



TO: Goleta Design Review Board
FROM: Darryl Mimick, Supervising Planner

SUBJECT: 7400 Cathedral Oaks Road (APN 077-530-019) Shelby Residential Trust Residential Subdivision/Development Plan Project with Draft Environmental Impact Report 05-154-VTM-DP-DRB

DRB ACTIONS FOR CONSIDERATION:

1. Recommend adoption of Design Review findings (Goleta Municipal Code ["GMC"] Section 17.58.080) provided as Attachment A;
2. Review and make non-binding suggestions regarding the Project's design for the applicant's consideration.

PROJECT DESCRIPTION:

This Project (as defined in the following section) qualifies as a Builder's Remedy project under the Housing Accountability Act (HAA). As explained in additional detail below, the Builder's Remedy is a state law provision that prohibits a jurisdiction from denying a qualifying affordable housing project due to inconsistencies with the local zoning and/or general plan if an applicant submitted a preliminary application while the jurisdiction's housing element was out of substantial compliance with state Housing Element Law (i.e., uncertified). Because this is a Builder's Remedy project, state law overrides the GMC's standard design review process by significantly restricting the scope of the Design Review Board's discretion over the Project's design.

This request is for a recommendation regarding **Preliminary** Review by the Design Review Board (DRB) to the Planning Commission and City Council. The Project is on a 14.38-acre lot located on Cathedral Oaks Road adjacent to the Glen Annie Golf Course, within the AG-II-40 zone district. While the property's current general plan designation is Agricultural and its current zoning district is AG-II-40, because this is a Builder's Remedy project, state law prohibits the City from requiring the project to apply for, or receive approval of, a general plan amendment, specific plan amendment, rezoning, or other legislative approval. (Gov. Code, § 65589.5 (f)(6)(D)(i).) Additionally, as a Builder's Remedy project, the applicant may identify a local zoning district that is used as a basis for design consistency. (*Id.*, at (f)(6)(A).) The applicant identified the RS-7 zoning district as the most analogous zone and basis for the design consistency determination.

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

- Demolition of the existing on-site residence, garage, and barn.
- Subdivision of the existing 14.38-net acre parcel into 59 separate lots (via a Vesting Tentative Tract Map provided as part of Attachment B).
- Construction and occupancy of 56 single-family dwellings on Lots 1 through Lot 56 inclusive of landscaping and lighting. Eleven (11) units will be deed restricted as affordable units for at least 55 years. Of the 11 units, four residences would be designated for extremely low-income households, one residence would be designated for lower income households, three residences would be designated for moderate income households, and three residences would be designated for above-moderate income households. All of these residential units will be counted towards the City’s share of the Regional Housing Needs Allocation (RHNA).
- Use of Lots 57 through Lot 59 would be for open space containing landscape and stormwater facilities.

The applicant is proposing private streets to serve the development. The streets, the lighting, landscaping, and the common area improvements will be the responsibility of the future homeowner’s association (HOA).

As noted above, the Project is being evaluated for consistency with the RS-7 zoning district’s standards. Features of the Project that deviate from the RS-7 zone’s requirements are justified pursuant to relief provided under State Density Bonus Law (Gov. Code, § 65915). As a Builder’s Remedy project with least 7 percent of units for extremely low-income households, the Project is entitled to, among other things, four concessions¹ and an unlimited number of waivers or reductions of development standards that physically preclude the Project from being constructed by the applicant. (Gov. Code, § 65589.5(f)(6)(B)(i)(II), (C)(i), (iv).)²

The applicant is requesting one concession and four waivers to deviate from the City standards listed below. State law prohibits the City from finding the Project inconsistent with the City’s standards as a result of Density Bonus Law. (Gov. Code, § 65589.5(j)(3).) The one concession and four waivers are as follows:

Concession

¹ The terms “concession” and “incentive” are synonymous under Density Bonus Law and, among other things, mean reduced site development standards or modified zoning code requirements that result in cost savings for the project. (See Gov. Code, § 65915(k).)

² A Builder’s Remedy project automatically receives two concessions in addition to those granted under Density Bonus Law. (Gov. Code, § 65589.5(f)(6)(C)(i).) When a Builder’s Remedy project qualifies by providing at least 7 percent extremely low income units, it is treated as if it were providing 10 percent very low income units under Density Bonus Law (which qualifies the project for two concessions). (Gov. Code, §§ 65589.5(f)(6)(C)(iv), 65915(d)(2)(B).)

1. Encroachment into the required 100-foot streamside protection area (SPA) buffer of approximately 7,786 square feet (0.18 acres) in the rear yards of Lots 1 through 8, portions of the houses on Lots 1 and 2, and for portions of sidewalk in Lot 38. To compensate for SPA buffer encroachment, the proposed project design includes 0.21 acres of additional open space provided outside of and adjacent to the edge of the 100-foot SPA buffer on proposed Lot 58.

Waivers

Four waivers from the RS-7 zone district standards:

1. Proposed lot widths of 60 feet (which is less than the 65 feet otherwise required in the RS -7 zone district) on 31 of the 56 proposed residential lots.
2. Proposed rear yard setbacks of 15 feet (which is less than the 25 feet otherwise required in the RS-7 zone district) on 51 of the 56 proposed residential lots.
3. Reduced side yard setbacks (of less than the otherwise required 6.5 feet in the RS-7 zone district) on 32 of the 56 proposed residential lots. The reduction allows for a second story to extend closer to the edge of the property line.
4. The allowed maximum floor-area of 35 houses would exceed the maximum allowed floor-area. The exceedances range between 208 to 1,539 additional square feet, depending on the lot. These floor-area exceedances would occur on Lots 1 through 14, 20 through 23, 25 through 29, 32, 34, 36, 40, 41, 45, 46, 48, 50, 52, and 55.

The Project's application was filed by Mark Lloyd of L&P Consultants on behalf of the Shelby Family Partnership LP, the property owner.

BACKGROUND:

Since 2005, the applicant has had a pending application before the City to develop the Project (originally proposed with 60 units) on the 14.38-acre property site. The application includes a Vesting Tentative Tract Map (VTTM) which was deemed complete by the City in 2011 prior to the enactment of the November 2012 "Goleta Agricultural Land Protection Initiative" (Measure G), thus vesting the Project against the subsequent, voter-approved requirements of Measure G. As originally proposed, the Project included applications for a general plan amendment and rezone to change the project site's land use designation and zoning to allow single family residential uses.

On August 7, 2012, the City released a Notice of Preparation of a Draft Environmental Impact Report (EIR) for the Project. The City released two Draft EIRs for public review in 2014. The first was a Supplemental Draft EIR to the Certified Environmental Impact Report for the General Plan/Coastal Land Use Plan (State Clearinghouse No. 2012071071) that analyzed the impacts of a General Plan amendment required for the Project. The second was a Draft EIR (State Clearinghouse No. 2012081019) that analyzed the Project-level impacts of development of the Project. Based on public comments provided on both Draft EIRs, the City chose to revise both EIRs. The City released the Revised Draft Supplemental EIR for the General Plan Amendment (State

Clearinghouse No. 2012071071) and the 2015 Revised Draft EIR (State Clearinghouse No. 2012081019) for public review between October 26, 2015, and December 14, 2015.

The Project as originally proposed was delayed in part due to a Stage II Water Shortage Emergency and water moratorium imposed by the Goleta Water District in September 2014, pursuant to the SAFE Water Supplies Ordinance, which prohibits the Goleta Water District from releasing potable water to new or additional service connections unless specific conditions related to water supply are met.

In 2023, and after the Goleta Water District lifted its water moratorium, the applicant submitted a Senate Bill 330 preliminary application, to revise the Project by reducing the number of residential units from 60 to 56 and designating 20 percent of the proposed residential units as deed-restricted affordable, based on specific household income categories. The applicant submitted the SB 330 preliminary application when the City did not have a certified Housing Element, which applicant maintained made the Project subject to the Builder's Remedy and the protections of the HAA. The applicant's use of an SB 330 preliminary application to amend and/or revise the pending development application from 2011 raised novel legal issues. The City disagreed with the applicant's position regarding the applicability of certain State housing laws and returned the preliminary application.

The disagreement between the applicant and the City resulted in a lawsuit against the City (*Shelby Family Partnership LP v. City of Goleta*, Case No. 24CV00548). On February 26, 2025, after briefing and a hearing on most of the applicant's claims, the Santa Barbara Superior Court ruled in the applicant's favor. Among other things, the Court ordered the City to accept the SB 330 preliminary application and process the Project, and found that the proposed Project is subject to the Builder's Remedy and the protections of the HAA.

Following the Court's decision, the City and the applicant settled the litigation. Under the settlement agreement, the City agreed to review and process a permit application for the proposed Project, which included a guarantee on the percentage of affordable housing the City could utilize toward its RHNA requirements, and comprehensive environmental review (including preparation of a revised and recirculated EIR for the proposed Project). As required by state law, the proposed Project no longer requires a general plan amendment or rezoning to allow single-family residential uses. (Gov. Code, § 65589.5(f)(6)(D)(i).)

Builders Remedy

As profiled above, the Project is subject to the "Builder's Remedy" and the protections of the HAA. Prior to January 1, 2025, the HAA prohibited a jurisdiction from denying a qualifying affordable housing project due to inconsistencies with the local zoning and/or general plan if an applicant submitted a preliminary application while the jurisdiction's housing element was out of substantial compliance with state Housing Element Law (i.e., uncertified). (Gov. Code, § 65589.5(d)(5), (o)(1).) This provision was commonly referred to, and is now officially known as, the "Builder's Remedy." In September 2024, the Governor

signed Assembly Bill (AB) 1893, which amended the HAA to, among other things, further specify when the Builder's Remedy applies and how such applications are processed.³ As discussed in California Government Code section 65589.5(f)(6)(D)(iii): "Any [Builder's Remedy] project that complies with this paragraph shall be deemed consistent, compliant, and in conformity with an applicable plan, program, policy, ordinance, standard, requirement, redevelopment plan and implementing instruments, or other similar provision for all purposes, and shall not be considered or treated as a nonconforming lot, use, or structure for any purpose." As noted above, the Builder's Remedy allows the Project to be developed on the project site without requiring a general plan amendment or rezoning and permits the applicant to identify a local zoning district to be used as a basis for design consistency (hence the project being evaluated for consistency with the RS-7 zoning standards).

California Density Bonus Law

State Density Bonus Law offers significant benefits to housing projects that include a qualifying amount of affordable units. AB 1893 clarified that the Builder's Remedy and Density Bonus Law can operate in tandem, provided that a project provides a sufficient quantity of affordable units to qualify under Density Bonus Law. For the reasons noted above, the Project qualifies for the Builder's Remedy and Density Bonus Law — and under the latter the applicant is requesting one concession and four waivers from specified RS-7 zoning requirements, described above.

DISCUSSION:

State law significantly restricts the DRB's discretion over the Project's design. As a Builder's Remedy project, the HAA deems the Project (inclusive of the Density Bonus concession and waivers) "consistent, compliant, and in conformity with" the City's applicable zoning and general plan standards. (Gov. Code, § 65589.5(f)(6)(D)(iii).) Notwithstanding these state law restrictions, staff has reviewed the Project for consistency with the City's standards and determined that the Preliminary Design Review findings (set forth in GMC section 17.58.080) can be made for the Project. These findings, and staffs' rationale for why each finding can be made, are provided in Attachment A. Additional Project features that support making these findings are provided below. In a non-Builder's Remedy setting, GMC section 17.58.090 would allow the DRB to recommend reasonable conditions on a Design Review approval. Because this is a Builder's Remedy project, state law limits the DRB to making non-binding design-related suggestions for the applicant's consideration.

The project site lies on the northern border of the City adjacent to the Glen Annie Golf Course along Cathedral Oaks Road. The existing development onsite is a single-family residence, and garage, along the western property boundary. El Encanto Creek is the primary visual feature along the property's western side.

³ If an application was deemed complete before January 1, 2025, the HAA (as amended by AB 1893) allows the applicant to "choose to be subject to the provisions of [the HAA] that were in place on the date the preliminary application was submitted, or any or all of the provisions of [the HAA] applicable as of January 1, 2025." (Gov. Code, § 65589.5(f)(7)(A).)

The residential units to be developed would consist of five dwelling types ranging in size from a single-story, 1,765-square-foot floor plan to a two-story, 3,870-square-foot floor plan. The typical roof height would range from approximately 17 feet 9 inches to 23 feet 10 inches. The individual lot sizes would range from approximately 7,000 gross square feet to approximately 19,500 gross square feet, inclusive of the roadway, as the property lines extend to the center line of the private streets. The net lot sizes would range from 5,910 square feet to 13,150 square feet.

The design of the five residential dwelling types includes wood panels, smooth stucco finish, metal siding, glass door and window systems, and cantilevered sloped and flat roof systems. The proposed development is similar and compatible with the existing developments surrounding the site due to the choice of colors and materials. However, since the proposed development is not identical in architectural style to the multi-family and single-family development to the west and south, the architectural style of the proposed development avoids monotonous repetition.

Exterior lighting has been designed to meet the City's dark sky lighting standards by all being downward angled. The lighting proposal includes street lights at all intersections that are 16 feet tall, bollard lights 2 feet in height on each street, and lights at the front and back entrances/exits at the houses. The lights are LEDs and range in wattage from 7.5W to 120W. The photometric plan provided for the Project indicates that the foot-candle readings on 10-foot intervals do not exceed 0.1 foot-candles adjacent to residences.

The landscape plant palette includes various 15-gallon screen shrubs adjacent to residential streets such as Bush Andemone, Toyon, Kohuhu, and Lemonade Better. Various proposed Canopy trees include protecting in place the existing live oaks, and adding new marina strawberries (24" Box), meyer lemons (24" Box), chinese flames (36" Box), apple (24" Box), avocado (24" Box), red push pistache (36" Box), as well as others. New trees to assist in the restoration with the proposed restoration of areas within the riparian corridor include California sycamore (36" Box), and western cottonwood (24" Box). Further, the landscape plan for the project incorporates various features for management of stormwater and water quality. Stormwater curb extensions and permeable paver parking areas and driveways are proposed to capture street stormwater runoff for treatment, filtration, and sediment dropout. Above-ground rain barrels would be located at each residence to collect precipitation and roof drainage for use as supplemental irrigation. A bioswale and vegetated swale located in the open space area along Cathedral Oaks Road and in various biofiltration/collection areas on site would capture additional stormwater for filtration, infiltration, and sediment dropout.

The City's SPA policy requires a buffer of 100 feet between development and the edge of the riparian corridor of El Encanto Creek that can be adjusted to no less than 25 feet under certain circumstances. Approximately 1.12 acres (49,148 SF) of the SPA occur on the Shelby property. Approximately 7,786 SF of proposed residential development encroaches into the SPA which includes minor portions of structure on proposed lots 1 and 2, along with portions of the private rear yards of proposed lots 1 through 8, and Lot

38. Approximately 11,283 SF of proposed stormwater detention occur in the SPA occurring on proposed lot 58. A concession pursuant to State Density Bonus Law is being utilized to allow the reductions. The landscaping proposed in the SPA on Lot 58 is intended to protect the biological value and function of the stream. It also intends to protect its associated riparian corridor to ensure no impacts to water quality, prevent stream erosion, preserve stream aquatic values, and provide a riparian corridor for wildlife movement.

The Project would include underground connections for sewer, water, cable television, gas, and electricity. Water service would be provided by the Goleta Water District. Sewer service would be provided by Goleta West Sanitary District.

Preliminary raw earthwork volumes are estimated at 27,500 cubic yards of cut and 23,500 cubic yards of fill.

ENVIRONMENTAL REVIEW (ADMINISTRATIVE EIR):

The City, as lead agency, had initially determined that an EIR was required for the original project, based on existing site constraints and the nature of the project. As such, and as mentioned above, two EIRs were prepared for the original project – one for the general plan amendment, and one for the project-specific impacts. Because a general plan amendment is no longer required for the Project, the City determined that a revised EIR replacing the prior two EIRs in their entirety was required for this Project and sought an environmental consulting firm to assist with the preparation of the Revised Draft EIR. Rincon Consultants (Rincon) was selected to prepare the Revised Draft EIR.

A Notice of Availability (NOA) was released for a 45-day review period on November 26, 2025. The purpose of the NOA is to solicit written comments from Responsible Agencies and the public regarding the Revised Draft EIR. During the NOA period, an Environmental Hearing Officer hearing will be conducted on January 6, 2026. The 45-day review period ends January 12, 2026. The Revised Draft EIR is available for review at:

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

The Planning Commission will provide a recommendation to the City Council on the adequacy of the analysis of the EIR with the City Council acting as the review authority for the Project, including whether to certify the Final EIR.

NEXT STEPS AND ASSOCIATED LAND USE ACTION:

Following this DRB meeting, the Project is scheduled to go before the Planning Commission and the City Council for a final decision on the Project (including certifying the Final EIR). Thereafter, additional Project-related processing will occur, including the Project returning to the DRB for Final DRB Review, ministerial issuance of a Zoning Clearance to effectuate the Development Plan, Final Map recordation, and Building Permit plan check, Building Permit issuance, and construction.

RECOMMENDED ACTIONS FOR THE DRB'S CONSIDERATION:

Against the backdrop of the state law restrictions noted above, staff recommends that the DRB:

1. Recommend adoption of Design Review findings provided as Attachment A;
2. Review and make non-binding suggestions regarding the Project's design for the applicant's consideration.

ATTACHMENTS:

- A – Findings for Approval
- B – Development Plan Project Plans
- C – Vesting Tentative Map Project Plans

Attachment A

Shelby Residential Development

FINDINGS

Attachment A
Design Review Findings for Development
Shelby Residential Project
05-154-DP-DRB

DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)

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

The proposed project is a subdivision and single-family residential neighborhood located on a 14.38-acre site at 7400 Cathedral Oaks Road and will create its own neighborhood given its size, number of homes, and placement north of Cathedral Oaks. In the immediate area there are single family residential units located directly to the south of the site, there are multiple family units located to the west of the site and there are residential uses planned to occur on the Glen Annie Golf Course which is located to the north and east of the site. The development of the property with residential units at the proposed density of 3.89 units per acre is compatible with the neighborhood character directly south of project within the Crown Collection single family residential neighborhood. . Further the size of the homes range from 1,723 square feet to 3,882 square feet and height of the one and two story proposed homes range between 17 feet and 9 inches to 23 feet and 10 inches which is in keeping with the height of the nearby developments, such as the Crown Collection located across the street. Further, the proposed footprints of the proposed homes are also similar to the footprints of the Crown Collection residences south of Cathedral Oaks Drive. (Ex: The Crown Collection homes range from 1,500 square feet to 2,300 square feet.) The proposed project is located along a Local Scenic Corridor on Figure 6-1 of the General Plan and the proposed photo simulations which are on file with the Planning Department and are incorporated by reference demonstrated that the view to the mountains will alter minimally. In summary, the development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood for the reasons stated above.

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

The proposed development will create its own unique neighborhood. Further, the proposed development's site layout is designed to be consistent with adjacent single-family residential neighborhoods south of Cathedral Oaks Drive with the two access points aligning with the roads that serve the Crown Collection neighborhood. The proposed interior residential streets serve the residences and utilize pavers and curvilinear streets for traffic calming measures. The design of the homes are harmonious with each other based on the design features and the

proposed colors and materials. Further, the landscaping and lighting features complement the architectural design and site layout thereby creating a balanced neighborhood design.

No subdivision signage is proposed at this time.

- 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 Project has been designed to create a unique neighborhood and each of the floor plans and design elements work well together due to the similarity of the colors and materials of each home type. Further, the proposed development is compatible with the existing developments surrounding the site because of the choice of colors and materials to be utilized, such as wood panels, smooth stucco finish, metal siding, glass door and window systems, and cantilevered sloped and flat roof systems. Although not identical to the residences to the west and south, the development has harmonious single-family residential characteristics but at the same time avoids monotonous repetition. For this reason, the development demonstrates a harmonious and non-repetitive architectural style with adjacent development.

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

The materials and earth colors for this project are proposed to match and complement each other within entirety of the development. Materials consist of wood paneling, smooth stucco, metal paneling, cantilevered roof lines, and door and window glass systems. All sides of the structures have been considered and addressed in the design of the proposed development which compliments each residence but also the entirety of the 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 outdoor mechanical and electrical equipment is screened from public view. The proposed trash areas for each lot are architecturally consistent with the design of the homes and would be screened from the street and other residences. Proposed transformers are integrated into the landscape design to the maximum extent possible.

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

Preliminary raw earthwork volumes are estimated at 27,500 cubic yards of cut and 23,500 cubic yards of fill. The 4,000 cubic yards of excess cut would be hauled to the Tajiguas Landfill. Existing project site elevations range from 145 to 252 feet

above mean sea level, with an average slope of 7.8 percent. The finished grade would range from approximately 150 to 245 feet, which is appropriate for the site.

- 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.

There are no native or specimen trees present on the site given the sites past use for agricultural and wood chipping. The project includes 4 acres of landscaping around the perimeter of the development as well as within each new lot. The proposed landscaping improves the appearance of the community by providing a cohesive plant palette places in a manner to provide screening along Cathedral Oaks and in between the lots which will be permanently maintained for the life of the project by the Homeowners association.

- 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 plant palette comprises plant material and trees known to thrive in the local climate and soil conditions. Twenty percent or less of the plant material will require moderate water, and the remainder will require low to very low water once established. The landscape plant palette includes various 15-gallon screen shrubs adjacent to residential streets such as Bush Andemone, Toyon, Kohuhu, and Lemonade Better. Various proposed Canopy trees include protecting in place the existing live oaks, and adding new marina strawberries (24" Box), meyer lemons (24" Box), chinese flames (36" Box), apple (24" Box), avocado (24" Box), red push pistache (36" Box), as well as others. New trees to assist in the restoration with the proposed restoration of areas within the riparian corridor include California sycamore (36" Box). and western cottonwood (24" Box). Further, The landscape plan for the project incorporates various features for management of stormwater and water The plant palette coupled with the irrigation system described has been designed to meet or exceed the state and local standards for water conservation through water efficient landscape irrigation design. Low-water shrubs and ground covers comprise a majority of the total landscaped area. Further, the project has been designed to meet the Water Efficient Landscape Ordinance (WELo). The irrigation design will comply with local and state requirements. For these reasons the selection of the plant materials are appropriate to the project and its environment.

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

Exterior lighting has been designed to meet the City's dark sky lighting standards by all being downward angled. The lighting proposal includes streetlights at all

intersections that are 16 feet tall, bollard lights 2 feet in height on each street, and lights at the front and back entrances/exits at the houses. The lights are LEDs and range in wattage from 7.5W to 120W. The photometric plan provided for the Project indicates that the foot-candle readings on 10-foot intervals do not exceed 0.1 foot-candles adjacent to residences. For these reasons, the project complies with the City's lighting standards and is well designed and appropriate for the single-family neighborhood development.

