Appendix B

Site Plans

VESTING TENTATIVE TRACT MAP #32,046

AND

FINAL DEVELOPMENT PLAN

SEPTEMBER 15, 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

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

PROFESSIONAL LAND SURVEYOR
MARK LLOYD
NO. 5470
EXPIRES 09/30/26
DATED 09/15/25
STATE OF CALIFORNIA

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 NEREPIS 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 A 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 NEREPIS COMPANY.

EXISTING EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FWVE-7752500021-SA DATED JUNE 17, 2025:

ANY AND ALL EASMENTS 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 CITY OF GOLETA.

GEOTECHNICAL & SOILS REPORT

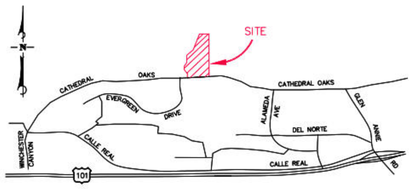
A GEOTECHNICAL STUDY HAS BEEN PREPARED BY ENGEO, INC. AS PROJECT NO. 8724.001.000 DATED JULY 14, 2025.

DRAINAGE

DRAINAGE FOR PROPOSED LOTS AS SHOWN HEREON WILL SURFACE DRAIN TO PRIVATE STREET GUTTERS, CATCH BASINS, SUB-SURFACE STORM DRAIN PIPES AND BIO-INFILTRATION 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 (FHSF) AS DETERMINED BY THE CALIFORNIA STATE FIRE MARSHALL AND AS SHOWN ON FIRE HAZARD SEVERITY ZONE MAP DATED FEBRUARY 24, 2025.



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 (INCLUSIVE OF 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 THAT 50% OF THE REQUIRED SETBACK AREA.

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 CONTINOUSLY 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'

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.

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(CathOaks)												
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

1. WASTEWATER DISPOSAL:

GOLETA WEST SANITARY DISTRICT
1 ADAMS ROAD
GOLETA, CA 93117
(805) 968-2617

WASTE WATER DISPOSAL OF THE PROPOSED LOTS WILL BE ACCOMPLISH BY MEANS OF A PUBLIC SEWER COLLECTION SYSTEM AS SHOWN HEREON. THE PROJECT SITE IS CURRENTLY SERVED BY GOLETA WEST SANITARY DISTRICT.

2. WATER AND FIRE FLOW:

GOLETA WATER DISTRICT
4699 HOLLISTER AVENUE
SANTA BARBARA, CA 93110
(805) 964-6761

WATER SERVICE TO LOTS FOR DOMESTIC USES, LANDSCAPING IRRIGATION AND FIRE PROTECTION IS PROPOSED TO BE PROVIDED BY EXTENDING EXISTING GOLETA WATER DISTRICT MAINS AND LATERALS AS SHOWN HEREON.

3. 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.

4. NATURAL GAS SERVICE:

GAS COMPANY
P.O. BOX 818
SANTA BARBARA, CA 93116
(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.

5. 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.

6. CATV SERVICE:

COX CABLE
22 S. FAIRVIEW AVENUE
GOLETA, CA 93117
(805) 683-7751

CABLE TV SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

01-023 9-15-25 VTTM

VESTING TENTATIVE TRACT MAP #32,046
AND
FINAL DEVELOPMENT PLAN

SEPTEMBER 16, 2025 P.N. 01-023.01 SHEET 2 OF 6 SHEETS

MAP SHEET LEGEND

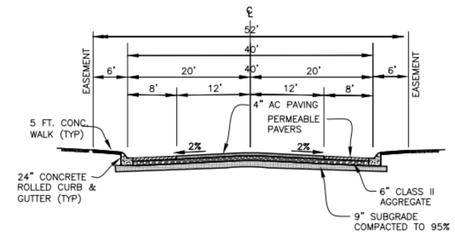
SEE SHEET 1 FOR TITLE SHEET, NOTES, PROJECT STATISTICS AND VICINITY MAP

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-FMILY DWELLING, 1,152 SF BARN AND 726 SF GARAGE ARE PROPOSED TO DEMOLISHED AND REMOVED FORM 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
- ASSESORS 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

L&P CONSULTANTS
3 WEST CARRILLO STREET
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SANTA BARBARA, CA 93101
(805) 962-4611

01-023.01 7-31-25 VTTM

MATCH LINE

"ROAD C"

"ROAD A"

"ROAD B"

SBA BUFFER

OPEN SPACE AREA

STORM WATER BIOSWALE / FILTER AND DETENTION BASIN

100-FT.

25-FT.

PROPOSED CLASS I TRAIL (12' WIDE, ASPHALT PAVED)

5% RAMP

PROPOSED CONC. 6" CURB & 24" GUTTER

EXISTING CONC. 6" CURB & 24" GUTTER

EXISTING 6' CONCRETE SIDEWALK

PROPOSED TURN LANE STRIPING

CATHEDRAL OAKS ROAD
(A PUBLIC ROAD EASEMENT)

R=3000' (EX. ROW ℄)

R=2990' (EX. CONST. ℄)

ROYAL LINDA DR.

KING DANIEL LN.

