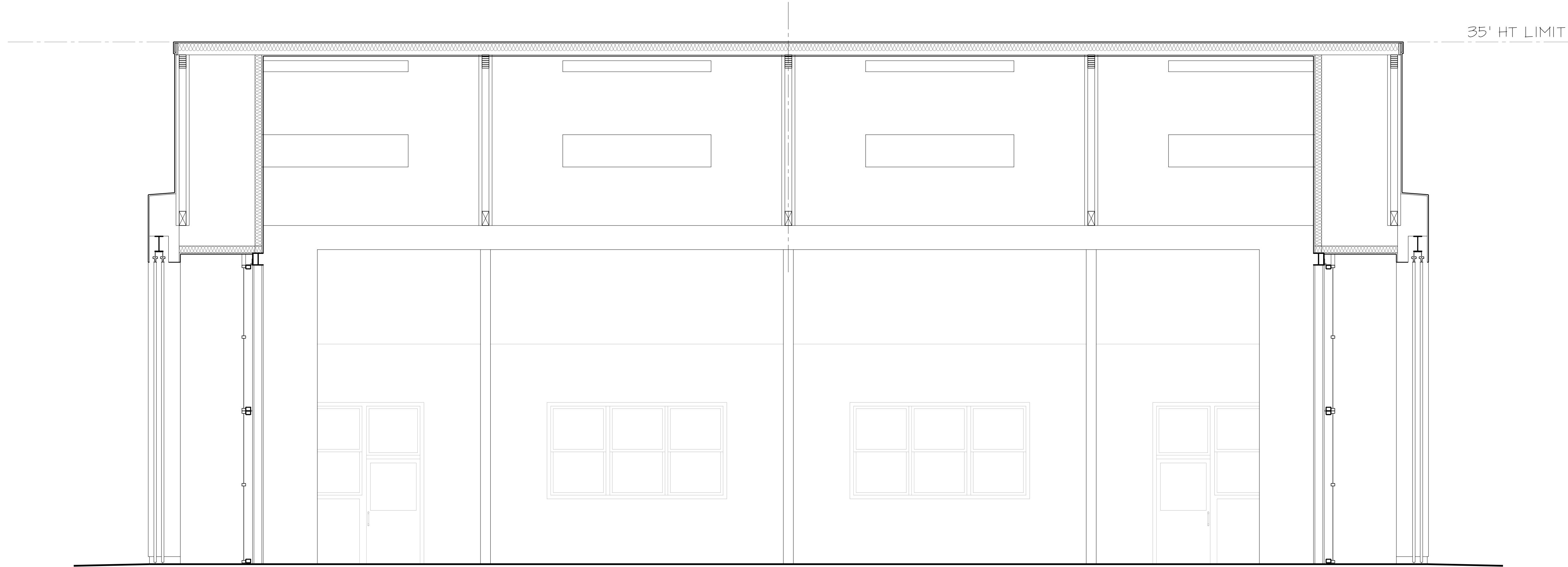
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HANGAR ELEVATIONS

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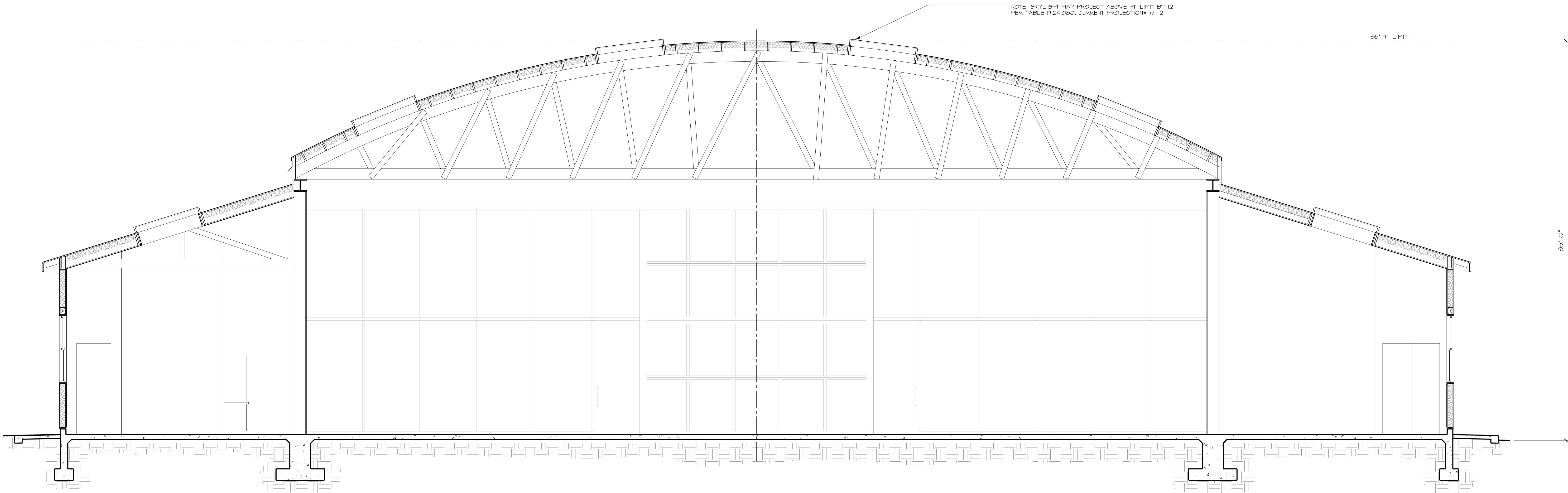
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A-2.3



SECTION B

1/4"=1'-0"



SECTION A

1/4"=1'-0"

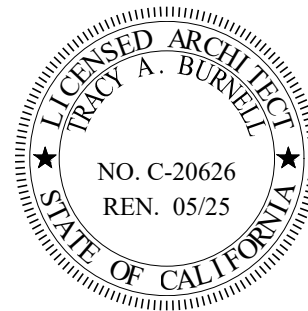


ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:

HANGAR 5
135 Castilian
Goleta, CA



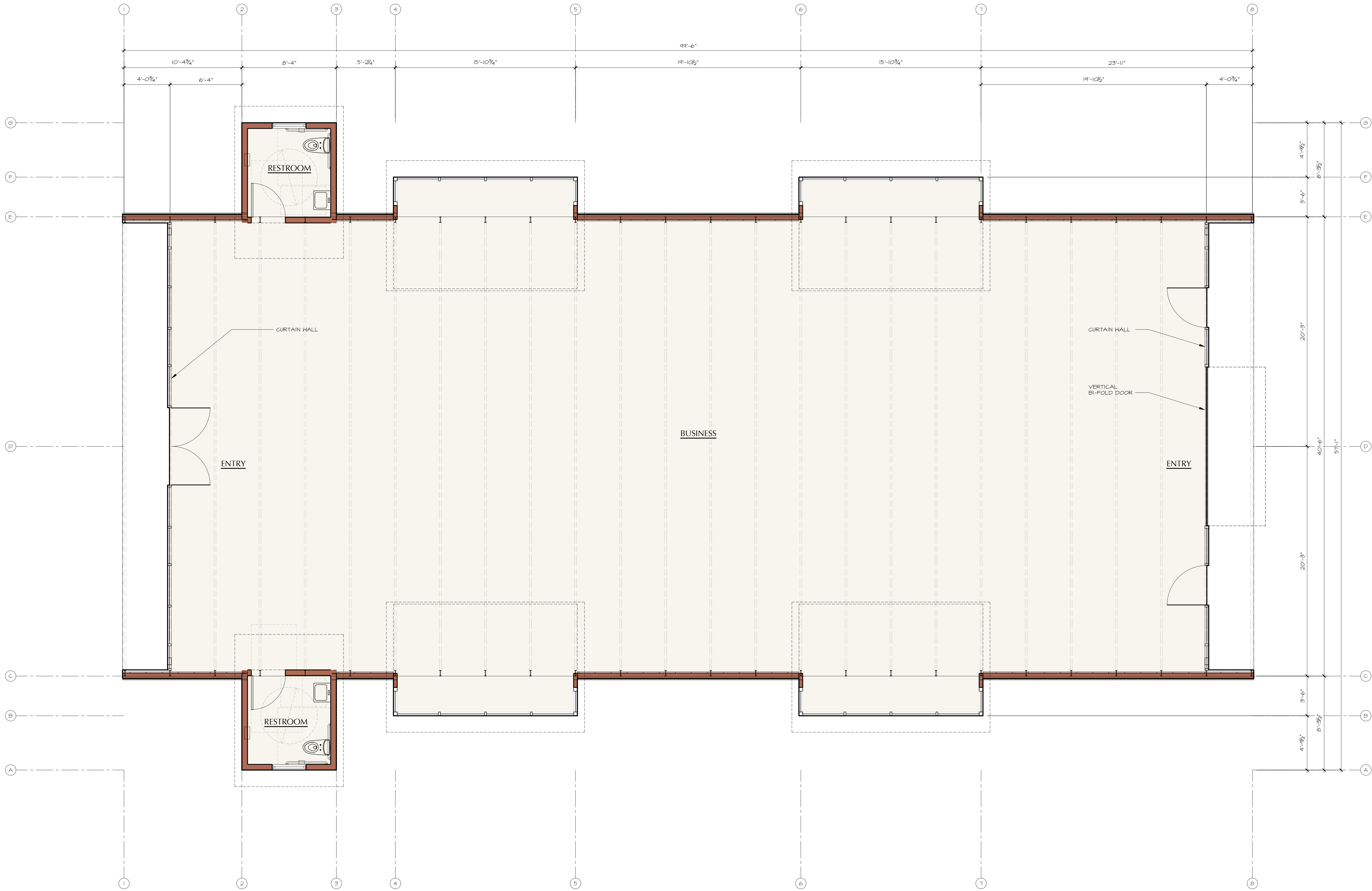
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SECTIONS

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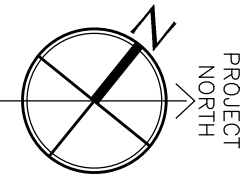
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10-31-2025

sheet no:

A-2.4



FLOOR PLAN
1/4"=1'-0"

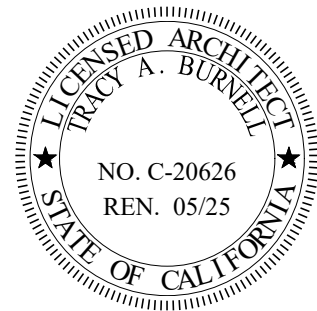


ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:

HANGAR 5
135 Castilian
Goleta, CA



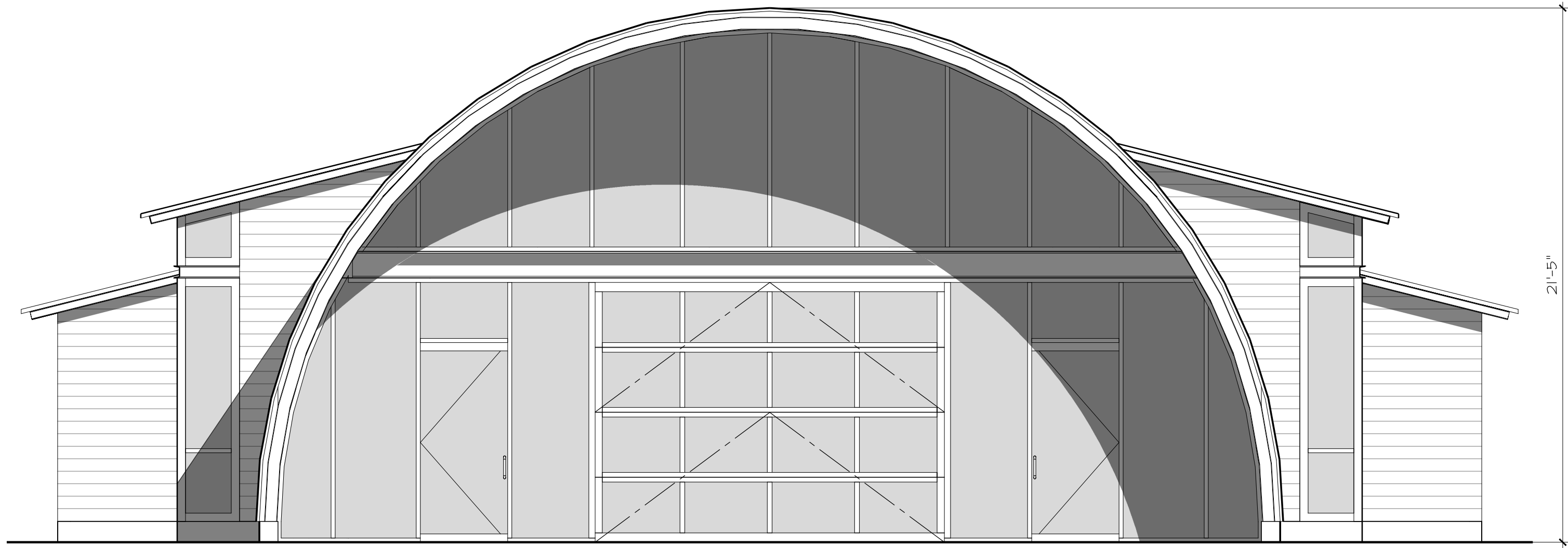
sheet description
QUONSET HUT #1
FLOOR PLAN

date:

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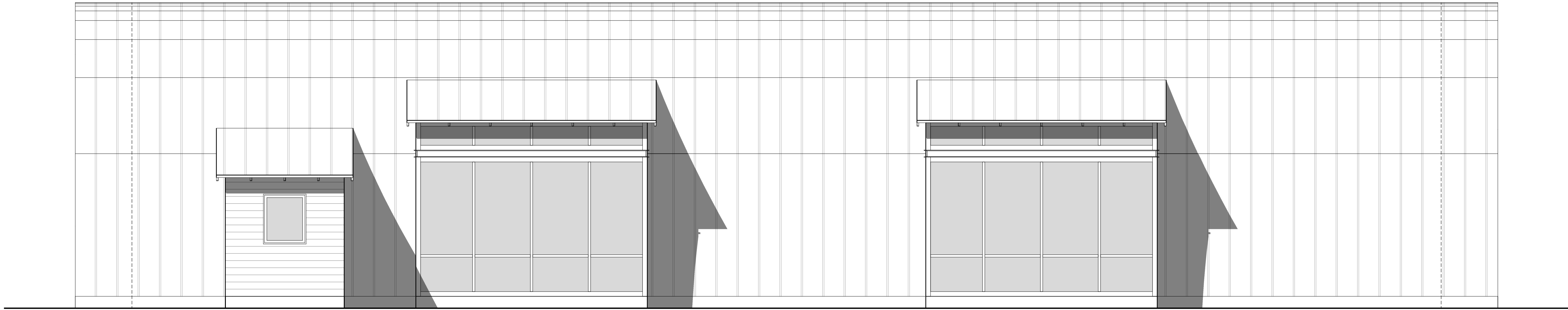
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A-3.1



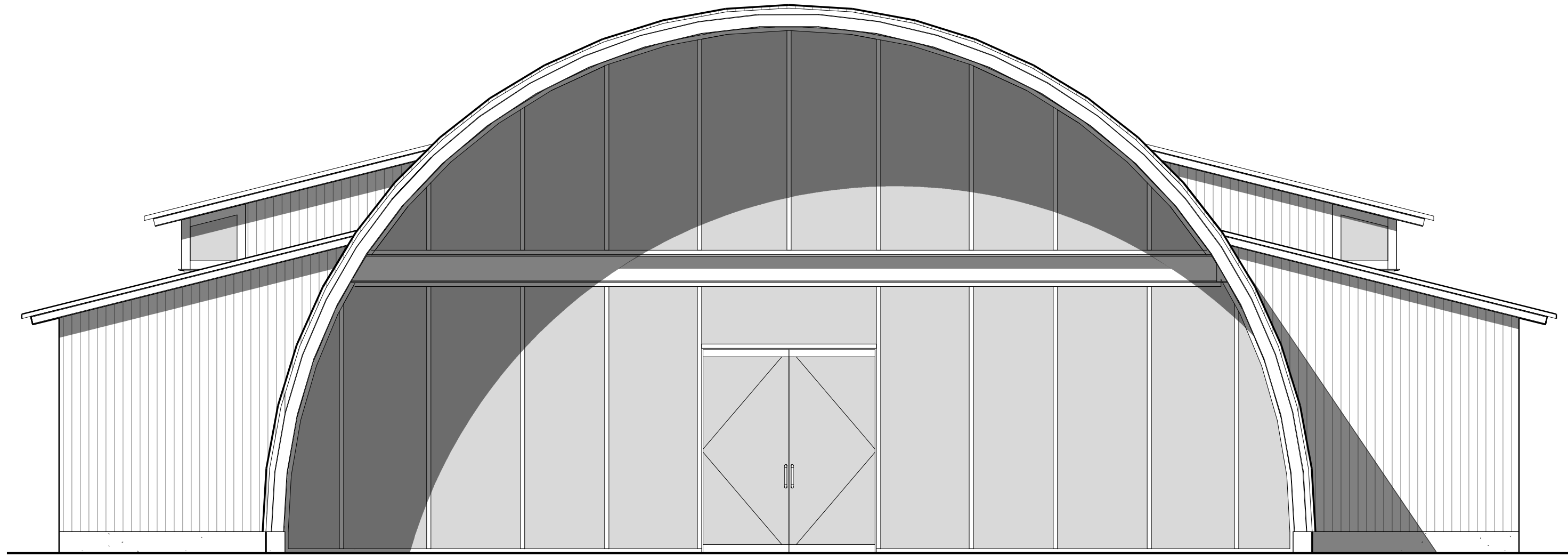
NORTH ELEVATION

1/4"=1'-0"



EAST ELEVATION (WEST SIM.)