- 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 would not impact the privacy or solar access of the existing residential uses nearby given the distance between the sites. The closest distance between a home in the Project to the residential uses to the west would be approximately 250 feet and the closest distance between a home in the Project to the residential uses to the south would be 150 feet. Further, internal to the Project, the required setbacks have been observed except on those lots where concessions/waivers have been requested. Further, care has been taken regarding the places of windows, balconies, and outdoor living areas facing away from other residences internal to the project. As such, the proposed development is considerate of privacy and private views and protective of solar access off-site, and it will not affect solar access.

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

There are no adopted single-family design standards that apply to this project and the project is consistent with the RS-7 standards, except for the excused deviations pursuant to State Density Bonus Law.

Attachment B

Shelby Residential Development

PROJECT PLANS

PROJECT TEAM

ARCHITECT:
DMHA ARCHITECTURE
1 N. CALLE CESAR CHAVEZ, SUITE 102
SANTA BARBARA, CA 93103
EDWARD DE VICENTE
P: 805.965.7777
E: ed@dmhaa.com

CIVIL ENGINEER:
L&P CONSULTING
3 W. CARRILLO ST. #211
SANTA BARBARA, CA 93101
MARK LLOYD
P: 805.962.4611
E: mlloyd@landconsultants.net

PROJECT MANAGER:
TERRAIN CONSULTING
3 W. CARRILLO ST. #211
SANTA BARBARA, CA 93101
JIM YOUNGSON
P: 805.560.7397
F: 805.560.7398
E: jim@terrainconsulting.com

LANDSCAPE ARCHITECT:
CJMLA
1221 STATE STREET, SUITE 206
SANTA BARBARA, CA 93101
COURTNEY JANE MILLER
P: 805.698.2120
E: courtney@cjm-la.com

PROJECT INFORMATION

PROJECT INFORMATION:
PROJECT NAME: Tract Map No. 32,045
PROJECT LOCATION: APN 077.530.019
7400 CATHEDRAL OAKS
GOLETA, CA 93117
PROJECT OWNER: SHELBY FAMILY PARTNERSHIP, L.P.
690 LILAC DRIVE
SANTA BARBARA, CA 93108
PROJECT DESCRIPTION: **SUBDIVISION OF PARCEL INTO 56 LOTS FOR SINGLE FAMILY DEVELOPMENT AND OPEN SPACE. 5 UNIT TYPES EACH WITH COVERED PARKING. 11 DEED RESTRICTED PARCELS**
FIRE SEVERITY ZONE: Very High Fire Severity Zone, refer to Fire Master plan for requirements
GOVERNING AGENCY: CITY OF GOLETA
130 CREMONA DRIVE, SUITE B
GOLETA, CA 93117

Final Development Plan for Vesting Tentative Tract Map No. 32,045

PROJECT SITE STATISTICS

LOT NUMBER	LOT SIZE GROSS SF	LOT SIZE NET SF	AVE. LOT WIDTH(FT)	BUILDING PAD AVG. CUT/FILL	PLAN TYPE R=REVERSED	HOUSE (SF)	MAX ALLOWED (SF)	GARAGE (SF)	FOOT PRINT (SF) % LOT COVERAGE	HARDSCAPE (SF) % LOT COVERAGE	PERMIABLE (SF) % LOT COVERAGE	LANDSCAPE (SF) % LOT COVERAGE	ROAD EASEMENT HARDSCAPE (SF)	ROAD EASEMENT PERMIABLE (SF)						
1	7,500	5,940	60.00	F+0.5'/FF	4	2,673	2,305	439	2,346 (39%)	385 (6%)	1,480 (25%)	1,729 (30%)	1,132	428						
2	7,828	5,910	59.66	F+1.0'/FF	3	2,263	2,387	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,596 (44%)	1,412	506						
3	7,468	5,608	56.91	F+4.0'/FF	3-R	2,263	2,297	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,591 (44%)	1,382	556						
4	7,625	6,040	61.00	F+4.0'/FF	4	2,673	2,336.25	439	2,346 (39%)	472 (8%)	1,355 (23%)	1,767 (39%)	1,096	464						
5	7,750	6,138	62.00	F+1.5'/FF	2-R	2,400	2,367.5	434	2,127 (36%)	385 (6%)	1,313 (22%)	2,115 (36%)	1,036	524						
6	7,500	5,940	60.00	F+2.5'/FF	4	2,673	2,305	439	2,346 (39%)	472 (8%)	1,354 (23%)	1,768 (30%)	1,139	421						
7	7,500	5,940	60.00	F+2.5'/FF	3	2,263	2,305	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,143	417						
8	7,500	5,940	60.00	F+1.5'/FF	4	2,673	2,305	439	2,346 (39%)	472 (8%)	1,354 (23%)	1,768 (30%)	1,289	271						
9	7,033	6,075	60.00	C-0.5'/FF	3-R	2,262	2,188.25	415	1,727 (28%)	405 (7%)	1,193 (20%)	2,750 (45%)	697	261						
10	10,555	9,487	69.21	C-3.0'/FF	5	3,882	2,907.7	659	3,222 (34%)	222 (2%)	2,112 (22%)	3,931 (41%)	783	285						
11	11,627	10,298	75.52	C-14.0'/FF	5	3,882	3,057.78	659	3,222 (31%)	222 (2%)	2,061 (20%)	4,793 (47%)	969	360						
12	11,227	10,018	69.18	C-15.0'/FF	5	3,882	3,001.78	659	3,222 (32%)	222 (2%)	2,143 (21%)	4,431 (45%)	848	361						
13	13,748	13,105	84.42	C-8.0'/FF	5	3,882	3,284.8	659	3,222 (25%)	222 (2%)	2,195 (17%)	7,466 (56%)	491	152						
14	10,691	9,626	71.84	F+3.5'/FF	4	2,673	2,926.74	439	2,346 (24%)	472 (5%)	1,240 (13%)	5,568 (58%)	818	247						
15	12,470	11,567	76.89	F+6.5'/FF	4-R	2,673	3,157	439	2,346 (20%)	472 (4%)	1,257 (11%)	7,492 (65%)	694	209						
16	20,898	13,076	114.04	F+6.5'/FF	4	2,673	3,686.94	439	2,346 (18%)	472 (4%)	1,575 (12%)	8,683 (66%)	6,033	1,789						
17	14,314	7,849	111.00	C-2.5'/FF	4-R	2,673	3,341.4	439	2,346 (30%)	472 (6%)	1,573 (17%)	3,678 (47%)	4,371	2,094						
18	8,720	7,323	68.56	C-4.5'/FF	2	2,400	2,588.4	434	2,127 (29%)	385 (5%)	1,361 (19%)	3,450 (47%)	1,015	382						
19	12,044	11,341	77.74	C-4.5'/FF	4-R	2,673	3,114.4	439	2,346 (21%)	472 (4%)	1,581 (14%)	6,942 (61%)	510	193						
20	8,190	7,393	60.00	C-2.0'/FF	3	2,262	2,471.8	415	1,727 (23%)	405 (5%)	1,194 (16%)	4,067 (56%)	575	222						
21	7,217	5,954	60.00	F+1.0'/FF	3-R	2,262	2,234.25	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,640 (44%)	918	345						
22	7,500	5,940	60.00	F+0.0'/FF	4	2,672	2,305	434	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,140	420						
23	7,500	5,940	60.00	F+0.5'/FF	4	2,672	2,305	434	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,130	430						
24	7,686	6,087	61.50	F+1.0'/FF	1	1,723	2,351.5	491	2,486 (41%)	375 (6%)	1,382 (23%)	1,844 (30%)	1,288	311						
25	7,500	5,940	60.00	F+1.0'/FF	4	2,673	2,305	439	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,049	511						
26	7,500	5,940	60.00	F+0.0'/FF	3-R	2,262	2,305	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,129	431						
27	7,500	5,940	60.00	F+0.0'/FF	3-R	2,262	2,305	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,140	420						
28	7,500	5,940	60.00	C-0.5'/FF	4	2,673	2,305	439	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,047	513						
29	7,570	6,001	60.00	F+0.0'/FF	3-R	2,262	2,322.5	415	1,727 (29%)	405 (7%)	1,210 (20%)	2,659 (44%)	1,050	519						
30	8,924	7,180	64.14	F+0.5'/FF	1-R	1,723	2,633.28	491	2,486 (35%)	379 (5%)	1,379 (19%)	2,936 (41%)	1,263	481						
31	12,517	6,944	65.77	F+3.0'/FF	3-R	1,723	3,161.7	415	1,727 (41%)	379 (5%)	1,452 (21%)	3,386 (49%)	4,018	1,555						
32	7,628	6,016	62.03	F+3.0'/FF	2	2,400	2,337	434	2,127 (35%)	385 (6%)	1,311 (22%)	2,193 (37%)	1,170	442						
33	7,752	6,112	62.29	F+3.5'/FF	1	1,723	2,368	491	2,486 (41%)	379 (6%)	1,410 (23%)	1,837 (30%)	1,187	453						
34	7,500	5,940	61.50	F+4.5'/FF	2-R	2,400	2,305	434	2,127 (36%)	585 (6%)	1,313 (22%)	2,115 (36%)	1,156	404						
35	7,688	6,089	61.50	F+4.5'/FF	1-R	1,723	2,352	491	2,486 (41%)	379 (6%)	1,415 (23%)	1,809 (30%)	1,158	441						
36	7,500	5,940	61.50	F+3.0'/FF	2	2,400	2,305	434	2,127 (36%)	385 (6%)	1,313 (22%)	2,115 (36%)	1,131	429						
37	14,564	6,358	117.02	F+2.5'/FF	1-R	1,723	3,366.4	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,081 (33%)	5,898	2,308						
38	18,311	7,999	142.66	C-2.5'/FF	3	2,262	3,575.55	415	1,727 (22%)	405 (5%)	1,182 (15%)	4,685 (59%)	7,594	2,718						
39	8,013	6,346	64.10	C-3.0'/FF	1	1,723	2,432.86	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,069 (33%)	1,219	448						
40	8,062	6,385	64.50	C-3.0'/FF	2	2,400	2,443.64	434	2,127 (33%)	385 (6%)	1,313 (21%)	2,560 (40%)	1,225	452						
41	8,158	6,486	65.52	C-3.5'/FF	3	2,262	2,464.76	415	1,727 (27%)	405 (6%)	1,181 (18%)	3,173 (49%)	1,222	450						
42	8,148	6,483	65.18	C-3.0'/FF	1-R	1,723	2,462.56	491	2,486 (38%)	379 (6%)	1,407 (22%)	2,211 (34%)	1,211	454						
43	12,267	7,064	98.13	C-3.0'/FF	2-R	2,400	3,136.7	434	2,127 (30%)	385 (5%)	1,314 (19%)	3,238 (46%)	3,766	1,437						
44	11,375	6,357	91.00	F+0.0'/FF	3-R	2,262	3,022.5	415	1,727 (27%)	405 (6%)	1,179 (19%)	3,046 (48%)	3,633	1,385						
45	8,152	6,431	65.21	F+0.0'/FF	2	2,400	2,463.44	434	2,127 (33%)	385 (6%)	1,314 (20%)	2,605 (41%)	1,241	480						
46	8,175	6,446	65.40	F+2.5'/FF	3	2,262	2,468.5	415	1,727 (27%)	405 (6%)	1,179 (18%)	3,135 (49%)	1,264	465						
47	8,003	6,338	64.02	F+2.5'/FF	1-R	1,723	2,430.66	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,061 (33%)	1,210	455						
48	8,003	6,339	64.03	F+2.0'/FF	2	2,400	2,430.66	434	2,127 (34%)	385 (6%)	1,313 (21%)	2,514 (39%)	1,076	588						
49	14,825	6,731	119.49	F+1.0'/FF	1-R	1,723	3,392.5	491	2,486 (37%)	379 (6%)	1,412 (21%)	2,454 (36%)	5,766	2,328						
50	8,611	6,462	68.87	F+0.0'/FF	2	2,400	2,564.42	434	2,127 (33%)	385 (6%)	1,314 (20%)	2,636 (41%)	1,525	624						
51	7,636	6,070	61.09	C-2.0'/FF	1	1,723	2,339	491	2,486 (41%)	379 (6%)	1,406 (23%)	1,799 (30%)	1,144	422						
52	8,135	6,464	65.07	C-2.5'/FF	2-R	2,400	2,459.7	434	2,127 (33%)	379 (6%)	1,313 (20%)	2,639 (41%)	1,214	457						
53	10,750	5,864	86.00	C-2.5'/FF	3	2,262	2,935	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,549 (44%)	3,527	1,359						
54	10,855	6,286	90.40	F+3.5'/FF	2	2,400	2,949.7	434	2,127 (34%)	385 (6%)	1,315 (21%)	2,459 (39%)	3,362	1,207						
55	7,503	5,943	60.00	F+3.0'/FF	2-R	2,400	2,305.75	434	2,127 (36%)	385 (6%)	1,311 (22%)	2,120 (36%)	1,102	458						
56	12,252	7,199	92.46	F+3.0'/FF	3	2,262	3,135.2	415	1,727 (24%)	405 (6%)	1,179 (16%)	3,888 (54%)	3,822	1,231						
57 OS	13,545	3,220											8,853	1,472						
58 OS	52,320	52,320																		
59 OS	86,637	25,123																		
SUB-TOTAL	683,527	-57,349																		
TOTALS	626,178 SF	14.38 AC							12,529 SF	2.8 AC	21,834 SF	0.5 AC	77,381 SF	1.8 AC	173,53 SF	4.0 AC	110,628 SF	2.5 AC	38,098 SF	0.9 AC

DRAWING INDEX	
SHEET NUMBER	SHEET NAME
GENERAL	
G001	COVER SHEET, INDEX AND PROJECT INFORMATION
G101	OVERALL SITE PLAN
G111	ENLARGED SITE PLAN - SOUTH
G112	ENLARGED SITE PLAN - NORTH
CIVIL - VTTM	
SHT-1	TITLE SHEET WITH NOTES AND TABLES
SHT-2	OVERALL VTTM MAP
SHT-3	ENLARGED VTTM MAP
SHT-4	ENLARGED VTTM MAP
SHT-5	ENLARGED VTTM MAP
CIVIL - PRELIMINARY GRADING	
SHT-1	TITLE SHEET WITH NOTES AND TABLES
SHT-2	OVERALL PRELIMINARY GRADING PLAN
SHT-3	ENLARGED PRELIMINARY GRADING PLAN
SHT-4	ENLARGED PRELIMINARY GRADING PLAN
SHT-5	ENLARGED PRELIMINARY GRADING PLAN
SHT-6	DETAILS
LANDSCAPE	
L-0.0	TREE DISPOSITION PLAN
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE HYDROLOGY PLAN
L-1.3	PRELIMINARY LANDSCAPE FEATURES
L-1.4	PRELIMINARY HYDROZONE PLAN & WELQ CALCULATIONS
ARCHITECTURAL	
A101	UNIT 1 FLOOR PLANS AND RENDERINGS
A102	UNIT 1 EXTERIOR ELEVATIONS
A201	UNIT 2 FLOOR PLANS AND RENDERINGS
A202	UNIT 2 EXTERIOR ELEVATIONS
A301	UNIT 3 FLOOR PLANS AND RENDERINGS
A302	UNIT 3 EXTERIOR ELEVATIONS
A401	UNIT 4 FLOOR PLANS AND RENDERINGS
A402	UNIT 4 EXTERIOR ELEVATIONS
A501	UNIT 5 FLOOR PLANS AND RENDERINGS
A502	UNIT 5 EXTERIOR ELEVATIONS
A601	PROJECT PERSPECTIVES
A602	PROJECT PERSPECTIVES
A901	LIGHTING SPECIFICATIONS
SL-1	SITE LIGHTING PHOTOMETRIC

SUSTAINABLE PROJECT ELEMENTS

- RESIDENCES
- DESIGNED WITH PASSIVE HEATING / COOLING STRATEGIES
 - CROSSFLOW VENTILATION
 - ABUNDANT NATURAL DAYLIGHT
 - NIGHT TIME COOLING OPPORTUNITIES
 - SHADING VIA POOF OVERHANGS / CANTILEVERS AND AWNINGS
 - WATER SAVING PLUMBING FIXTURES
 - EFFICIENT HVAC
 - EFFICIENT WATER HEATING
 - FLEXIBLE ROOF FORMS FOR SHADING, SOLAR THERMAL AND SOLAR PV OPPORTUNITIES
 - PREPARED FOR SUSTAINABLE UPGRADES
 - SOLAR HOT WATER
 - SOLAR PHOTOVOLTAIC PIPING FOR PARTIAL GRAYWATER
 - INTEGRAL COLOR EXTERIOR FINISHES
 - LOW V.O.C. MATERIALS
 - HIGH PERCENTAGE RECYCLING OF CONSTRUCTION WASTE
 - USE OF RECYCLED MATERIALS
 - ENERGY STAR APPLIANCES

SITE - SEE L-1.2 AND L-1.3 FOR SUSTAINABLE SITE ELEMENTS

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NOT FOR CONSTRUCTION
7400 CATHEDRAL OAKS PRELIMINARY TREE DISPOSITION PLAN
 7400 Cathedral Oaks Road.
 Goleta, CA 93117



REVISIONS

7/31/2025 PLANNING
10/09/2025 PLANNING

PROJECT NUMBER: 2316
 DRAWN BY: JC
 DATE DRAWN: 10/01/25
 SCALE: 1"=40'-0"
 PRINT DATE: 10/9/25

SHEET NUMBER: L-0.0

SHEET INDEX

SHEET	DESCRIPTION
L-0.0	PRELIMINARY TREE DISPOSITION PLAN
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE HYDROLOGY PLAN
L-1.3	PRELIMINARY LANDSCAPE FEATURES
L-1.4	PRELIMINARY HYDROZONE PLAN & WELO CALCULATIONS

LIST OF NON-NATIVE ORNAMENTAL TREES ON THE 7400 CATHEDRAL OAKS RD PROPERTY

Tree Name	DBH (inches)	Quantity
blackwood acacia (<i>Acacia melanoxylon</i>)	8-12	2
blue gum eucalyptus (<i>Eucalyptus globulus</i>)	19-42	2
Brazilian pepper (<i>Schinus terebinthifolia</i>)	8-10	1
Canary Island Palm (<i>Phoenix canariensis</i>)	24-36	4
lemon (<i>Citrus limon</i>)	4	1
Mexican fan palm (<i>Washingtonia robusta</i>)	12-18	2
Peruvian carob (<i>Tara spinosa</i>)	6-12	1
Peruvian pepper (<i>Schinus molle</i>)	4-23	194
queen palm (<i>Syagrus romanzoffiana</i>)	6-14	10
redbox eucalyptus (<i>Eucalyptus polyanthemos</i>)	6-19	6
Strawberry tree (<i>Arbutus unedo</i>)	4-13	10
tipuana (<i>Tipuana tipu</i>)	14-26	3
Total		236

INVENTORY OF NATIVE PROTECTED TREES WITH CANOPIES AND/OR CRITICAL ROOT ZONES THAT EXTEND ONTO THE 7400 CATHEDRAL OAKS RD PROPERTY

ID #	Tree Species	DBH (Inches)	Impact
1	coast live oak (<i>Quercus agrifolia</i>)	11	None
2	coast live oak (<i>Quercus agrifolia</i>)	6	None
3	coast live oak (<i>Quercus agrifolia</i>)	8	None

SOURCE: BIOLOGICAL ASSESSMENT REPORT PREPARED BY WATERSHED ENVIRONMENTAL, SEPTEMBER 2025

TREE DISPOSITION SUMMARY

TOTAL ON-SITE EXISTING TREES & PALMS: 236
 TREES TO BE PROTECTED IN PLACE: 50
 TREES TO BE REMOVED: 186

TOTAL OFF-SITE EXISTING, PROTECTED TREES (OAKS): 3
 TREES TO BE PROTECTED IN PLACE: 3
 TREES TO BE REMOVED: 0

TREE PROTECTION GENERAL NOTES

- EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
- NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLEINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
- ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL SATISFACTORY TO THE CITY OF SANTA BARBARA THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES, AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIFLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET. FENCING SHOWN ON THIS PLAN SHALL TAKE PRECEDENCE OVER THIS MINIMUM.
- NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLEINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLEINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
- ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
- TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIFLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST/BIOLOGIST.