MAP SHEET LEGEND

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

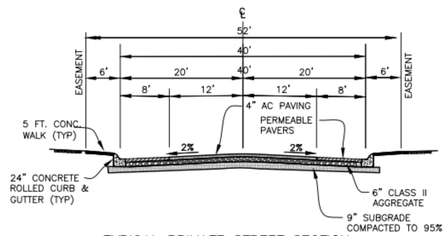
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LEGEND

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- 2 PROPOSED UNIT MODEL
- 2R PROPOSED UNIT MODEL REVERSED
- (14) (A) EASEMENT NOTE PER SHEET 1
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- PROPOSED LOT LINE
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- W EXISTING WATER LINE
- OHW EXISTING OVERHEAD WIRE
- POWER POLE



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

VESTING TENTATIVE TRACT MAP #32,046

AND

FINAL DEVELOPMENT PLAN

SEPTEMBER 16, 2025 P.N. 01-023.01 SHEET 3 OF 5 SHEETS

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

01-023 7-31-25 VTTM

VESTING TENTATIVE TRACT MAP #32,046

FINAL DEVELOPMENT PLAN

SEPTEMBER 16, 2025 P.N. 01-023.01 SHEET 4 OF 6 SHEETS

MAP SHEET LEGEND

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

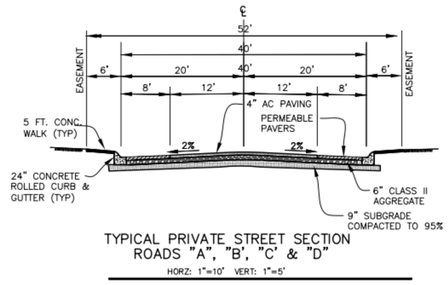
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TYPICAL PRIVATE STREET SECTION
ROADS "A", "B', "C' & "D"
HORZ: 1"=10' VERT: 1"=5'

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611
01-023 7-31-25 VTTM

VESTING TENTATIVE TRACT MAP #32,046

AND

FINAL DEVELOPMENT PLAN

SEPTEMBER16, 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

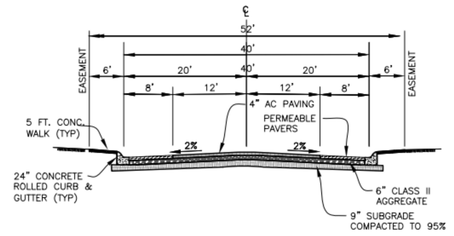
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TYPICAL PRIVATE STREET SECTION
ROADS "A", "B", "C" & "D"
HORZ: 1"=10' VERT: 1"=5'

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

01-023 7-31-25 VTM

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

SEPTEMBER 15, 2025 P.N. 01-023.01 SHEET 1 OF 6 SHEETS

PREPARED BY

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

PROFESSIONAL LAND SURVEYOR
MARK LLOYD
NO. 5470
EXPIRES 09/30/26
DATED 07/10/25
STATE OF CALIFORNIA

PREPARED UNDER THE DIRECTION OF MARK LLOYD

MARK LLOYD, PLS 5470

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 NEREPIS 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 A 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 NEREPIS COMPANY.

EXISTING EASEMENT NOTES:

THE FOLLOWING EASEMENTS ARE DISCLOSED FROM A PRELIMINARY TITLE REPORT ISSUED BY FIDELITY NATIONAL TITLE COMPANY AS REPORT NO. FWVE-7752500021-SA DATED JUNE 17, 2025:

ANY AND ALL EASMENTS 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 GOLETA,

GEOTECHNICAL & SOILS REPORT

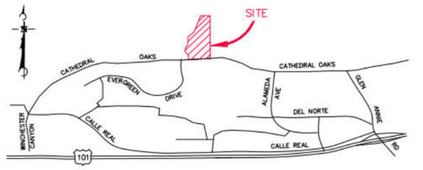
A GEOTECHNICAL STUDY HAS BEEN PREPARED BY ENGEO, INC. AS PROJECT NO. 8724.001.000 DATED JULY 14, 2025 AND REVISED JULY 31, 2025.

DRAINAGE

DRAINAGE FOR PROPOSED LOTS AS SHOWN HEREON WILL SURFACE DRAIN TO PRIVATE STREET GUTTERS, CATCH BASINS, SUB-SURFACE STORM DRAIN PIPES AND BIO-INFILTRATION 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 (FHSF) AS DETERMINED BY THE CALIFORNIA STATE FIRE MARSHALL AND AS SHOWN ON FIRE HAZARD SEVERITY ZONE MAP DATED FEBRUARY 24, 2025.



VICINITY MAP SCALE: 1" = 1000'

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, ALLL 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 IMPROVMENTS 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 CONTINOUSLY 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 CONTINOUSLY 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'

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:

CUT: 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	2,673	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(cathOaks)												
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

1. WASTEWATER DISPOSAL:

GOLETA WEST SANITARY DISTRICT
1 ADAMS ROAD
GOLETA, CA 93117
(805) 968-2617

WASTE WATER DISPOSAL OF THE PROPOSED LOTS WILL BE ACCOMPLISH BY MEANS OF A PUBLIC SEWER COLLECTION SYSTEM AS SHOWN HEREON. THE PROJECT SITE IS CURRENTLY SERVED BY GOLETA WEST SANITARY DISTRICT.

2. WATER AND FIRE FLOW:

GOLETA WATER DISTRICT
4699 HOLLISTER AVENUE
SANTA BARBARA, CA 93110
(805) 964-6761

WATER SERVICE TO LOTS FOR DOMESTIC USES, LANDSCAPING IRRIGATION AND FIRE PROTECTION IS PROPOSED TO BE PROVIDED BY EXTENDING EXISTING GOLETA WATER DISTRICT MAINS AND LATERALS AS SHOWN HEREON.

3. 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.

4. NATURAL GAS SERVICE:

GAS COMPANY
P.O. BOX 818
SANTA BARBARA, CA 93116
(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.

5. 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.

6. CATV SERVICE:

COX CABLE
22 S. FAIRVIEW AVENUE
GOLETA, CA 93117
(805) 683-7751

CABLE TV SERVICE TO ALL LOTS WILL BE EXTENDED FROM EXISTING FACILITIES BY SUBSURFACE CONDUIT MAINS LOCATED IN PROPOSED PRIVATE ROADS AS SHOWN HEREON.