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

QUONSET HUT MATERIAL SCHEDULE:

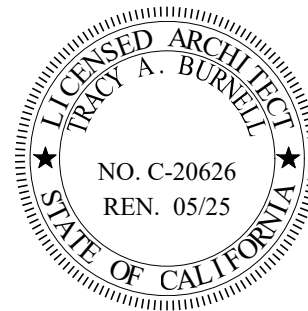
Roof:	Standing Seam Metal
Walls:	Lap Siding: 6" Exposure (Hardie or Equal) All siding of 5/8" x 8" typ.
Curtain Wall:	Stonefront
Windows:	Stonefront & Aluminum Clad Wood
Colors:	
Roof:	Cool Old Town Gray
Walls:	Benjamin Moore: Boothbay Gray HC-165
Curtain Walls/Stonefront:	Anodized Dark Gray
Windows:	Benjamin Moore: 50/50; Charcoal Gray HC-178 & Black HC-190



ARCHITECTURE

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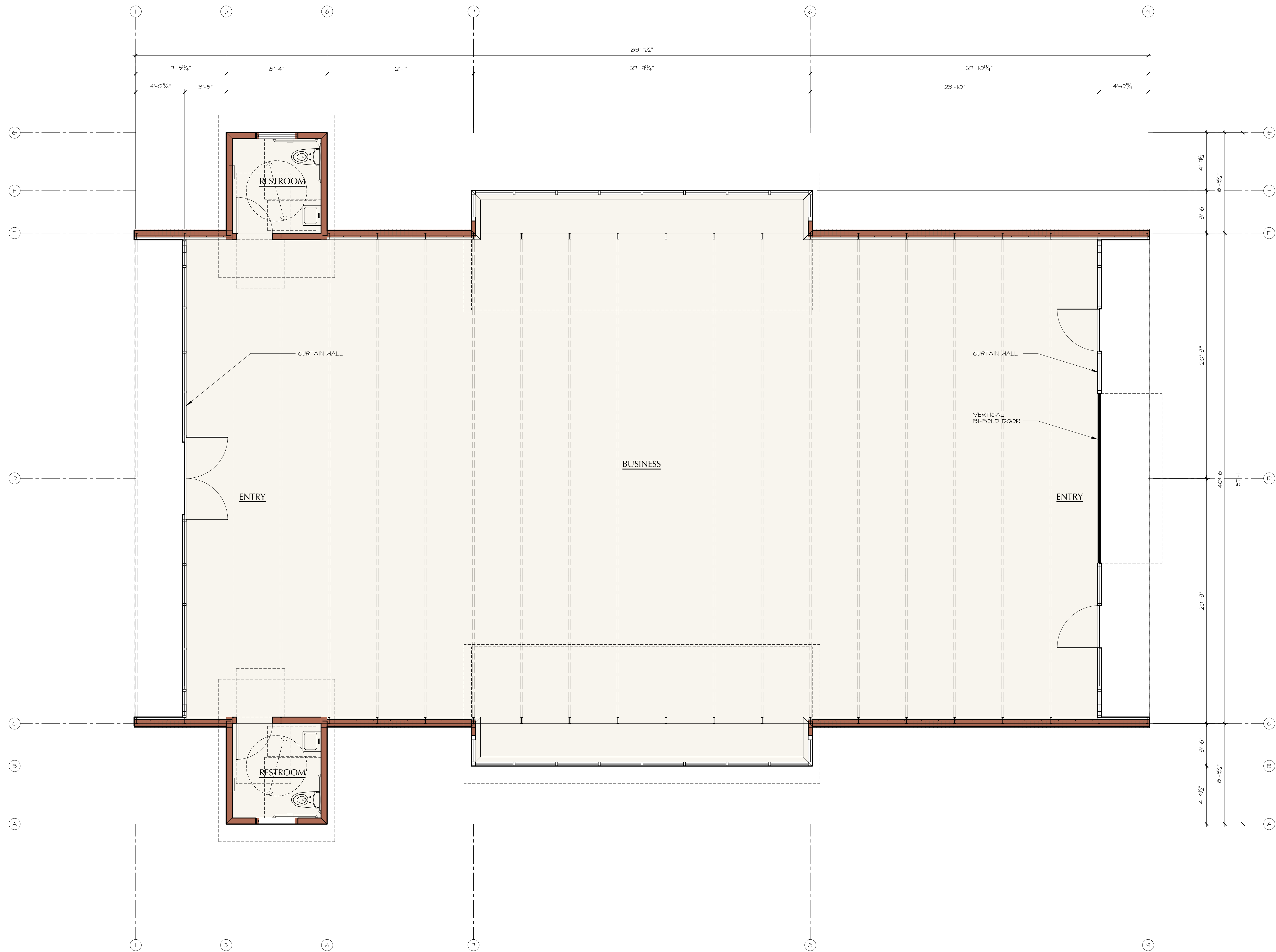
ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



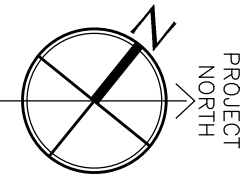
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QUONSET HUT #1
ELEVATIONS

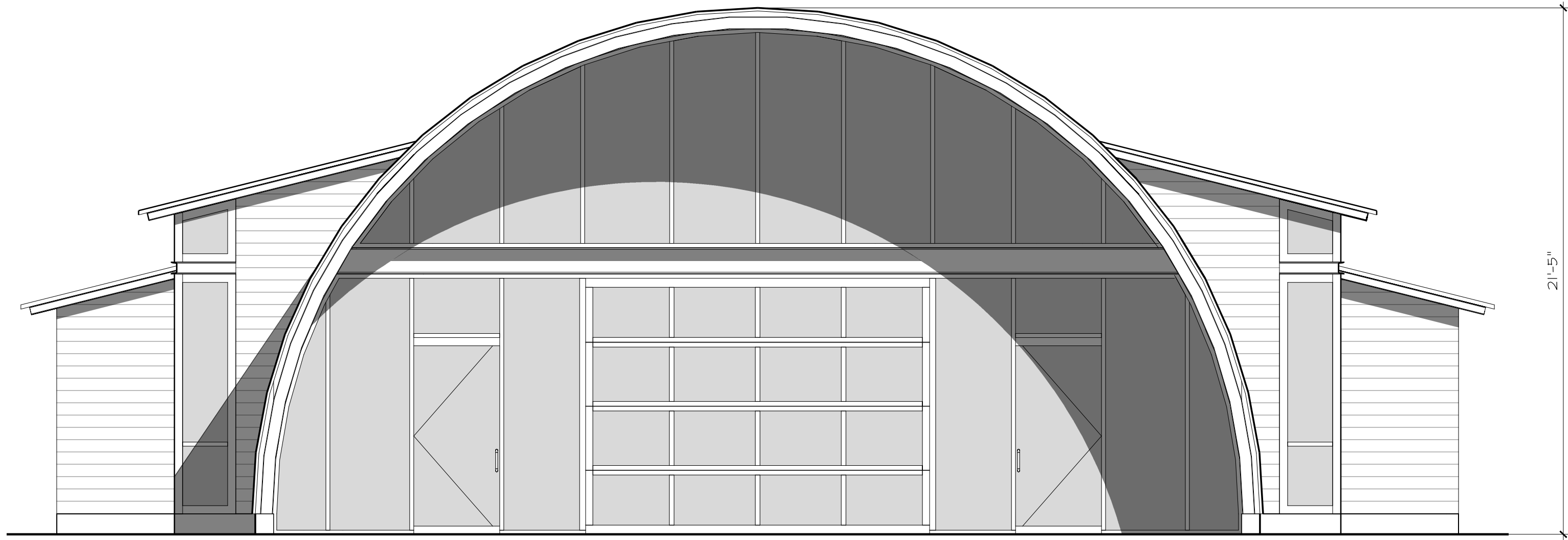
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sheet no:
A-3.2



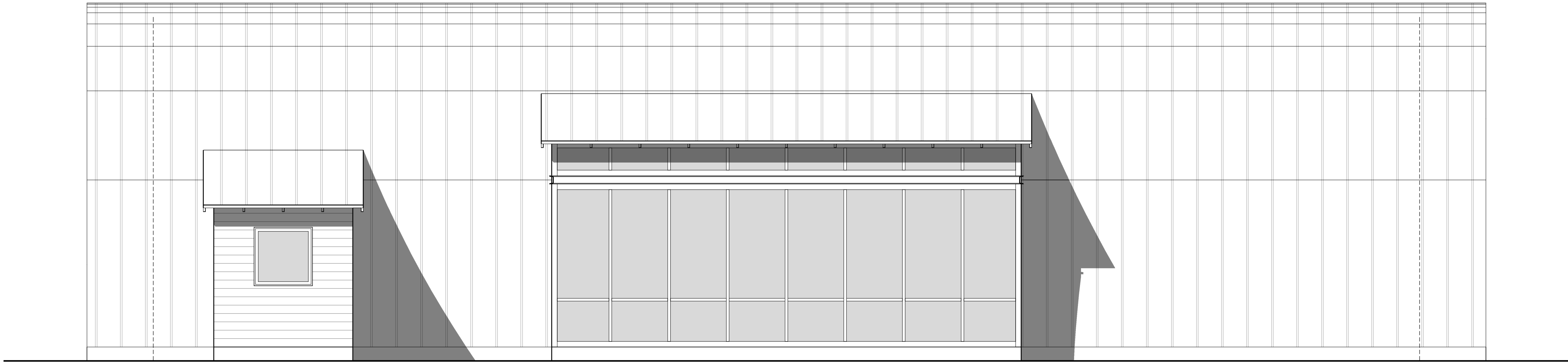
FLOOR PLAN
1/4"=1'-0"





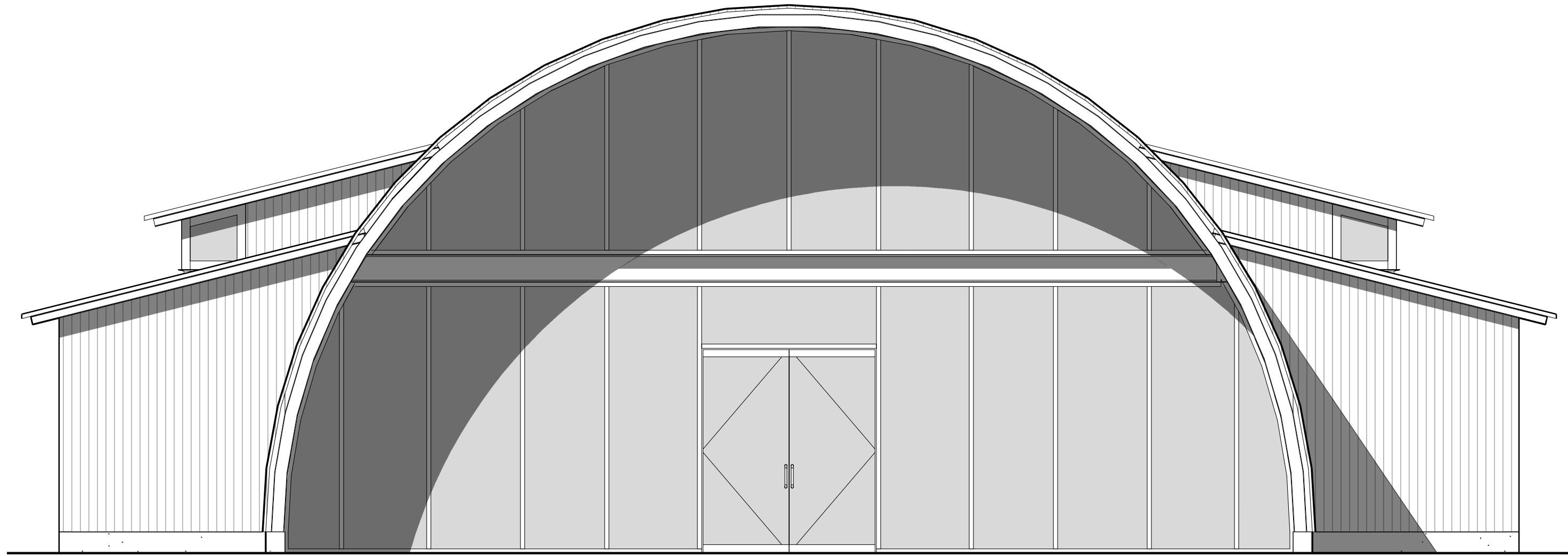
NORTH ELEVATION

1/4"=1'-0"



EAST ELEVATION (WEST SIM.)

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"

QUONSET HUT MATERIAL SCHEDULE:

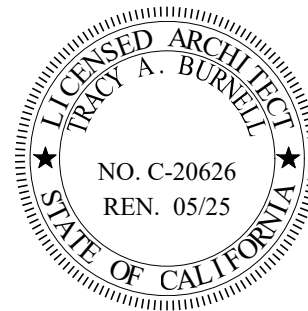
Roof:	Standing Seam Metal
Walls:	Lap Siding: 6" Exposure (Handle or Equal) All siding of 5/8" sht'g, typ.
Curtain Wall:	Stonefront
Windows:	Stonefront & Aluminum Clad Wood
Colors:	
Roof:	Cool Old Town Gray
Walls:	Benjamin Moore: Boothbay Gray HC-165
Curtain Walls/Stonefront:	Anodized Dark Gray
Windows:	Benjamin Moore: 50/50; Charcoal Gray HC-178 & Black HC-190



ARCHITECTURE

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ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
QUONSET HUT #2
ELEVATIONS

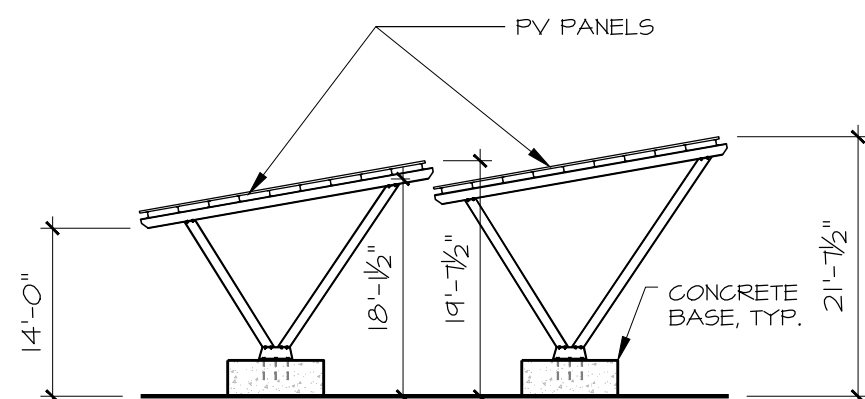
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sheet no:
A-4.2



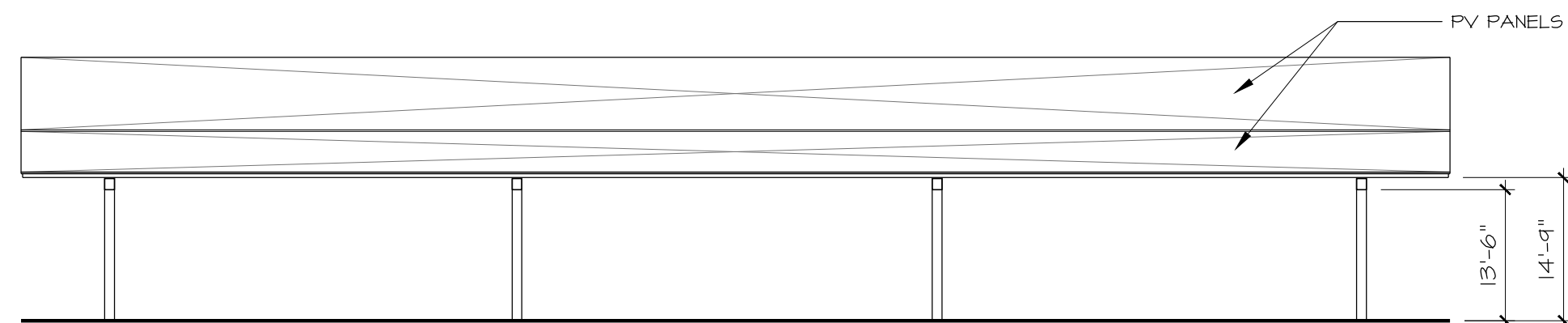
CARPORT NORTH ELEVATION

1"=16'-0"



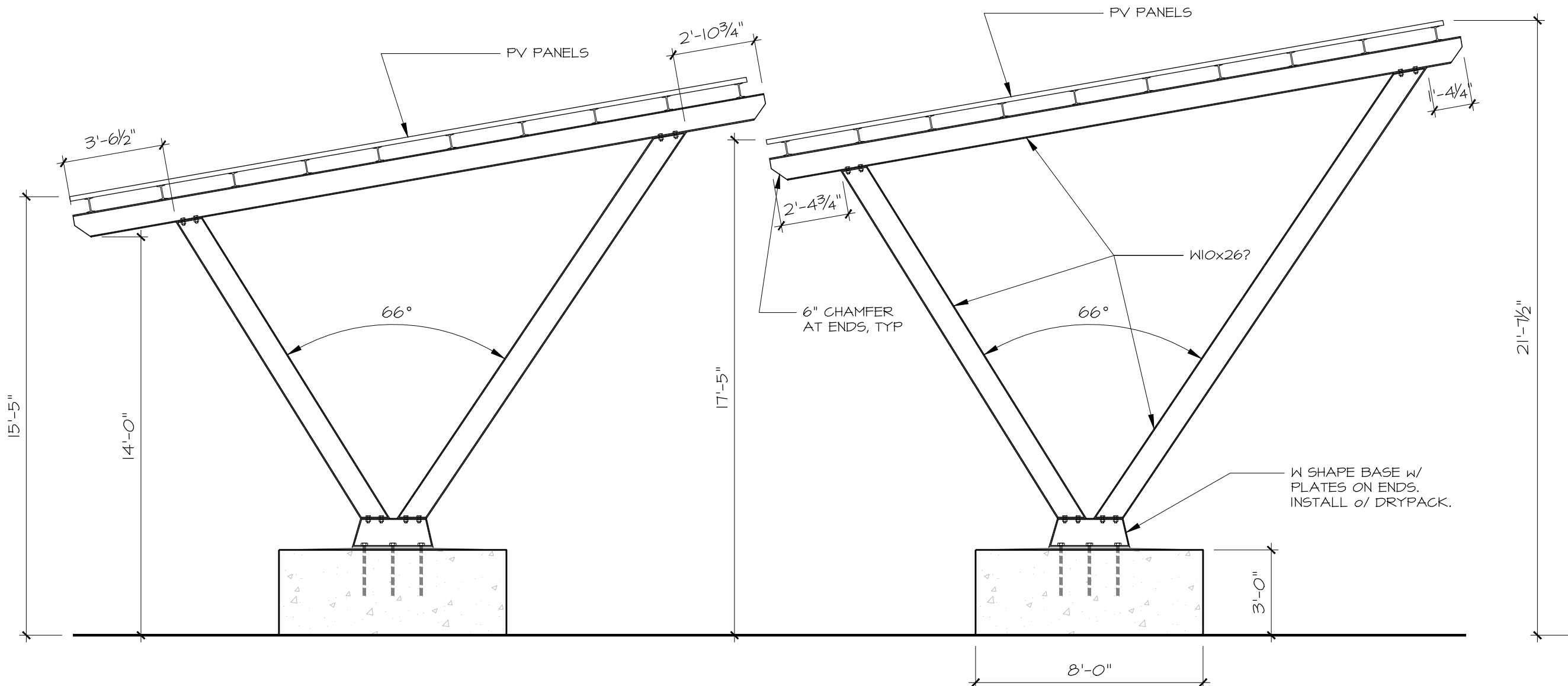
EAST ELEVATION, (WEST SIM.)