25 FT. BLACK SAGE - CALIFORNIA SAGEBRUSH ESHA SETBACK, SEE PLANTING GENERAL NOTES ON SHT. L-1.1

#1 COAST LIVE OAK (OFF-SITE) PROTECT IN PLACE

EL ENCANTO CREEK STREAMSIDE PROTECTION AREA (SPA)

100 FT. SPA BUFFER, SEE PLANTING GENERAL NOTES ON SHT. L-1.1

#2 & #3 COAST LIVE OAK (OFF-SITE) PROTECT IN PLACE

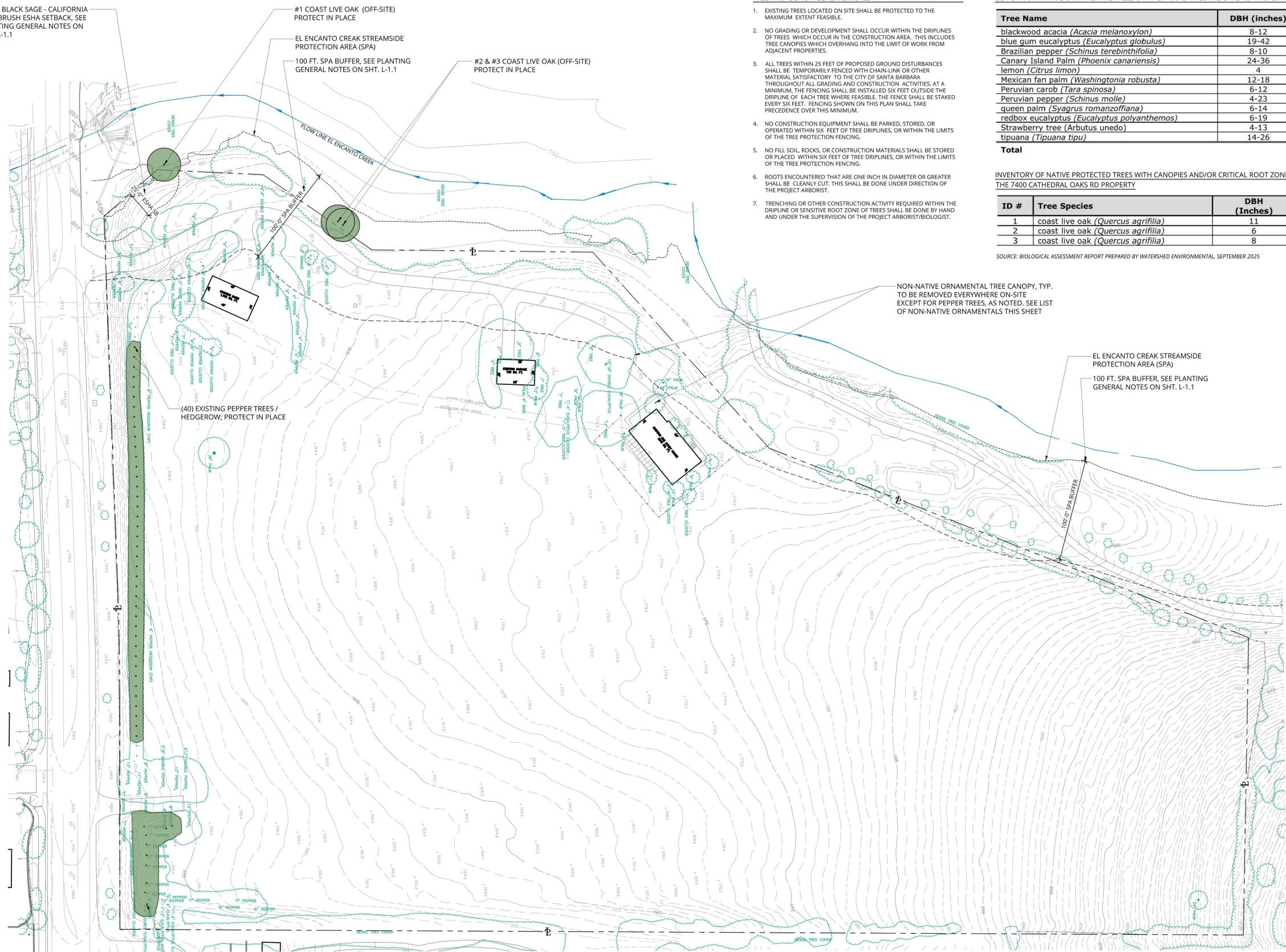
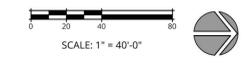
NON-NATIVE ORNAMENTAL TREE CANOPY, TYP. TO BE REMOVED EVERYWHERE ON-SITE EXCEPT FOR PEPPER TREES, AS NOTED. SEE LIST OF NON-NATIVE ORNAMENTALS THIS SHEET

EL ENCANTO CREEK STREAMSIDE PROTECTION AREA (SPA)

100 FT. SPA BUFFER, SEE PLANTING GENERAL NOTES ON SHT. L-1.1

(40) EXISTING PEPPER TREES / HEDGEROW; PROTECT IN PLACE

(10) EXISTING PEPPER TREES / HEDGEROW; PROTECT IN PLACE



PRELIMINARY PLAN - PLANTING AND DESIGN

CJM::LA STRIVES TO UPHOLD THE ARCHITECTURAL AND CULTURAL HERITAGE OF THE GOLETA COMMUNITY THROUGH THE DEVELOPMENT OF ENGAGING SPACES. OUR APPROACH RESPONDS TO CONTEXT, HISTORY AND OUTLOOK IN ORDER TO PROVIDE OUTDOOR SPACES WHICH QUIET THE MIND AND ACTIVATE THE SENSES. THE BUILT ENVIRONMENT IS PARAMOUNT IN REPRESENTING THE IDENTITY OF A COMMUNITY, AND WE SEEK TO PROVIDE RESPONSIBLE DESIGN SOLUTIONS THAT RESPECT THE BALANCE OF PAST AND FUTURE. WE PRIDE OURSELVES IN DESIGN THAT IS UNIQUE AND SPECIFIC, ENDURING AND AUTHENTIC.

THIS PLAN ENGAGES BOTH SUSTAINABLE BUILDING PRACTICES AS WELL AS AESTHETIC AND FORWARD-THINKING DESIGN SOLUTIONS TO CREATE A UNIQUE ADDITION TO THE BUILT ENVIRONMENT.

- PEDESTRIAN, BICYCLE AND VEHICULAR CIRCULATION HAS BEEN STUDIED IN ORDER TO MAINTAIN APPROPRIATE CONNECTIVITY WITH THE SURROUNDING COMMUNITY, AS WELL AS WITHIN THE DEVELOPMENT.
- STORMWATER QUALITY WILL BE ADDRESSED WITH THE MOST APPROPRIATE BEST MANAGEMENT PRACTICES FOR THIS DEVELOPMENT.

THE PLANT PALETTE WILL BE NATIVE IN CHARACTER AND SUITABLE TO THE GOLETA REGIONAL CLIMATE. PLANT MATERIAL WILL BE LOW-WATER AND LOW-MAINTENANCE.

COMMON AREA IRRIGATION WILL INCLUDE A COMBINATION OF LOW-VOLUME SPRAY HEADS, BUBBLERS AND DRIP SYSTEMS AS APPLICABLE. ALL IRRIGATION WILL BE CONTROLLED BY AN AUTOMATIC TIMER WITH A SEASONAL ADJUSTMENT CAPACITY TO APPLY LESS WATER DURING THE RAINY SEASON. SEE SHEET L-1.4 FOR PRELIMINARY HYDROZONE PLAN AND WELO CALCULATIONS.

BOTANICAL NAME	COMMON NAME	SIZE	WATER USE	SPACING
SHRUBS				
CANNA X GENERALIS 'INTRIGUE'	INTRIGUE CANNA	5 GAL	MEDIUM	48" o.c.
CARISSA MACROCARPA	NATAL PLUM	5 GAL	LOW	48" o.c.
CISTUS X PURPUREUS	ORCHID ROCKROSE	5 GAL	LOW	48" o.c.
ECHILUM CANDICANS	PRIDE OF MADEIRA	5 GAL	LOW	60" o.c.
FEJONA SELLOWIANA	PINEAPPLE GUAVA	15 GAL	LOW	120" o.c.
FREMONTODENDRON X 'DARA'S GOLD'	DARA'S GOLD FLANNEL BUSH	5 GAL	VERY LOW	72" o.c.
OLEA EUROPAEA 'MONTA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	48" o.c.
PHORMIUM SPP.	NEW ZEALAND FLAX	15 GAL	LOW	48" o.c.
PITTIOSPORUM 'CRASSIFOLIUM' 'COMPACTUM'	DWARF KARO PITTIOSPORUM	5 GAL	MEDIUM	36" o.c.
RHIANTEUS CALIFORNICA 'MOUND SAN BRUNO'	MOUND SAN BRUNO COFFEEBERRY	5 GAL	VERY LOW	60" o.c.
ROSA X 'FLOWER CARPET WHITE'	ROSE	5 GAL	MEDIUM	24" o.c.
WESTRINGIA FRUTICOSA 'MORNING LIGHT'	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW	42" o.c.
BIOFILTRATION/SWALE				
ELIMYS CONDENSATUS 'CANYON PRINCE'	CANYON PRINCE WILD RYE	5 GAL	LOW	36" o.c.
BIOSWALE/BIOFILTRATION				
ACHILLEA MILLEFOLIUM 'WHITE'	WHITE YARROW	1 GAL	LOW	18" o.c.
ARMERIA MARITIMA	SEA THRIFT	5 GAL	LOW	48" o.c.
BACCHARIS PILLULARIS	COYOTE BRUSH	1 GAL	LOW	48" o.c.
CAREX TUMIDICOLA	FOOTHILL SEDGE	1 GAL	LOW	18" o.c.
DIETES BICOLOR	FORTNIGHT LILY	5 GAL	LOW	48" o.c.
JUNCUS PATENS	CALIFORNIA GRAY RUSH	1 GAL	LOW	18" o.c.
ORNAMENTAL GRASSES				
CHONDROPetalum TECTORUM	CAPE RUSH	5 GAL	LOW	30" o.c.
DIANELLA 'LITTLE REV'	LITTLE REV™ FLAX LILY	1 GAL	LOW	30" o.c.
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW	24" o.c.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM	18" o.c.
PERENNIALS				
ANIGONANTHOS SPP.	KANGAROO PAW	1 GAL	LOW	48" o.c.
LANTANA MONTEVIDENSIS 'WHITE'	TRAILING LANTANA	1 GAL	LOW	60" o.c.
LAVANDULA X INTERMEDIA 'PROVENCE'	PROVENCE LAVENDIN	5 GAL	LOW	36" o.c.
SCREEN SHRUBS				
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	LOW	36" o.c.
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW	72" o.c.
PITTIOSPORUM 'TENUIFOLIUM' 'SILVER SHEEN'	KOHIHU	15 GAL	MEDIUM	72" o.c.
RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	VERY LOW	96" o.c.
SUCCULENTS				
AGAVE ATTENUATA	FOXTAIL AGAVE	5 GAL	VERY LOW	36" o.c.
AGAVE X 'BLUE FLAME'	BLUE FLAME AGAVE	5 GAL	VERY LOW	48" o.c.
ALOE DOROTHEAE	SUNSET ALOE	1 GAL	LOW	30" o.c.
ALOE VERA	MEDICINAL ALOE	1 GAL	LOW	30" o.c.
ALOE X 'BLUE ELF'	BLUE ELF ALOE	1 GAL	LOW	18" o.c.
ALOIDENDRON BARBERAE	TREE ALOE	15 GAL	VERY LOW	72" o.c.
BOTANICAL NAME				
COMMON NAME				
CONT				
WATER USE				
SPACING				
GROUND COVERS				
CELANOTHUS GRISSEUS 'HORIZONTALIS' 'YANKEE POINT'	YANKEE POINT CARMEL CREEPER	1 GAL	VERY LOW	18" o.c.
HEUCHERA SPP.	CORAL BELLS	1 GAL	LOW	12" o.c.
MYOPORUM PARVIFOLIUM 'PUTAH CREEK'	PUTAH CREEK MYOPORUM	1 GAL	LOW	96" o.c.
SENECIO MANDRALISCAE	BLUE FINGERS	1 GAL	LOW	24" o.c.
TURF MARATHON II	MARATHON II	SOD	HIGH	

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
TREES					
ARB MIY	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE, STD.	24" BOX	LOW	
CER FOR	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY EASTERN REDBUD	24" BOX	MEDIUM	
CIT IMP	CITRUS X LIMON 'IMPROVED MEYER'	IMPROVED MEYER LEMON	24" BOX	MEDIUM	
DIO HAC	DIOSPYROS KAKI 'HACHIYA'	JAPANESE PERSIMMON	24" BOX	MEDIUM	
ERI COP	ERIOBOTRYA X 'COPPERTONE'	COPPERTONE LOQUAT	24" BOX	MEDIUM	
GEI PAR	GEIJERA PARVIFLORA	AUSTRALIAN WILLOW	36" BOX	LOW	
KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE, STD.	36" BOX	MEDIUM	
LYO CAT	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	36" BOX	LOW	
MAL A18	MALUS X DOMESTICA 'ANNA'	ANNA APPLE	24" BOX	MEDIUM	
MET EXC	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	24" BOX	LOW	
OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE, STD.	36" BOX	LOW	
PER VKV	PERSEA AMERICANA 'PINKERTON'	PINKERTON AVOCADO	24" BOX	MEDIUM	
PIS RED	PISTACIA 'RED PUSH'	RED PUSH PISTACHE	36" BOX	MEDIUM	
QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK, STD.	24" BOX	VERY LOW	
QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK, STD.	24" BOX	MEDIUM	
TRI BRI	TRISTANIA CONFERTA	BRISBANE BOX, STD.	24" BOX	MEDIUM	
ULM TRU	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM, STD.	36" BOX	MEDIUM	
BIOSWALE/RIPARIAN TREES					
PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE, STD.	36" BOX	MEDIUM	
POP FR2	POPULUS FREMONTII	WESTERN COTTONWOOD	24" BOX	MEDIUM	



#1 COAST LIVE OAK (OFF-SITE) PROTECT IN PLACE SEE SHT. L-0.0

SPLIT-RAIL FENCING, TYP. ALONG CATHEDRAL OAKS STREET FRONTAGE

CATHEDRAL OAKS STREET TREE, TYP.: PISTACIA 'RED PUSH'

25 FT. BLACK SAGE - CALIFORNIA SAGEBRUSH ESHA SETBACK, SEE PLANTING GENERAL NOTES

EL ENCANTO CREEK STREAMSIDE PROTECTION AREA (SPA)

100 FT. SPA BUFFER, SEE PLANTING GENERAL NOTES

#2 & #3 COAST LIVE OAK (OFF-SITE) PROTECT IN PLACE, SEE SHT. L-0.0

WATER-WISE BIOSWALE/BIOFILTRATION AND DETENTION BASIN

STREET AND PEDESTRIAN LIGHTING, TYP. SEE CIVIL DRAWINGS

SCREENING TREES, TYP.

CORNER ACCENT TREE

PASSIVE OPEN SPACE

- BIOFILTRATION PLANTING AREA
- BENCH SEATING
- CANOPY TREES & ACCENT TREES

TYPICAL FRONT YARD LANDSCAPE PLAN, SEE SHEET L-1.3

PEDESTRIAN CROSSING TYP., W/ PERMEABLE PAVING

STORMWATER CURB EXTENSION, TYP. SEE SHEET L-1.2

6" WIDE INTERIOR SIDE WALK

STREET TREE, INTERIOR

MEANDERING PLANTING AREA FOR BIOFILTRATION, INFILTRATION, TYP.

PERMEABLE PAVING AT PARKING/DRIVEWAY, TYP.

INTERIOR WALL - BETWEEN LOTS

-6' HIGH PRECISION BLOCK WALL

RETAINING WALL, TYP., SEE CIVIL DRAWINGS

- PLANTING GENERAL NOTES**
1. **EL ENCANTO CREEK 100 FT. STREAMSIDE PROTECTION AREA (SPA) BUFFER:** PLANT ONLY NATIVE SPECIES OF LOCAL GENETIC STOCK, SOURCED FROM THE GOLETA OR DEVEREAUX SLOUGH WATERSHEDS) WITHIN THE EL ENCANTO CREEK 100 FT. SPA BUFFER. PLANTINGS SHALL PROTECT, SUPPORT, AND ENHANCE WILDLIFE HABITAT VALUE.
 2. **ESHA HABITAT RESTORATION PLANTING:** PLANT ONLY NATIVE SPECIES OF LOCAL GENETIC STOCK (SOURCED FROM THE GOLETA OR DEVEREAUX SLOUGH WATERSHEDS) IN ESHA RESTORATION AREAS TO MITIGATE TEMPORARILY OR PERMANENTLY DISTURBED PROTECTED VEGETATION AS IDENTIFIED IN THE BIOLOGICAL ASSESSMENT REPORT PREPARED BY WATERSHED ENVIRONMENTAL.
 3. ABOVE-GRADE UTILITIES SHALL BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE.
 4. PLANTS LISTED AS 'ALERT' STATUS BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) SHALL NOT BE USED FOR LANDSCAPING. REFER TO INVENTORY AT: WWW.CAL-IPC.ORG/PLANTS/INVENTORY

DEFINITIONS

B.T.H. BROWN TRUNK HEIGHT

L.B. LOW BRANCHED

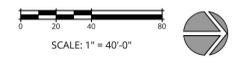
NTRL. NATURAL HABIT, FIELD-GROWN

MULTI. MULTI-BRANCHED

STD. STANDARD FORM

OR EQ. CONTRACTOR TO LOCATE VARIETY LISTED OR EQUIVALENT VARIETY WITHIN SAME SPECIES WITH SIMILAR MATURE SIZE, GROWTH HABIT, COLOR OF FOLIAGE AND FLOWERS.

WATER USE CATEGORIES OF WATER USE ARE DEFINED BY WUCOLS'S 2025 WATER USE CLASSIFICATION OF LANDSCAPE SPECIES, COPYRIGHT (C) UC REGENTS, UC DAVIS.



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7400 CATHEDRAL OAKS
7400 Cathedral Oaks Road.
Goleta, CA 93117



REVISIONS

7/31/2025 PLANNING
10/09/2025 PLANNING

PROJECT NUMBER 2318

DRAWN BY JC

DATE DRAWN 10/01/25

SCALE 1"=40'-0"

PRINT DATE 10/9/25

SHEET NUMBER L-1.1

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PRELIMINARY
LANDSCAPE FEATURES
 7400 Cathedral Oaks Road,
 Goleta, CA 93117

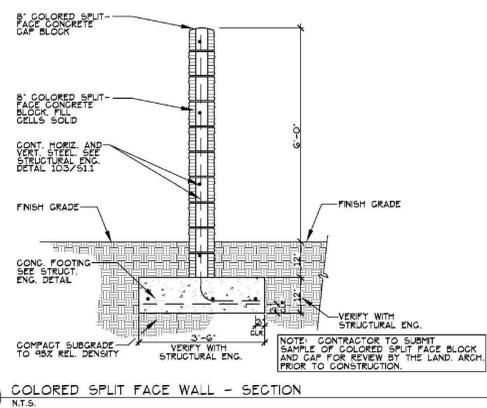
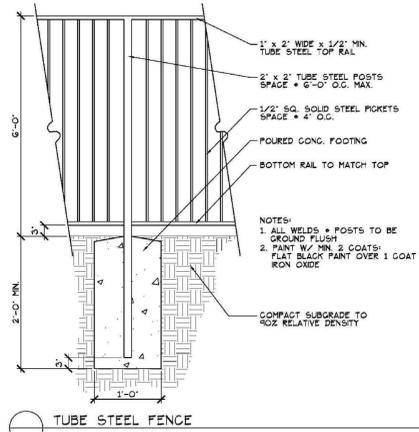
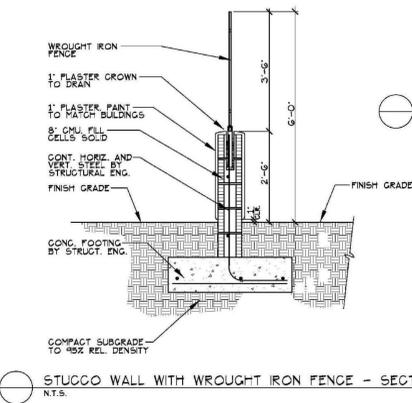
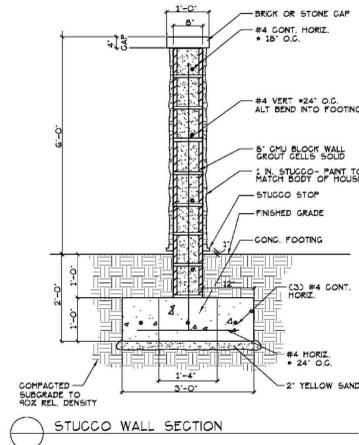


REVISIONS
 7/31/2025 PLANNING
 10/09/2025 PLANNING

PROJECT NUMBER
 2315
 DRAWN BY
 JC
 DATE DRAWN
 10/01/25
 SCALE
 1"=10'-0"
 PRINT DATE
 10/9/25

SHEET NUMBER
 L-1.3

Typical Fence & Wall Details



DEFENSIBLE SPACE ZONE MAINTENANCE NOTES

- ZONE 0: EMBER RESISTANT WITHIN 5 FT.**
 MAINTAIN THE FIRST FIVE FEET CLOSEST TO BUILDINGS, STRUCTURES, AND DECKS CLEAR OF POTENTIAL IGNITION SOURCES
1. USE HARDSCAPE LIKE GRAVEL, PAVERS, OR CONCRETE. NO COMBUSTIBLE BARK OR MULCH.
 2. REMOVE ALL DEAD AND DYING PLANTS, WEEDS, AND DEBRIS (LEAVES, NEEDLES, ETC.) FROM THE ROOF, GUTTER, DECK, PORCH, STAIRWAYS, OR ANY AREAS UNDER THE HOME.
 3. REMOVE ALL BRANCHES WITHIN 10 FEET OF ANY CHIMNEY OR STOVEPIPE OUTLET.
 4. LIMIT COMBUSTIBLE ITEMS (LIKE OUTDOOR FURNITURE AND PLANTERS) ON TOP OF DECKS.
 5. DO NOT LOCATE FIREWOOD AND LUMBER ANY CLOSER THAN ZONE 2 (OR WITHIN 100').
 6. USE ONLY NONCOMBUSTIBLE MATERIALS FOR FENCING, GATES, AND ARBORS ATTACHED TO THE HOME.
 7. CONSIDER LOCATING GARBAGE AND RECYCLING CONTAINERS OUTSIDE THIS ZONE.
 8. CONSIDER LOCATING BOATS, RVs, VEHICLES, AND OTHER COMBUSTIBLE ITEMS OUTSIDE THIS ZONE.

- ZONE 1: LEAN, CLEAN AND GREEN WITHIN 30 FT.**
 REGULARLY CLEAR DEAD OR DRY VEGETATION AND CREATE SPACE BETWEEN TREES. DURING TIMES OF DROUGHT WHEN WATERING IS LIMITED, PAY SPECIAL ATTENTION TO CLEARING DEAD OR DYING MATERIAL.
1. REMOVE ALL DEAD PLANTS, GRASS, AND WEEDS.
 2. REMOVE DEAD OR DRY LEAVES AND PINE NEEDLES.
 3. TRIM TREES REGULARLY TO KEEP BRANCHES A MINIMUM OF 10 FEET FROM OTHER TREES.
 4. CREATE A SEPARATION BETWEEN TREES, SHRUBS, AND ITEMS THAT COULD CATCH FIRE, SUCH AS PATIO FURNITURE, WOOD PILES, SWING SETS, ETC.