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

01-023 7-31-25 VTTM

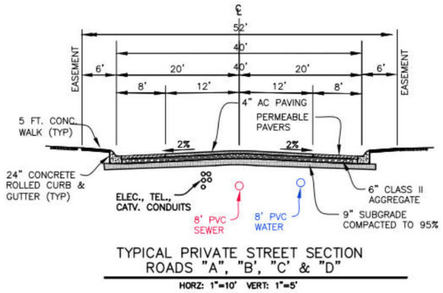
PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

SEPTEMBER 15, 2025 P.N. 01-023.01 SHEET 2 OF 6 SHEETS



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

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 CONCETE 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 600' L) WITH 0.5% GRADIENT.
14. INSTALL US ARCHITECTURAL LIGHTING DEZINER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #DS6C-PLED-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
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
	EASEMENTS
	ASSESORS PARCEL 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
	RETAINING WALL
FH	FIRE HYDRANT
	CATCH BASIN
	PROPOSED GRADING LIMITS
SL	PROPOSED STREET LIGHT
	POWER POLE
FF= 162.2	FINISH FLOOR ELEVATION
162.0 FG	FINISH GRADE ELEVATION
TW / BW	TOP OR BOTTOM OF WALL

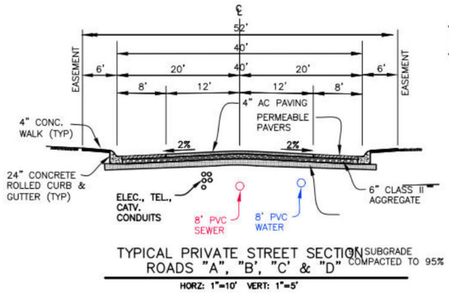
L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611
01-023.01 9-15-25 VTM

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 1C12B 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 CONCETE 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 600' L) WITH 0.5% GRADIENT.
14. INSTALL US ARCHITECTURAL LIGHTING DEZINER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #DS6C-PLED-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
			RETAINING WALL
	EASEMENTS	FH	FIRE HYDRANT
			CATCH BASIN
		SL	PROPOSED STREET LIGHT
	GRADING LIMITS		POWER POLE
130	EXISTING CONTOUR	FF= 162.2	FINISH FLOOR ELEVATION
130	PROPOSED CONTOUR	162.0 FG	FINISH GRADE ELEVATION
S	EXISTING SEWER LINE	TW / BW	TOP OR BOTTOM OF WALL



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

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

SEPTEMBER 15, 2025 P.N. 01-023.01 SHEET 3 OF 6 SHEETS

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611
01-023 9-15-25 GP

SCALE IN FEET
0 20 40 60 80

GLEN ANNIE GOLF COURSE
APN 077-530-014

DENSE TREE COVER

GRADING LIMITS

PROPOSED CATCH BASIN

STORM WATER BIOSWALE FILTER AND DETENTION BASIN

OPEN SPACE AREA

"ROAD A"

"ROAD B"

"ROAD C"

"ROAD D"

SEE SHEET 4

SEE SHEET 5

SEE SHEET 3

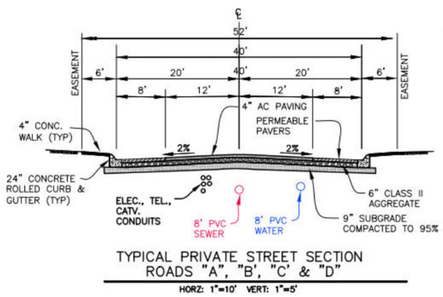
GLEN ANNIE GOLF COURSE
APN 077-530-021

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 CONCETE 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 600' L) WITH 0.5% GRADIENT.
14. INSTALL US ARCHITECTURAL LIGHTING DEZINER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #DS6C-PLED-III-W-36LED MOUNTED ON 16-FOOT DECORATIVE STREET LIGHT POLE.

LEGEND

(10)	PROPOSED LOT
2	PROPOSED UNIT MODEL
2R	PROPOSED UNIT MODEL REVERSED
(A)	EASEMENT NOTE PER SHEET 1
	EXISTING PROPERTY LINE
	PROPOSED LOT LINE
	EASEMENTS
	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
	RETAINING WALL
FH	FIRE HYDRANT
	CATCH BASIN
SL	PROPOSED STREET LIGHT
	POWER POLE
FF= 162.2	FINISH FLOOR ELEVATION
162.0 FG	FINISH GRADE ELEVATION
TW / BW	TOP OR BOTTOM OF WALL



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

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

SEPTEMBER 15, 2025 P.N. 01-023.01 SHEET 4 OF 6 SHEETS

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611
01-023 9-15-25 GP

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

VESTING TENTATIVE TRACT MAP 32,045 AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

SEPTEMBER 15, 2025 P.N. 01-023.01 SHEET 5 OF 6 SHEETS

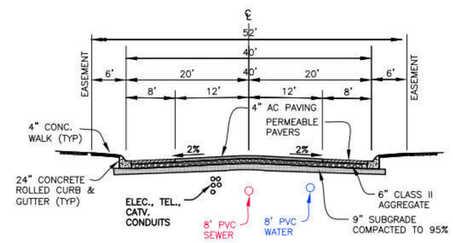


CONSTRUCTION NOTES

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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 CONCETE 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 600' L) WITH 0.5% GRADIENT.
14. INSTALL US ARCHITECTURAL LIGHTING DEZINER SERIES 6 DARK SKY COMPLIANT DOMED BELL LUMINAIRE CATALOG #DS6C-PLED-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		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



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

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611

01-023 9-15-25 GP

WASH OFF & EQUIPMENT STORAGE NOTE

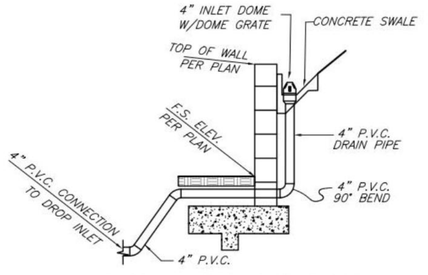
1. CONSTRUCT CONCRETE WASH-OFF DUMPSTER AREA PER DETAIL A SHOWN HEREON. WASH-OFF AREA SHALL BE IN PLACE AT ALL TIMES DURING GRADING AND PAVING OPERATIONS. CONTRACTOR SHALL NOT TRACK SOLIDS OR CONCRETE WASH OUT OR DEBRIS ON THE PUBLIC ROADWAY.