1"=16'-0"



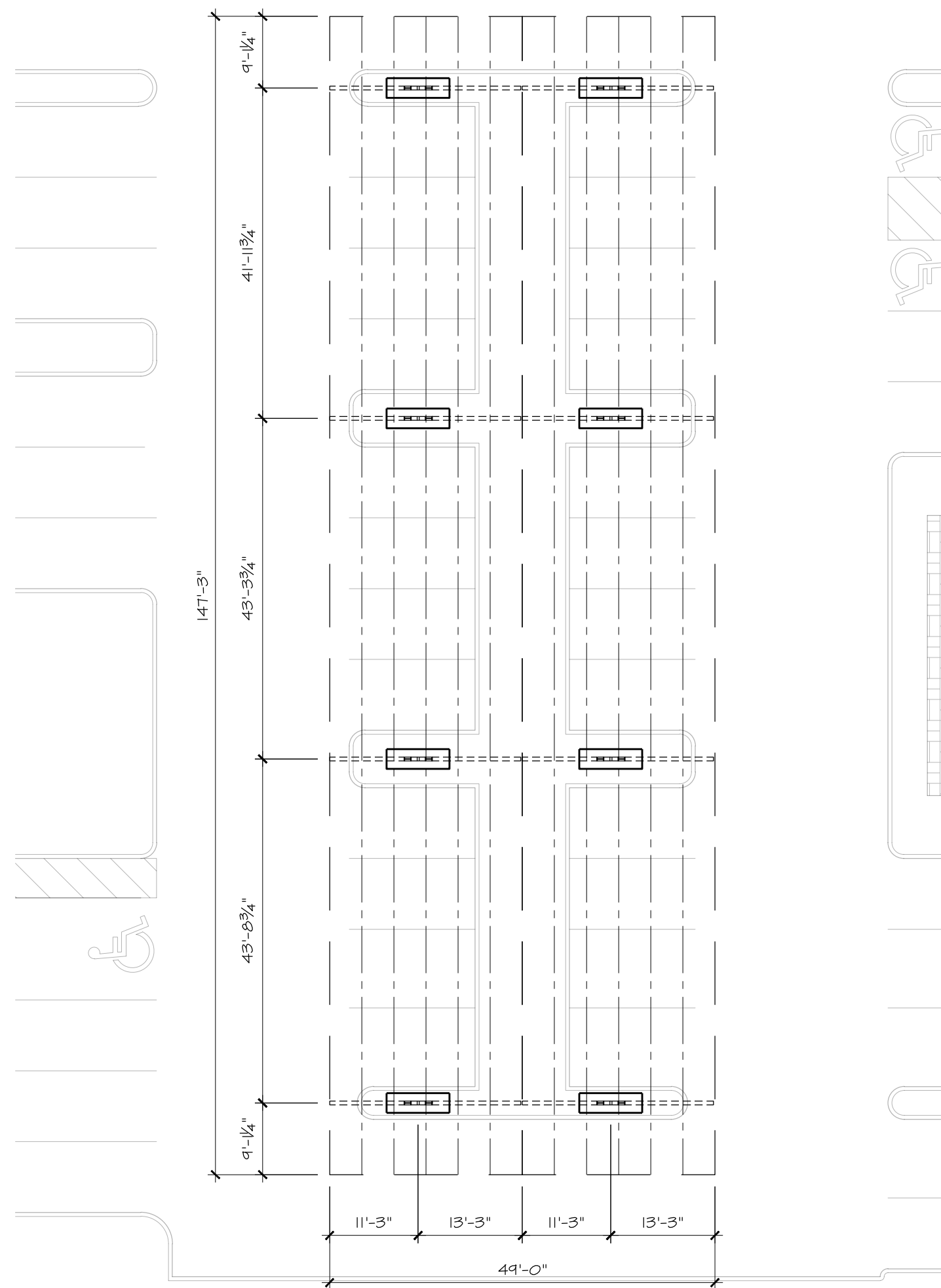
CARPORT SOUTH ELEVATION

1"=16'-0"



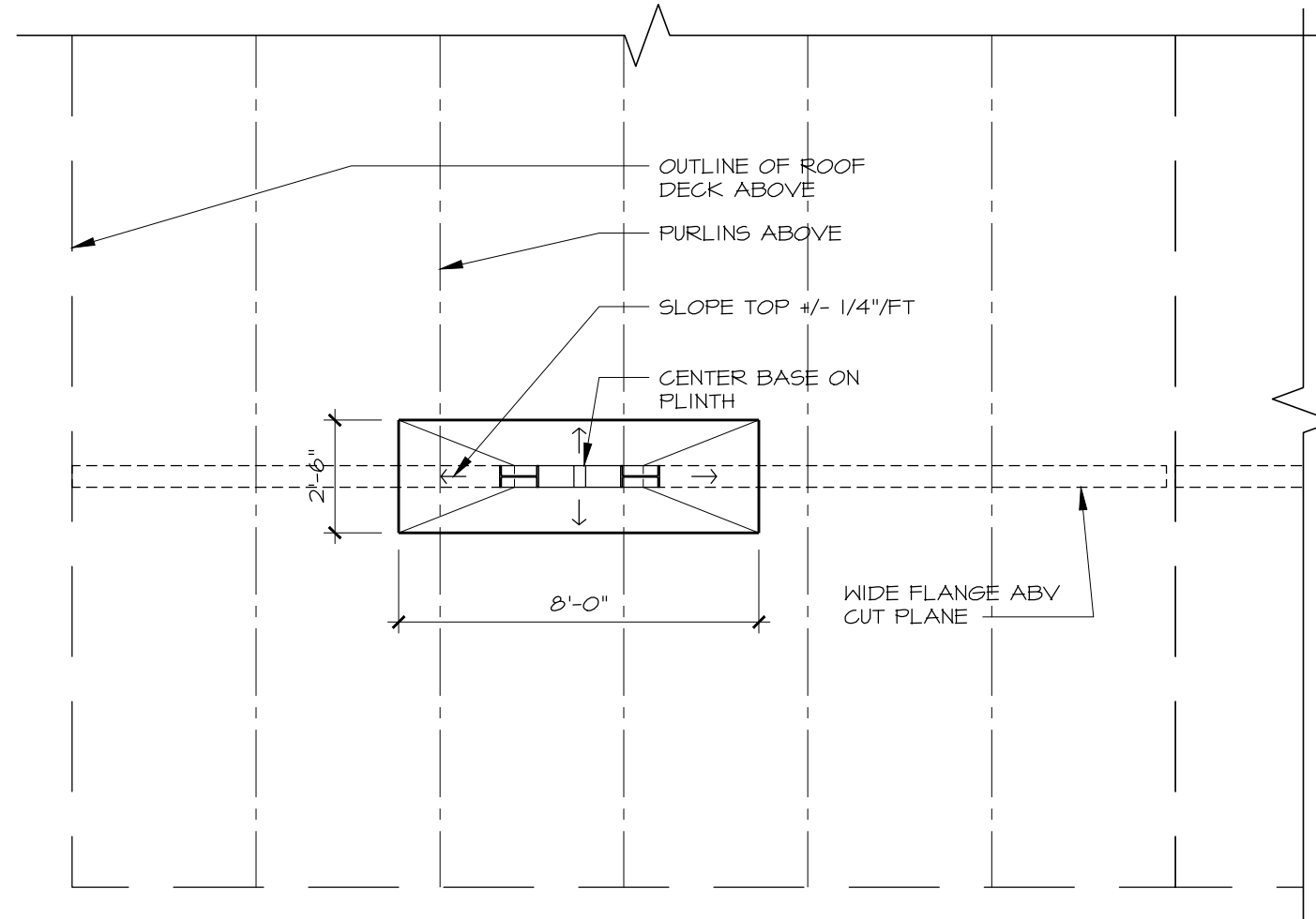
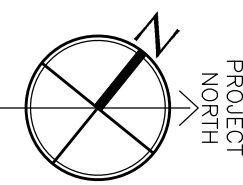
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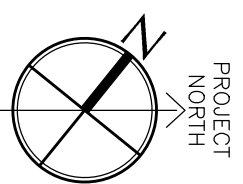
CARPORT FLOOR PLAN

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ENLARGED PARTIAL FLOOR PLAN

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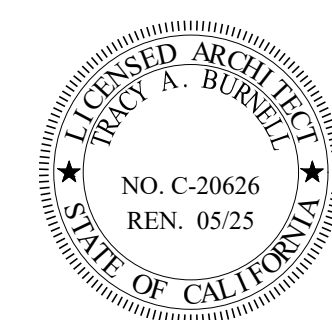


ARCHITECTURE

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santa barbara, ca
93101
805.564.6074

ADAPTIVE RE-USE OF:

HANGAR 5
135 Castilian
Coleta, CA



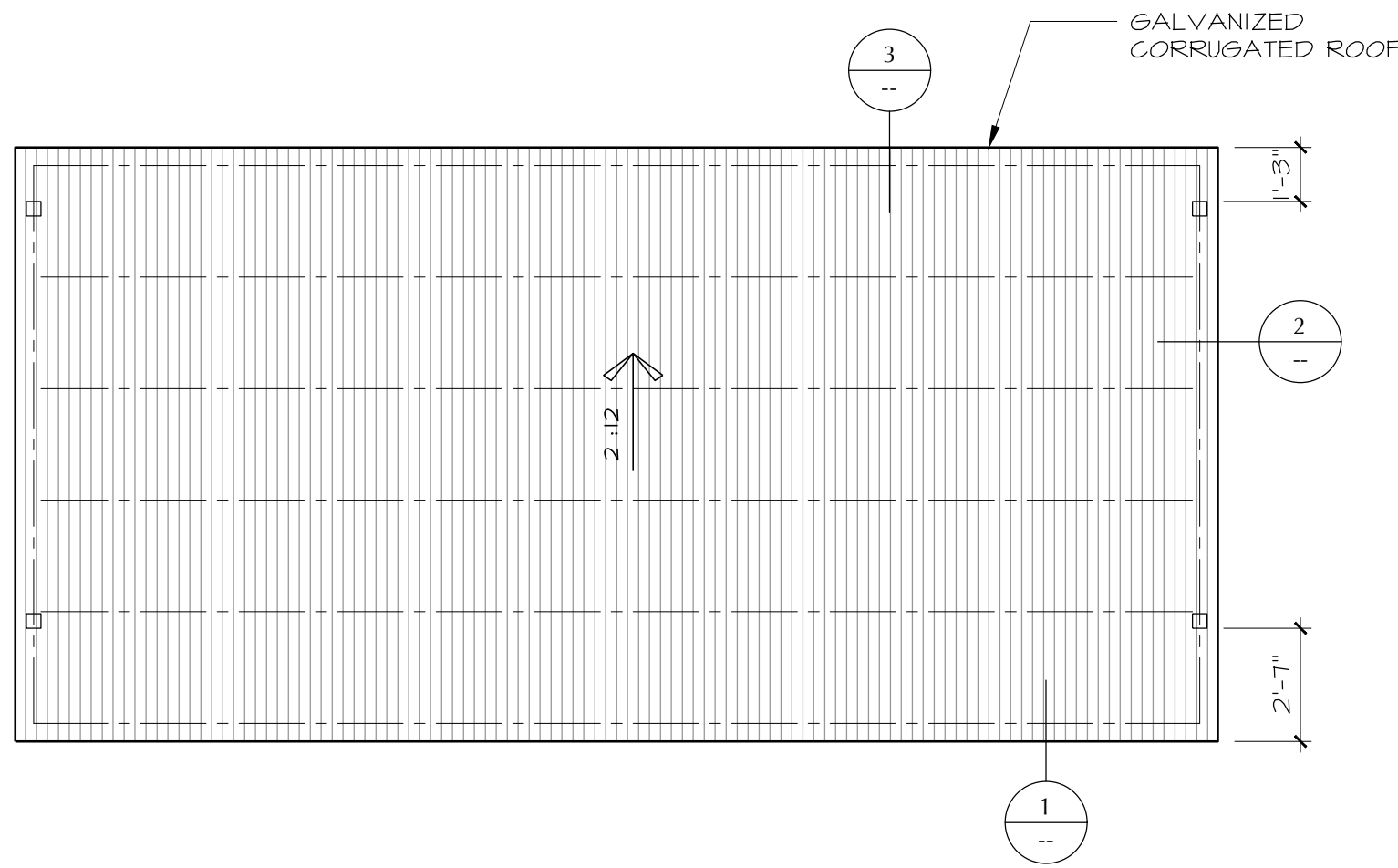
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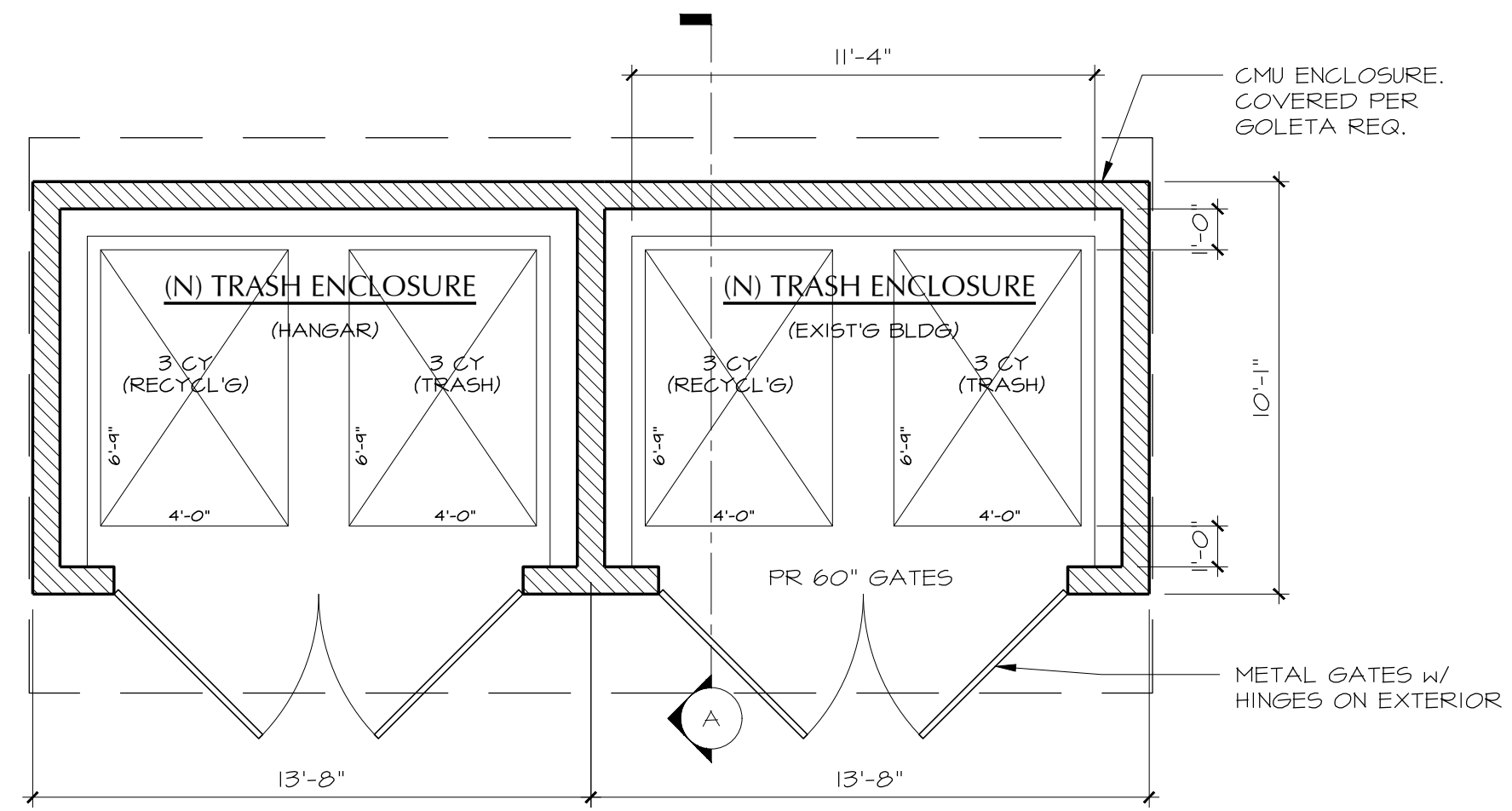
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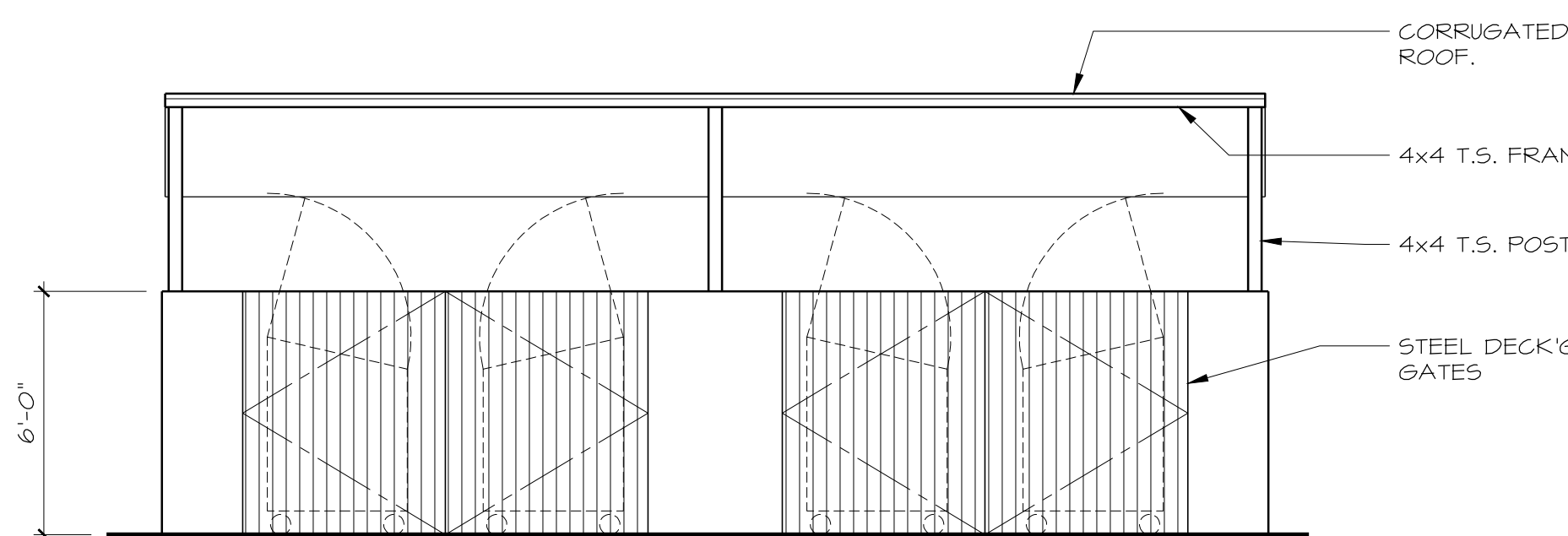
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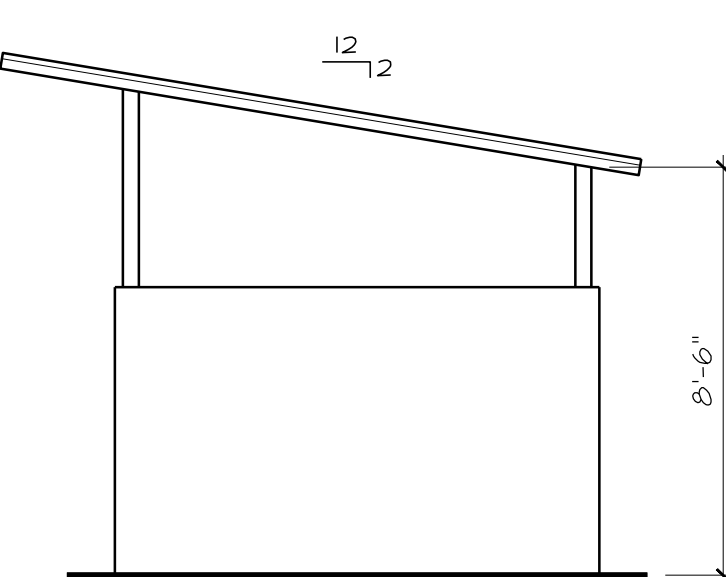
FLOOR PLAN