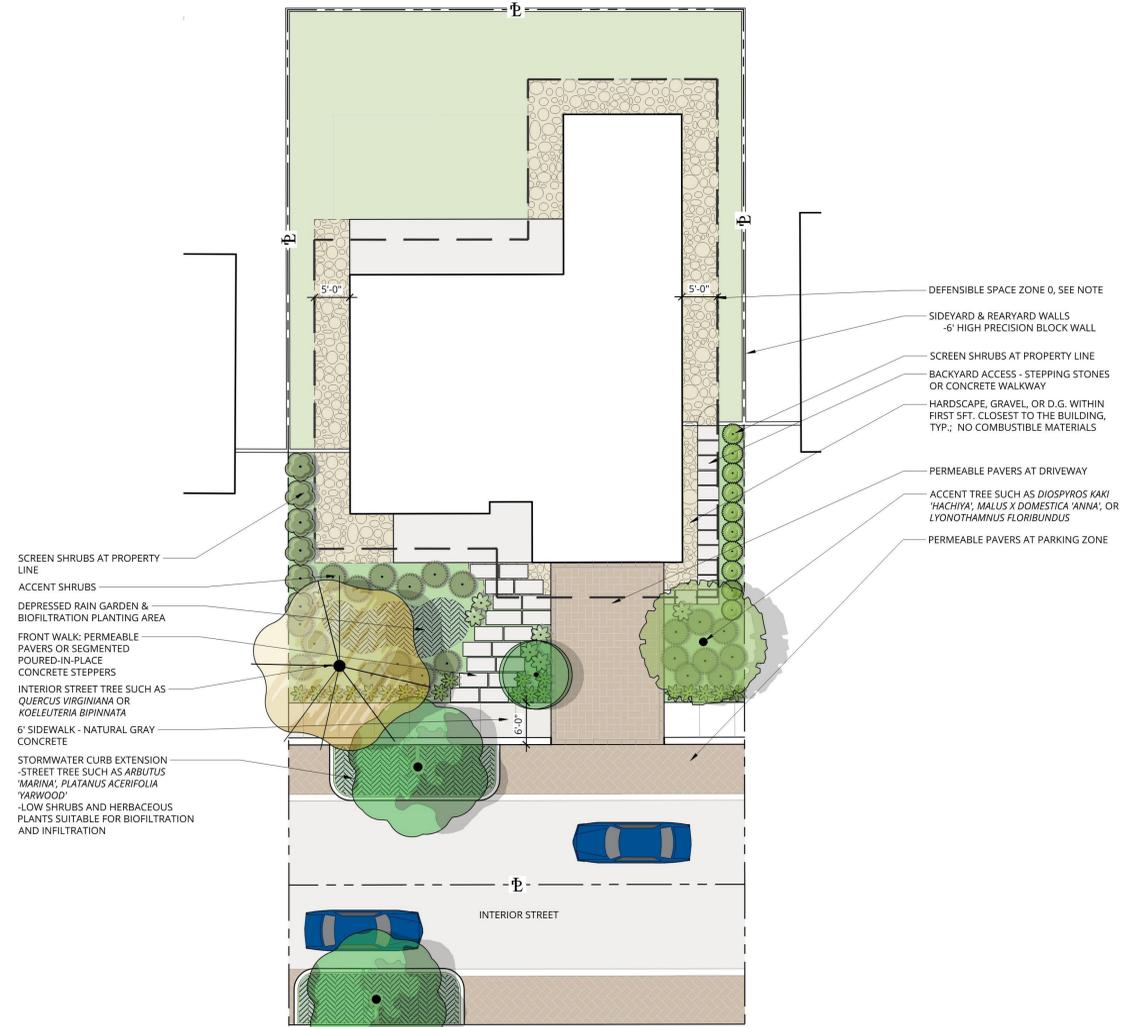
- ZONE 2: REDUCE POTENTIAL FUEL WITHIN 100 FT.**
 CONTINUE REDUCING POTENTIAL FUEL WITHIN 100 FEET OR THE PROPERTY LINE.
1. CLIP OR MOW ANNUAL GRASS DOWN TO A MAXIMUM HEIGHT OF FOUR INCHES.
 2. CREATE HORIZONTAL SPACE BETWEEN SHRUBS AND TREES. (SEE NOTES)
 3. CREATE VERTICAL SPACE BETWEEN GRASS, SHRUBS AND TREES. (SEE NOTES)
 4. REMOVE FALLEN LEAVES, NEEDLES, TWIGS, BARK, CONES, AND SMALL BRANCHES. HOWEVER, THEY MAY BE PERMITTED TO A DEPTH OF THREE INCHES.
 5. KEEP 10 FEET OF CLEARANCE AROUND EXPOSED WOOD PILES, DOWN TO BARE MINERAL SOIL, IN ALL DIRECTIONS.
 6. CLEAR AREAS AROUND OUTBUILDINGS AND PROPANE TANKS. KEEP 10 FEET OF CLEARANCE TO BARE MINERAL SOIL AND NO FLAMMABLE VEGETATION FOR AN ADDITIONAL 10 FEET AROUND THEIR EXTERIOR.

- VERTICAL SPACING: TREES & SHRUBS**
 MAINTAIN SPACE BETWEEN THE LOWEST TREE BRANCHES AND THE GROUND OR SHRUBS.
1. REMOVE ALL TREE BRANCHES AT LEAST SIX FEET FROM THE GROUND.
 2. ALLOW EXTRA VERTICAL SPACE BETWEEN SHRUBS AND TREES. LACK OF VERTICAL SPACE CAN ALLOW A FIRE TO MOVE FROM THE GROUND TO THE BRUSH TO THE TREETOPS LIKE A LADDER.
 3. KEEP AT LEAST THREE TIMES THE HEIGHT OF ANY SHRUBS BETWEEN THE SHRUBS AND THE LOWEST BRANCHES OF TREES.
- EXAMPLE: A 5-FOOT SHRUB IS GROWING NEAR A TREE. 15 FEET OF CLEARANCE IS NEEDED BETWEEN THE TOP OF THE SHRUB AND THE LOWEST TREE BRANCH.

- HORIZONTAL SPACING: TREES & SHRUBS**
 HORIZONTAL SPACE DEPENDS ON THE SLOPE OF THE LAND AND THE HEIGHT OF THE SHRUBS OR TREES. LEAVE MORE SPACE BETWEEN VEGETATION ON BIGGER SLOPES.

- SPACE BETWEEN SHRUBS:**
1. FLAT OR MILD SLOPE (LESS THAN 20%): TWO TIMES THE HEIGHT OF THE SHRUB.
 2. MILD TO MODERATE SLOPE (20-40%): FOUR TIMES THE HEIGHT OF THE SHRUB
 3. MODERATE TO STEEP SLOPE (GREATER THAN 40%): SIX TIMES THE HEIGHT OF THE SHRUB

- SPACE BETWEEN TREES:**
1. FLAT OR MILD SLOPE (LESS THAN 20%): 10 FEET.
 2. MILD TO MODERATE SLOPE (20-40%): 20 FEET
 3. MODERATE TO STEEP SLOPE (GREATER THAN 40%): 30 FEET.



TYPICAL FRONT YARD LANDSCAPE PLAN

SCALE: 1" = 10'-0"

REFERENCE IMAGERY



DIOSPYROS 'KAKI' ERIOBOTRYA 'COPPERTONE' ANIGOZANTHUS 'BUSH GOLD' CEANOTHUS 'YANKEE POINT'



POURED-IN-PLACE CONCRETE AT FRONT WALKWAYS PERMEABLE PAVERS AT DRIVEWAY ARBUTUS 'MARINA'

PRELIMINARY WELO CALCULATIONS

7400 Cathedral Oaks Road - Preliminary Water Budget
9/19/2025

Water Budget Calculations - Sited
MAWA = (Et_s) (0.62) ((0.55 x LA) + (0.45 x SLA))

MAWA = Maximum applied water allowance (gallons per year)
Et_s = Reference evapotranspiration from Appendix A (inches per year)
0.55 = ET adjustment factor (ETAf)
0.62 = Conversion factor (to gallons per square foot)
SLA = Portion of the landscape area identified as special landscape area (square feet)
0.45 = The additional ET adjustment factor for special landscape area (1.0 - 0.55 = 0.45)

Calculations
MAWA = (48.1)(0.62)((0.55 X 324,588) + (0.45 X 0))
MAWA = **5,271,012 gallons per year**

Calculator	Et _s	LA	SLA	MAWA
Value	48.10	321,362	0	5,271,012

Estimated Total Water Use (ETWU)
ETWU = (Et_s) x (0.62) x (PF/E) x (LA)
Estimated Total Water Use =

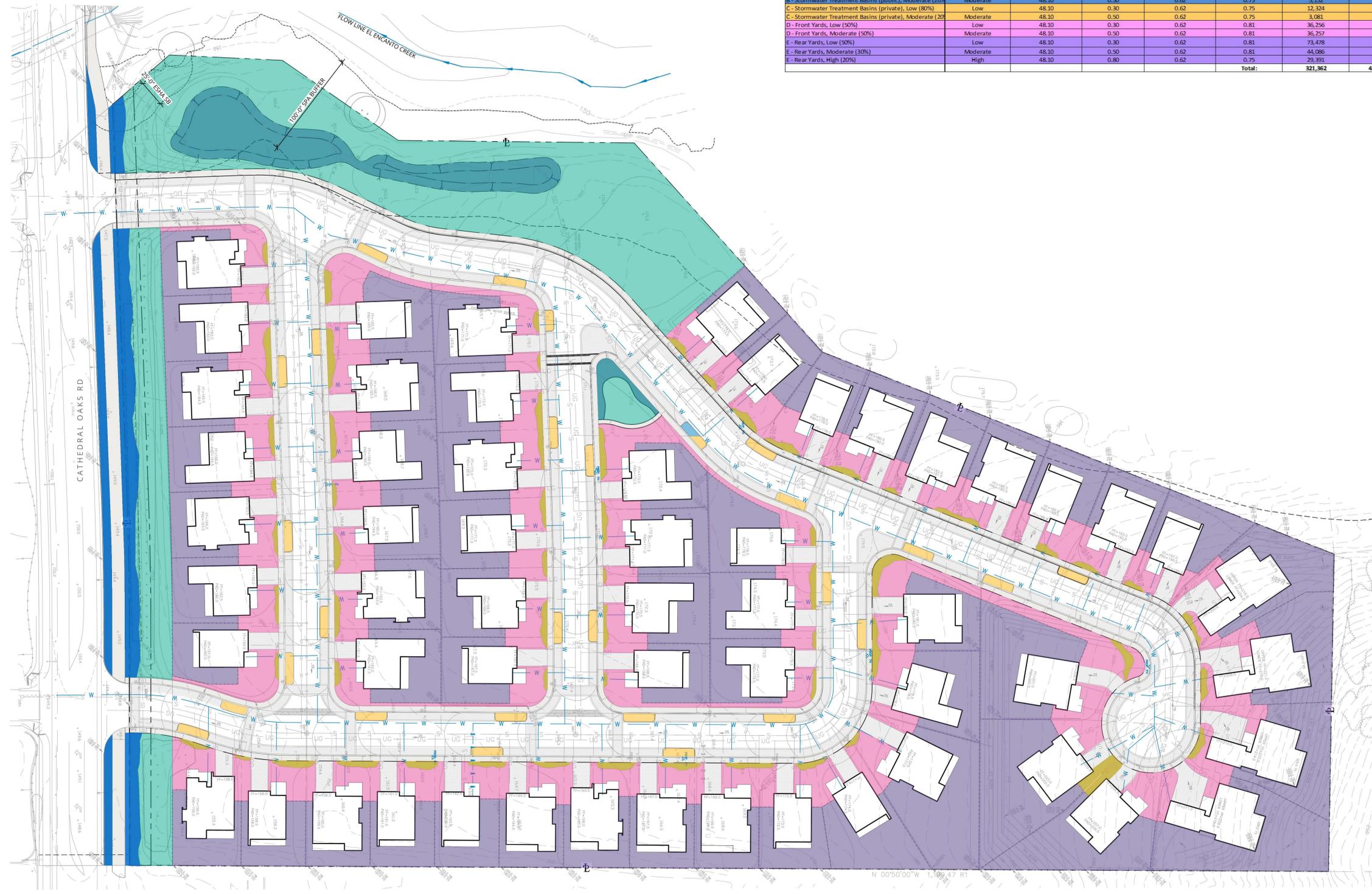
(Legend for ETWU)
ETWU = (Et_s) (0.62) (PF x HA/E + SLA)
ETWU = Estimated total water use per year (gallons per year)
LA = Landscaped Area (includes special landscape area)
Et_s = Evapotranspiration (inches per year)
PF = Plant Factor from WULOCs
HA = Hydrozone Area (high, medium, and low water use areas) (square feet)
SLA = Portion of the landscape area identified as special landscape area (square feet)
IE = Irrigation Efficiency (minimum 0.75)
0.62 = Conversion Factor (to gallons per square foot, constant)

HYDROZONE PLAN LEGEND

COMMON AREAS - 80% LOW / 20% MODERATE	60,729 SF
STORMWATER TREATMENT BASINS (PUBLIC) - 80% LOW / 20% MODERATE	25,760 SF
STORMWATER TREATMENT BASINS (PRIVATE) - 80% LOW / 20% MODERATE	15,405 SF
PRIVATE YARDS (FRONT) - 50% LOW / 50% MODERATE	72,513 SF
PRIVATE YARDS (REAR) - 50% LOW / 30% MODERATE / 20% HIGH	146,955 SF
TOTAL	321,362 SF

Estimated Total Water Use (ETWU)
ETWU = (Et_s) x (0.62) x (PF/E) x (LA)
Estimated Total Water Use = **4,942,691 gallons**

Hydrozone	Plant Water Use Type	Yearly Et _s	Plant Factor (PF)*	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
A - Common Areas, Low (80%)	Low	48.10	0.30	0.62	0.81	48,583	536,608
A - Common Areas, Moderate (20%)	Moderate	48.10	0.50	0.62	0.81	12,146	223,591
B - Stormwater Treatment Basins (public), Low (80%)	Low	48.10	0.30	0.62	0.75	20,608	245,829
B - Stormwater Treatment Basins (public), Moderate (20%)	Moderate	48.10	0.50	0.62	0.75	5,112	102,829
C - Stormwater Treatment Basins (private), Low (80%)	Low	48.10	0.30	0.62	0.75	12,324	147,011
C - Stormwater Treatment Basins (private), Moderate (20%)	Moderate	48.10	0.50	0.62	0.75	3,081	61,254
D - Front Yards, Low (50%)	Low	48.10	0.30	0.62	0.81	36,256	400,454
D - Front Yards, Moderate (50%)	Moderate	48.10	0.50	0.62	0.81	36,257	667,442
E - Rear Yards, Low (50%)	Low	48.10	0.30	0.62	0.81	73,478	811,578
E - Rear Yards, Moderate (30%)	Moderate	48.10	0.50	0.62	0.81	44,086	811,563
E - Rear Yards, High (20%)	High	48.10	0.80	0.62	0.75	29,391	934,932
Total:						321,362	4,942,691



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PRELIMINARY
HYDROZONE PLAN &
WELO CALCULATIONS

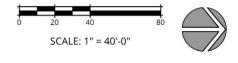


REVISIONS

7/31/2025 PLANNING
10/09/2025 PLANNING

PROJECT NUMBER
2315
DRAWN BY
JC
DATE DRAWN
10/01/25
SCALE
1"=40'-0"
PRINT DATE
10/9/25

SHEET NUMBER
L-1.4

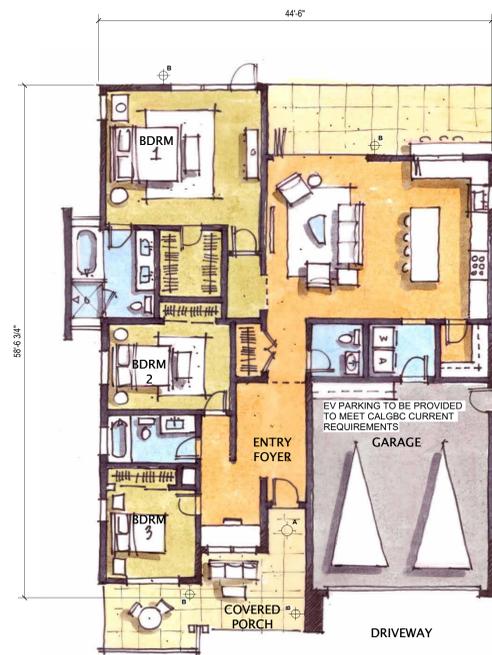




REAR PERSPECTIVE 02
NOT TO SCALE



FRONT PERSPECTIVE 01
NOT TO SCALE



1ST FLOOR 03
1/8" = 1'-0"



AREA	GROSS	NET
GARAGE	532 SF	491 SF
HOUSE	1,821 SF	1,723 SF
		1,723 SF FLOOR AREA

UNIT 1 IS A SINGLE STORY THREE BEDROOM, TWO AND A HALF BATH HOME, WITH A GREAT ROOM, MEDIA NOOK, LAUNDRY ROOM AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH AND A BACK PATIO FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/23/2015
	Updated Development Plan	07/31/2025
	Development Plan	10/10/2025

A101

UNIT 1 FLOOR PLAN AND PERSPECTIVES

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



LEFT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION
 1/8" = 1'-0" **01**



RIGHT ELEVATION
 1/8" = 1'-0" **04**



REAR ELEVATION
 1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/31/2025
4	Development Plan	10/10/2025

A102

UNIT 1 ELEVATIONS

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





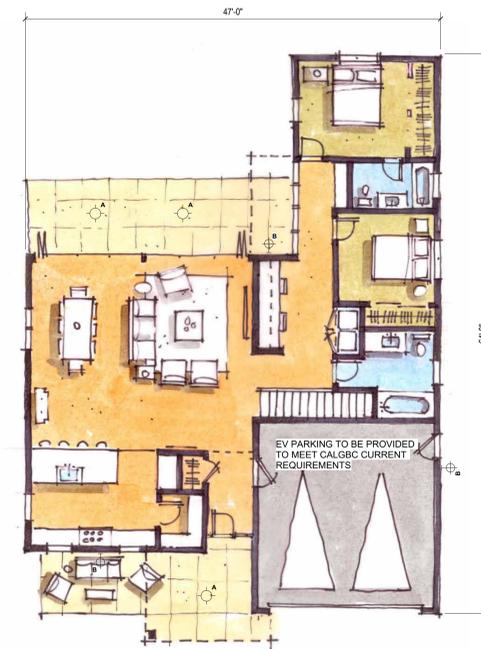
REAR PERSPECTIVE 02
NOT TO SCALE



FRONT PERSPECTIVE 01
NOT TO SCALE



SECOND FLOOR PLAN 04
1/8" = 1'-0"



FIRST FLOOR PLAN 03
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	85 SF	240 SF
FLEX	263 SF	434 SF
GARAGE	465 SF	2,160 SF
HOUSE	2,320 SF	2,400 SF
		FLOOR AREA

UNIT 2 IS A TWO STORY, THREE BEDROOM, THREE AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOM, MEDIA NOOK, LAUNDRY CLOSET AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/23/2015
	Updated Development Plan	07/07/2025
	Development Plan	10/10/2025

A201

UNIT 2 FLOOR PLANS AND PERSPECTIVES

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



LEFT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION **01**
 1/8" = 1'-0"



RIGHT ELEVATION **04**
 1/8" = 1'-0"



REAR ELEVATION **03**
 1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/23/2015
	Updated Development Plan	07/07/2025
	Development Plan	10/10/2025

A202

UNIT 2 ELEVATIONS

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





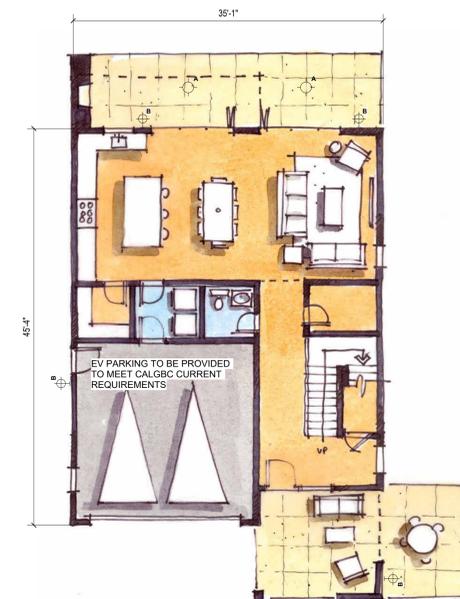
REAR PERSPECTIVE 02
NOT TO SCALE



FRONT PERSPECTIVE 01
NOT TO SCALE



SECOND FLOOR PLAN 04
1/8" = 1'-0"



1ST FLOOR 03
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	293 SF	0 SF
FLEX	184 SF	170 SF
GARAGE	442 SF	415 SF
HOUSE	2,358 SF	2,082 SF
		FLOOR AREA

UNIT 3 IS A TWO STORY THREE BEDROOM, TWO AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOM, MEDIA NOOK, LAUNDRY ROOM AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025

A301

UNIT 3 FLOOR PLANS AND PERSPECTIVES

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



RIGHT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION
 1/8" = 1'-0" **01**



LEFT ELEVATION
 1/8" = 1'-0" **04**



REAR ELEVATION
 1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025

A302
 UNIT 3 ELEVATIONS

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





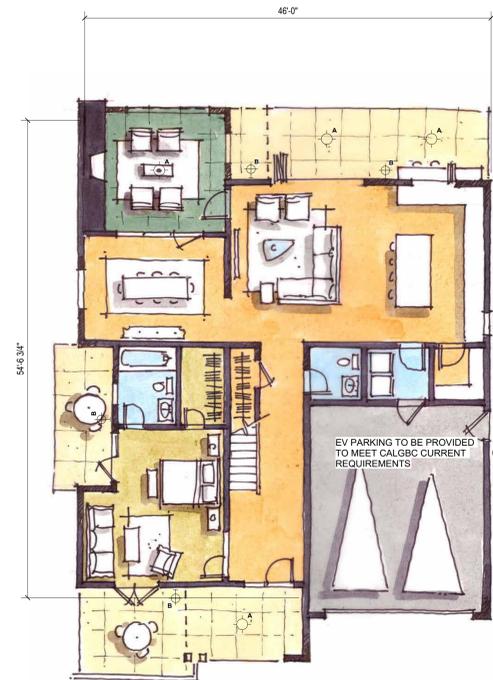
REAR PERSPECTIVE 02
1/8" = 1'-0"



FRONT PERSPECTIVE 01
1/8" = 1'-0"



SECOND FLOOR PLAN 04
1/8" = 1'-0"



FIRST FLOOR PLAN 03
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	292 SF	0 SF
FLEX	414 SF	375 SF
GARAGE	468 SF	439 SF
HOUSE	2,636 SF	2,298 SF
		2,673 SF FLOOR AREA

UNIT 4 IS A TWO STORY THREE BEDROOM, THREE AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOMS, FAMILY ROOM, THEATER/DEN, LAUNDRY ROOM AND ATTACHED TWO CAR GARAGE. THE HOME WILL HAVE A COVERED ENTRY PORCH, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/23/2015
	Updated Development Plan	07/07/2025
	Development Plan	10/10/2025

A401

UNIT 4 FLOOR PLANS AND PERSPECTIVES

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



LEFT ELEVATION
1/8" = 1'-0" **02**



FRONT ELEVATION
1/8" = 1'-0" **01**



RIGHT ELEVATION
1/8" = 1'-0" **04**



REAR ELEVATION
1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025
4	Development Plan	10/10/2025