2. STAGING AREA, EQUIPMENT STORAGE AND FUELING; MATERIAL STORAGE AS SHOWN HEREON.

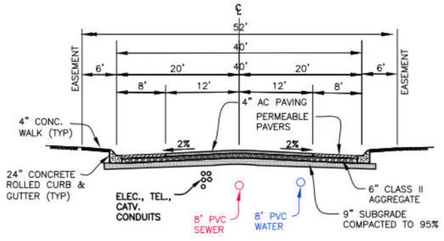
   a. EXCESS AND WASTE CONCRETE SHALL NOT BE WASHED INTO THE STREET OR INTO A DRAINAGE SYSTEM.

   b. SLURRY FROM CONCRETE AND ASPHALT SAW CUTTING SHALL BE VACUUMED OR CONTAINED, DRIED, PICKED UP AND DISPOSED OF PROPERLY

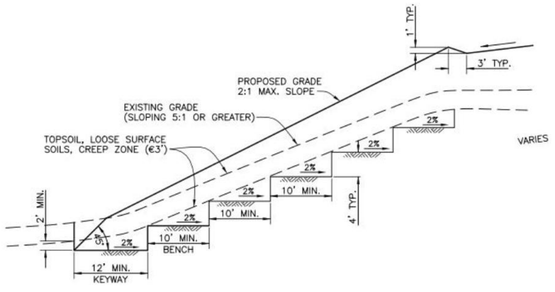




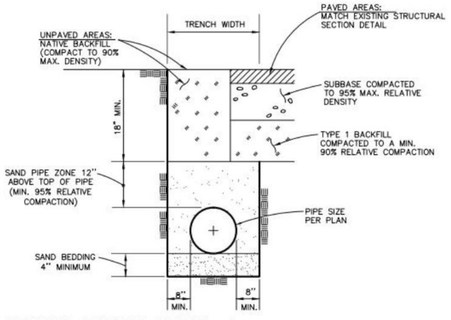
BACK OF WALL DRAIN DETAIL C



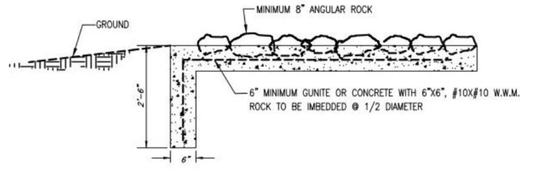
TYPICAL PRIVATE STREET SECTION
ROADS "A", "B", "C" & "D"
HORZ: 1"=10' VERT: 1"=5'



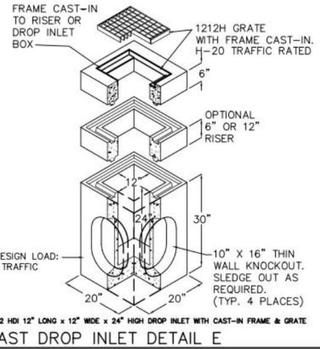
FILL SLOPE KEY AND BENCH DETAIL K



TYPICAL TRENCH DETAIL J

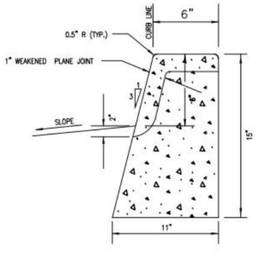


RIP-RAP BLANKET WITH CONCRETE KEY DETAIL H

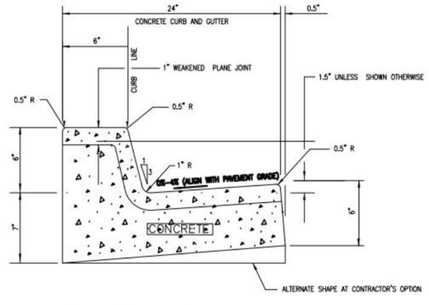


JENSEN 1212 HDI 12" LONG x 12" WIDE x 24" HIGH DROP INLET WITH CAST-IN FRAME & GRATE

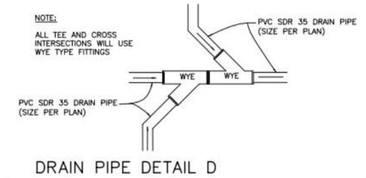
PRECAST DROP INLET DETAIL E



CONCRETE CURB DETAIL F



CONCRETE CURB AND GUTTER DETAIL G



DRAIN PIPE DETAIL D

PRELIMINARY GRADING, DRAINAGE & IMPROVEMENT PLAN

FOR

VESTING TENTATIVE TRACT MAP 32,045
AND FINAL DEVELOPMENT PLAN

IN THE CITY OF GOLETA, CALIFORNIA

SEPTEMBER 15, 2025 P.N. 01-023.01 SHEET 6 OF 6 SHEETS

L&P CONSULTANTS
3 WEST CARRILLO STREET
SUITE 205
SANTA BARBARA, CA 93101
(805) 962-4611
01-023 9-15-25 GP

PLANT SCHEDULE NOTES

1. ABOVE-GRADE UTILITIES SHALL BE SCREENED TO THE MAXIMUM EXTENT FEASIBLE.
2. PLANTS LISTED AS "ALERT" STATUS BY THE CALIFORNIA INVASIVE PLANT COUNCIL (CAL-IPC) SHALL NOT BE USED FOR LANDSCAPING. REFER TO INVENTORY AT: https://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 V 2023 WATER USE CLASSIFICATION OF LANDSCAPE SPECIES*, COPYRIGHT (C) UC REGENTS, UC DAVIS.