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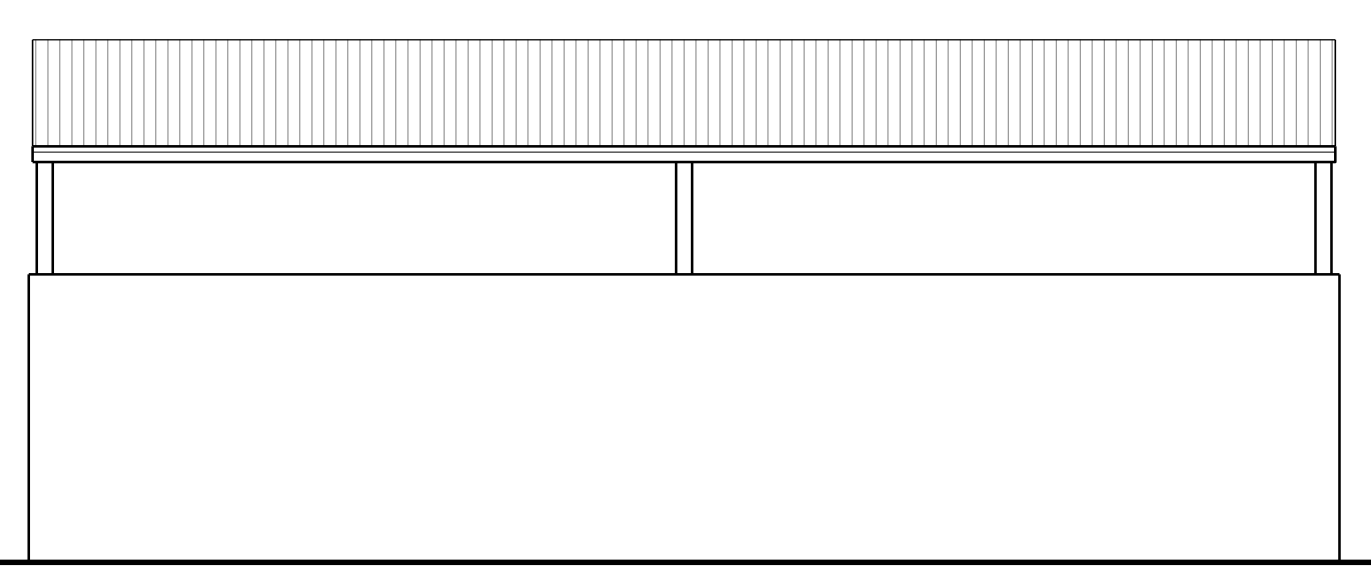
FRONT ELEVATION

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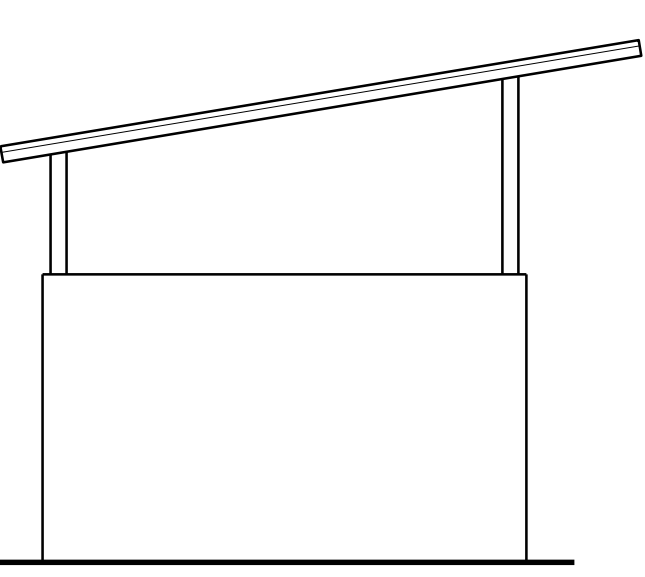
RIGHT ELEVATION

1/4"=1'-0"



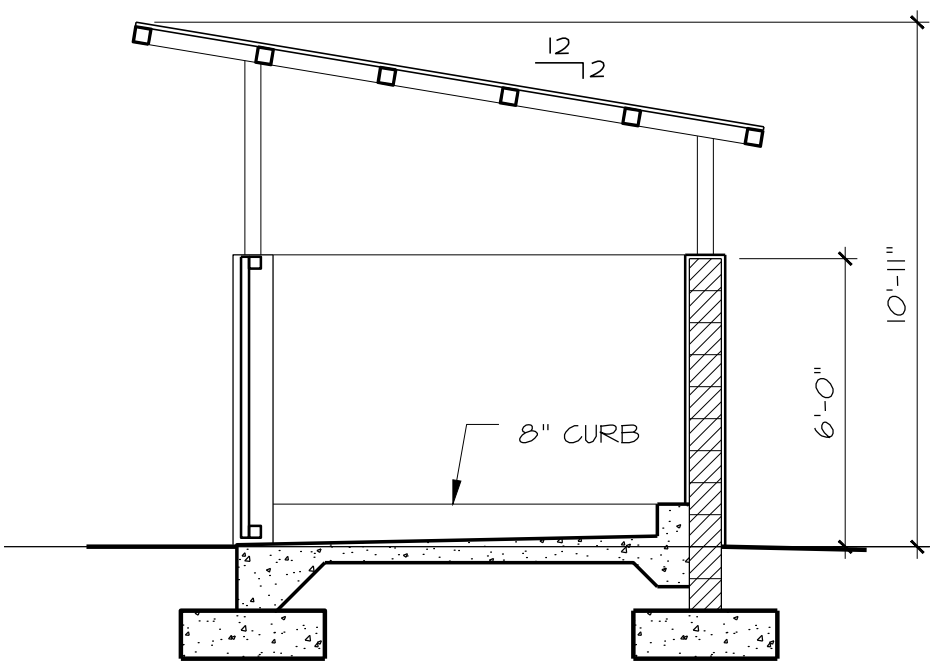
REAR ELEVATION

1/4"=1'-0"



LEFT ELEVATION

1/4"=1'-0"



SECTION A

1/4"=1'-0"

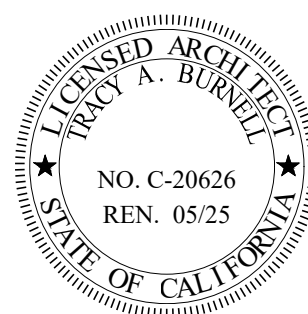


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135 Castilian
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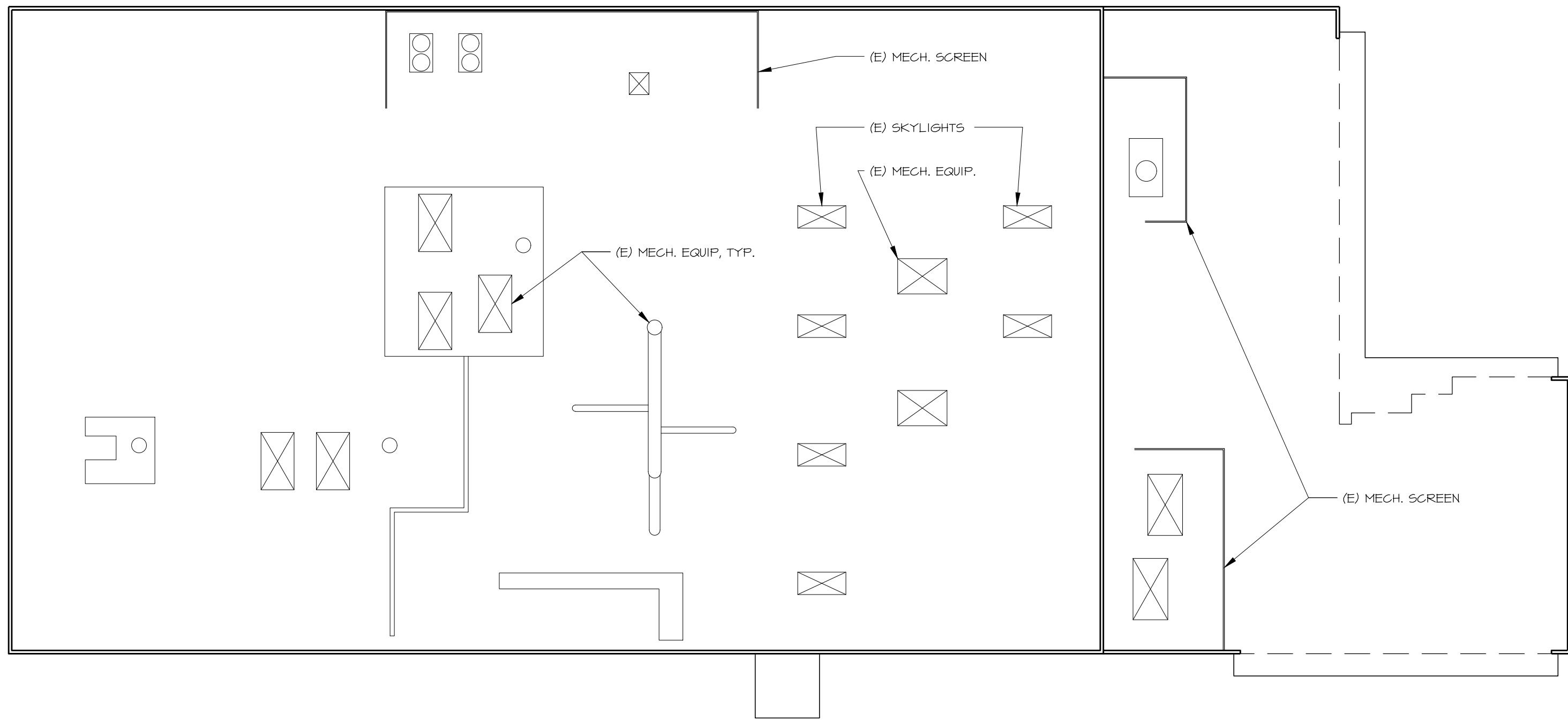
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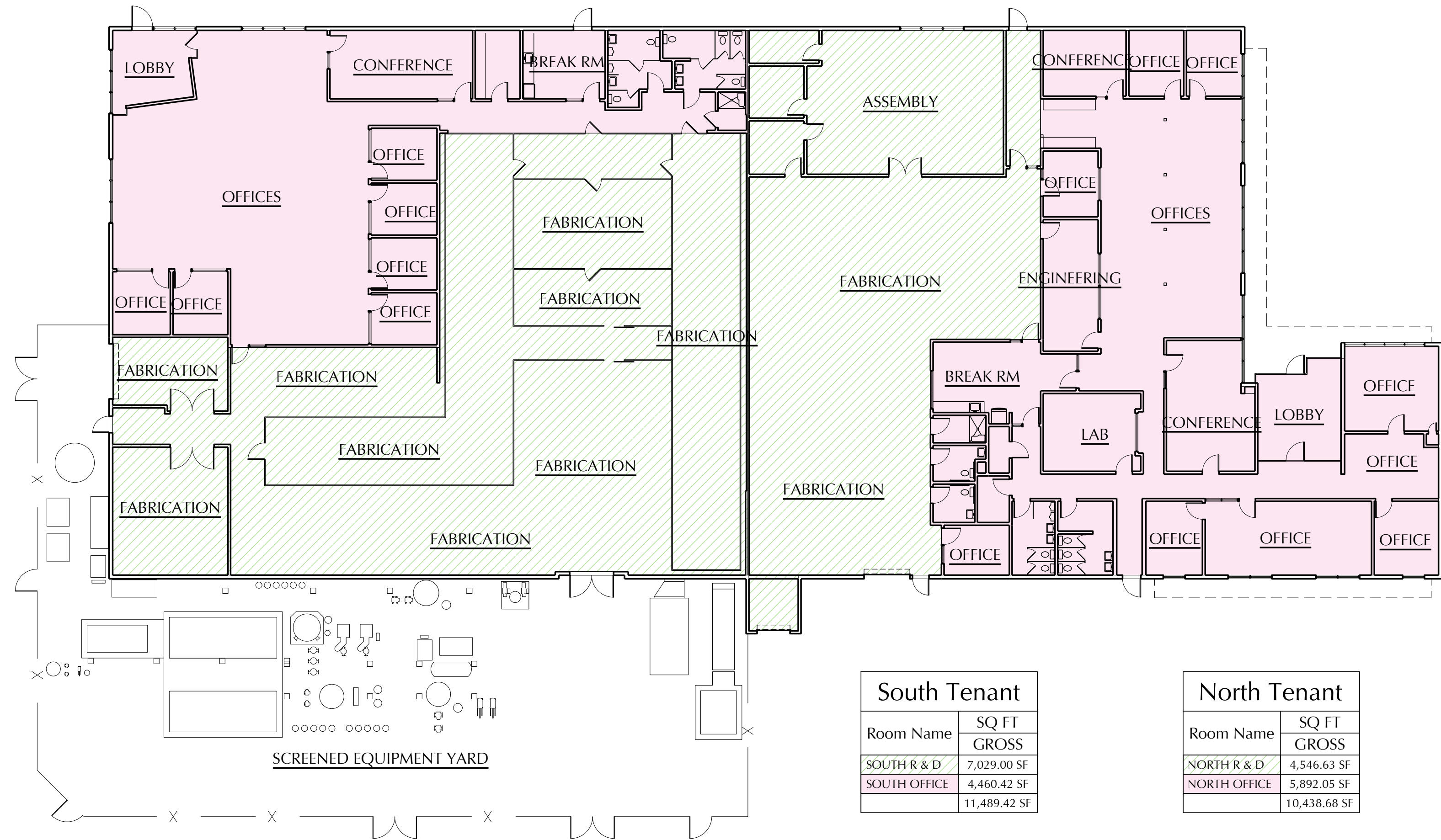
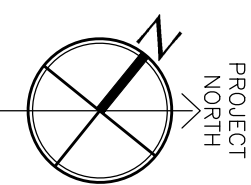
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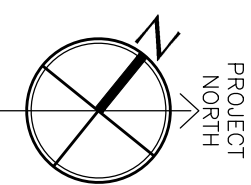
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ROOF PLAN (FOR REFERENCE ONLY, NO WORK PROPOSED)
1/16"=1'-0"

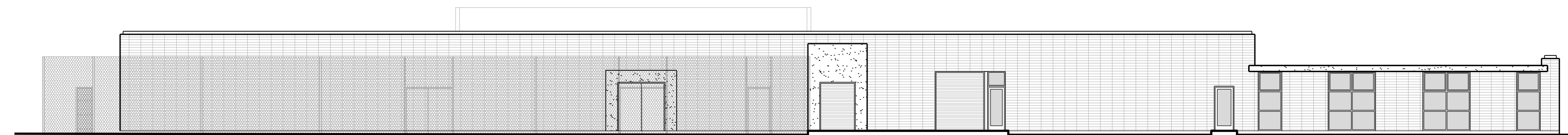


FLOOR PLAN (FOR REFERENCE ONLY, NO WORK PROPOSED)
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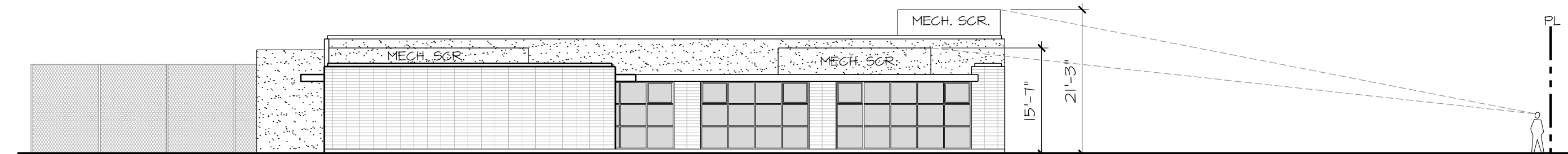


South Tenant	
Room Name	SQ FT GROSS
SOUTH R & D	7,029.00 SF
SOUTH OFFICE	4,460.42 SF
	11,489.42 SF

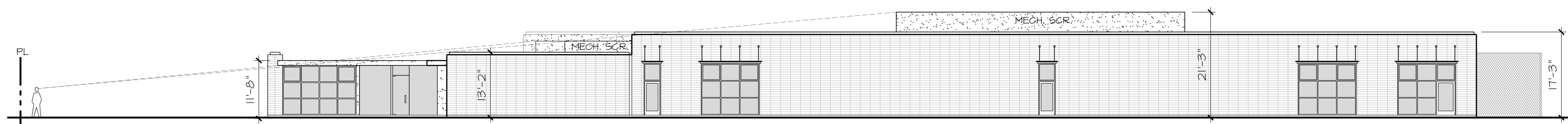
North Tenant	
Room Name	SQ FT GROSS
NORTH R & D	4,546.63 SF
NORTH OFFICE	5,892.05 SF
	10,438.68 SF



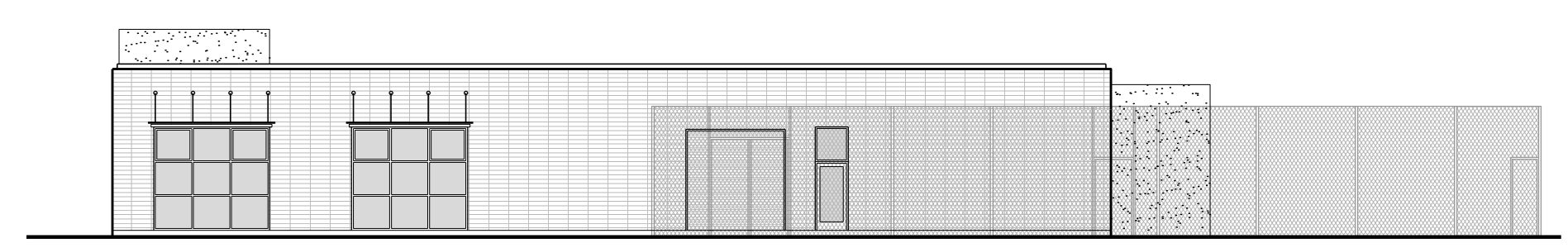
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1/16"=1'-0"



NORTH ELEVATION (FOR REFERENCE ONLY, NO WORK PROPOSED)
1/16"=1'-0"



WEST ELEVATION (FOR REFERENCE ONLY, NO WORK PROPOSED)
1/16"=1'-0"



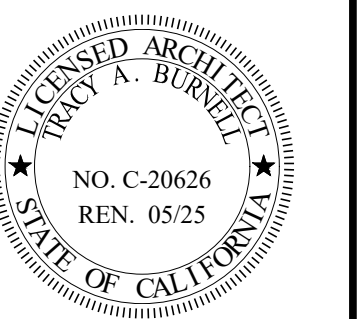
SOUTH ELEVATION (FOR REFERENCE ONLY, NO WORK PROPOSED)
1/16"=1'-0"