A402

UNIT 4 ELEVATIONS

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





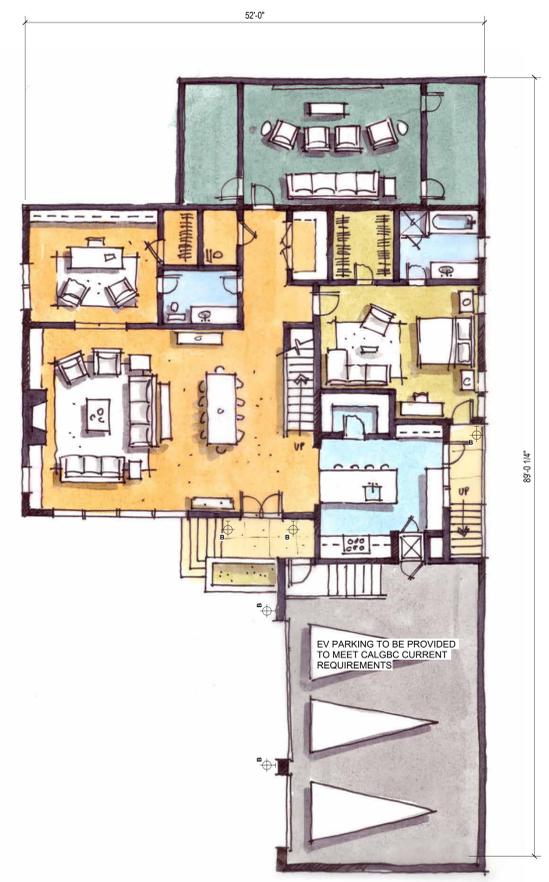
REAR PERSPECTIVE 02
1/8" = 1'-0"



FRONT PERSPECTIVE 01
1/8" = 1'-0"



SECOND FLOOR PLAN 04
1/8" = 1'-0"



FIRST FLOOR PLAN 03
1/8" = 1'-0"



AREA	GROSS	NET
COVERED	123 SF	0 SF
FLEX	498 SF	470 SF
GARAGE	723 SF	699 SF
HOUSE	3,626 SF	3,412 SF
		3,882 SF

FLOOR AREA

UNIT 5 IS A TWO STORY FOUR BEDROOM, FOUR AND A HALF BATH HOME, WITH A GREAT ROOM, FLEX ROOM, FAMILY ROOM, THEATER, MEDIA NOOK, LAUNDRY ROOM AND ATTACHED THREE CAR GARAGE. THE HOME WILL HAVE A DECK OVER THE GARAGE, A BACK PATIO, AND A DECK OFF THE MASTER BEDROOM FOR AN INDOOR/OUTDOOR LIVING EXPERIENCE

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025
4	Development Plan	10/10/2025

A501
UNIT 5 FLOOR PLANS AND PERSPECTIVES

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



LEFT ELEVATION **02**
1/8" = 1'-0"



FRONT ELEVATION **01**
1/8" = 1'-0"



RIGHT ELEVATION **04**
1/8" = 1'-0"



REAR ELEVATION **03**
1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
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4	Development Plan	10/10/2025

A502

UNIT 5 ELEVATIONS

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





LOOKING WEST AT PROPOSED PROJECT FROM GLEN ANNIE GOLF COURSE
1" = 60'-0" 1



LOOKING SOUTH - 14 at 9
1" = 60'-0" 4



LOOKING SOUTH - 11
1" = 60'-0" 2



LOOKING - 17 at 2
1" = 60'-0" 5



LOOKING - 26 at 53
1" = 60'-0" 3



LOOKING - 1 at 49
1" = 60'-0" 6



Tract Map No. 32,045

7400 Cathedral Oaks Road
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/28/2015
	Updated Development Plan	07/31/2025
	Development plan	10/10/2025

A601

PROJECT PERSPECTIVES



LOOKING - 21 at 17
1" = 60'-0"

1



LOOKING SOUTH - WEST INSIDE NEIGHBORHOOD
1" = 60'-0"

4



LOOKING - 13 at 13
1" = 60'-0"

2



LOOKING HOLLISTER - BETWEEN LOST 30 31
1" = 60'-0"

5



NEIGHBORHOOD PERSPECTIVE 1-37 NORTH
1" = 60'-0"

3



LOOKING - 25 at 44
1" = 60'-0"

6



Tract Map No. 32,045

7400 Cathedral Oaks Road
Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/28/2015
	Updated Development Plan	07/31/2025
	Development plan	10/10/2025

A602
PROJECT PERSPECTIVES



Lightology
lightology.com
866-656-6699
07.31.25

Project: _____
Company: _____
Location: _____ Fixture Type: _____
SPEC. #: **DL59807**
Approved On: _____ Approved By: _____

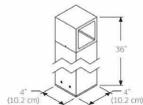
Stature 120V Square Bollard
By DALIS Lighting

Description

The Stature 120V Square Bollard Light is easily installed on a concrete or wooden base. Invisible hardware and vandal-proof design. Integrated dimmable driver. Anchor bolts included. Recommended dimmers: Leviton 6615P, Leviton VPE06-1LZ, Lutron CTCL-153P, Lutron DVLEV-300P, Lutron SELV-300P.



Shown in black



Specifications

COLOR	N/A
BODY FINISH	Black
WATTAGE	75W
DIMMER	Low Voltage Electronic
DIMENSION	4" x 4" x 30"
INTEGRATED LED MODULE	1x LED75W/120V LED
COUNTRY OF ORIGIN	China
Technical Information	
LAMP LIFE	50000 hours
COLOR RENDERING	80 CRI
LAMP COLOR	3000K
LUMENS/WATT	46.67
LUMINOUS FLUX	350 lumens



CLICK TO VIEW PRODUCT

Notes: _____

TUBE ARCHITECTURAL DS-WD05
LED Wall Mounts



PRODUCT DESCRIPTION
The latest energy efficient LED technology in an appealing cylindrical profile delivers accent and wall wash lighting. Comes in various light distribution and beam angle options.

FEATURES

- High performance exterior rated LED wall mount light
- Fixture can install upside down to alter light distribution
- Solid aluminum construction
- 5 year warranty

SPECIFICATIONS

Input: Universal voltage 120V-277VAC, 50/60Hz
Dimming: Electronic low voltage (ELV): 100% - 5%
0-100, 100% - 1%

Light Source: High output 3 Step Mac Adam Ellipse COB
Rated life of 60,000 hours at L70

Finish: Electrostatically powder coated, white, black, bronze and graphite IP65 rated, ETL & ETL wet location listed

Standards: Title 24, IAB-2016 Compliant

Operating Temp: 13°F to 122°F (-23°C to 50°C)

ORDERING NUMBER

Diameter	Watt	Beam Angle	Color Temp	CR	Lumen	CBP	Efficacy (lm/w)	Light Distribution	Finish
S	9275	2700K	90	1625 x 2	10000 x 2	73 x 2	73 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	275	2700K	85	2150 x 2	12057 x 2	89 x 2	89 x 2		
	9305	3000K	90	1895 x 2	10427 x 2	79 x 2	79 x 2		
	305	3000K	85	2350 x 2	12689 x 2	93 x 2	93 x 2		
16°	305	3000K	85	2350 x 2	12689 x 2	93 x 2	93 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	405	4000K	85	2375 x 2	13062 x 2	95 x 2	95 x 2		
	9275	2700K	90	1810 x 2	5380 x 2	72 x 2	72 x 2		
	275	2700K	85	2170 x 2	6335 x 2	87 x 2	87 x 2		
23°	9305	3000K	90	1895 x 2	5498 x 2	75 x 2	75 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	305	3000K	85	2275 x 2	6643 x 2	91 x 2	91 x 2		
	355	3500K	85	2350 x 2	6797 x 2	93 x 2	93 x 2		
	405	4000K	85	2350 x 2	6853 x 2	94 x 2	94 x 2		
33°	9275	2700K	90	1900 x 2	4575 x 2	76 x 2	76 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	275	2700K	85	2080 x 2	5477 x 2	81 x 2	81 x 2		
	9305	3000K	90	1970 x 2	4683 x 2	79 x 2	79 x 2		
	305	3000K	85	2390 x 2	5987 x 2	96 x 2	96 x 2		
DS-WD05 5" 25W x 2	355	3500K	85	2445 x 2	5872 x 2	98 x 2	98 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	405	4000K	85	2470 x 2	5930 x 2	99 x 2	99 x 2		
	927A	2700K	90	2000 x 2	80 x 2	80 x 2	80 x 2		
	27A	2700K	85	2400 x 2	96 x 2	96 x 2	96 x 2		
DS-WD0534 3" 17W x 2	930A	3000K	85	2075 x 2	N/A	83 x 2	83 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	30A	3000K	85	2520 x 2	N/A	101 x 2	101 x 2		
	35A	3500K	85	2575 x 2	N/A	103 x 2	103 x 2		
	40A	4000K	85	2600 x 2	N/A	104 x 2	104 x 2		
F	927B	2700K	90	2000 x 2	80 x 2	80 x 2	80 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	27B	2700K	85	2400 x 2	96 x 2	96 x 2	96 x 2		
	930B	3000K	90	2075 x 2	N/A	83 x 2	83 x 2		
	30B	3000K	85	2520 x 2	N/A	101 x 2	101 x 2		
Towards the wall	35B	3500K	85	2575 x 2	N/A	103 x 2	103 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	40B	4000K	85	2600 x 2	N/A	104 x 2	104 x 2		
	927C	2700K	90	2000 x 2	80 x 2	80 x 2	80 x 2		
	27C	2700K	85	2400 x 2	96 x 2	96 x 2	96 x 2		
F One side away from the wall	930C	3000K	90	2075 x 2	N/A	83 x 2	83 x 2	[Diagram]	BK Black WT White BZ Bronze GH Graphite
	30C	3000K	85	2520 x 2	N/A	101 x 2	101 x 2		
	35C	3500K	85	2575 x 2	N/A	103 x 2	103 x 2		
	40C	4000K	85	2600 x 2	N/A	104 x 2	104 x 2		

DS-WD05- Example DS-WD05-F30A-WT Reference output shows 25W output. Multiply by 0.7 to determine output for 17W combinations.

waLighting.com Phone (800) 526-2588
Headquarters/Eastern Distribution Center 44 Harbor Park Drive West Washington, NY 11050
Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122
Western Distribution Center 1720 Anishbaul Avenue Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. SEPT 2019

Exterior Bollard

Exterior Sconce

WAFER | LED SURFACE MOUNT

58710 | 58712 | 58714 | 58734 | 58736 | 58610 | 58612 | 58614
58780 | 58784

Job Name: _____
Job Type: _____
Quantity: _____
Comments: _____

- Range Voltage Input 120-277V
- Die Cast Aluminum frame
- Edge Lit LED technology
- Energy Star and IES Options
- Patented Drive W0022144#A1 Installation on select models
- For Dimmer Information: See Dimming Compatibility Chart

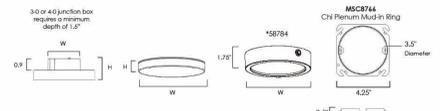


58780WT
7" Empty Shell

58784WTWT
Wafer LED 7"
Emergency Back Up

MSCB74
Mu2-in Ring

PRODUCT DESCRIPTION
Wafer was designed for the discriminate consumer who wants the low profile look of recessed without the high cost. Manufactured of die cast aluminum, Wafer brings ultimate heat dissipation to its edge lit technology. Edge lighting gives very even light distribution while dispersing heat over a larger area. The result of this is longer LED life and better light diffusion.



MODEL	DIMENSION	BUILD TYPE	CCT	CR	LUMENS	RATIO	DRIVER	DIMMABLE	V INPUT
58710	5.5"W x 0.5"H	10W Integrated LED	3000K	90+	950	700	ELV	120-277V	
58810	5.5"W x 0.5"H	10W Integrated LED	4000K	90+	950	700	ELV	120-277V	
58712	7"W x 0.5"H	15W Integrated LED	3000K	90+	1200	1150	ELV	120-277V	
58812	7"W x 0.5"H	15W Integrated LED	4000K	90+	1200	1200	ELV	120-277V	
58714	9"W x 0.5"H	20W Integrated LED	3000K	90+	2100	1600	ELV	120-277V	
58814	9"W x 0.5"H	20W Integrated LED	4000K	90+	2200	1700	ELV	120-277V	
58784	12"W x 0.5"H	30W Integrated LED	3000K	90+	3000	2500	ELV	120-277V	
58784	12"W x 1.5"H	17W Integrated LED	3000K	90+	1250	1150	0-10V	120-277V	

FINISHES OPTIONS:

- White (WT)
- Bronze (BZ)
- Satin Nickel (SN)
- Black (BK)

MATERIAL:

- Aluminum
- Polycarbonate Lens

AVAILABLE SIZES: NOMINAL 8" | 7" | 6" | 5"

RATINGS:

- CEC's Wet Location
- Energy Star 2.0
- IEC 60598-2-22
- ADA extension
- Dimmable



ADDITIONAL:
RATED LIFE: 60,000 hours
OPERATING TEMPERATURE: -4°F to 145°F
LIGHT PHOTOMETRICS: Reports Available
Patented Technology
W0022144#A1 in "F" and above

Always consult a qualified electrician before installing any lighting product

MAXIM LIGHTING
WESTERN DISTRIBUTION CENTER (HEADQUARTER)
253 NORTH VINELAND AVE | CITY OF INDUSTRY, CA 91746
EASTERN DISTRIBUTION CENTER
101 GARDNER PARK | PEACHTREE CITY, GA 30269
P. 626.956.4200 | F. 626.956.4225 | maximlighting.com

Tract Map No. 32,045

7400 Cathedral Oaks
Goleta, CA 93117

PROJECT #: 000-AAA

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
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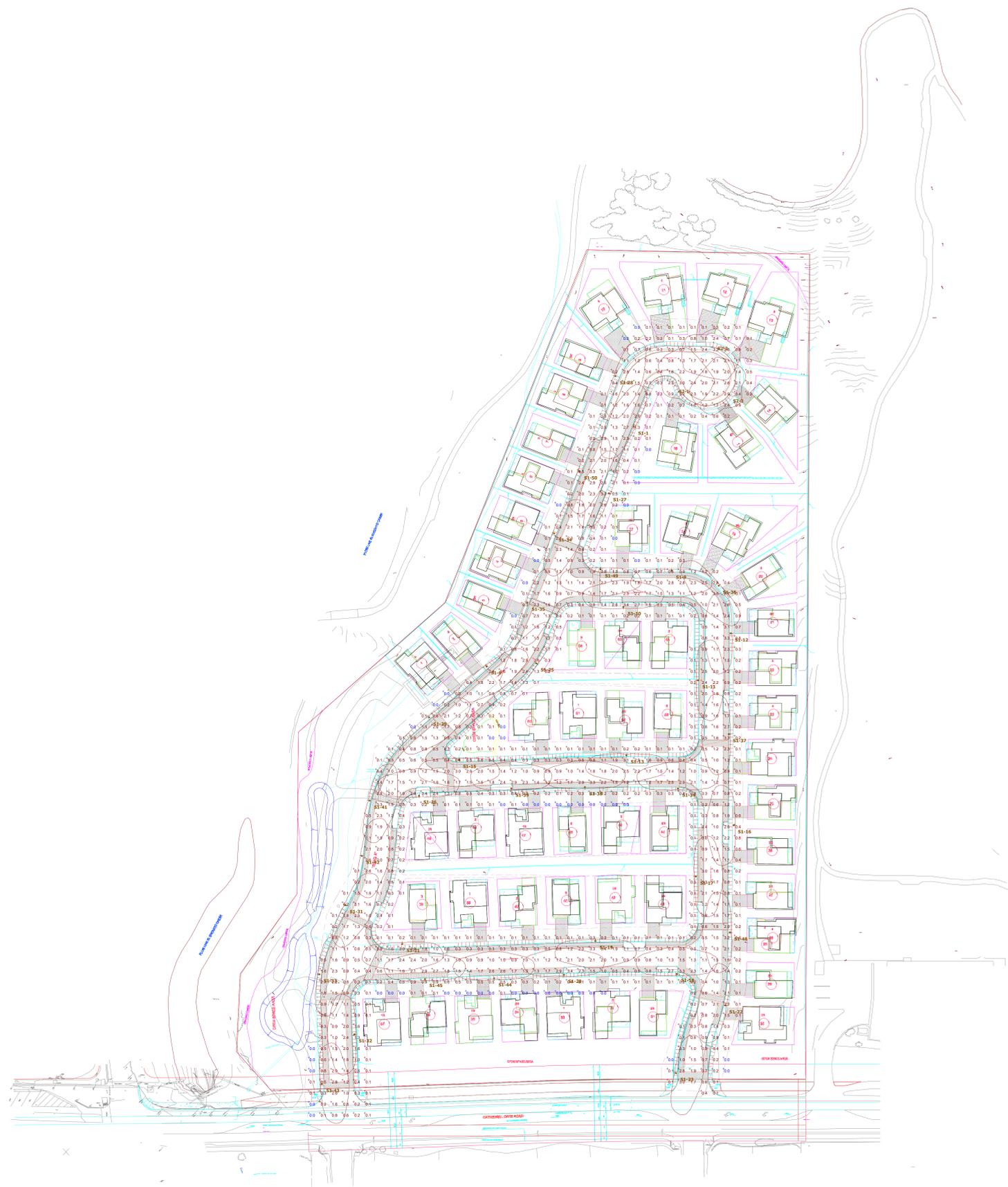
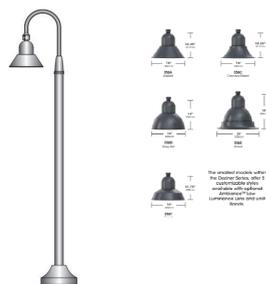
AVAILABLE SIZES:	DATE
8" 7" 6" 5"	

A901

LIGHTING SPECS

Symbol	Label	Qty	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lamp Output	LLF	Input Power	Notes
S1		39	U.S. ARCHITECTURAL LIGHTING	DS6C-FL6D-121-W-36LED-1252MA-30K-95LUMY-1-1AL-9X35-S-95-F113/20X24-144-1252777/AL-9X35-S-95C	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	36 WHITE LIGHT EMITTING DIODES (LED), BASE UP.	36	165	0.92	62	16FT MOUNTING HEIGHT
S2		3	U.S. ARCHITECTURAL LIGHTING	DS6C-FL6D-121-W-36LED-1252MA-30K-95LUMY-1-1AL-9X35-S-95-F113/20X24-144-1252777/AL-9X35-S-95C	FABRICATED METAL HOUSING, 1 LED MODULE CONSISTING OF:	36 WHITE LIGHT EMITTING DIODES (LED), BASE UP.	36	209	0.92	62	16FT MOUNTING HEIGHT

STATISTICS							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	UG
SITE LIGHTING	+	0.9 fc	3.6 fc	0.0 fc	N/A	N/A	-1.0



Plan View
Scale: 1" = 60ft

DISCLAIMER
The photometric calculation is provided as service for evaluating lighting levels and the results are based upon the data entered by the designer and the criteria provided by the customer. Responsibility of approval is by others. All of the data and fixture selections shall be reviewed and accepted by the approving authority. Fixture nomenclature shall be approved through submittal process prior to product being ordered.

PREPARED BY

L & P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
TEL: (805) 680-0771



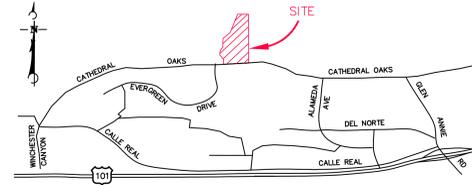
PREPARED UNDER THE DIRECTION OF MARK LLOYD

MARK LLOYD, PLS 5470

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 1 OF 6 SHEETS



VICINITY MAP SCALE: 1" = 1000'

OWNERS STATEMENT:

WE HEREBY APPLY FOR APPROVAL OF THE DIVISION OF REAL PROPERTY SHOWN ON THIS MAP AND CERTIFY THAT WE ARE THE LEGAL OWNER OR THE AUTHORIZED AGENT OF THE LEGAL OWNER AND THAT THE INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

SHELBY FAMILY PARTNERSHIP, L.P., A CALIFORNIA LIMITED PARTNERSHIP

BY: _____ DATE _____

SUBDIVIDER & APPLICANT:

SHELBY FAMILY PARTNERSHIP, L.P.
690 LILAC DRIVE
SANTA BARBARA, CA 93108

LEGAL DESCRIPTION

THAT PORTION OF THE RANCHO DOS PUEBLOS, IN THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, DESCRIBED IN A DEED TO THE NEREPI'S COMPANY RECORDED MAY 7, 1980 AS INSTRUMENT NO. 80-18567 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SAID LAND IS SHOWN ON RECORD OF SURVEY RECORDED DECEMBER 10, 1998 IN BOOK 149, PAGE 77 OF RECORD OF SURVEYS.

EXCEPTING THEREFROM THAT PORTION OF SAID LAND WHICH LIES SOUTHERLY OF A LINE PARALLEL AND CONCENTRIC WITH AND DISTANT FIFTY-TWO (52.00) FEET SOUTHERLY OF THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF CATHEDRAL OAKS ROAD, ONE-HUNDRED AND FOUR (104.00) FEET WIDE, WITH THE CENTERLINE OF NORTHGATE DRIVE AS SHOWN ON PARCEL MAP NO. 14,257 RECORDED JULY 24, 1996 IN BOOK 51, PAGES 79 THROUGH 88, INCLUSIVE, OF PARCEL MAPS;

THENCE NORTH 89°24'16" EAST, A DISTANCE OF 71.97 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE NORTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°15'34" AN ARC DISTANCE OF 118.31 FEET;

THENCE NORTH 87°08'42" EAST, A DISTANCE OF 376.95 FEET TO THE BEGINNING OF A TANGENT CURVE, CONCAVE SOUTHERLY AND HAVING A RADIUS OF 3000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 2°03'26" AN ARC DISTANCE OF 107.72 FEET;

THENCE NORTH 89°12'08" EAST A DISTANCE OF 233.10 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID DEED TO NEREPI'S COMPANY.