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.



VICINITY MAP

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.
ECHIUM CANDICANS	PRIDE OF MADEIRA	5 GAL	LOW	60" o.c.
FRIJOA 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.
LANTANA MONTEVIDENSIS 'WHITE'	TRAILING LANTANA	1 GAL	LOW	60" o.c.
OLEA EUROPAEA 'MONTRA'	LITTLE OLLIE® OLIVE	5 GAL	LOW	48" o.c.
PHORMIUM SPP.	NEW ZEALAND FLAX	15 GAL	LOW	48" o.c.
PITTOSPORUM CRASSIFOLIUM 'COMPACTUM'	DWARF KARO 'PITTOSPORUM'	5 GAL	MEDIUM	36" o.c.
RHAMNUS 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.
BIOSWALE/BIOFILTRATION				
ARMERIA MARITIMA	SEA THRIFT	5 GAL	LOW	48" o.c.
BACCHARIS PILULARIS	COYOTE BRUSH	1 GAL	LOW	48" o.c.
CAREX TUMULICOLA	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.
MIMULUS AURANTIACUS	STICKY MONKEYFLOWER	1 GAL	LOW	48" o.c.
SESLERIA AUTUMNALIS	AUTUMN MOOR GRASS	1 GAL	MEDIUM	18" o.c.
ORNAMENTAL GRASSES				
CHONDROPETALUM TECTORUM	CAPE RUSH	5 GAL	LOW	30" o.c.
DIANELLA CAERULEA 'DBB03'	CASSA BLUE™ FLAX LILY	1 GAL	LOW	30" o.c.
FESTUCA MAIREI	ATLAS FESCUE	5 GAL	LOW	24" o.c.
PERENNIALS				
ANIGOZANTHOS SPP.	KANGAROO PAW	5 GAL	LOW	48" o.c.
SCREEN SHRUBS				
CARPENTERIA CALIFORNICA	BUSH ANEMONE	15 GAL	LOW	36" o.c.
HETEROMELES ARBUTIFOLIA	TOYON	15 GAL	VERY LOW	72" o.c.
PITTOSPORUM TENUIFOLIUM 'SILVER SHEEN'	KOHUHU	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	5 GAL	LOW	30" o.c.
ALOE VERA	MEDICINAL ALOE	5 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				
ARCTOSTAPHYLOS X 'PACIFIC MIST'	PACIFIC MIST MANZANITA	1 GAL	LOW	18" o.c.
CEANOTHUS GRISEUS HORIZONTALIS 'YANKEE POINT'	YANKEE POINT' CARMEL CREEPER	1 GAL	VERY LOW	18" o.c.
HUMULUS SPP.	CORAL BELLS	1 GAL	LOW	12" o.c.
SENECIO MANDRALISCAE	BLUE FINGERS	1 GAL	LOW	24" o.c.
TURF MARATHON II	MARATHON II	SOD	HIGH	



SHEET INDEX

SHEET	DESCRIPTION
L-1.1	PRELIMINARY LANDSCAPE PLAN
L-1.2	PRELIMINARY LANDSCAPE HYDROLOGE PLAN
L-1.3	PRELIMINARY LANDSCAPE FEATURES
L-1.4	PRELIMINARY HYDROZONE PLAN & WELO CALCULATIONS

PLANT SCHEDULE					
SYMBOL	CODE	BOTANICAL NAME	COMMON NAME	CONT	WATER USE
TREES					
	ARB MIY	ARBUTUS X 'MARINA'	MARINA STRAWBERRY TREE	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 LAC	DIOSPYROS KAKI 'HACHIYA'	JAPANESE PERSIMMON	36"BOX	MEDIUM
	ERI COP	ERIOBOTRYA X 'COPPERTONE'	COPPERTONE LOQUAT	24"BOX	MEDIUM
	GEI PAR	GREVILLEA PARVIFLORA	AUSTRALIAN WILLOW	15 GAL	LOW
	KOE BIP	KOELREUTERIA BIPINNATA	CHINESE FLAME TREE	36"BOX	MEDIUM
	LYO CAT	LYONOTHAMNUS FLORIBUNDUS	CATALINA IRONWOOD	36"BOX	LOW
	MAL A18	MALUS X 'DOMESTICA 'ANNA'	ANNA APPLE	15 GAL	MEDIUM
	MET EXC	METROSIDEROS EXCELSA	NEW ZEALAND CHRISTMAS TREE	15 GAL	LOW
	OLE SWA	OLEA EUROPAEA 'SWAN HILL'	SWAN HILL FRUITLESS OLIVE	36"BOX	LOW
	PER VKV	PERSEA AMERICANA 'PINKERTON'	PINKERTON AVOCADO	36"BOX	MEDIUM
	PIS CHI	PISTACIA CHINENSIS	CHINESE PISTACHE	15 GAL	MEDIUM
	QUE AGR	QUERCUS AGRIFOLIA	COAST LIVE OAK	24"BOX	VERY LOW
	QUE VIR	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24"BOX	MEDIUM
	TRI BRI	TRISTANIA CONFERTA	BRISBANE BOX	15 GAL	MEDIUM
	ULM TRU	ULMUS PARVIFOLIA 'TRUE GREEN'	TRUE GREEN LACEBARK ELM	36"BOX	MEDIUM
BIOSWALE/RIPARIAN TREES					
	PLA RAC	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	48"BOX	MEDIUM
	POP FR2	POPULUS FREMONTII	WESTERN COTTONWOOD	24"BOX	MEDIUM

CJM::LA
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 258
SANTA BARBARA CA 93101

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PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION

7400 CATHEDRAL OAKS

7400 Cathedral Oaks Road.
Goleta, CA 93117

LICENSED LANDSCAPE ARCHITECT — Courtney Anne Miller, No. 6482 — Signature — Renewal Date — Date — STATE OF CALIFORNIA