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ADAPTIVE RE-USE OF:
HANGAR 5
135 Castilian
Goleta, CA



sheet description
EXISTING BLDG

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2-27-2023
3-2-2023
3-10-2023
3-23-2023
3-24-2023
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10-31-2025
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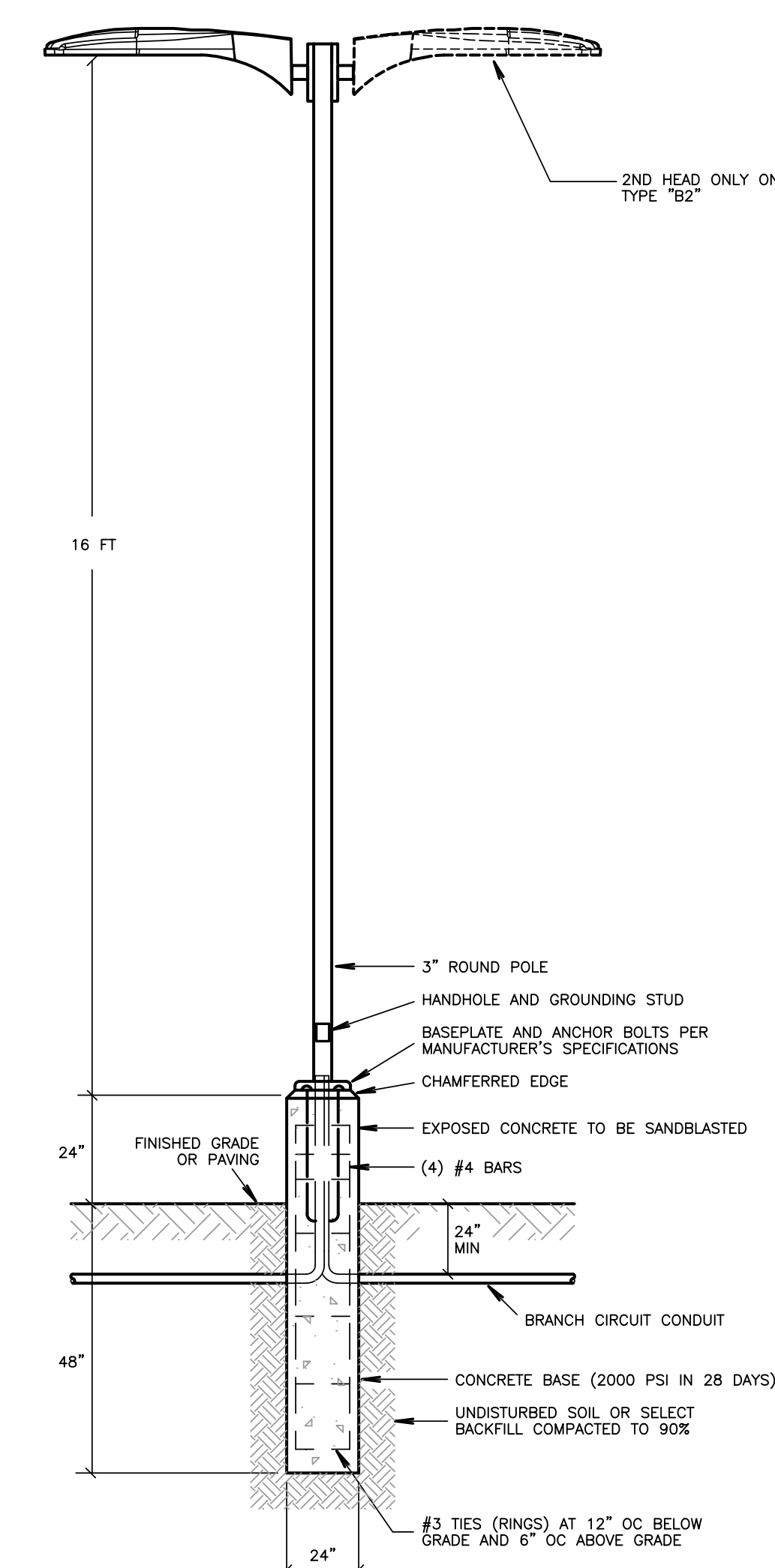
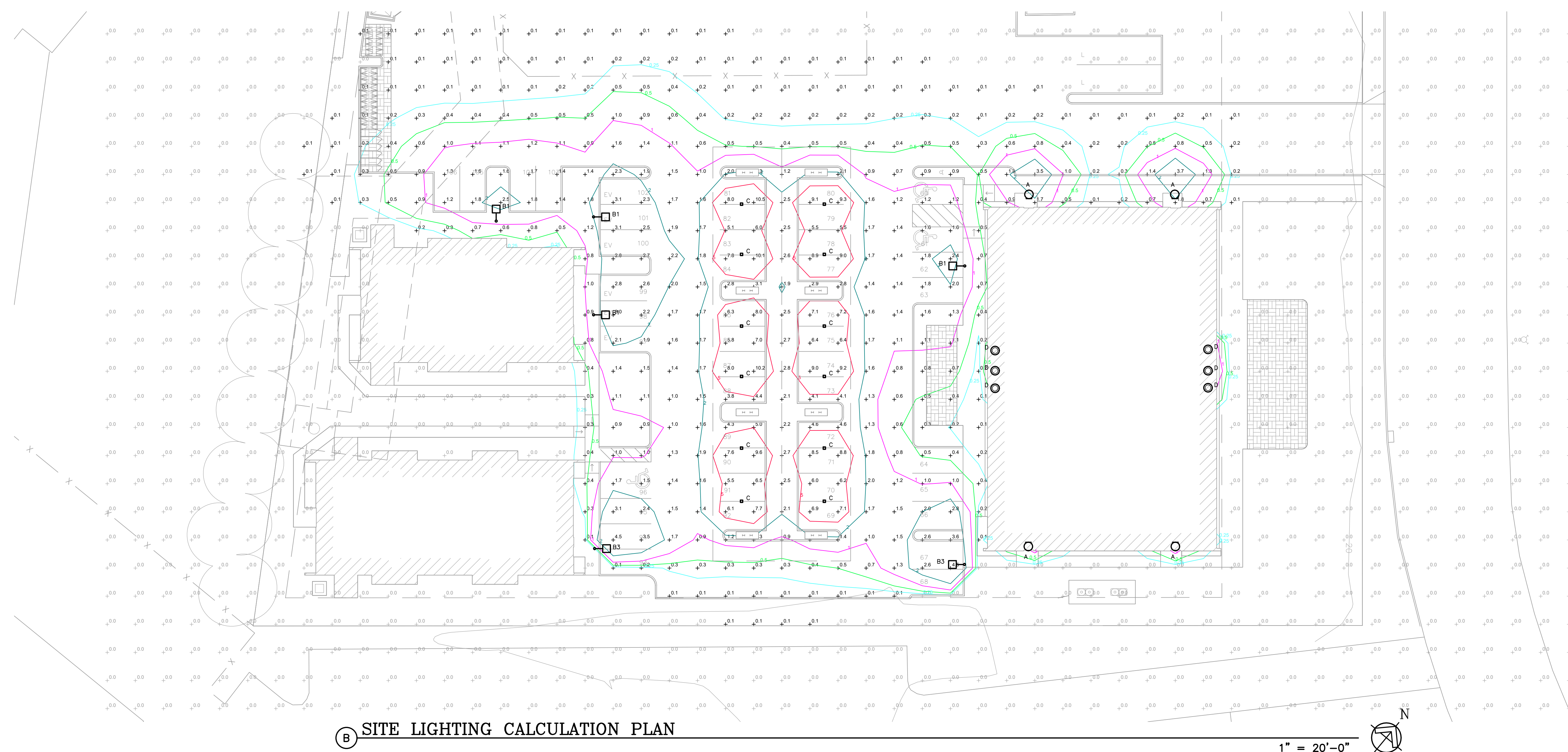
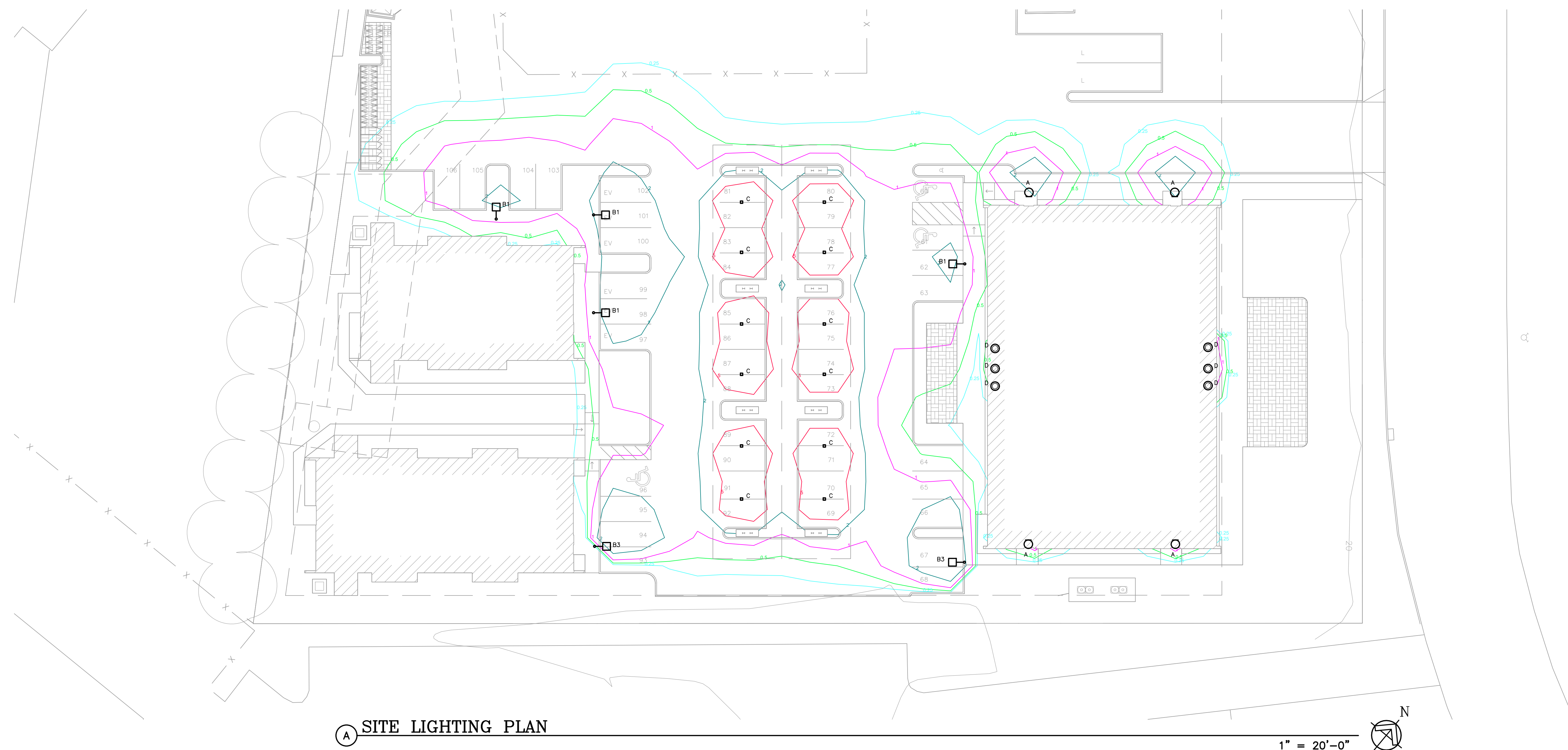
sheet no:
EXSTG-1

Preliminary: NOT FOR CONSTRUCTION



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LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER	CATALOG NUMBER	MOUNTING	LAMPS	WATTS EAC	
A	LITHONIA	RECALL LED P30K	WALL AT +1'	LED	10.9	
B1	LITHONIA	DSXD LED-P3-30K-BL-C-PIPH-BS-DXRD ON A 16FT POLE	ON POLE AT +16'	LED	49	
B3	LITHONIA	DSXD LED-P3-30K-ACC-PIPH-BS-DXRD ON A 16FT POLE	ON POLE AT +16'	LED	49	
C	LITHONIA	CW1 LED-P3-40-AW01-WH1	CARPET 4'	LED	27	
D	LITHONIA	LONG-2000-CW-AR-SS-AW01-FL	CEILING, RECESSED	LED	3.4	
GENERAL NOTES:						
ALL FIXTURES SHALL BE CHOSEN BY THE ARCHITECT BEFORE FIXTURES ARE ORDERED.						
ALL MOUNTING HEIGHTS AND LOCATIONS SHALL BE COORDINATED WITH THE ARCHITECTURAL DRAWINGS.						
KEY NOTES:						
① EMERGENCY BATTERY PACK SHALL BE A 1100 LUMEN OUTPUT, MINIMUM, FOR A MINIMUM OF 90 MINUTES OPERATING TIME.						



(B) FIXTURE B1/B2 MOUNTING DETAIL
NOT TO SCALE

ADAPTIVE RE-USE OF:

HANGAR 5
135 CASTILIAN
GOLETA, CA

sheet description

SITE LIGHTING PLAN

date:

1-28-2022
2-5-2022
2-9-2022
2-16-2022
2-24-2022
3-8-2022
4-30-2022
5-6-2022

sheet no:

E1.0



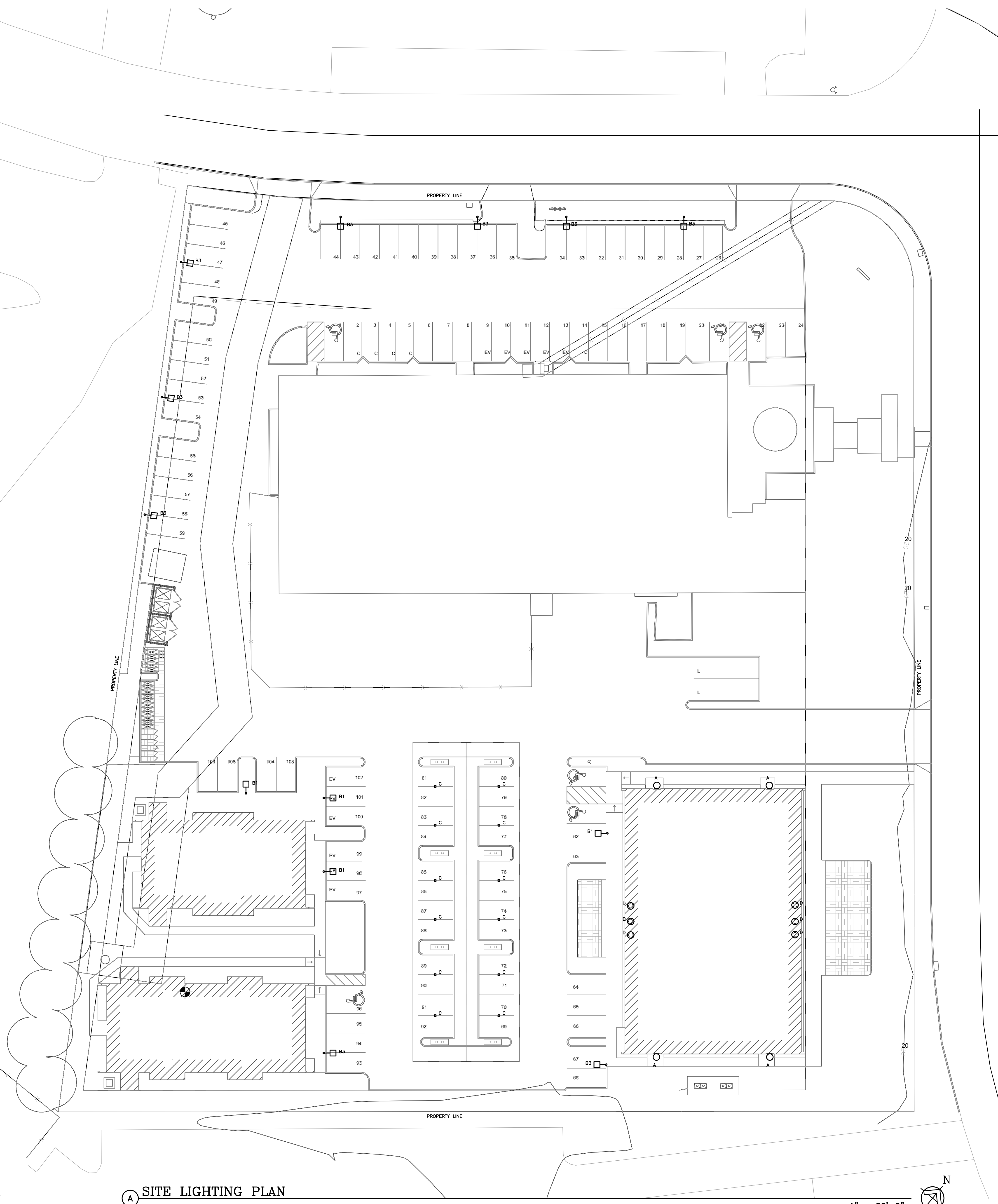
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ADAPTIVE RE-USE OF:
HANGAR 5
135 CASTILIAN
GOLETA, CA

E1.1

sheet no:



A SITE LIGHTING PLAN

1" = 20'-0"



(B) FIXTURE B1/B2 MOUNTING DETAIL
NOT TO SCALE



**Smith
Engineering
Associates**
Electrical Engineering • Lighting Design

950 De La Vina Street Santa Barbara, CA 93101
Tel: (805) 966-5877 FAX: (805) 966-5928

PLOT DATE: 3/5/2025 10:59 AM DWG Filename: 0F21-13E20.DWG Plotted By: Yanet



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santa barbara, ca
93101
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ADAPTIVE RE-USE OF:

HANGAR 5
135 CASTILIAN
GOLETA, CA

sheet description

SITE LIGHTING
CALCULATION PLAN

date:

1-28-2022
2-5-2022
2-9-2022
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3-8-2022
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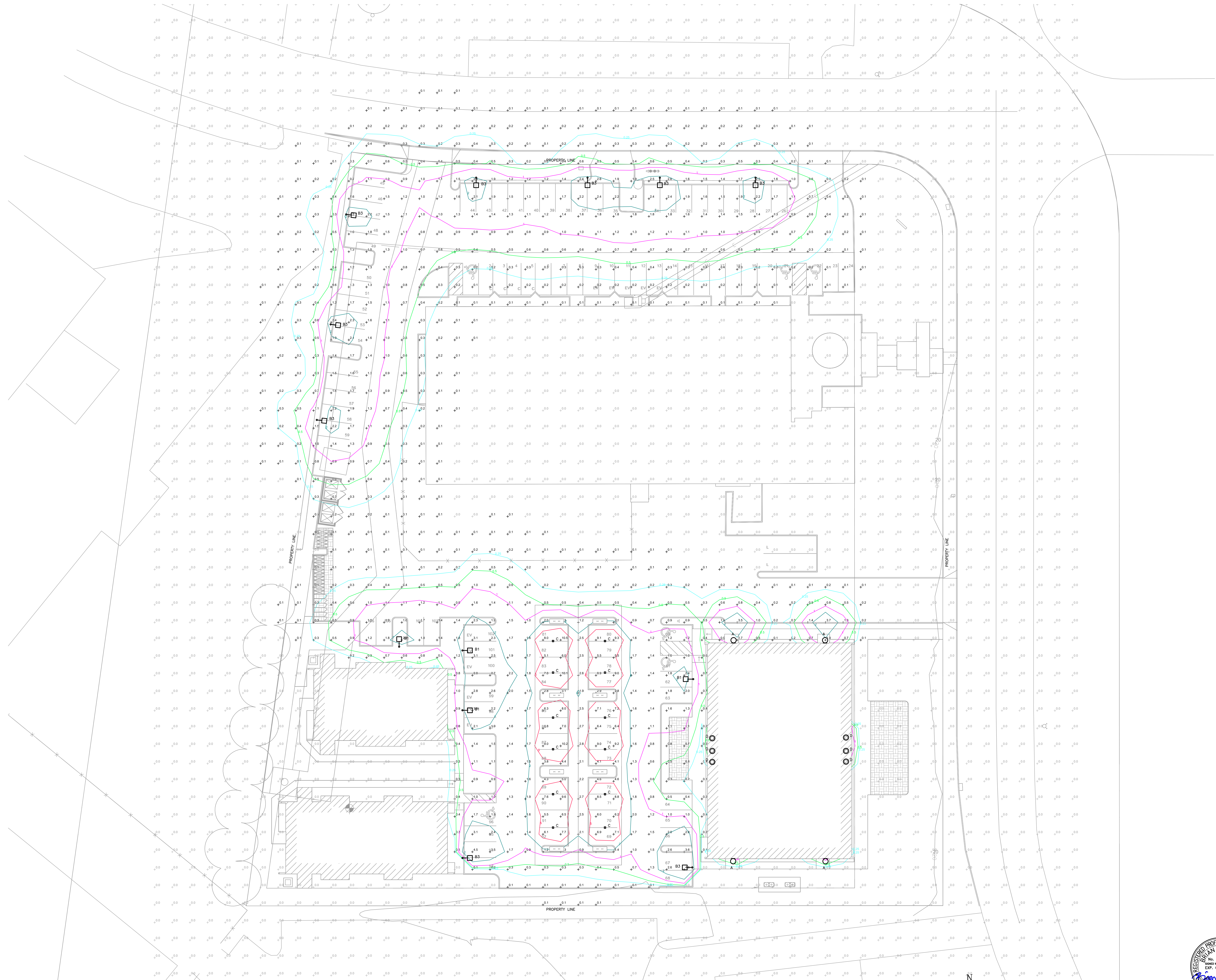
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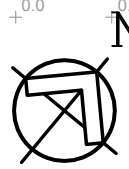
Smith
Engineering
Associates
Electrical Engineering • Lighting Design
900 De La Vina Street, Santa Barbara, CA 93101
Tel: (805) 966-8877 FAX: (805) 966-9028
0007/0005 C091-13

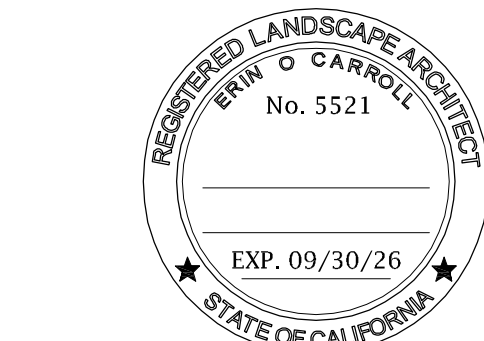
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(A) SITE LIGHTING CALCULATION PLAN

1" = 20'-0"





135 CASTILIAN DRIVE
Goleta, CA, 93117

PRELIMINARY LANDSCAPE PLAN

Sheet 1 of 3

51



Note: for existing plantings, see callouts on plan.