EXISTING EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FWVE-775250021-SA DATED JUNE 17, 2025:

ANY AND ALL EASEMENTS AND RIGHTS EXCEPTED AND RESERVED IN THE PARTITION DEED AND AGREEMENT BETWEEN FRANCIS G. DOTY, ET UX. AND RUSSEL E. DOTY, ET UX., RECORDED JULY 31, 1947, AS INSTRUMENT NO. 10352 IN BOOK 733, PAGE 409 OF OFFICIAL RECORDS, SAID EASEMENTS ARE NOT LOCATABLE FROM RECORD INFORMATION. (PTR ITEM #6)

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG THE "PRESENT EXISTING RANCH ROAD EXTENDING IN A GENERAL NORTHERLY DIRECTION FROM THE STATE HIGHWAY", SHOULD SAME CROSS OR INTERSECT SAID LAND, AS SAID EASEMENT IS DESCRIBED IN DEED FROM RUSSEL E. DOTY, ET UX., TO GLENN A. WEST, RECORDED MARCH 2, 1949 AS INSTRUMENT NO. 2707 IN BOOK 841, PAGE 120 OF OFFICIAL RECORDS. SAID EASEMENT IS NOT LOCATABLE FROM RECORD INFORMATION. (PTR ITEM # 7)

8 TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN TO GENERAL TELEPHONE COMPANY OF CALIFORNIA IN DOCUMENT RECORDED OCTOBER 8, 1956, INSTRUMENT NO. 19666, BOOK 1406, PAGE 264, OF OFFICIAL RECORDS. A PORTION OF THE EASEMENT WAS QUITCLAIMED BY DEED EXECUTED BY GTE CALIFORNIA, RECORDED FEBRUARY 10, 1999 AS INSTRUMENT NO. 99-10454 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY. (PTR ITEM # 8)

9 FIFTEEN (15.00) FOOT WIDE EASEMENT FOR WATER PIPE LINE AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO GOLETA COUNTY WATER DISTRICT IN DOCUMENT RECORDED JUNE 24, 1960, INSTRUMENT NO. 20044, BOOK 1756, PAGE 501, OF OFFICIAL RECORDS. (PTR ITEM # 9)

14 EIGHTY-FOUR (84.00) FOOT WIDE EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF SANTA BARBARA AS SET FORTH IN DOCUMENT RECORDED FEBRUARY 3, 1999 AS INSTRUMENT NO. 99-9145, OFFICIAL RECORDS, FOR CATHEDRAL OAKS ROAD. SAID EASEMENT RIGHTS HAVE REVERTED TO THE CITY OF GOLETA. (ITEM # 14)

PROPOSED EASEMENT NOTES:

A PROPOSED FIFTY-TWO (52.00) FOOT EASEMENT FOR PRIVATE STREET, PUBLIC AND PRIVATE UTILITIES, DRAINAGE AND EMERGENCY ACCESS PURPOSES TO BE GRANTED TO PROJECT HOMEOWNERS ASSOCIATION FOR THE BENEFIT OF THE PROPOSED LOTS AS SHOWN HEREON.

B PROPOSED TWENTY (20.00) FOOT WIDE OFFER OF DEDICATION FOR EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO TO THE COUNTY OF SANTA BARBARA.

GEOTECHNICAL & SOILS REPORT

A GEOTECHNICAL STUDY HAS BEEN PREPARED BY ENCO, INC. AS PROJECT NO. 8724.001.000 DATED JULY 14, 2025 AND REVISED JULY 31, 2025.

DRAINAGE

DRAINAGE FOR PROPOSED LOTS AS SHOWN HEREON WILL SURFACE DRAIN TO PRIVATE STREET GUTTERS, CATCH BASINS, SUB-SURFACE STORM DRAIN PIPES AND BIO-INTEGRATION SWALES AND WILL BE CONDUCTED TO ESTABLISHED DRAINAGE COURSES AS SHOWN HEREON.

FIRE SEVERITY

PORTIONS OF THE LAND WITHIN THE SUBJECT VESTING TENTATIVE TRACT MAP IS LOCATED WITHIN A VERY HIGH FIRE SEVERITY ZONE (FHSZ) AS DETERMINED BY THE CALIFORNIA STATE FIRE MARSHALL AND AS SHOWN ON FIRE HAZARD SEVERITY ZONE MAP DATED FEBRUARY 24, 2025.

PROJECT DESCRIPTION

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN FOR PROPOSED GRADING, STRUCTURES AND INFRASTRUCTURE OVER THE PROPERTY KNOWN AS APN 077-530-019 TO CONSTRUCT AND INSTALL FIFTY-SIX (56) RESIDENTIAL SINGLE-FAMILY DWELLINGS; THREE (3) OPEN SPACE LOTS; PUBLIC AND PRIVATE STREET IMPROVEMENTS, PUBLIC AND PRIVATE DRAINAGE IMPROVEMENTS, ALL AS SHOWN HEREON.

MAP & PLAN SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP

SEE SHEET 2 FOR OVERALL DEVELOPMENT PLAN AREA AND PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN. SEE ARCHITECTURAL PLANS FOR ARCHITECTURAL DESIGN AND DETAILS.

SEE SHEET 3, 4 & 5 FOR DETAILED DESIGN OF IMPROVEMENTS AND BUILDING LOCATIONS.

SEE SHEET 6 FOR DETAILS.

GENERAL NOTES

1. SUBDIVISION MAP ACT:

THIS VESTING TENTATIVE MAP REPRESENTS A PROPOSED SUBDIVISION OF LAND PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, GOVERNMENT CODE SECTION 66410 ET SEQ, AND THE CITY OF GOLETA CITY CODE CHAPTER 21. PROPOSED LOTS 1 THROUGH 60, INCLUSIVE, AS SHOWN HEREON ARE INTENDED TO BE CREATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES. PROPOSED LOTS 61 THROUGH 64, INCLUSIVE, AS SHOWN HEREON ARE INTENDED TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE PROJECT OWNERS ASSOCIATION. PROPOSED ROADS AS SHOWN HEREON ARE PROPOSED TO BE CONVEYED TO THE PROJECT OWNERS ASSOCIATION AS PRIVATE STREET EASEMENTS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS, WITH THE OWNERS ASSOCIATION RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE STREETS AND DRAINAGE FACILITIES AS SHOWN HEREON.

2. TOPOGRAPHIC SURVEY:

TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC COMPILATIONS PERFORMED BY GOLDEN STATE AERIAL SURVEYS IN DECEMBER 2007 AND SUPPLEMENTED BY FIELD SURVEYS UNDERTAKEN BY L & P CONSULTANTS.

3. HORIZONTAL AND VERTICAL DATUMS:

HORIZONTAL DATUM FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 5 (CCS83, ZONE 5). THE FIELD SURVEY WAS TIED TO CCS83, ZONE 5 BY STATIC GPS MEASUREMENTS AND IS BASED ON TIES TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) UCSB, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 171, PAGES 24 & 25 OF RECORD OF SURVEYS. THE COORDINATES FOR CORS UCSB ARE IN UNITED STATES SURVEY FEET (USF) AS FOLLOWS:

NORTH = 1977889.14'
EAST = 6005600.26'

VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK FOR THIS SURVEY IS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) UCSB, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 171, PAGES 24 & 25 OF RECORD OF SURVEYS. THE ELEVATION WAS MEASURED BY STATIC GPS METHODS, USING GEIOD03 (CONUS). THE ELEVATION OF UCSB IS IN UNITED STATES SURVEY FEET (USF) AS FOLLOWS:

ELEVATION = 89.02'

4. BOUNDARY INFORMATION:

BOUNDARY INFORMATION AS SHOWN HEREON HAS BEEN BASED ON RECORD MAP DATA AND FIELD BOUNDARY SURVEYS PERFORMED BY L & P CONSULTANTS.

5. BASIS OF BEARINGS:

THE BEARING OF NORTH 0°28'00" WEST BETWEEN FOUND MONUMENTS ON THE EAST LINE OF PARCEL "A" OF THE LAND SHOWN ON RECORD OF SURVEY FILED IN BOOK 149, PAGE 77 OF RECORDS OF SURVEYS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.

6. TENTATIVE MAP AREAS:

GROSS AREA OF TRACT MAP: 15.80 ACRES
PUBLIC RIGHT-OF-WAY: 1.42 ACRES (CATHEDRAL OAKS ROAD)
NET AREA OF TRACT MAP: 14.38 ACRES

GROSS AREA INCLUDES LAND WITHIN PUBLIC ROAD EASEMENTS.

7. LAND USE AND ZONING DESIGNATIONS:

GENERAL PLAN: AGRICULTURE (EXISTING) - SINGLE FAMILY RESIDENTIAL (PROPOSED)
ZONING: AG-II-40 (EXISTING) - 7-R-1 SINGLE FAMILY RESIDENTIAL (PROPOSED)
BUILDING SETBACKS: PER CURRENT 7-R-1 STANDARDS AND PROPOSED TEXT AMENDMENT

8. PROPOSED LOT COUNT AND USE:

56 SINGLE FAMILY RESIDENTIAL LOTS, AND 3 PRIVATE OPEN SPACE LOTS ARE PROPOSED TO BE CREATED BY THIS VESTING TENTATIVE TRACT MAP. ACCESS TO PROPOSED LOTS IS PROVIDED BY PRIVATE STREET EASEMENTS.

9. FLOOD ZONE DESIGNATION:

THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C" PER FLOOD INSURANCE RATE MAP FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, COMMUNITY PANEL NO. 060331 0735 C, DATED SEPTEMBER 27, 1985. ZONE "C" INDICATES AREAS OF MINIMUM FLOOD HAZARD.

ESTIMATED EARTHWORK QUANTITIES:

OUT: 27,500 CY FILL: 23,500 CY LOSSES: 4,000 CY

THE ABOVE QUANTITIES ARE APPROXIMATE IN PLACE VOLUMES CALCULATED FROM THE EXISTING GROUND TO THE PROPOSED FINISH GRADE OR SUBGRADE AS SHOWN HEREON. EXISTING GROUND IS DEFINED BY THE CONTOURS SHOWN HEREON. PROPOSED FINISH GRADE IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED AS SHOWN HEREON. PROPOSED SUBGRADE ELEVATION IS DEFINED AS THE DESIGN SURFACE ELEVATION OF EARTH TO BE CONSTRUCTED BENEATH PAVEMENTS OR STRUCTURES AS SHOWN HEREON.

THE EARTHWORK QUANTITIES ABOVE ARE FOR PLANNING PURPOSES ONLY. THEY HAVE NOT BEEN FACTORED TO ACCOUNT FOR CHANGES IN VOLUME DUE TO BULKING, OVER EXCAVATION AND RECOMPACTION, AND CONSTRUCTION METHODS.

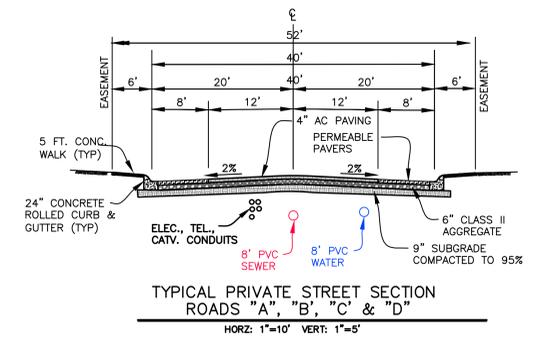
PROJECT SITE STATISTICS

LOT NUMBER	LOT SIZE GROSS SF	LOT SIZE NET SF	AVE. LOT WIDTH(FT)	BUILDING PAD AVG. CUT/FILL	PLAN TYPE R=REVERSED	HOUSE (SF)	GARAGE (SF)	FOOT PRINT (SF) % LOT COVERAGE	HARDSCAPE (SF) % COVERAGE	PERMIABLE (SF) % COVERAGE	LANDSCAPE (SF) % LOT COVERAGE	ROAD EASEMENT HARDSCAPE (SF)	ROAD EASEMENT PERMIABLE (SF)
1	7,500	5,940	60.00	F+0.5'/FF	4	2,298	439	2,187 (37%)	385 (6%)	1,480 (25%)	1,729 (30%)	1,132	428
2	7,828	5,910	60.00	F+1.0'/FF	3	2,092	415	1,544 (26%)	405 (7%)	1,182 (20%)	2,596 (44%)	1,412	506
3	7,468	5,608	60.00	F+4.0'/FF	3-R	2,263	415	1,544 (28%)	405 (7%)	1,182 (20%)	2,591 (44%)	1,382	556
4	7,625	6,040	61.00	F+4.0'/FF	4	2,673	439	2,187 (36%)	472 (8%)	1,355 (23%)	1,767 (39%)	1,096	464
5	7,750	6,138	62.00	F+1.5'/FF	2-R	2,160	434	2,127 (35%)	385 (6%)	1,313 (22%)	2,115 (36%)	1,036	524
6	7,500	5,940	60.00	F+2.5'/FF	4	2,673	439	2,187 (37%)	472 (8%)	1,354 (23%)	1,768 (30%)	1,139	421
7	7,500	5,940	60.00	F+2.5'/FF	3	2,092	415	1,544 (26%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,143	417
8	7,500	5,940	60.00	F+1.5'/FF	4	2,673	439	2,187 (37%)	472 (8%)	1,354 (23%)	1,768 (30%)	1,289	271
9	7,033	6,075	60.00	C-0.5'/FF	3-R	2,262	415	1,544 (25%)	405 (7%)	1,193 (20%)	2,750 (45%)	697	261
10	10,555	9,487	69.21	C-3.0'/FF	5	3,412	659	3,150 (33%)	222 (2%)	2,112 (22%)	3,931 (41%)	783	285
11	11,627	10,298	75.52	C-14.0'/FF	5	3,412	659	3,150 (31%)	222 (2%)	2,061 (20%)	4,793 (47%)	969	360
12	11,227	10,018	69.18	C-15.0'/FF	5	3,412	659	3,150 (31%)	222 (2%)	2,143 (21%)	4,431 (45%)	848	361
13	13,748	13,105	84.42	C-8.0'/FF	5	3,412	659	3,150 (24%)	222 (2%)	2,195 (17%)	7,466 (56%)	491	152
14	10,691	9,626	71.84	F+3.5'/FF	4	2,673	439	2,187 (23%)	472 (5%)	1,240 (13%)	5,568 (58%)	818	247
15	12,470	11,567	76.89	F+6.5'/FF	4-R	2,673	439	2,187 (19%)	472 (4%)	1,257 (11%)	7,492 (65%)	694	209
16	20,898	13,076	114.04	F+6.5'/FF	4	2,673	439	2,187 (17%)	472 (4%)	1,575 (12%)	8,683 (66%)	6,033	1,789
17	14,314	7,849	111.00	C-2.5'/FF	4-R	2,673	439	2,187 (28%)	472 (6%)	1,573 (17%)	3,678 (47%)	4,371	2,094
18	8,720	7,323	68.56	C-4.5'/FF	2	2,160	434	2,127 (29%)	385 (5%)	1,361 (19%)	3,450 (47%)	1,015	382
19	12,044	11,341	77.74	C-4.5'/FF	4-R	2,673	439	2,187 (19%)	472 (4%)	1,581 (14%)	6,942 (61%)	510	193
20	8,190	7,393	60.00	C-2.0'/FF	3	2,092	415	1,544 (21%)	405 (5%)	1,194 (16%)	4,067 (56%)	575	222
21	7,217	5,954	60.00	F+1.0'/FF	3-R	2,092	415	1,544 (26%)	405 (7%)	1,182 (20%)	2,640 (44%)	918	345
22	7,500	5,940	60.00	F+0.0'/FF	4	2,672	434	2,187 (37%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,140	420
23	7,500	5,940	60.00	F+0.5'/FF	4	2,672	434	2,187 (37%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,130	430
24	7,686	6,087	61.50	F+1.0'/FF	1	1,723	491	2,356 (39%)	375 (6%)	1,382 (23%)	1,844 (30%)	1,288	311
25	7,500	5,940	60.00	F+1.0'/FF	4	2,673	439	2,187 (37%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,049	511
26	7,500	5,940	60.00	F+0.0'/FF	3-R	2,092	415	1,544 (26%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,129	431
27	7,500	5,940	60.00	F+0.0'/FF	3-R	2,092	415	1,544 (26%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,140	420
28	7,500	5,940	60.00	C-0.5'/FF	4	2,673	439	2,187 (37%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,047	513
29	7,570	6,001	60.00	F+0.0'/FF	3-R	2,092	415	1,544 (26%)	405 (7%)	1,210 (20%)	2,659 (44%)	1,050	519
30	8,924	7,180	64.14	F+0.5'/FF	1-R	1,723	491	2,356 (33%)	379 (5%)	1,379 (19%)	2,936 (41%)	1,263	481
31	12,517	6,944	65.77	F+3.0'/FF	3-R	2,092	415	1,544 (22%)	379 (5%)	1,452 (21%)	3,386 (49%)	4,018	1,555
32	7,628	6,016	62.03	F+3.0'/FF	2	2,160	434	2,127 (35%)	385 (6%)	1,311 (22%)	2,193 (37%)	1,170	442
33	7,752	6,112	62.29	F+3.5'/FF	1	1,723	491	2,356 (39%)	379 (6%)	1,410 (23%)	1,837 (30%)	1,187	453
34	7,500	5,940	61.50	F+4.5'/FF	2-R	2,160	434	2,127 (36%)	585 (6%)	1,313 (22%)	2,115 (36%)	1,156	404
35	7,688	6,089	61.50	F+4.5'/FF	1-R	1,723	491	2,356 (39%)	379 (6%)	1,415 (23%)	1,809 (30%)	1,158	441
36	7,500	5,940	61.50	F+3.0'/FF	2	2,160	434	2,127 (36%)	385 (6%)	1,313 (36%)	2,115 (36%)	1,131	429
37	14,564	6,358	117.02	F+2.5'/FF	1-R	1,723	491	2,356 (37%)	379 (6%)	1,412 (22%)	2,081 (33%)	5,898	2,308
38	18,311	7,999	142.66	C-2.5'/FF	3	2,092	415	1,544 (19%)	405 (5%)	1,182 (15%)	4,685 (59%)	7,594	2,718
39	8,013	6,346	64.10	C-3.0'/FF	1	1,723	491	2,356 (37%)	379 (6%)	1,412 (22%)	2,069 (33%)	1,219	448
4													

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
**VESTING TENTATIVE TRACT MAP 32,045
 AND FINAL DEVELOPMENT PLAN**
 IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 2 OF 6 SHEETS



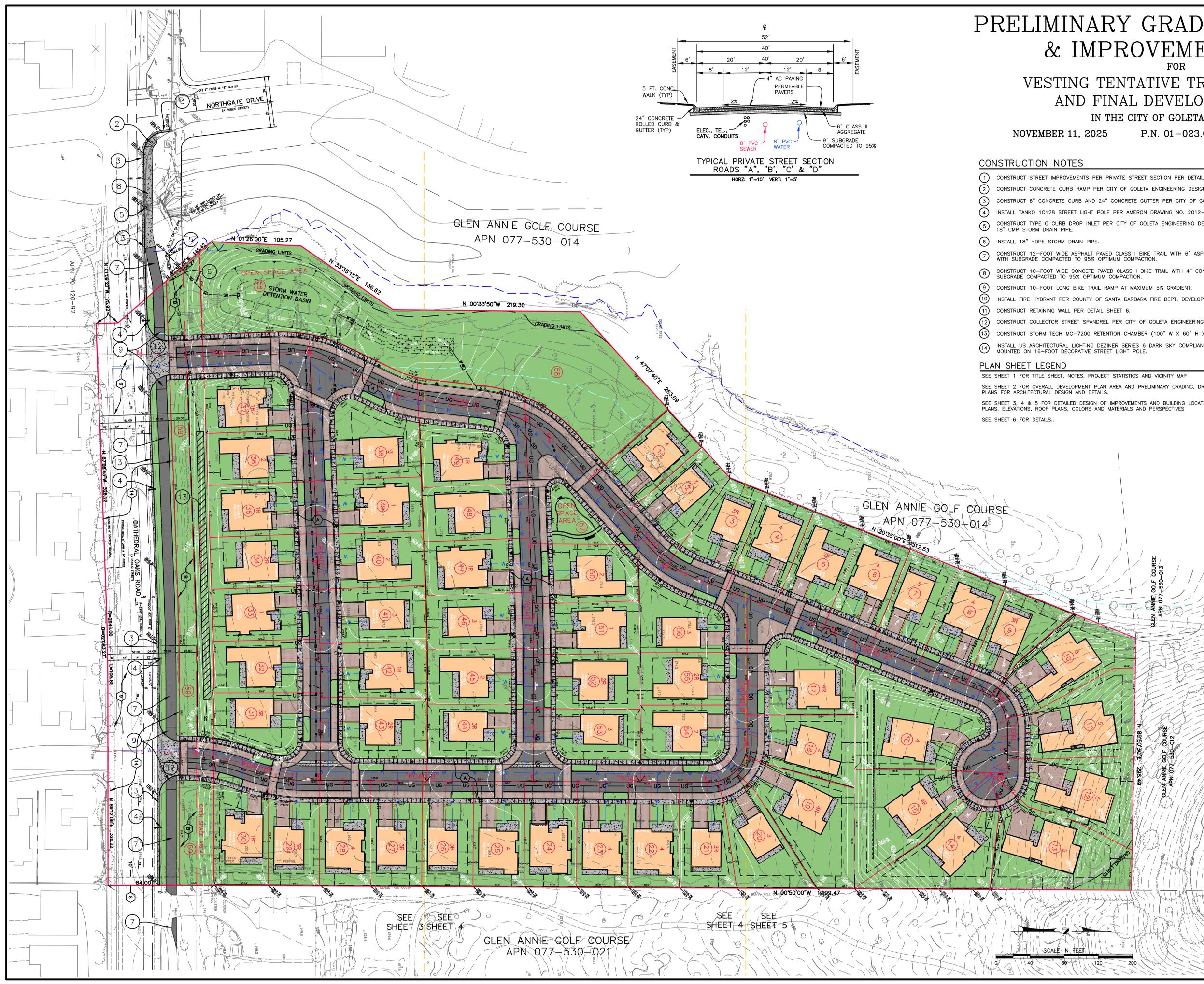
CONSTRUCTION NOTES

- 1 CONSTRUCT STREET IMPROVEMENTS PER PRIVATE STREET SECTION PER DETAIL HEREON.
- 2 CONSTRUCT CONCRETE CURB RAMP PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 5-030.
- 3 CONSTRUCT 6" CONCRETE CURB AND 24" CONCRETE GUTTER PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-030.
- 4 INSTALL TANKO 1C128 STREET LIGHT POLE PER AMERON DRAWING NO. 2012-028 WITH GE EVOLVE LED ROADWAY LIGHT.
- 5 CONSTRUCT TYPE C CURB DROP INLET PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 3-020 AND CONNECT TO EXISTING 18" CMP STORM DRAIN PIPE.
- 6 INSTALL 18" HDPE STORM DRAIN PIPE.
- 7 CONSTRUCT 12-FOOT WIDE ASPHALT PAVED CLASS I BIKE TRAIL WITH 6" ASPHALT CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
- 8 CONSTRUCT 10-FOOT WIDE CONCRETE PAVED CLASS I BIKE TRAIL WITH 4" CONCRETE PAVING AND 6" CLASS II AGGREGATE BASE WITH SUBGRADE COMPACTED TO 95% OPTIMUM COMPACTION.
- 9 CONSTRUCT 10-FOOT LONG BIKE TRAIL RAMP AT MAXIMUM 5% GRADIENT.
- 10 INSTALL FIRE HYDRANT PER COUNTY OF SANTA BARBARA FIRE DEPT. DEVELOPMENT STANDARDS.
- 11 CONSTRUCT RETAINING WALL PER DETAIL SHEET 6.
- 12 CONSTRUCT COLLECTOR STREET SPANDREL PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-020.
- 13 CONSTRUCT STORM TECH MC-7200 RETENTION CHAMBER (100" W X 60" H X 60" L) WITH 0.5% GRADIENT.
- 14 INSTALL US ARCHITECTURAL LIGHTING DEZINER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #DS6C-PLD-III-W-36LED MOUNTED ON 16-FOOT DECORATIVE STREET LIGHT POLE.