REVISIONS
7/31/2025 PLANNING

PROJECT NUMBER
2315
DRAWN BY
JC
DATE DRAWN
09/25/24
SCALE
1"=40'-0"
PRINT DATE
7/30/25

SHEET NUMBER
L-1.1

LANDSCAPE HYDROLOGY LEGEND

STORMWATER CURB EXTENSION
LANDSCAPE AREAS THAT EXTEND IN TO THE STREET AND CAPTURE STREET STORMWATER RUNOFF FOR TREATMENT, FILTRATION, SEDIMENT DROPOUT

PERMEABLE PAVING
7' WIDE PERMEABLE PAVERS AT PARKING AREAS (7' ON BOTH SIDES OF INTERIOR STREET) AND DRIVEWAYS PROVIDES FILTRATION AND SEDIMENT DROPOUT FOR STREET AND DRIVEWAY STORMWATER RUNOFF.

RAIN BARREL/CISTERN
CAPTURES ROOF DRAINAGE FOR USE AS SUPPLEMENTAL IRRIGATION

BIOSWALE/VEGETATED SWALE
CAPTURES SITE STORMWATER FOR FILTRATION AND SEDIMENT DROPOUT

BIOFILTRATION/COLLECTION AREAS
DEPRESSED PLANTING AREA CAPTURES SITE STORMWATER FOR FILTRATION, INFILTRATION, SEDIMENT DROPOUT

1 EXCERPT FROM COUNTY OF SAN MATEO COUNTY GREEN STREETS AND PARKING LOTS DESIGN GUIDEBOOK, HIGH TECH, JAN. 2009
2 EXCERPT FROM GREEN STREETS: INNOVATIVE SOLUTIONS FOR STORMWATER AND STREAM CROSSING, HIGH TECH, JUNE 2002

CATHEDRAL OAKS ROAD

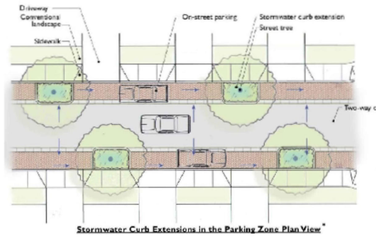
SCALE: 1" = 40'-0"

STORMWATER CURB EXTENSION

- mid-block application / can be staggered or placed symmetrically
- provides a safer traffic environment / traffic calming effect
- provides a more aesthetically pleasing streetscape



typical curb extension*



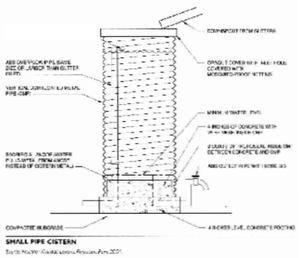
Stormwater Curb Extensions in the Parking Zone Plan View*

RAIN BARREL / CISTERN

- above-ground barrel or cistern for each home
- connect to downspout



typical rain barrels



PERMEABLE PAVING - DRIVEWAYS & PARKING AREAS

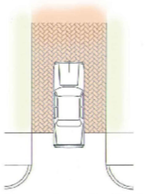
- 7' application on both sides of street, with a 20' driveable area inbetween
- creates a "perceived narrowing" of the street / traffic calming effect
- provides a more maintenance-friendly driveway (no cracking)



typical streetscape with permeable paving* plan view



typical streetscape with permeable paving*



Concrete Pavers Plan View*

BIOFILTRATION / COLLECTION AREAS

- located in open space areas and in front yards throughout site





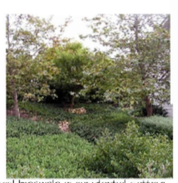
typical depressed collection areas for passive recreation use

BIOSWALE / VEGETATED SWALE

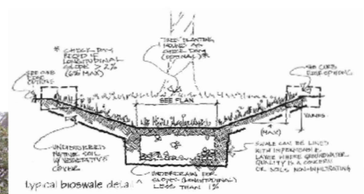
- located in open space area and along cathedral oaks road



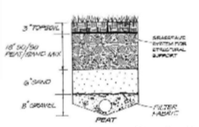
typical street with vegetated swale within parkway*



typical bioswale in residential setting



typical bioswale detail ^



typical organic filter detail ^

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NOT FOR CONSTRUCTION

PRELIMINARY LANDSCAPE HYDROLOGY PLAN

7400 CATHEDRAL OAKS

7400 Cathedral Oaks Road.
Goleta, CA 93117

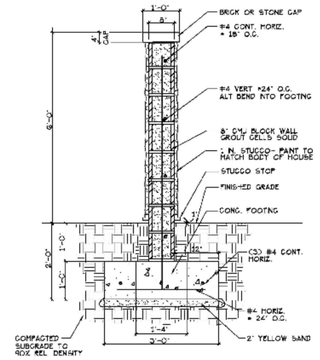
LICENSED LANDSCAPE ARCHITECT
Signature
Registered Date
Date
STATE OF CALIFORNIA

REVISIONS
7/31/2025 PLANNING

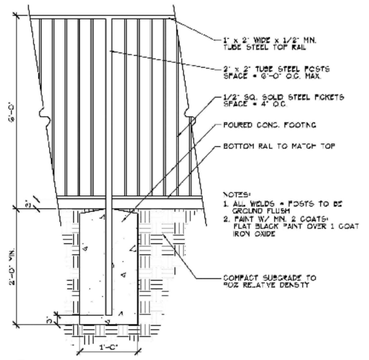
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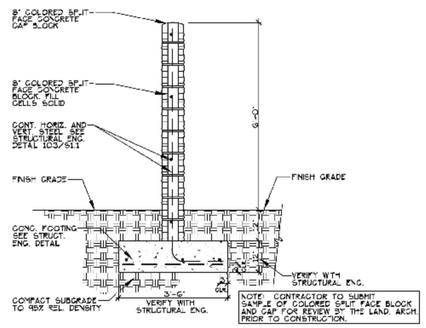
Typical Fence & Wall Details



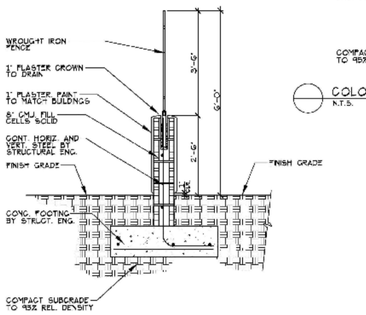
STUCCO WALL SECTION



TUBE STEEL FENCE



COLORED SPLIT FACE WALL - SECTION
N.T.S.