Botanical Name / Common Name	Size & Specs	Water Use
Trees and Palms: <i>Bauhinia forficata</i> / White Orchid Tree	36" Box Standard	Moderate
<i>Chitalpa tashkentensis</i> / Chitalpa	24" Box Standard	Low
<i>Ginkgo 'Autumn Gold'</i> / Autumn Gold Ginkgo	24" Box Standard Form	Moderate
<i>Heptapleurum calyptratum</i> / Mallet Flower	24" Box Standard, Low Branching	Moderate
<i>Jacaranda mimosifolia</i> / Jacaranda	15 Gal or 24" Box Standard Form	Moderate
<i>Prunus cerasifera</i> / Purple Leaf Plum	24" Box Standard Form	Moderate
<i>Quercus tomentella</i> / Island Oak	24" Box Standard Form	Low
<i>Tristanopsis laurina</i> / Water Gum	24" Box Standard Form	Moderate
<i>Syagrus romanzoffiana</i> / Queen Palm	8' to 10' Trunk	Moderate
Shrubs, Perennials, Grasses, Vines, and Groundcover:		
<i>Anigozanthos species</i> / Yellow Flowering Kangaroo Paw	2 or 3 gal	Low
<i>Aristida purpurea</i> / Purple Three Awn	1 Gal	Low
<i>Asparagus 'Meyer'</i> / Fuzzy Fern	3 or 5 Gal	Moderate
<i>Carex divisa</i> / Berkeley Sedge	1 Gal	Low
<i>Carex glauca</i> / Blue Sedge	1 Gal	Low
<i>Calamagrostis 'Karl Foerster'</i> / Feather Reed Grass	5 Gal	Moderate
<i>Chondropetalum tectorum</i> (or elephantinum) / Cape Rush	5 Gal	Low
<i>Cotoneaster 'Lowfast'</i> / Prostrate Cotoneaster	3 or 5 Gal	Low
<i>Dianella revoluta</i> 'Baby Bliss' / Baby Bliss Flax Lily	2 or 3 Gal	Low
<i>Doranthes palmeri</i> / Spear Lily	15 Gal	Low
<i>Dymondia margaritae</i> / Silver Carpet	Flats	Low
<i>Eccheveria agavoides</i> / Wax Agave	1 Gal	Low
<i>Erigeron glaucus</i> / Seaside Daisy	1 Gal	Low
<i>Falkia repens</i> / Little Ears	1 Gal	Low
<i>Feijoa sellowiana</i> / Pineapple Guava	15 Gal	Low
<i>Heteromesa arbutifolia</i> / Toyon	15 Gal	Very Low
<i>Kurapia 'New White'</i> / New White Kurapia	Plugs or Sod	Low
<i>Lomandra 'Breeze'</i> (or 'Ume Tuff') / Dwarf Mat Rush	2 or 3 Gal	Low
<i>Lomandra 'Platinum Beauty'</i> / Platinum Beauty Mat Rush	2 or 3 Gal	Low
<i>Lygeum spartum</i> / False Esparto Grass	1 Gal	Low
<i>Olea 'Little Ollie'</i> / Dwarf Olive	5 Gal	Low
<i>Juncus patens</i> 'Elk Blue' / Elk Blue Rush	1 Gal	Low
<i>Miscanthus sinensis</i> 'Morning Light' / Morning Light Japanese Silver Grass	5 Gal	Moderate
<i>Muhlenbergia dubia</i> / Pine Muhly	5 Gal	Low
<i>Pennisetum spatholatum</i> / Slender Veldt Grass	1 Gal	Moderate
<i>Phormium species</i> / Dark Purple New Zealand Flax	15 Gal	Low
<i>Podocarpus henkelii</i> / Long Leafed Yellowwood	15 Gal	Moderate
<i>Senecio mandraliscae</i> / Blue Chalk Sticks	1 Gal	Low
<i>Sesleria autumnalis</i> / Autumn Moore Grass	1 Gal	Moderate
<i>Trachelospermum jasminoides</i> / Star Jasmine	3 or 5 Gal	Moderate
<i>Xylosma congestum</i> / Shiny Xylosma	15 Gal	Low

Landscape Area Calculations:

Total on-site existing and proposed landscape area is 39,379 SF
Total off-site existing and proposed landscape area is 4,465 SF
Total: 43,844 SF

Notes:

See sheet L1.2 for plant images, landscape notes, MWEL0 calculations and typical landscape screening at utilities.

See sheet L1.3 for parking lot shade study and landscape calculations.

Preliminary Irrigation Notes:

A final irrigation plan will be provided prior to City of Goleta final DRB review and prior to Building and Safety plan check review.

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

The final irrigation and planting design will comply with the State of California Model Water Efficient Landscape Ordinance (MWEL0).

The irrigation system shall be zoned according to microclimatic setting and plant requirements. Existing trees to remain do not require new irrigation.

It is the intent of this plan to provide adequate irrigation to all planting areas. The contractor shall be responsible for making any and all adjustments to the irrigation system necessary to ensure 100% irrigation coverage of all planting areas.

All piping installed under pathways or paved areas, through walls or footings shall be placed inside schedule 40 PVC sleeves of adequate size to allow free movement of the pipe in the sleeve.

Install irrigation lines at the following minimum depths: Mainline: 18" minimum cover, Lateral line: 12" minimum cover, Polyethylene drip tubing: place on grade with stakes @ 6" O.C., subterranean drip line: install 4" below finish grade per manufacturer's specs. specs.

Install all valves in plastic valve boxes in groundcover areas where they will be screened by plants. Green lid color.

Install irrigation system per manufacturer's specifications, irrigation details, and local codes. All irrigation emission devices will meet the criteria as set forth in MWEL0 Section 492.7(a)(1)(M).

Electrical source for controller to be installed by project electrician.

Prior to project completion, provide Landscape Architect with full size as-built record drawings. Dimension from two (2) permanent points of reference, building corners, sidewalk, or road intersections, etc., the location of the following: connection to existing water lines, existing electrical power, ball valves, routing of sprinkler pressure lines (dimension max. 20' along routing), control valves, routing of control wiring, quick coupling or garden valves and other related equipment.

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

Install drip flush valves at the ends of all polyethylene drip tubing in round valve boxes with gravel fill.

At existing trees, route lateral lines and mainline as necessary to avoid root damage. Under canopies of existing trees, excavate using hand tools, and route pipe under roots with a minimum 4" clearance. Do not cut roots larger than 2" (two inches) in diameter

Verify location of backflow preventer, controller, and point of connection with Landscape Architect prior to installation.

Adjust all emitters to eliminate runoff and overspray.

Turn over all irrigation product manuals, irrigation product tools, and installation instructions to Owner at completion of project.

Contractor shall guarantee to the Owner that the irrigation system is free from defects in materials and workmanship for a period of one year from completion of project.

Line Clearance: All lines shall have a minimum clearance of six inches (6") from each other and from lines of other trades.

Prior to backfilling trenches, test all pressure mainline under hydrostatic pressure of 150 pounds per square inch and prove watertight.

Use Teflon tape for all threaded connections.

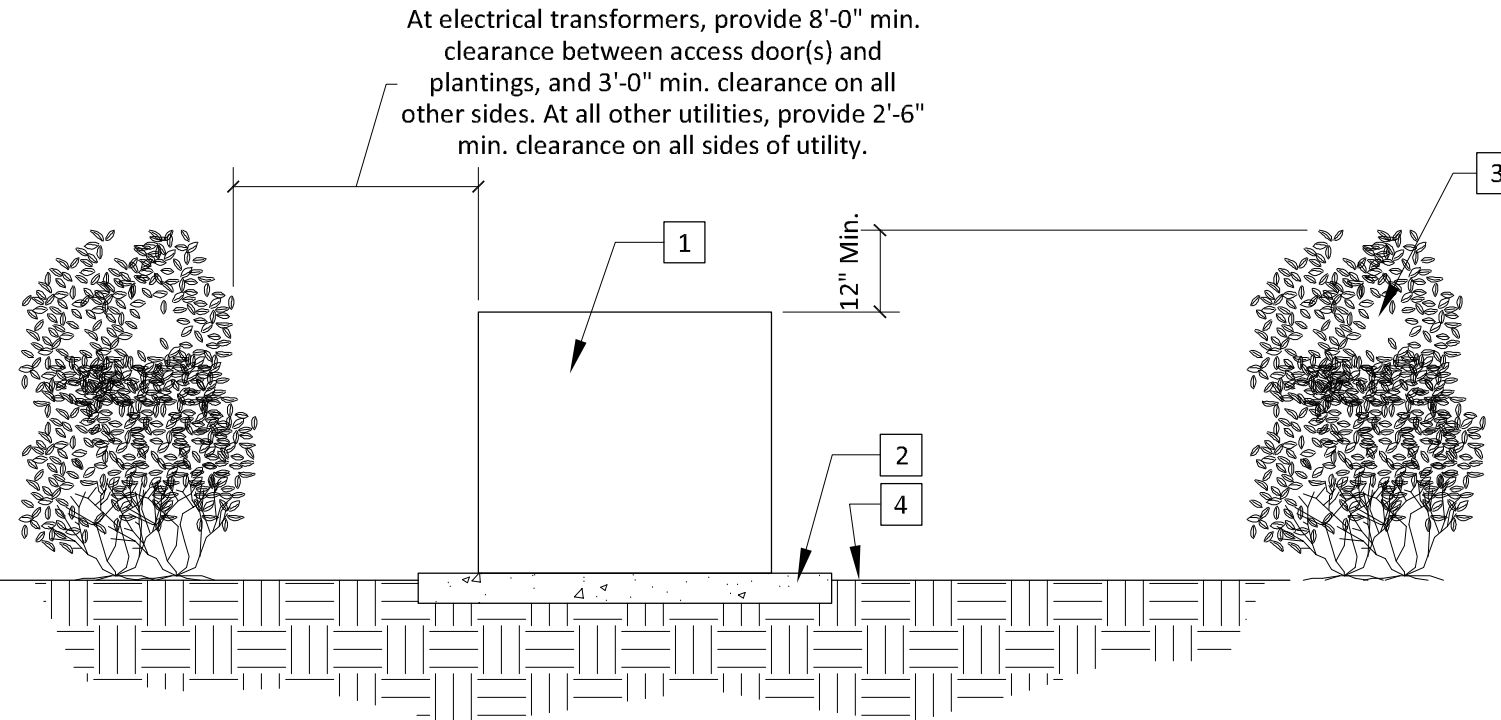
Pressure regulating devices shall be installed where necessary to ensure that the dynamic pressure at each emission device is within manufacturer's recommended pressure range for optimal performance.

Preliminary Irrigation Equipment Specifications:

Item	MFR	Model	Notes
Automatic Drip Flush Valve	Netafim	TLFV-1	
Backflow preventer	Wilkins	975XL2TCU, 1-1/2" size.	
Ball Valve	Spears	True Union I-2000, 1-1/2" size.	
Controller & Weather Station	Weathermatic	SL4800 Smartline controller with Smartline Aircard (flow version), CombiFlow, and SLW5 Smartlink wireless weather station. Provide additional expansion modules as required for number of stations indicated on plan.	Exterior wall mount controller in weatherproof plastic enclosure. Confirm final location with Owner. Mount weather station to building eave where open to sky in non visible location.
Drip Air Relief Valve	Netafim	TLAVRV	
Drip Valve Assembly (drip zones)	Rainbird	KCZ-100-PRB-COM	
Valves (spray zones)	Rainbird	PESB, 1" size, typ.	
Dripline with Inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, 18" row spacing, 0.6 GPH emitters.	Scratch dripline into finish grade and install dripline below mulch. Stake every 6'.
Flow Sensor	Weathermatic	SLFSI-T15 Smartline Flow sensor, 1-1/2" slip tee.	
Quick Coupler Valve	Rainbird	5-LRC, Locking Rubber Cover, 1-Piece Body	
Irrigation Sub Meter	Neptune	T-10, 1-1/2" irrigation submeter.	Install downstream of main water meter.
Irrigation Wire	N.A.	Netafim Techline CV 17 mm, 18" emitter spacing, double circle rings, 0.6 GPH emitters.	Install in electrical conduit and tape conduit to mainline.
Lateral Line	Lasco	Schedule 40 PVC, 3/4" and 1" size.	
Mainline	Lasco	Schedule 40 PVC, 1-1/2" size typ.	
Master Control Valve	Superior	3100 Normally closed master control valve, 1-1/2" size.	Schedule controller to open master valve during maintenance hours for operation of garden valves.
Pressure Regulator	Wilkins	500 XL with pressure gauge, 1-1/2" size.	
Subterranean Tree Drip Ring with inline Emitters	Netafim	Netafim Techline CV 17 mm, 18" emitter spacing, double circle rings, 0.6 GPH emitters.	Install dripline 4-5" below finish grade. Stake every 6'.
Spray Heads (if required)	Hunter	MP Rotators (all series)	PRS40 6" Sprinkler Body.

Typical Landscape Screening at Above Ground Utilities:

(not to scale)



- 1 Above ground utility where occurs per plan.
- 2 Utility pad (if required).
- 3 Evergreen shrubs or evergreen ornamental grasses as per planting plan, planted on all sides of utility. Mature height of plants shall be 12" min. higher than the top of utility.
- 4 Finish grade.

Note: Confirm all clearance requirements with utility companies prior to plant installation.

Preliminary State Model Water Efficient Landscape Ordinance (MWEL0) Calculations:

Site Information									
			Site Name → 135 Castilian Drive						
			Site Type → Commercial						
			Annual Eto (Inches/yr) → 48.1						
Hydrozone or Planting Description		Plant Factor (PF)		Irrigation Method	Irrigation Efficiency (IE)	ETAF (Pf/IE)	Hydrozone Area (sqft.)	ETAF x Area	Estimated Total Water Use (gal./Ayr.)
Regular Landscape Areas:									
Existing Landscape Areas (on site) -Low Water Use		0.3	Low	Drip	0.81	0.4	8,448	3,129	93,510
Existing and New Landscape Areas (off site) -Low Water Use		0.3	Low	Drip	0.81	0.4	2,717	1,036	30,010
Existing Landscape Areas (on site) -Moderate Water Use		0.5	Moderate	Drip	0.81	0.6	4,556	2,812	83,870
Existing and New (off site) Landscape Areas -Moderate Water Use		0.5	Moderate	Drip	0.81	0.6	1,748	1,079	32,178
New Landscape Areas (on site) -Low Water Use		0.3	Low	Drip	0.81	0.4	21,100	7,815	233,053
New Landscape Areas (on site) -Moderate Water Use		0.5	Moderate	Drip	0.81	0.6	5,275	3,256	97,106
Special Landscape Areas (Not Applicable):									
SUBTOTAL →						43,844	19,098	569,527	
						0			0
SUBTOTAL →						0	0	0	0
						Estimated Total Water Use (ETWU) →		569,527	
						Maximum Allowed Water Allowance (MAWA) →		558,382	
ETAF Calculations									
Regular Landscape Areas				Total ETAF x Area	19,098	Notes: ETWU meets MAWA requirement. Average ETAF meets requirement for this site type.			
				Total Area	43,844				
				Average ETAF	0.44				
All Landscape Areas				Total ETAF x Area	19,098				
				Total Area	43,844				
				Stitewide ETAF	0.44				

Preliminary Plant Images:



Bauhinia forficata / White Orchid Tree



Chitalpa tashkentensis / Chitalpa



Ginkgo 'Autumn Gold' / Autumn Gold Ginkgo



Heptapleurum calyptratum / Mallet Flower



Jacaranda mimosifolia / Jacaranda



Metrosideros excelsa / New Zealand Christmas Tree



Prunus cerasifera / Purple Leaf Plum



Quercus tomentella / Island Oak



Tristainopsis laurina / Water Gum



Syagrus romanzoffiana / Queen Palm



Anigozanthos species / Yellow flowering Kangaroo Paw



Aristida purpurea / Purple Three Awn



Asparagus 'Meyeri' / Foxtail Fern



Carex divulsa / Berkeley Sedge



Carex glauca / Blue Sedge



Calamagrostis 'Karl Foerster' / Feather Reed Grass



Chondropetalum tectorum (or elephantinum) / Cape Rush



Cotoneaster 'Lowfast' / Prostrate Cotoneaster



Dianella revoluta 'Baby Bliss' / Baby Bliss Flax Lily



Doryanthes palmeri / Spear Lily



Dymondia margaretae / Silver Carpet



Echeveria agavoides / Wax Agave



Erigeron glaucus / Seaside Daisy



Falkia repens / Little Ears



Feijoa sellowiana / Pineapple Guava



Heteromeles arbutifolia / Toyon



Kurapia 'New White' / New White Kurapia



Lomandra 'Breeze' (or 'Lime Tuff') / Dwarf Mat Rush



Lomandra 'Platinum Beauty' / Platinum Beauty Mat Rush



Lygeum spartum / False Esparto Grass



Olea 'Little Ollie' / Dwarf Olive



Juncus patens 'Elk Blue' / Elk Blue Rush



Miscanthus sinensis 'Morning Light' / Japanese Silver Grass



Muhlenbergia dubia / Pine Muhly



Pennisetum spathulatum / Slender Veldt Grass



Phormium species / Dark Purple New Zealand Flax



Podocarpus henkellii / Long-Leaved Yellowwood



Senecio mandraliscae / Blue Chalk Sticks



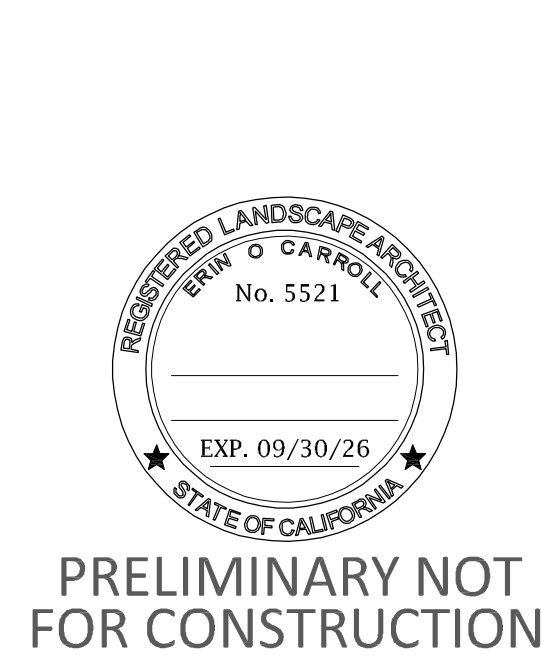
Sesleria autumnalis / Autumn Moore Grass



Trachelospermum jasminoides / Star Jasmine



Xylosma congestum / Shiny Xylosma



PRELIMINARY NOT FOR CONSTRUCTION

135 CASTILIAN DRIVE
Goleta, CA, 93117

PRELIMINARY PLANT IMAGES, IRRIGATION NOTES, AND MWEL0 CALCS

Date/ Issue
2025.02.19

Sheet 2 of 3

L1.2

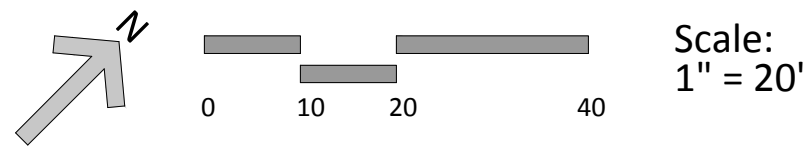


135 CASTILIAN DRIVE
Goleta, CA, 93117

PRELIMINARY PARKING LOT SHADE STUDY & LANDSCAPE CALCS

Sheet 3 of 3

53



Landscape Calculations (as required by the City of Goleta Zoning Ordinance):

Parking Lot Shading 17.38.110(J)(1) Code Requirement At least 50% parking area shaded within 15 Years	Parking and Drive Aisle Area SF	15 Yr Shaded Area (Using Trees and Shade Structures)	% Shaded Parking Lot	Compliance	Notes
	55,081	27,682	50.26%	✓	

Parking Lot Landscaping						
17.38.100(K)(1) Code Requirement	Parking Lot Area (SF)	Landscaping Required (SF)	Landscaping Provided (SF)	Landscaping % Provided (SF)	Compliance	Notes
10% of parking area, excluding setbacks	55,081	5,509	14,613	26.53%	✓	(1)

(1) Excludes landscaping in setbacks per code

Parking Lot Trees	On-Site Parking (includes 2 oversized parking spaces)	Trees Required	Trees Provided	Compliance	Notes
17.38.100(K)(5) Code Requirement	One (1) tree for every four (4) parking spaces	108	64	✓	

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THE HANGAR

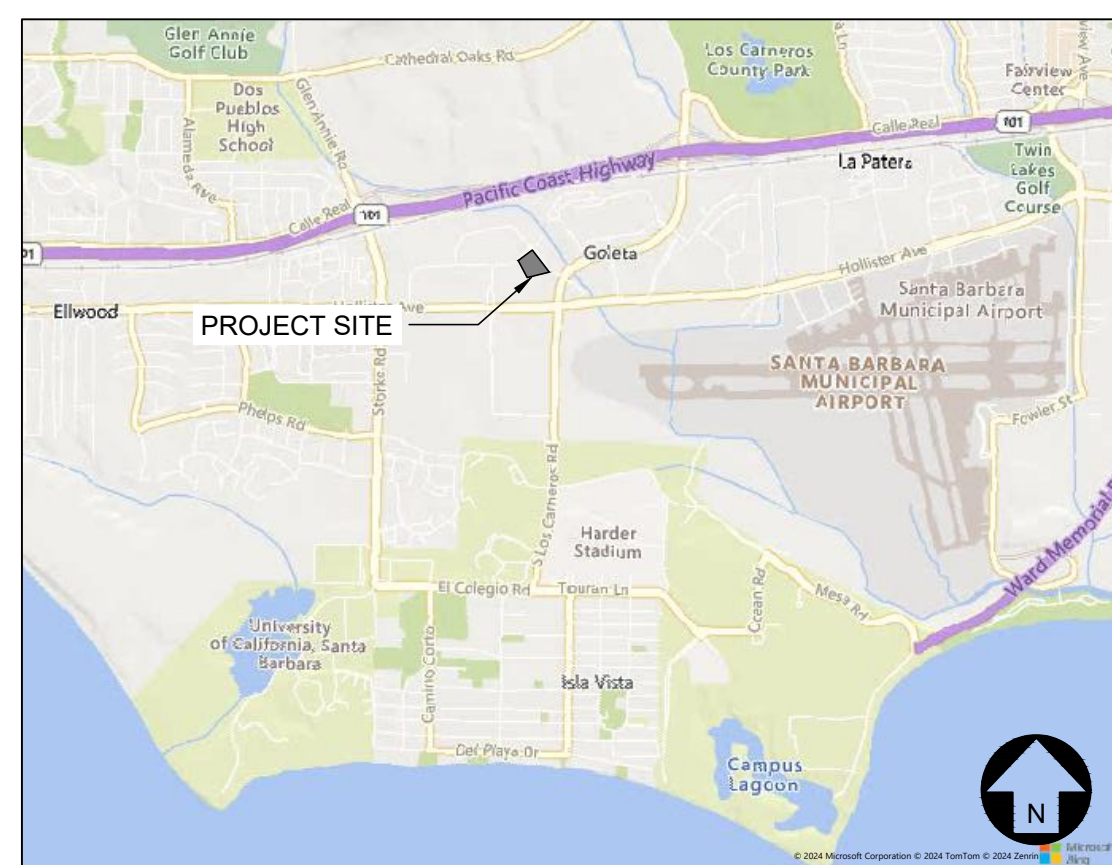
111-115 CASTILIAN DRIVE

GOLETA, CA 93117

LEGEND

SD	SD	STORM DRAINAGE
W	W	WATER SERVICE
G	G	GAS
SS	SS	SANITARY SEWER
E	E	POWER ELECTRICAL
		DITCH / FLOWLINE
		GRADING LIMIT
		GRADE SLOPE
		PROPERTY LINE
		CENTERLINE
		SAWCUT

VICINITY MAP



SURVEY NOTES

EXISTING TOPOGRAPHIC AND BOUNDARY INFORMATION SHOWN HEREON PER SURVEY BY GILMOUR LAND SURVEYING, INC. DATED MAY 8, 2023

BOUNDARY DATA: BOUNDARY SHOWN ON PER MAP BOOK 58, PAGES 27-28 AS FILLED IN THE OFFICE OF THE COUNTY SURVEYOR.

BASIS OF BEARINGS: BASIS OF BEARINGS IS CENTERLINE OF CORTONA DRIVE FROM COROMAR DRIVE TO CASTILIAN DRIVE. PARCEL WAS MERGED PER PARCEL MAP BOOK 6, PAGE 21.

BENCHMARK: LOCAL BENCHMARKS SHOWN AS "CP" NAVD88 (GEIOD12B) CORRS OBSERVATION

SURVEY MONUMENT PROTECTION:

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

UTILITY PURVEYORS

ELECTRICITY:	SOUTHERN CALIFORNIA EDISON http://www.sce.com/ (800) 655-4555
WATER:	GOLETA WATER DISTRICT 4699 HOLLISTER AVE SANTA BARBARA, CA 93110 (805) 964-6761
SEWER:	GOLETA SANITARY DISTRICT 1 MOFFETT PLACE GOLETA, CA 93117 (805) 967-4519
NATURAL GAS:	SOUTHERN CALIFORNIA GAS COMPANY P.O. BOX C MONTEREY PARK, CA 91756 (800) 427-2200
CABLE TV:	COX COMMUNICATIONS 3303 STATE STREET SANTA BARBARA, CA (805) 681-6600
TELEPHONE:	FRONTIER COMMUNICATIONS (805) 964-8303

PROJECT CLEAN WATER CONSTRUCTION NOTES

- SUBMIT INSTALLATION ELEVATIONS OF EMBEDMENT STONE (BASE & TOP ELEVATIONS) PERFORMED BY A LICENSED SURVEYOR TO PROJECT CLEAN WATER WITHIN 7 DAYS OF INSTALLATION.
- SUBMIT INVOICES AND MATERIAL CERTIFICATION FORMS FOR EMBEDMENT STONE TO PROJECT CLEAN WATER WITHIN 7 DAYS OF INSTALLATION.
- SUBMIT OUTLET STRUCTURE INVERT ELEVATIONS SIGNED & STAMPED BY PROJECT ENGINEER, TO PROJECT CLEAN WATER WITHIN 7 DAYS OF INSTALLATION.
- PROVIDE INVOICE & PHOTO-DOCUMENTATION OF INSTALLED STORMTECH CHAMBERS TO PROJECT CLEAN WATER WITHIN 2 WEEKS OF INSTALLATION.

STANDARD ABBREVIATIONS

(E)	EXISTING	FS	FINISHED SURFACE
(P)	PROPOSED	GB	GRADE BREAK
AC	ASPHALTIC CONCRETE	IE	INVERT ELEVATION
BF	BOTTOM OF FOOTING	INV	INVERT
BS	BOTTOM OF STEP	LA	LANDSCAPE AREA
BLDG	BUILDING	NG	NATURAL GRADE
BCR	BEGIN CURB RETURN	PA	PLANTER AREA
BVC	BEGIN VERTICAL CURVE	PCC	PORTLAND CEMENT CONCRETE
BW	BOTTOM OF WALL	P/L	PROPERTY LINE
CB	CATCH BASIN	POC	POINT OF CONNECTION
C/L	CENTERLINE	PS	PARKING STRIPE
CMU	CONCRETE MASONRY UNIT	PVC	POLYVINYL CHLORIDE
CONC	CONCRETE	RW	RIGHT OF WAY
DW	DRIVEWAY	SD	STORM DRAIN
ECR	END CURB RETURN	SG	SUB-GRADE ELEVATION
EG	EXISTING GRADE	SS	SANITARY SEWER
EP	EDGE OF PAVEMENT	TC	TOP OF CURB, CONCRETE
EVC	END VERTICAL CURVE	TF	TOP OF FOOTING
FFE	FINISHED FLOOR ELEVATION	TG	TOP OF GRATE
FG	FINISHED GRADE	TS	TOP OF STEP
FH	FIRE HYDRANT	TW	TOP OF WALL
FL	FLOW LINE	VC	VERTICAL CURVE

PROJECT INFORMATION

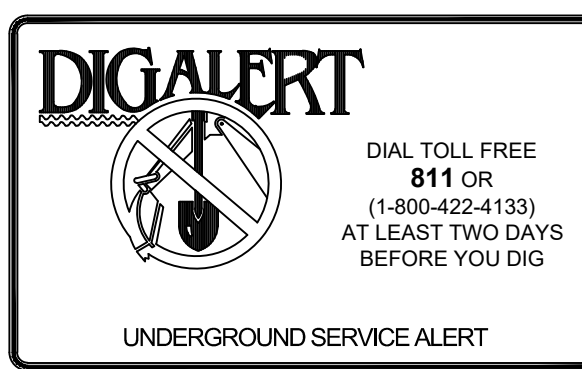
CLIENT:	MARC WINNIKOFF 923 ST. VINCENT AVENUE, SUITE C SANTA BARBARA, CA 93101
ARCHITECT:	BBP ARCHITECTURE 924 ANACAPA STREET SANTA BARBARA, CA 93101 (805) 564-6074
GEOTECHNICAL: P.O.	BEACON GEOTECHNICAL P.O. BOX 4814 PASA ROBLES, CA 93447 (805) 239-9457
SURVEYOR:	GILMOUR LAND SURVEYING 7127 HOLLISTER AVE. #25A-301 GOLETA, CA 93117 (805) 685-4500
APN:	073-150-025
SITE AREA:	3.52 AC
AREA DISTURBED:	1.60 AC

GRADING INFORMATION*

CUT QUANTITY: 200 CUBIC YARDS
FILL QUANTITY: 1800 CUBIC YARDS
NET QUANTITY: 1600 CUBIC YARDS IMPORT
OVEREXCAVATION: 5000 CUBIC YARDS

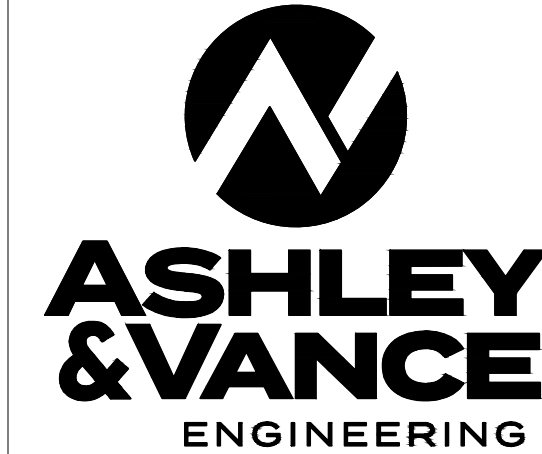
*NOTE: THE ABOVE QUANTITIES ARE FOR PLANNING AND PERMITTING PURPOSES ONLY. SHRINKAGE, CONSOLIDATION AND SUBSIDENCE FACTORS, LOSSES DUE TO CLEARING AND DEMOLITION OPERATIONS, AND TRENCHING FOR UTILITIES AND FOUNDATIONS ARE NOT INCLUDED. ESTIMATED EARTHWORK QUANTITIES ARE BASED ON THE APPROXIMATE DIFFERENCE BETWEEN EXISTING GRADES AND PROPOSED FINISHED GRADES OR PAVEMENT SUBGRADES, AS INDICATED ON THE PLANS, AND SHOULD VARY ACCORDING TO THESE FACTORS AND LOSSES. THE CONTRACTOR SHALL PERFORM AN EARTHWORK ESTIMATE FOR THE PURPOSE OF PREPARING A LUMP SUM BID PRICE FOR EARTHWORK. THE BID PRICE SHALL INCLUDE COSTS FOR ANY NECESSARY IMPORT AND PLACEMENT OF EARTH MATERIALS OR THE EXPORT AND PROPER DISPOSAL OF EXCESS EARTH MATERIALS.

DIG ALERT



PRIOR TO COMMENCING OF ANY EXCAVATION, DIGGING, POT HOLING, ETC. CALL DIG ALERT FOR ASSIGNMENT OF AN INQUIRY ID NUMBER, BECAUSE NO EARTH WORK SHALL COMMENCE UNLESS THE CONTRACTOR HAS OBTAINED THIS AND EACH UTILITY OR OWNER OF SUBSURFACE FACILITIES HAS LOCATED AND MARKED THEIR SUBSURFACE FACILITIES IN THE AREA OF WORK.

SHEET INDEX	
SHEET	SHEET TITLE
C-0.1	TITLE SHEET
C-0.2	NOTES SHEET
C-2.1	GRADING AND DRAINAGE
C-2.2	GRADING AND DRAINAGE



210 EAST COTA STREET
SANTA BARBARA, CA 93101
805.962.9966

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:



THE HANGAR
111-115 CASTILIAN DRIVE
GOLETA, CA 93117
APN 073-150-025

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PROJECT ENGINEER:
MICHAEL E SOWARDS
805.962.9966 x219
MSOWARDS@ASHLEYVANCE.COM

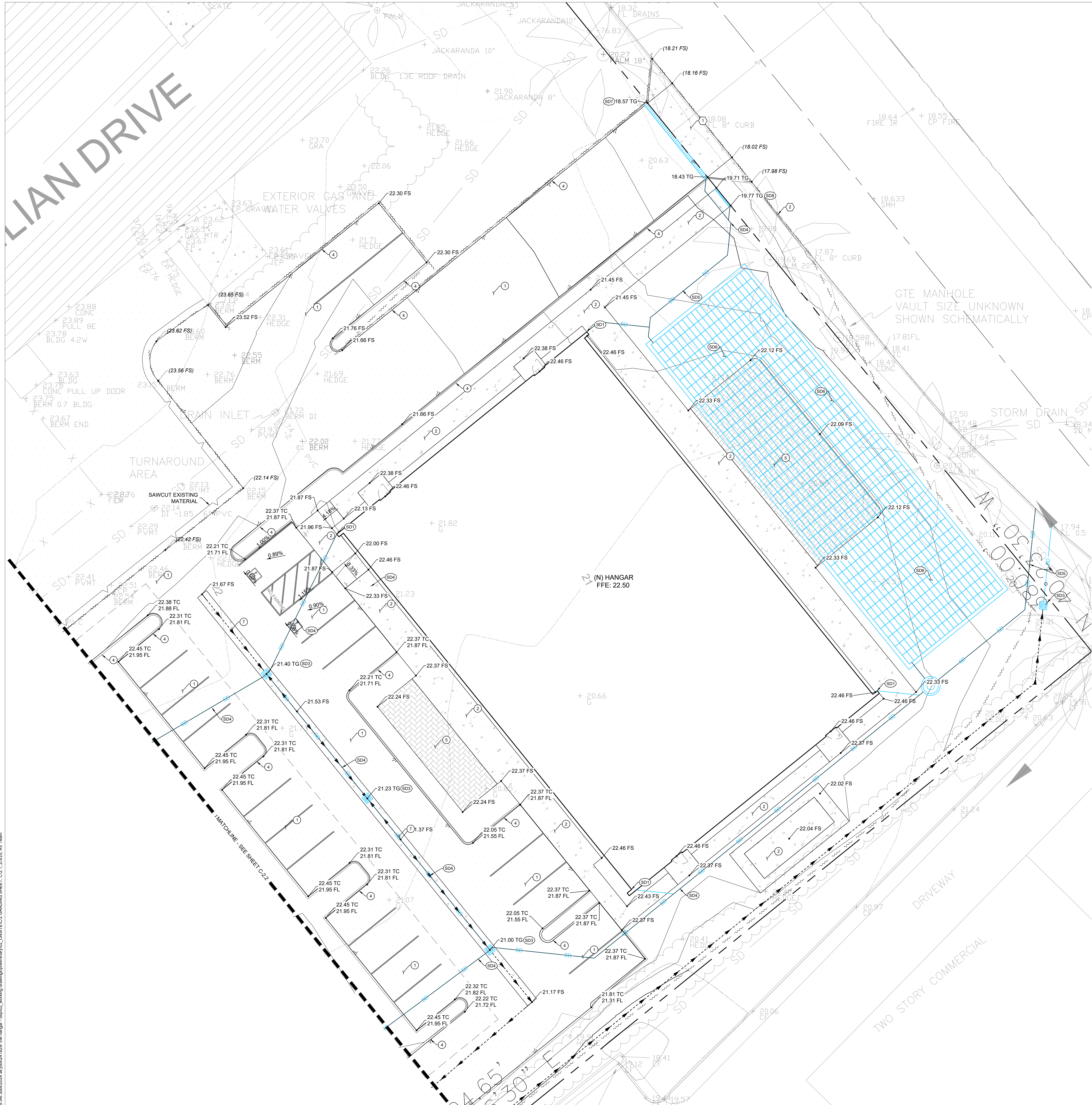
DATE: 02.03.2025 SCALE: PER PLAN
AV JOB.: 241829 SHEET SIZE: 30"x42"