PLAN SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP.
 SEE SHEET 2 FOR OVERALL DEVELOPMENT PLAN AREA AND PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN. SEE ARCHITECTURAL PLANS FOR ARCHITECTURAL DESIGN AND DETAILS.
 SEE SHEET 3, 4 & 5 FOR DETAILED DESIGN OF IMPROVEMENTS AND BUILDING LOCATIONS. SEE ARCHITECTURAL PLANS FOR DETAILED FLOOR PLANS, ELEVATIONS, ROOF PLANS, COLORS AND MATERIALS AND PERSPECTIVES
 SEE SHEET 6 FOR DETAILS..

LEGEND	
(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A)	EASEMENT NOTE PER SHEET 1
(Red line)	EXISTING PROPERTY LINE
(Red dashed line)	PROPOSED LOT LINE
(Dashed line)	EASEMENTS
(Dotted line)	ASSESSOR'S PARCEL LINE
(Green line)	GRADING LIMITS
(-130)	EXISTING CONTOUR
(-130)	PROPOSED CONTOUR
(S)	EXISTING SEWER LINE
(W)	EXISTING WATER LINE
(OHW)	EXISTING OVERHEAD WIRE
(S)	PROPOSED SEWER LINE
(W)	PROPOSED WATER LINE
(SD)	PROPOSED STORM DRAIN
(UG)	PROPOSED DRY UTILITIES
(Grey line)	RETAINING WALL
(FH)	FIRE HYDRANT
(CB)	CATCH BASIN
(GL)	PROPOSED GRADING LIMITS
(SL)	PROPOSED STREET LIGHT
(P)	POWER POLE
FF=	FINISH FLOOR ELEVATION
162.0 FG	FINISH GRADE ELEVATION
TW / BW	TOP OR BOTTOM OF WALL



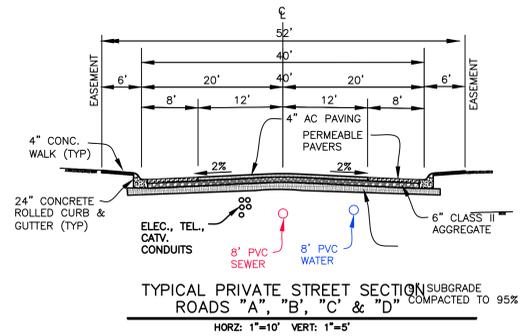


APN 79-120-92

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LEGEND

(10)	PROPOSED LOT	— W —	EXISTING WATER LINE
2	PROPOSED UNIT MODEL	— OHW —	EXISTING OVERHEAD WIRE
2R	PROPOSED UNIT MODEL REVERSED	— S —	PROPOSED SEWER LINE
(A)	EASEMENT NOTE PER SHEET 1	— W —	PROPOSED WATER LINE
—	EXISTING PROPERTY LINE	— SD —	PROPOSED STORM DRAIN
—	PROPOSED LOT LINE	— UG —	PROPOSED DRY UTILITIES
---	EASEMENTS	—	RETAINING WALL
---	GRADING LIMITS	—	FIRE HYDRANT
—130—	EXISTING CONTOUR	—	CATCH BASIN
—130—	PROPOSED CONTOUR	—	PROPOSED STREET LIGHT
— S —	EXISTING SEWER LINE	—	POWER POLE
		FF = 162.2	FINISH FLOOR ELEVATION
		162.0 FG	FINISH GRADE ELEVATION
		TW / BW	TOP OR BOTTOM OF WALL



**PRELIMINARY GRADING, DRAINAGE
& IMPROVEMENT PLAN**
FOR
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NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 3 OF 6 SHEETS

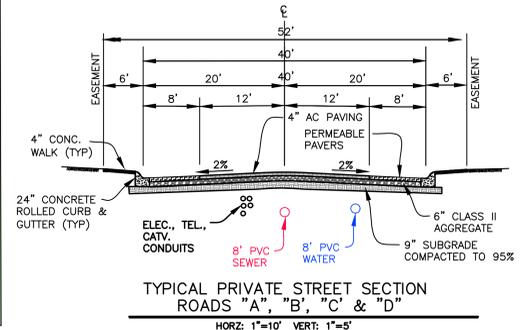




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 - CONSTRUCT COLLECTOR STREET SPANDREL PER CITY OF GOLETA ENGINEERING DESIGN STANDARD DETAIL 4-020.
 - CONSTRUCT STORM TECH MC-7200 RETENTION CHAMBER (100' W X 60' H X 600' L) WITH 0.5% GRADIENT.
 - INSTALL US ARCHITECTURAL LIGHTING DESIGNER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #DS6C-PLD-III-W-36LED MOUNTED ON 16-FOOT DECORATIVE STREET LIGHT POLE.

LEGEND

(10)	PROPOSED LOT	— W —	EXISTING WATER LINE
2	PROPOSED UNIT MODEL	— OHW —	EXISTING OVERHEAD WIRE
2R	PROPOSED UNIT MODEL REVERSED	— S —	PROPOSED SEWER LINE
(A)	EASEMENT NOTE PER SHEET 1	— W —	PROPOSED WATER LINE
—	EXISTING PROPERTY LINE	— SD —	PROPOSED STORM DRAIN
—	PROPOSED LOT LINE	— UG —	PROPOSED DRY UTILITIES
—	EASEMENTS	—	RETAINING WALL
—	GRADING LIMITS	— FH —	FIRE HYDRANT
— 130 —	EXISTING CONTOUR	— CB —	CATCH BASIN
— 130 —	PROPOSED CONTOUR	— SL —	PROPOSED STREET LIGHT
— S —	EXISTING SEWER LINE	—	POWER POLE
		FF = 162.2	FINISH FLOOR ELEVATION
		162.0 FG	FINISH GRADE ELEVATION
		TW / BW	TOP OR BOTTOM OF WALL



PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

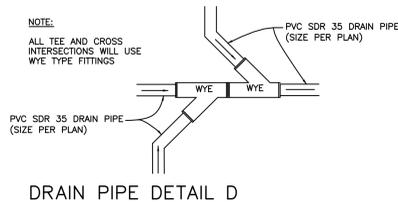
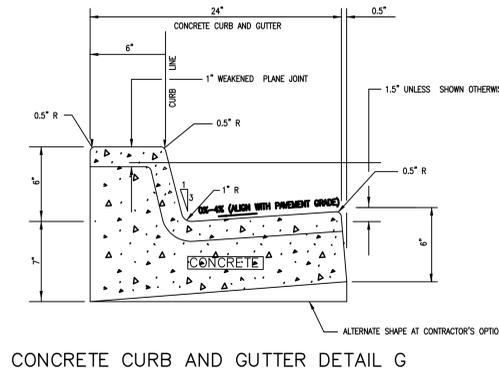
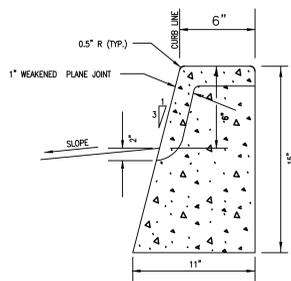
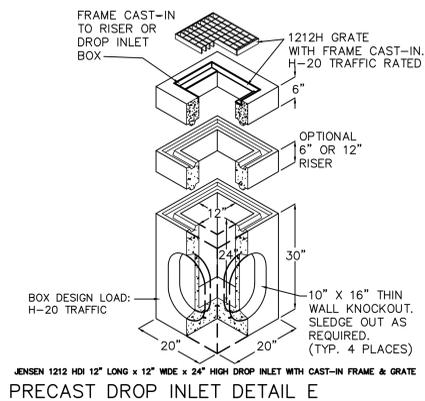
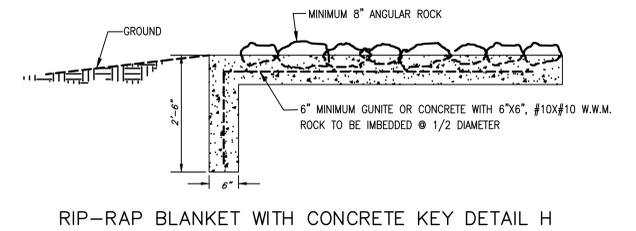
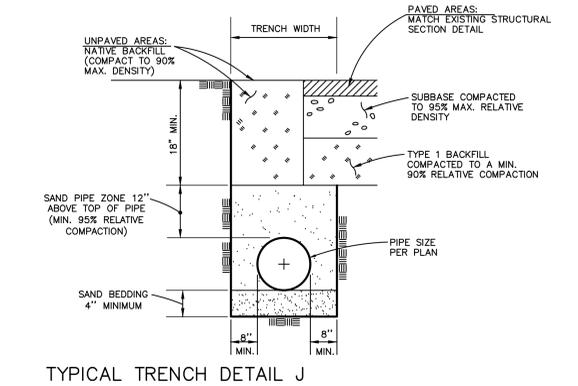
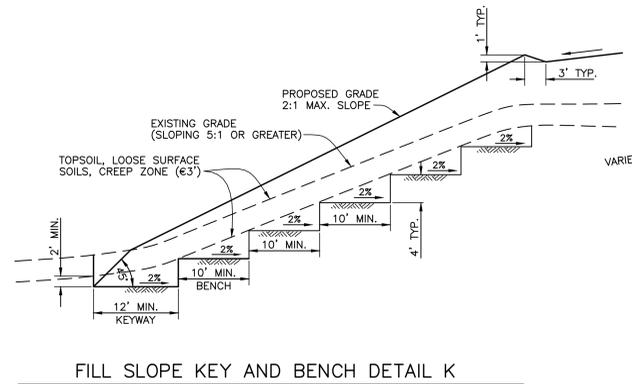
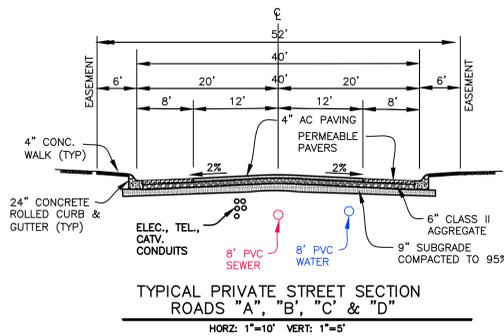
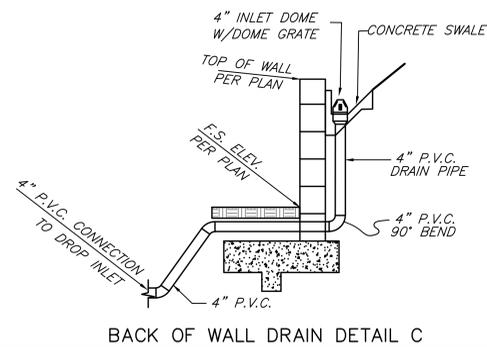
IN THE CITY OF GOLETA, CALIFORNIA

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 4 OF 6 SHEETS

L&P CONSULTANTS
3 WEST CARROLL STREET, SUITE 200, SANTA BARBARA, CA 93101, (805) 962-9111, 01-023 9-15-25 0P

WASH OFF & EQUIPMENT STORAGE NOTE

1. CONSTRUCT CONCRETE WASH-OFF DUMPSTER AREA PER DETAIL A SHOWN HEREON. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS ON THE PUBLIC ROADWAY.
2. STAGING AREA, EQUIPMENT STORAGE AND FUELING; MATERIAL STORAGE AS SHOWN HEREON.
 - a. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.
 - b. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY.



PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR
VESTING TENTATIVE TRACT MAP 32,045
AND FINAL DEVELOPMENT PLAN
IN THE CITY OF GOLETA, CALIFORNIA





LEFT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION
 1/8" = 1'-0" **01**



RIGHT ELEVATION
 1/8" = 1'-0" **04**



REAR ELEVATION
 1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/23/2015
	Updated Development Plan	07/31/2025
	Development Plan	10/10/2025

A102

UNIT 1 ELEVATIONS

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





LEFT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION **01**
 1/8" = 1'-0"



RIGHT ELEVATION **04**
 1/8" = 1'-0"



REAR ELEVATION **03**
 1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
	Development Application	07/25/2013
	Final Development Plan	09/23/2015
	Updated Development Plan	07/07/2025
	Development Plan	10/10/2025

A202

UNIT 2 ELEVATIONS

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



RIGHT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION **01**
 1/8" = 1'-0"



LEFT ELEVATION
 1/8" = 1'-0" **04**



REAR ELEVATION **03**
 1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025

A302

UNIT 3 ELEVATIONS

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



LEFT ELEVATION
 1/8" = 1'-0" **02**



FRONT ELEVATION
 1/8" = 1'-0" **01**



RIGHT ELEVATION
 1/8" = 1'-0" **04**



REAR ELEVATION
 1/8" = 1'-0" **03**

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025
4	Development Plan	10/10/2025

A402

UNIT 4 ELEVATIONS

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





Roof: Asphalt Shingle -
Sagewood
Smooth Integral Stucco: Glacier White

Garage Door with Transom:
Anodized Aluminum

MAX. HEIGHT 22'-6"

2ND FLOOR 10'-0"

1ST FLOOR 0"

LEFT ELEVATION 02
 1/8" = 1'-0"



Fascia: Natural White
Horizontal Siding: Painted
Almond Roca
Smooth Integral Stucco: Glacier White

Smooth Integral Stucco: Oatmeal

MAX. HEIGHT 22'-6"

ROOF 18'-0"

2ND FLOOR 10'-0"

1ST FLOOR 0"

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



Doors and Windows:
Bronze Exterior

MAX. HEIGHT 22'-6"

2ND FLOOR 10'-0"

1ST FLOOR 0"

RIGHT ELEVATION 04
 1/8" = 1'-0"



Smooth Integral Stucco: Oatmeal

Smooth Troweled Integral Stucco:
Glacier White

MAX. HEIGHT 22'-6"

2ND FLOOR 10'-0"

1ST FLOOR 0"

REAR ELEVATION 03
 1/8" = 1'-0"

Tract Map No. 32,045

7400 Cathedral Oaks
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/23/2015
3	Updated Development Plan	07/07/2025
4	Development Plan	10/10/2025

A502

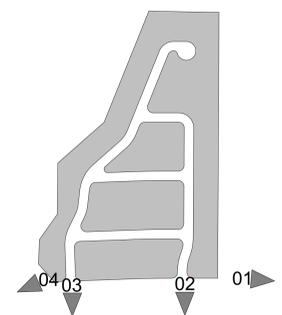
UNIT 5 ELEVATIONS

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





CATHEDRAL OAKS PERSPECTIVE - KING DANIEL
 NOT TO SCALE **02**



Tract Map No. 32,045

7400 Cathedral Oaks Road
 Goleta, CA 93117

PROJECT #: 10R101

NO.	DESCRIPTION	DATE
1	Development Application	07/25/2013
2	Final Development Plan	09/28/2015
3	Updated Development Plan	07/31/2025

A611
 PROJECT PHOTO SIMULATIONS



CATHEDRAL OAKS PERSPECTIVE - EAST
 NOT TO SCALE **01**

Attachment C

Shelby Residential Development

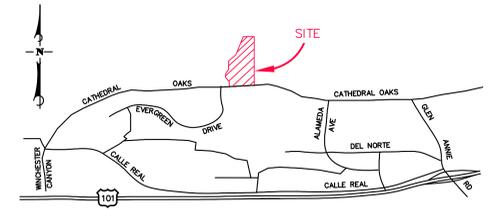
VESTING TENTATIVE MAP

VESTING TENTATIVE TRACT MAP #32,046

AND FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 1 OF 6 SHEETS

BEING A SUBDIVISION OF A PORTION OF RANCHO DOS PUEBLOS,
IN THE CITY OF GOLETA, COUNTY OF SANTA BARBARA,
STATE OF CALIFORNIA
ASSESSOR'S PARCEL 077-530-019



VICINITY MAP SCALE: 1" = 1000'

MAP SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP
SEE SHEET 2 FOR OVERALL TENTATIVE MAP AREA
SEE SHEET 3, 4 & 5 FOR DETAILED TENTATIVE MAP LOTS, EASEMENTS, AND BUILDING LOCATION
SEE SHEET 6 FOR EXISTING BOUNDARY, TOPOGRAPHY AND EASEMENTS MAPPING

PROJECT DESCRIPTION

REQUEST FOR APPROVAL OF VESTING TENTATIVE TRACT MAP TO SUBDIVIDE THE PROPERTY KNOWN AS APN 077-530-019 TO CREATE FIFTY-SIX (56) RESIDENTIAL LOTS FOR SINGLE-FAMILY DWELLINGS; THREE (3) OPEN SPACE LOTS; DEDICATION OF PUBLIC STREET RIGHT-OF-WAY; PRIVATE STREET, PRIVATE DRAINAGE AND PUBLIC AND PRIVATE UTILITY EASEMENTS.

IMPERVIOUS PAVEMENT NOTE

FOR UNIT TYPE 1 AS SHOWN HEREON, THE MAXIMUM AMOUNT OF IMPERVIOUS PAVEMENT AND OTHER HARDSCAPE (INCLUDING DRIVEWAYS AND PARKING AREAS) IN FRONT AND STREET SIDE SETBACKS IS 15 SQUARE FEET, AND 0 SQUARE FEET FOR ALL OTHER UNITS AS SHOWN HEREON, ALL BEING LESS THAN 50% OF THE REQUIRED SETBACK AREA.

GENERAL NOTES

- SUBDIVISION MAP ACT:**
THIS VESTING TENTATIVE MAP REPRESENTS A PROPOSED SUBDIVISION OF LAND PURSUANT TO THE PROVISIONS OF THE SUBDIVISION MAP ACT OF THE STATE OF CALIFORNIA, GOVERNMENT CODE SECTION 66410 ET SEQ., AND THE CITY OF GOLETA CITY CODE CHAPTER 21. PROPOSED LOTS 1 THROUGH 60, INCLUSIVE, AS SHOWN HEREON ARE INTENDED TO BE CREATED FOR SINGLE FAMILY RESIDENTIAL PURPOSES. PROPOSED LOTS 61 THROUGH 64, INCLUSIVE, AS SHOWN HEREON ARE INTENDED TO BE DEDICATED AS PRIVATE OPEN SPACE TO THE PROJECT OWNERS ASSOCIATION. PROPOSED ROADS AS SHOWN HEREON ARE PROPOSED TO BE CONVEYED TO THE PROJECT OWNERS ASSOCIATION AS PRIVATE STREET EASEMENTS, PUBLIC UTILITY AND PUBLIC DRAINAGE EASEMENTS, WITH THE OWNERS ASSOCIATION RESPONSIBLE FOR MAINTENANCE AND REPAIR OF THE STREETS AND DRAINAGE FACILITIES AS SHOWN HEREON.
- TOPOGRAPHIC SURVEY:**
TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AERIAL PHOTOGRAPHIC COMPILED BY GOLDEN STATE AERIAL SURVEYS IN DECEMBER 2007 AND SUPPLEMENTED BY FIELD SURVEYS UNDERTAKEN BY L & P CONSULTANTS.
- HORIZONTAL AND VERTICAL DATUMS:**
HORIZONTAL DATUM FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM OF 1983, ZONE 5 (CCS83, ZONE 5). THE FIELD SURVEY WAS TIED TO CCS83, ZONE 5 BY STATIC GPS MEASUREMENTS AND IS BASED ON TIES TO CONTINUOUSLY OPERATING REFERENCE STATION (CORS) UCSB, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 171, PAGES 24 & 25 OF RECORD OF SURVEYS. THE COORDINATES FOR CORS UCSB ARE IN UNITED STATES SURVEY FEET (USF) AS FOLLOWS:
NORTH = 1977889.14'
EAST = 6005600.26'
VERTICAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE BENCHMARK FOR THIS SURVEY IS CONTINUOUSLY OPERATING REFERENCE STATION (CORS) UCSB, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 171, PAGES 24 & 25 OF RECORD OF SURVEYS. THE ELEVATION WAS MEASURED BY STATIC GPS METHODS, USING GEOID03 (CONUS). THE ELEVATION OF UCSB IS IN UNITED STATES SURVEY FEET (USF) AS FOLLOWS:
ELEVATION = 89.02'
- BOUNDARY INFORMATION:**
BOUNDARY INFORMATION AS SHOWN HEREON HAS BEEN BASED ON RECORD MAP DATA AND FIELD BOUNDARY SURVEYS PERFORMED BY L & P CONSULTANTS.
- BASIS OF BEARINGS:**
THE BEARING OF NORTH 0°28'00" WEST BETWEEN FOUND MONUMENTS ON THE EAST LINE OF PARCEL "A" OF THE LAND SHOWN ON RECORD OF SURVEY FILED IN BOOK 149, PAGE 77 OF RECORDS OF SURVEYS, WAS USED AS THE BASIS OF BEARINGS FOR THIS MAP.
- TENTATIVE MAP AREAS:**
GROSS AREA OF TRACT MAP: 15.80 ACRES
PUBLIC RIGHT-OF-WAY: 1.42 ACRES (CATHEDRAL OAKS ROAD)
NET AREA OF TRACT MAP: 14.38 ACRES
GROSS AREA INCLUDES LAND WITHIN PUBLIC ROAD EASEMENTS.
- LAND USE AND ZONING DESIGNATIONS:**
GENERAL PLAN: AGRICULTURE (EXISTING) - SINGLE FAMILY RESIDENTIAL (PROPOSED)
ZONING: AG-II-40 (EXISTING) - 7-R-1 SINGLE FAMILY RESIDENTIAL (PROPOSED)
BUILDING SETBACKS: PER CURRENT 7-R-1 STANDARDS AND PROPOSED TEXT AMENDMENT
- PROPOSED LOT COUNT AND USE:**
56 SINGLE FAMILY RESIDENTIAL LOTS, AND 3 PRIVATE OPEN SPACE LOTS ARE PROPOSED TO BE CREATED BY THIS VESTING TENTATIVE TRACT MAP. ACCESS TO PROPOSED LOTS IS PROVIDED BY PRIVATE STREET EASEMENTS.
- FLOOD ZONE DESIGNATION:**
THE SUBJECT PROPERTY LIES WITHIN FLOOD HAZARD ZONE "C" PER FLOOD INSURANCE RATE MAP FOR THE COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, COMMUNITY PANEL NO. 060331 0735 C, DATED SEPTEMBER 27, 1985. ZONE "C" INDICATES AREAS OF MINIMUM FLOOD HAZARD.