STUCCO WALL WITH WROUGHT IRON FENCE - SECTION
N.T.S.

DEFENSIBLE SPACE ZONE MAINTENANCE NOTES

ZONE 0: EMBER RESITANT 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 VATERIAL.

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 FULE WITHIN 100 FT.
CONTINUE REDUCING POTENTIAL FUEL WITHIN 100 FEET OR THE PROPERTY LINE.

1. CUT 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 6-FOOT SHRUB IS GROWING NEAR A TREE. 18 FEET OF CLEARANCE IS NEEDED BETWEEN THE TOP OF THE SHRUB AND THE LOWEST TREE BRANCH.

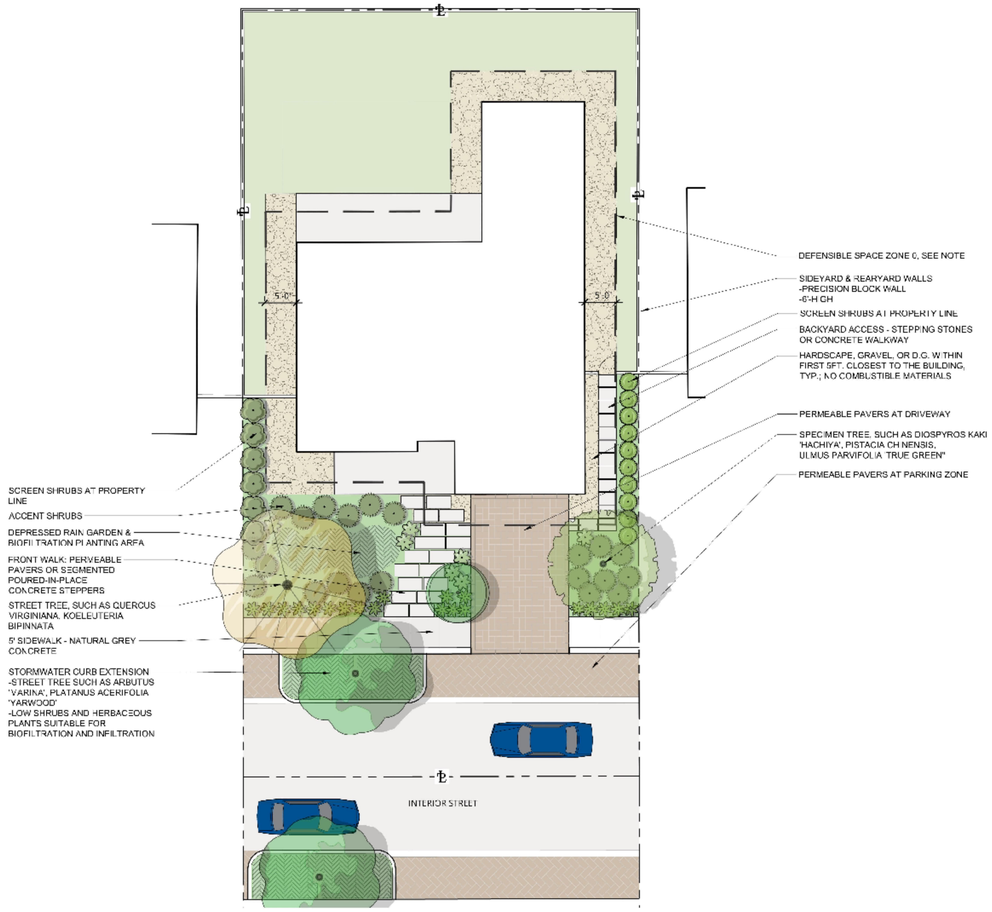
HORIZONTAL SPACING: TREES & SHRUBS
HORIZONTAL SPACE DEPENDS ON THE SLOPE OF THE LAND AND THE HEIGHT OF THE SHRUBS OR TREES. LEAVE MORE SPACE BETWEEN VEGETATION ON BIGGER SLOPES.

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 X 'COPPERTONE'



ANIGOZANTHUS 'BUSH GOLD'



CEANOTHUS 'YANKEE POINT'



POURED-IN-PLACE CONCRETE AT FRONT WALKWAYS



PERMEABLE PAVERS AT DRIVEWAY



ARBUTUS 'MARINA'

CJM::LA
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PRELIMINARY LANDSCAPE FEATURES

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

LICENSED LANDSCAPE ARCHITECT
Christopher James Miller, RLA, ASLA, CSLA
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
7/31/2025 PLANNING

PROJECT NUMBER
23'5
DRAWN BY
JC
DATE DRAWN
09/25/23
SCALE
1"-10'-0"
PRINT DATE
7/30/25

SHEET NUMBER
L-1.3

HYDROZONE PLAN LEGEND (PLANNING)

COMMON AREAS - 80% LOW / 20% MODERATE	61,592 SF
STORMWATER TREATMENT BASINS (PUBLIC) - 80% LOW / 20% MODERATE	25,790 SF
STORMWATER TREATMENT BASINS (PRIVATE) - 80% LOW / 20% MODERATE	15,620 SF
PRIVATE YARDS (FRONT) - 50% LOW / 50% MODERATE	71,631 SF
PRIVATE YARDS (REAR) - 50% LOW / 30% MODERATE / 20% HIGH	148,067 SF
TOTAL	**322,700 SF**