TITLE SHEET

C-0.1

1ST GRADING SUBMITTAL - NOT FOR CONSTRUCTION

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GENERAL NOTES:

1. SEE DEMOLITION AND PROTECTION PLAN FOR ADDITIONAL INFORMATION.
 2. ALL EXISTING UTILITIES SHOWN ARE BASED ON THE BEST AVAILABLE INFORMATION. CONTRACTOR TO POHOLE ALL POINTS OF CONNECTION AND VERIFY ALL CLEARANCES. MATERIAL DEPTH AND LOCATION SHALL BE IDENTIFIED BY CONTRACTOR. IF THERE ARE ANY DIFFERENCES FROM PLAN WITH ANY OF THESE ITEMS, ENGINEER OF WORK SHALL BE NOTIFIED IMMEDIATELY.
 3. CONTRACTOR TO CONFIRM ALL GRADES ARE SET AS CALLED OUT ON PLANS TO PROMOTE OVERLAND ESCAPE AT END OF CONSTRUCTION.
 4. BOTTOM OF FOOTING ELEVATIONS ARE APPROXIMATE AND SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
 5. ALL DEMOLITION AND GRADING SHALL BE IN COMPLIANCE WITH THE RECOMMENDATIONS CONTAINED IN THE SOILS REPORT.
 6. SOILS REPORT PREPARED BY BEACON GEOTECHNICAL, FILE NO. F-102969, DATED APRIL 7, 2022 AND ALL ADDENDA TO THE REPORT SHALL BE CONSIDERED PART OF THESE PLANS. CONTRACTOR SHALL CONTACT SOILS ENGINEER PRIOR TO START OF DEMOLITION WORK.
- CONTACT: GREG MCKAY, PE PHONE: (805) 239-9457

RIGHT OF WAY CONSTRUCTION NOTES:

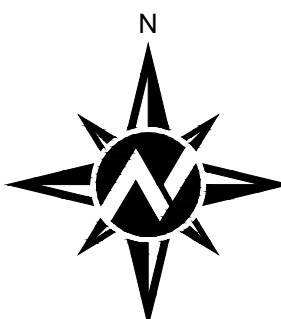
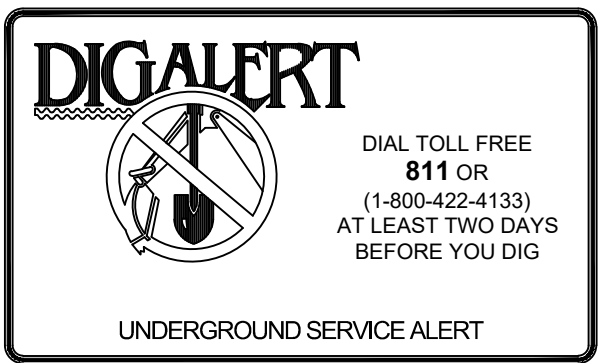
1. CONSTRUCT CONCRETE DRIVEWAY PER COUNTY OF SANTA BARBARA STANDARD DETAILS 4-010 AND 4-040.
2. CONSTRUCT CURB DRAIN OUTLET PER COUNTY OF SANTA BARBARA STANDARD DETAILS

SITE CONSTRUCTION NOTES:

1. CONSTRUCT ASPHALT DRIVEWAY SECTION
2. CONSTRUCT CONCRETE WALKWAY SECTION
3. CONSTRUCT PERMEABLE PAVER DRIVEWAY SECTION
4. CONSTRUCT 6-INCH CONCRETE CURB
5. CONSTRUCT PERMEABLE PAVER WALKWAY SECTION
6. CONSTRUCT NEW TRASH ENCLOSURE PER ARCHITECTURAL
7. CONSTRUCT CONCRETE RIBBON GUTTER

STORM DRAIN CONSTRUCTION NOTES:

- SD1. INSTALL ROOF DRAIN CONNECTION
- SD2. INSTALL 6-INCH PEDESTRIAN RATED ATRIUM GRATE DRAIN
- SD3. INSTALL 12-INCH TRAFFIC RATED FLAT GRATE DRAIN
- SD4. INSTALL 6-INCH SDR35 PVC STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS
- SD5. INSTALL 15-INCH DUAL WALL HDPE WT STORM DRAIN LINE PER MANUFACTURERS SPECIFICATIONS AND RECOMMENDATIONS
- SD6. INSTALL STORMTANK UNDERGROUND INFILTRATION CHAMBERS PER MANUFACTURERS SPECIFICATION AND RECOMMENDATIONS
- SD7. INSTALL 12" ACO KLASSIKDRAIN TRENCH DRAIN SYSTEM
- SD8. INSTALL 4" ACO KLASSIKDRAIN TRENCH DRAIN SYSTEM



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PROJECT ENGINEER:
MICHAEL E SOWARDS
805.962.9966 x219
MSOWARDS@ASHLEYVANCE.COM
DATE: 02.03.2025 SCALE: PER PLAN
AV JOB#: 241829 SHEET SIZE: 30"x42"

GRADING AND
DRAINAGE

C-2.1

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ASHLEY & VANCE
ENGINEERING

210 EAST COTA STREET
SANTA BARBARA, CA 93101
805.962.9966

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

ENGINEER OF RECORD:

THE HANGAR
111-115 CASTILIAN DRIVE
GOLETA, CA 93117
APN 073-150-025

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- SD8. INSTALL 4" ACO KLASSIKDRAIN TRENCH DRAIN SYSTEM



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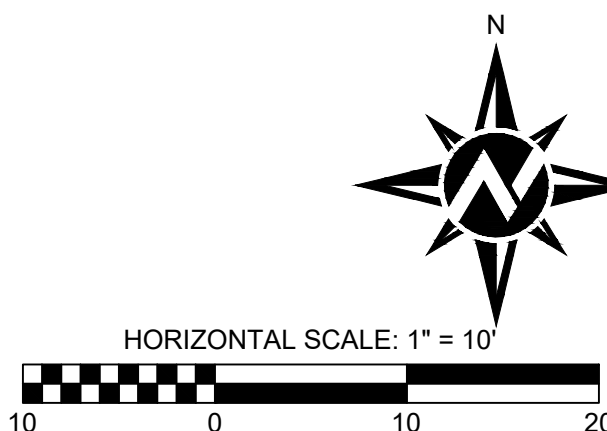
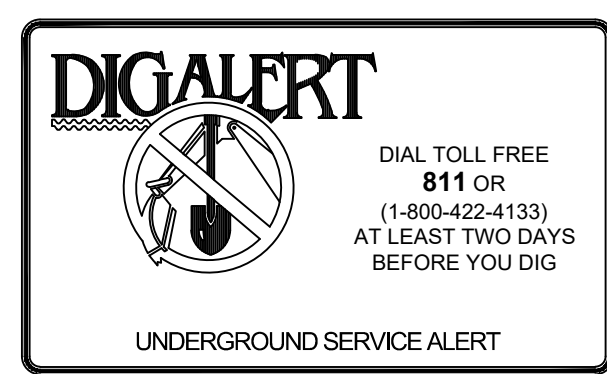
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PROJECT ENGINEER:
MICHAEL E SOWARDS
805.962.9966 x219
MSOWARDS@ASHLEYVANCE.COM

DATE: 02.03.2025 SCALE: PER PLAN
AV JOB.: 241829 SHEET SIZE: 30"x42"

GRADING AND DRAINAGE

C-2.2



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Attachment D

Commercial Design Guidelines

RESOLUTION NO. 03-20

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF GOLETA, CALIFORNIA, ADOPTING ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS

WHEREAS, upon the incorporation of the City on February 1, 2002, and in accordance with Government Code section 65360, which provides that a newly incorporated city has at least 30 months to adopt a general plan, the City elected not to directly adopt the applicable portions of the Santa Barbara County General Plan, including the Goleta Community Plan previously adopted by the Santa Barbara County Board of Supervisors;

WHEREAS, Appendix B of the Goleta Community Plan set forth certain architecture and design standards for commercial projects within what is now the City limits;

WHEREAS, the City Design Review Board ("DRB") has reviewed the architecture and design standards set forth in Appendix B and has made a recommendation to the City Council that the City adopt a modified version of such standards so that the DRB and the City's Planning Agencies have some additional architecture and design guidelines when reviewing commercial projects prior to the City's adoption of a general plan;

WHEREAS, the City Council has reviewed the document entitled "CITY OF GOLETA ARCHITECTURE AND DESIGN STANDARDS FOR COMMERCIAL PROJECTS" recommended by the DRB and finds that the proposed standards contained therein, as amended by the City Council, are generally consistent with the general plan proposal being considered or studied by the City Council, and that such standards will enhance the ability of the DRB and the City's Planning Agencies to review commercial projects and ensure that such projects exemplify the best professional design practices, enhance the visual quality of the environment, benefit surrounding property values and make the most appropriate use of land within the City.

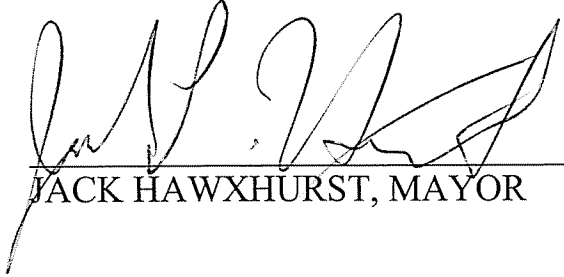
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF GOLETA DOES RESOLVE, DETERMINE, FIND, AND ORDER AS FOLLOWS:

SECTION 1. The "City of Goleta Architecture and Design Standards for Commercial Projects" attached as Exhibit "A" to this resolution are hereby approved and adopted.

SECTION 2. To the extent that any inconsistency exists between these City of Goleta Architecture and Design Standards for Commercial Projects and the guidelines and standards set forth in the Goleta Old Town Heritage District Architecture and Design Guidelines (the "County Old Town Guidelines") previously adopted by the County of Santa Barbara, the County Old Town Guidelines shall control within Goleta Old Town.

SECTION 3. City Clerk shall certify as to the adoption of this resolution.

PASSED, APPROVED, AND ADOPTED this 7th day of April, 2003.



JACK HAWXHURST, MAYOR

ATTEST:



FREDERICK C. STOUDER
CITY CLERK

APPROVED AS TO FORM:



JULIE HAYWARD BIGGS
CITY ATTORNEY

STATE OF CALIFORNIA)
COUNTY OF SANTA BARBARA) ss.
CITY OF GOLETA)

I, FREDERICK C. STOUDER, City Clerk of the City of Goleta, do hereby certify that the foregoing Resolution No. 03-20 was duly adopted by the City Council of the City of Goleta at a regular meeting thereof, held on the 7th day of April, 2003, by the following vote:

AYES: COUNCILMEMBERS BLOIS, CONNELL, WALLIS,
 MAYOR PRO TEMPORE BROCK, MAYOR HAWXHURST

NOES: NONE

ABSENT: NONE



FREDERICK C. STOUDER
CITY CLERK

EXHIBIT A

CITY OF GOLETA

**ARCHITECTURE AND DESIGN STANDARDS
FOR COMMERCIAL PROJECTS**

Adopted as of April 7, 2003

I. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance the visual quality of the environment.

- A. The project shall include useable open space (appropriate to the project) which is designed and located appropriately for the proposed use.
 - 1. Useable open space can include view corridors, site recreation, employee lunch areas and natural vegetation areas.
- B. Site open space shall blend into adjacent natural areas. (Figure A: Example of poor landscaping transition.)
- C. Adequate setbacks from site structures (walls, paving and buildings) to environmentally sensitive areas shall be maintained.
- D. Site grading impacts shall be minimized.
 - 1. Cut and fill slopes should be contoured to blend in with the natural landform and feathered into adjacent grades. (Figure B: Example of a poorly executed cut and fill slope.)

II. Site layout (location of structures, signs, parking, etc.) shall be designed to respect and enhance adjacent neighborhood areas.

- A. Overall building shapes and height shall be compatible to and in scale with existing structures on the same site and in the surrounding neighborhood.
 - 1. Where the proposed structure is taller than existing adjacent structures, the following techniques may be required to make the structure compatible.
 - a. Increase building setbacks;
 - b. Step back upper floors;
 - c. Utilize roof types which minimize building mass at the perimeter (hip and flat roofs);
 - d. Excavate the building into the site.
- B. There shall be a harmonious relationship with existing and adjoining developments, avoiding excessive variety and monotonous repetition, but promoting compatibility of styles.
- C. The privacy of existing adjacent residential areas shall be protected by carefully controlling window and balcony placement.

- D. Exterior lighting shall be screened to minimize glare and casting light onto adjacent sites.
- E. Project design for industrial uses shall include screen walls and building placement to minimize the transfer of noise off site.
- F. Project design shall promote a smooth shift from offsite conditions different from those proposed (i.e., scale, zone, use, architectural context, etc.).
 - 1. Where possible, perimeter wall setbacks shall vary and the wall shall be broken visually by use of texture or material. (Figure C: Carports used as screen walls.)
- G. Project facilities such as loading docks, storage, utility, maintenance and trash storage areas shall be located in consideration of neighborhood uses, and screened where appropriate.

III. The project design shall facilitate alternate forms of transportation.

- A. Building setbacks shall be increased at the corner lots to promote pedestrian safety and good design.
- B. On larger projects with bus turnouts or pedestrian loading zones, such facilities shall be included with shelters designed to match project architecture. (Figure D: Bus stop shelter designed to match building architecture.)
- C. Pedestrian access from off-site shall be separated from automobiles where possible.
- D. Bicycle parking shall be accommodated in a safe, efficient manner and located to blend with the proposed project.

IV. Automobile access (on and off-site) and parking shall be safe and subordinate to other land and building forms.

- A. Every effort shall be made to screen parking areas with existing or proposed structures. (Figure E: Parking located behind building).
- B. Where screening of parking areas by building configuration is not possible, landscaping, grade changes, berms, low walls, and landscaping strips shall be used to screen parking structures and cars from adjacent roadways and residential developments.
- C. Landscaping should screen parking lots to minimize their expansiveness and reduce the effects of heat and glare from pavement; combine trees, shrubs and ground cover in islands; incorporate canopy trees at the perimeter and in island or finger planters with a maximum of eight parking spaces (or such greater number

as the applicable decision-maker may determine) between each tree; and use various paving textures which are compatible with the proposed or existing structure(s).

D. Putting utility lines under ground shall be encouraged on all projects.

V. Adequate landscaping shall be integrated into the project design to enhance the natural environment.

- A. Landscaping and landscape areas shall be maximized and balanced throughout the site, relate to the building size and the context of the neighborhood, and be appropriate to the site. Landscaping shall generally consist of live plant material (e.g., rock and bark may be used as a weed control measure and larger rocks may be used as a design element).
- B. Where existing vegetation must be removed, the area should be re-vegetated to adequately mitigate the visual impact created by the removal of the established vegetation. Preservation of existing specimen trees is paramount.
- C. Drought tolerant and water conserving plants shall be used in the majority of the landscaping, except in areas of active recreation. Drought tolerant native plant species (with plants native to southern Santa Barbara County) or non-native plants if necessary to protect significant habitat value shall be required in environmentally sensitive areas.
- E. Landscaping should protect and enhance public views. Appropriate landscaping on hillsides and ridgelines must also be considered.
- F. Landscaping should screen out undesirable views (e.g., freeway from adjacent developments, parking lots, blank building and wall sites and mechanical equipment and other utility structures), but it is not a substitute for good architectural design.
- G. Plantings (e.g., citrus, avocado and walnut trees) that reflect the rich horticultural heritage of the Goleta Valley are encouraged as an accent but should be balanced with the need for skyline trees to preserve Goleta's character and other considerations described elsewhere in this document.
- H. Landscaping shall be installed in such a manner so that at maturity it will provide adequate distances for vehicle and pedestrian line-of-sight at entrance and exit curbs. It should not interfere with traffic control devices, public lighting, or circulation patterns. Similar consideration shall also be given to ensure that trees are planted at an adequate distance from utility poles, overhead wires, sewer lines and any other structure where tree roots or limbs could cause damage. Landscaping litter (e.g., palm fronds, fruit, etc.) shall be considered in any installation that affects vehicular or pedestrian traffic.

- I. Landscaping plans shall show all above and below ground obstructions (e.g., utility poles, street lights, sewer lines) that may affect plant placement and installation limitations.

VI. Building design shall be encouraged which enhances and protects the visual quality of the Goleta area.

- A. There shall be a harmony of materials and consistency in style and design on all sides of a structure.
 1. Materials, detailing, color and proportions shall be appropriate to the style of the building.
 2. There shall be adequate variety and interest given to all sides of a building yet allowing for flexibility in design for various building functions. Possible techniques to add interest include modulation of walls, wainscot or cornice molding, texture or patterns in building materials, niches for planters or seats and decorative vents and grilles.
- B. Building signage, site work and mechanical/electrical equipment shall be well integrated in the design concept and screened from public view to the maximum extent practicable. (Figure F: Unscreened meters detract from this otherwise attractive building.)
 1. The DRB may require additional site sections and photographs (including aerial photographs) to ensure adequate mechanical screening from adjacent areas of higher elevation.

VII. Passive solar design is encouraged.

- A. The use of certain passive design features (south facing glass, thermal storage, shading and lightshelf devices) may require that the literal requirement for consistency on all sides of a structure be viewed with sufficient latitude.
- B. Landscaping and other screening devices may be required when reflective materials cause glare to adjacent properties.

Attachment E

Color Board



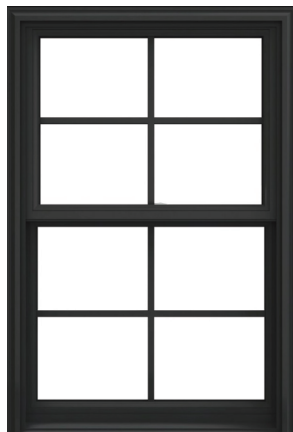
Roof
Standing Seam Metal
MFR: Metal Sales
Color: Cool Old Town Gray



Siding Color
Mfr: Benjamin Moore
Color: Boothbay Gray HC-165



Storefront
Window & Door System
(Anodized Dark Gray Mullions;
Skylights to Match)



Windows:
Aluminum Clad Wood
Benjamin Moore
50% Black HC-190
50% Charcoal Slate HC-178



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10-31-2025