PROJECT SITE STATISTICS

LOT NUMBER	LOT SIZE GROSS SF	LOT SIZE NET SF	AVE. LOT WIDTH(FT)	BUILDING PAD AVG. CUT/FILL	PLAN TYPE R=REVERSED	HOUSE (SF)	GARAGE (SF)	FOOT PRINT (SF) % LOT COVERAGE	HARDSCAPE (SF) % LOT COVERAGE	PERMIABLE (SF) % LOT COVERAGE	LANDSCAPE (SF) % LOT COVERAGE	ROAD EASEMENT HARDSCAPE (SF)	ROAD EASEMENT PERMIABLE (SF)
1	7,500	5,940	60.00	F+0.5'/FF	4	2,673	439	2,346 (39%)	385 (6%)	1,480 (25%)	1,729 (30%)	1,132	428
2	7,828	5,910	60.00	F+1.0'/FF	3	2,263	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,596 (44%)	1,412	506
3	7,468	5,608	60.00	F+4.0'/FF	3-R	2,263	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,591 (44%)	1,382	556
4	7,625	6,040	61.00	F+4.0'/FF	4	2,673	439	2,346 (39%)	472 (8%)	1,355 (23%)	1,767 (39%)	1,096	464
5	7,750	6,138	62.00	F+1.5'/FF	2-R	2,400	434	2,127 (36%)	385 (6%)	1,313 (22%)	2,115 (36%)	1,036	524
6	7,500	5,940	60.00	F+2.5'/FF	4	2,673	439	2,346 (39%)	472 (8%)	1,354 (23%)	1,768 (30%)	1,139	421
7	7,500	5,940	60.00	F+2.5'/FF	3	2,263	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,143	417
8	7,500	5,940	60.00	F+1.5'/FF	4	2,673	439	2,346 (39%)	472 (8%)	1,354 (23%)	1,768 (30%)	1,289	271
9	7,033	6,075	60.00	C-0.5'/FF	3-R	2,262	415	1,727 (28%)	405 (7%)	1,193 (20%)	2,750 (45%)	697	261
10	10,555	9,487	69.21	C-3.0'/FF	5	3,882	659	3,222 (34%)	222 (2%)	2,112 (22%)	3,931 (41%)	783	285
11	11,627	10,298	75.52	C-14.0'/FF	5	3,882	659	3,222 (31%)	222 (2%)	2,061 (20%)	4,793 (47%)	969	360
12	11,227	10,018	69.18	C-15.0'/FF	5	3,882	659	3,222 (32%)	222 (2%)	2,143 (21%)	4,431 (45%)	848	361
13	13,748	13,105	84.42	C-8.0'/FF	5	3,882	659	3,222 (25%)	222 (2%)	2,195 (17%)	7,466 (56%)	491	152
14	10,691	9,626	71.84	F+3.5'/FF	4	2,673	439	2,346 (24%)	472 (5%)	1,240 (13%)	5,568 (58%)	818	247
15	12,470	11,567	76.89	F+6.5'/FF	4-R	2,673	439	2,346 (20%)	472 (4%)	1,257 (11%)	7,492 (65%)	694	209
16	20,898	13,076	114.04	F+6.5'/FF	4	2,673	439	2,346 (18%)	472 (4%)	1,575 (12%)	8,683 (66%)	6,033	1,789
17	14,314	7,849	111.00	C-2.5'/FF	4-R	2,673	439	2,346 (30%)	472 (6%)	1,573 (17%)	3,678 (47%)	4,371	2,094
18	8,720	7,323	68.56	C-4.5'/FF	2	2,400	434	2,127 (29%)	385 (5%)	1,361 (19%)	3,450 (47%)	1,015	382
19	12,044	11,341	77.74	C-4.5'/FF	4-R	2,673	439	2,346 (21%)	472 (4%)	1,581 (14%)	6,942 (61%)	510	193
20	8,190	7,393	60.00	C-2.0'/FF	3	2,262	415	1,727 (23%)	405 (5%)	1,194 (16%)	4,067 (56%)	575	222
21	7,217	5,954	60.00	F+1.0'/FF	3-R	2,262	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,640 (44%)	918	345
22	7,500	5,940	60.00	F+0.0'/FF	4	2,672	434	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,140	420
23	7,500	5,940	60.00	F+0.5'/FF	4	2,672	434	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,130	430
24	7,686	6,087	61.50	F+1.0'/FF	1	1,723	491	2,486 (41%)	375 (6%)	1,382 (23%)	1,844 (30%)	1,288	311
25	7,500	5,940	60.00	F+1.0'/FF	4	2,673	439	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,049	511
26	7,500	5,940	60.00	F+0.0'/FF	3-R	2,262	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,129	431
27	7,500	5,940	60.00	F+0.0'/FF	3-R	2,262	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,626 (44%)	1,140	420
28	7,500	5,940	60.00	C-0.5'/FF	4	2,673	439	2,346 (39%)	385 (6%)	1,481 (25%)	1,728 (30%)	1,047	513
29	7,570	6,001	60.00	F+0.0'/FF	3-R	2,262	415	1,727 (29%)	405 (7%)	1,210 (20%)	2,659 (44%)	1,050	519
30	8,924	7,180	64.14	F+0.5'/FF	1-R	1,723	491	2,486 (35%)	379 (5%)	1,379 (19%)	2,936 (41%)	1,263	481
31	12,517	6,944	65.77	F+3.0'/FF	3-R	1,723	415	1,727 (41%)	379 (5%)	1,452 (21%)	3,386 (49%)	4,018	1,555
32	7,628	6,016	62.03	F+3.0'/FF	2	2,400	434	2,127 (35%)	385 (6%)	1,311 (22%)	2,193 (37%)	1,170	442
33	7,752	6,112	62.29	F+3.5'/FF	1	1,723	491	2,486 (41%)	379 (6%)	1,410 (23%)	1,837 (30%)	1,187	453
34	7,500	5,940	61.50	F+4.5'/FF	2-R	2,400	434	2,127 (36%)	585 (6%)	1,313 (22%)	2,115 (36%)	1,156	404
35	7,688	6,089	61.50	F+4.5'/FF	1-R	1,723	491	2,486 (41%)	379 (6%)	1,415 (23%)	1,809 (30%)	1,158	441
36	7,500	5,940	61.50	F+3.0'/FF	2	2,400	434	2,127 (36%)	385 (6%)	1,313 (36%)	2,115 (36%)	1,131	429
37	14,564	6,358	117.02	F+2.5'/FF	1-R	1,723	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,081 (33%)	5,898	2,308
38	18,311	7,999	142.66	C-2.5'/FF	3	2,262	415	1,727 (22%)	405 (5%)	1,182 (15%)	4,685 (59%)	7,594	2,718
39	8,013	6,346	64.10	C-3.0'/FF	1	1,723	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,069 (33%)	1,219	448
40	8,062	6,385	64.50	C-3.0'/FF	2	2,400	434	2,127 (33%)	385 (6%)	1,313 (21%)	2,560 (40%)	1,225	452
41	8,158	6,486	65.52	C-3.5'/FF	3	2,262	415	1,727 (27%)	405 (6%)	1,181 (18%)	3,173 (49%)	1,222	450
42	8,148	6,483	65.18	C-3.0'/FF	1-R	1,723	491	2,486 (38%)	379 (6%)	1,407 (22%)	2,211 (34%)	1,211	454
43	12,267	7,064	98.13	C-3.0'/FF	2-R	2,400	434	2,127 (30%)	385 (5%)	1,314 (19%)	3,238 (46%)	3,766	1,437
44	11,375	6,357	91.00	F+0.0'/FF	3-R	2,262	415	1,727 (27%)	405 (6%)	1,179 (19%)	3,046 (48%)	3,633	1,385
45	8,152	6,431	65.21	F+0.0'/FF	2	2,400	434	2,127 (33%)	385 (6%)	1,314 (20%)	2,605 (41%)	1,241	480
46	8,175	6,446	65.40	F+2.5'/FF	3	2,262	415	1,727 (27%)	405 (6%)	1,179 (18%)	3,135 (49%)	1,264	465
47	8,003	6,338	64.02	F+2.5'/FF	1-R	1,723	491	2,486 (39%)	379 (6%)	1,412 (22%)	2,061 (33%)	1,210	455
48	8,003	6,339	64.03	F+2.0'/FF	2	2,400	434	2,127 (34%)	385 (6%)	1,313 (21%)	2,514 (39%)	1,076	588
49	14,825	6,731	119.49	F+1.0'/FF	1-R	1,723	491	2,486 (37%)	379 (6%)	1,412 (21%)	2,454 (36%)	5,766	2,328
50	8,611	6,462	68.87	F+0.0'/FF	2	2,400	434	2,127 (33%)	385 (6%)	1,314 (20%)	2,636 (41%)	1,525	624
51	7,636	6,070	61.09	C-2.0'/FF	1	1,723	491	2,486 (41%)	379 (6%)	1,406 (23%)	1,799 (30%)	1,144	422
52	8,135	6,464	65.07	C-2.5'/FF	2-R	2,400	434	2,127 (33%)	379 (6%)	1,313 (20%)	2,639 (41%)	1,214	457
53	10,750	5,864	86.00	C-2.5'/FF	3	2,262	415	1,727 (29%)	405 (7%)	1,182 (20%)	2,549 (44%)	3,527	1,359
54	10,855	6,286	90.40	F+3.5'/FF	2	2,400	434	2,127 (34%)	385 (6%)	1,315 (21%)	2,459 (39%)	3,362	1,207
55	7,503	5,943	60.00	F+3.0'/FF	2-R	2,400	434	2,127 (36%)	385 (6%)	1,311 (22%)	2,120 (36%)	1,102	458
56	12,252	7,199	92.46	F+3.0'/FF	3	2,262	415	1,727 (24%)	405 (6%)	1,179 (16%)	3,888 (54%)	3,822	1,231
57 OS	13,545	3,220										8,853	1,472
58 OS	52,320	52,320											
59 OS	86,637	25,123											
SUB-TOTAL	683,527												
	-57,349 (contours)												
TOTALS	626,178 SF 14.38 AC							12,529 SF 2.8 AC	21,834 SF 0.5 AC	77,381 SF 1.8 AC	173,53 SF 4.0 AC	110,628 SF 2.5 AC	38,098 SF 0.9 AC

UTILITY INFORMATION

- WASTEWATER DISPOSAL:**
GOLETA WEST SANITARY DISTRICT
1 ADAMS ROAD
GOLETA, CA 93117
(805) 968-2617
WASTE WATER DISPOSAL OF THE PROPOSED LOTS WILL BE ACCOMPLISHED BY MEANS OF A PUBLIC SEWER COLLECTION SYSTEM AS SHOWN HEREON. THE PROJECT SITE IS CURRENTLY SERVED BY GOLETA WEST SANITARY DISTRICT.
- ELECTRICAL SERVICE:**
EDISON COMPANY
333 DAVID LOVE PLACE
SANTA BARBARA, CA 93117
(805) 683-5229
ELECTRICAL SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.
- TELEPHONE SERVICE:**
VERIZON
P.O. BOX 339
SANTA BARBARA, CA 93102
(805) 966-0432
TELEPHONE SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.
- NATURAL GAS SERVICE:**
GAS COMPANY
P.O. BOX 818
SANTA BARBARA, CA 93117
(805) 681-8209
NATURAL GAS SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.
- CATV SERVICE:**
COX CABLE
22 S. FAIRVIEW AVENUE
GOLETA, CA 93117
(805) 683-7751
CATV SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.

PREPARED BY

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
TEL: (805) 680-0771



PREPARED UNDER THE DIRECTION OF MARK LLOYD

MARK LLOYD, PLS 5470

OWNERS STATEMENT:

VESTING TENTATIVE TRACT MAP #32,046

AND FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025

P.N. 01-023.01

SHEET 2 OF 6 SHEETS

MAP SHEET LEGEND

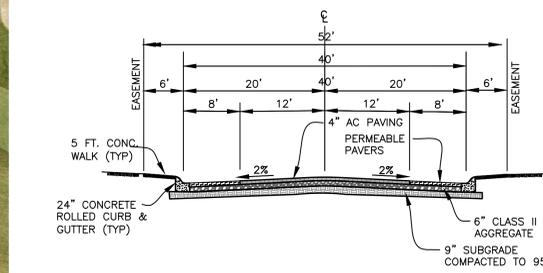
SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP

SEE SHEET 2 FOR OVERALL VESTING TENTATIVE TRACT MAP FOR LOT AND BUILDING LOCATIONS AND CONFIGURATIONS, PROPOSED STREETS SECTION AND LEGEND. SEE DEVELOPMENT PLAN FOR ARCHITECTURAL DESIGN AND DETAILS. SEE PRELIMINARY GRADING PLAN FOR PROJECT GRADING AND UTILITY INFRASTRUCTURE DESIGN.

SEE SHEETS 3, 4 & 5 FOR IMPROVEMENTS AND BUILDING LOCATIONS. SEE DEVELOPMENT PLAN FOR DETAILED FLOOR PLANS, ELEVATIONS, ROOF PLANS, COLORS AND MATERIALS AND PERSPECTIVES.

SEE SHEET 6 FOR EXISTING BOUNDARY, TOPOGRAPHY AND EASEMENTS.

EXISTING 2,150 SF SINGLE-FAMILY DWELLING, 1,152 SF BARN AND 726 SF GARAGE ARE PROPOSED TO DEMOLISHED AND REMOVED FROM PROJECT SITE.



TYPICAL PRIVATE STREET SECTION
ROADS "A", "B", "C" & "D"
HORZ: 1"=10' VERT: 1"=5'

LEGEND	
(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A) (14)	EASEMENT NOTE PER SHEET 1
---	EXISTING PROPERTY LINE
---	PROPOSED LOT LINE
---	EASEMENTS
---	ASSESSORS PARCEL LINE
---	LOTS SETBACK LINE
---	STREAM PROTECTION AREA LIMITS
---	STREAM PROTECTION AREA BUFFER
-130	EXISTING CONTOUR
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
OHW	EXISTING OVERHEAD WIRE
+	EXISTING POWER POLE



SEE SHEET 3

SEE SHEET 4

SEE SHEET 4

SEE SHEET 5

GLEN ANNIE GOLF COURSE
APN 077-530-021

GLEN ANNIE GOLF COURSE
APN 077-530-014

GLEN ANNIE GOLF COURSE
APN 077-530-013

GLEN ANNIE GOLF COURSE
APN 077-530-012



MAP SHEET LEGEND

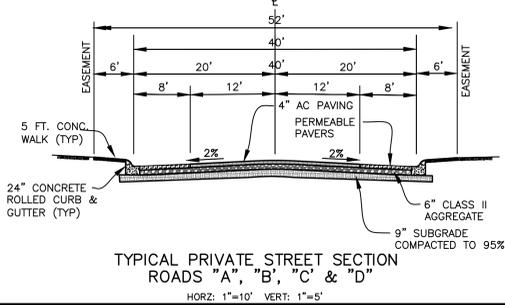
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SEE SHEET 6 FOR EXISTING BOUNDARY, TOPOGRAPHY AND EASEMENTS.

LEGEND			
(10)	PROPOSED LOT	--- 130 ---	EXISTING CONTOUR
2	PROPOSED UNIT MODEL	--- S ---	EXISTING SEWER LINE
2R	PROPOSED UNIT MODEL REVERSED	--- W ---	EXISTING WATER LINE
(14) (A)	EASEMENT NOTE PER SHEET 1	--- OHW ---	EXISTING OVERHEAD WIRE
---	EXISTING PROPERTY LINE	+	POWER POLE
---	PROPOSED LOT LINE		
---	EASEMENTS		
---	LO SETBACK LINE		
---	ASSESSORS PARCEL LINE		
---	STREAM PROTECTION AREA LIMITS		
---	STREAM PROTECTION AREA BUFFER		



VESTING TENTATIVE TRACT MAP #32,046

AND

FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 3 OF 6 SHEETS





MAP SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP

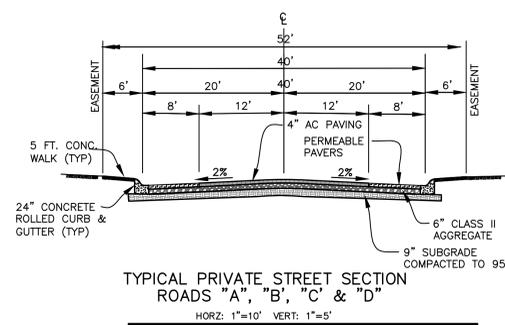
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SEE SHEET 6 FOR EXISTING BOUNDARY, TOPOGRAPHY AND EASEMENTS.



LEGEND	
(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(14) (A)	EASEMENT NOTE PER SHEET 1
---	EXISTING PROPERTY LINE
---	PROPOSED LOT LINE
---	EASEMENTS
---	LO SETBACK LINE
---	ASSESORS PARCEL LINE
---	EXISTING CONTOUR
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
OHW	EXISTING OVERHEAD WIRE
+	POWER POLE
---	STREAM PROTECTION AREA LIMITS
---	STREAM PROTECTION AREA BUFFER



VESTING TENTATIVE TRACT MAP #32,046

FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 4 OF 6 SHEETS

VESTING TENTATIVE TRACT MAP #32,046

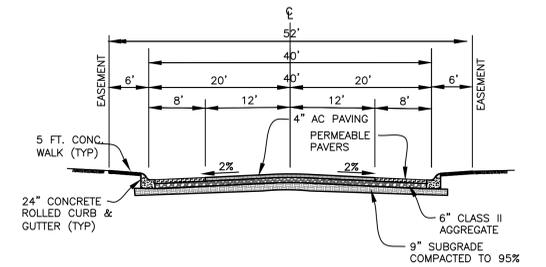
AND FINAL DEVELOPMENT PLAN

NOVEMBER 11, 2025 P.N. 01-023.01 SHEET 5 OF 6 SHEETS

MAP SHEET LEGEND

SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP
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SEE SHEET 6 FOR EXISTING BOUNDARY, TOPOGRAPHY AND EASEMENTS.

LEGEND	
(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A) (14)	EASEMENT NOTE PER SHEET 1
---	EXISTING PROPERTY LINE
---	PROPOSED LOT LINE
---	EASEMENTS
---	ASSESSORS PARCEL LINE
---	STREAM PROTECTION AREA LIMITS
---	STREAM PROTECTION AREA BUFFER
---	EXISTING CONTOUR
S	EXISTING SEWER LINE
W	EXISTING WATER LINE
OHW	EXISTING OVERHEAD WIRE
+	EXISTING POWER POLE



TYPICAL PRIVATE STREET SECTION
ROADS "A", "B", "C" & "D"
HORZ: 1"=10' VERT: 1"=5'



SEE SHEET 4 SHEET 5

EXISTING BOUNDARY, TOPOGRAPHY, AND EASEMENTS

FOR
VESTING TENTATIVE TRACT MAP 32045

NOVEMBER 11, 2025

P.N. 01-023.01

SHEET 6 OF 6 SHEETS

EXISTING EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FWVE-775250021-SA DATED JUNE 17, 2025:

ANY AND ALL EASEMENTS AND RIGHTS EXCEPTED AND RESERVED IN THE PARTITION DEED AND AGREEMENT BETWEEN FRANCIS G. DOTY, ET UX. AND RUSSEL E. DOTY, ET UX., RECORDED JULY 31, 1947, AS INSTRUMENT NO. 10352 IN BOOK 733, PAGE 409 OF OFFICIAL RECORDS, SAID EASEMENTS ARE NOT LOCATABLE FROM RECORD INFORMATION. (PTR ITEM # 6)

AN EASEMENT FOR INGRESS AND EGRESS OVER AND ALONG THE "PRESENT EXISTING RANCH ROAD EXTENDING IN A GENERAL NORTHERLY DIRECTION FROM THE STATE HIGHWAY", SHOULD SAME CROSS OR INTERSECT SAID LAND, AS SAID EASEMENT IS DESCRIBED IN DEED FROM RUSSEL E. DOTY, ET UX., TO GLENN A. WEST, RECORDED MARCH 2, 1949 AS INSTRUMENT NO. 2707 IN BOOK 841, PAGE 120 OF OFFICIAL RECORDS, SAID EASEMENT IS NOT LOCATABLE FROM RECORD INFORMATION. (PTR ITEM # 7)

8 TEN (10.00) FOOT WIDE EASEMENT FOR PUBLIC UTILITY AND PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED IN TO GENERAL TELEPHONE COMPANY OF CALIFORNIA IN DOCUMENT RECORDED OCTOBER 8, 1956, INSTRUMENT NO. 19866, BOOK 1408, PAGE 264, OF OFFICIAL RECORDS. A PORTION OF THE EASEMENT WAS QUITCLAIMED BY DEED EXECUTED BY GTE CALIFORNIA, RECORDED FEBRUARY 10, 1999 AS INSTRUMENT NO. 99-10454 OF OFFICIAL RECORDS, RECORDS OF SANTA BARBARA COUNTY. (PTR ITEM # 8)

9 FIFTEEN (15.00) FOOT WIDE EASEMENT FOR WATER PIPE LINE AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO GOLETA COUNTY WATER DISTRICT IN DOCUMENT RECORDED JUNE 24, 1960, INSTRUMENT NO. 20044, BOOK 1756, PAGE 501, OF OFFICIAL RECORDS. (PTR ITEM # 9)

14 EIGHTY-FOUR (84.00) FOOT WIDE EASEMENT FOR PUBLIC ROAD PURPOSES AND RIGHTS INCIDENTAL THERETO AS GRANTED TO THE COUNTY OF SANTA BARBARA AS SET FORTH IN DOCUMENT RECORDED FEBRUARY 3, 1999 AS INSTRUMENT NO. 99-9145, OFFICIAL RECORDS, FOR CATHEDRAL OAKS ROAD. SAID EASEMENT RIGHTS HAVE REVERTED TO THE CITY OF GOLETA. (ITEM # 14)

LEGEND:

SUBJECT PROPERTY
 BOUNDARY LINE
 EASEMENT LINE
 MAJOR CONTOUR
 MINOR CONTOUR
 RI - INSTRUMENT No. 1999-00823



PREPARED UNDER THE DIRECTION OF:

MARK LLOYD P.L.S. 5470 EXP. 09-30-26
 3 W. CARRILLO ST. STE. 205
 SANTA BARBARA, CA 93101
 (805) 962-4611 x201