HYDROZONE NOTES

1. THE LANDSCAPE PLANS HAVE BEEN DESIGNED TO MEET MWELO CRITERIA AND REQUIREMENTS FOR THE EFFICIENT USE OF WATER. PRELIMINARY CALCULATIONS DEMONSTRATE THAT THE ESTIMATED TOTAL WATER USE (ETWU) IS LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) AS SHOWN ON THIS SHEET.
2. FOR PLANNING PURPOSES, WE ESTIMATE THAT THE COMMON AREAS AND PRIVATE YARDS WILL CONSIST OF A MIX OF PLANTS AS NOTED IN THE HYDROZONE PLAN LEGEND. PLANTS WILL BE GROUPED AND IRRIGATED IN HYDROZONE AREAS BASED ON WATER USE AS DOCUMENTED IN THE WUCOLS (WATER USE CLASSIFICATION OF LANDSCAPE SPECIES) DATABASE.

PRELIMINARY WELO CALCULATIONS (PLANNING)

7400 Cathedral Oaks Road - Preliminary Water Budget
7/24/2025

Water Budget Calculations - Sitewide
MAWA = (Et$_o$)(0.62)[(0.55 x LA) + (0.45 x SLA))]

MAWA	=	Maximum applied water allowance (gallons per year)
Et$_o$	=	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 are (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 = 5,292,958 gallons per year

Calculator	Et$_o$	LA	SLA	MAWA
Value	48.10	327,700	0	5,292,958

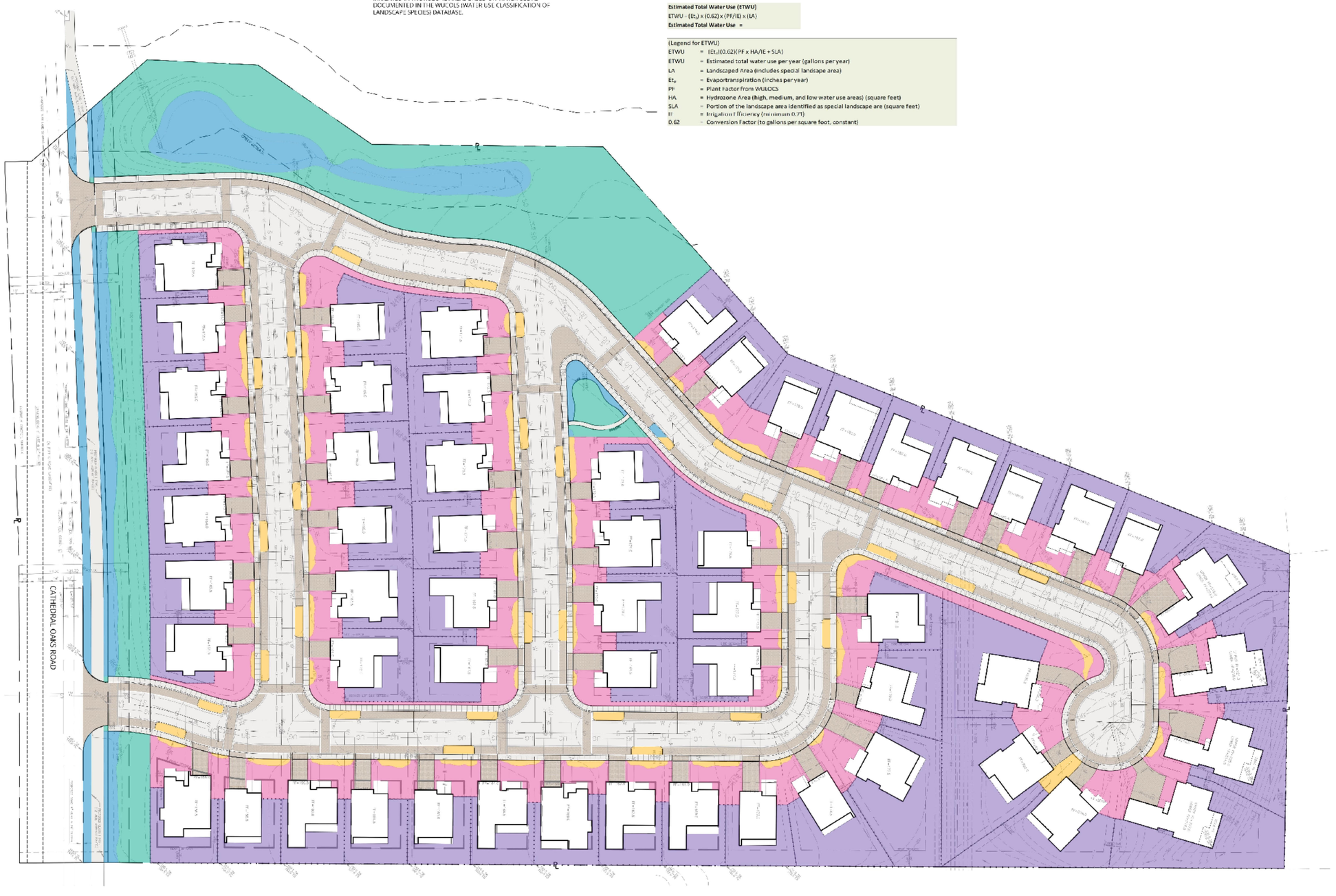
Estimated Total Water Use (ETWU)
ETWU = (Et$_o$) x (0.62) x (PF/IE) x (LA)
Estimated Total Water Use =

(Legend for ETWU)
ETWU = [Et$_o$](0.62)(PF x HA/IE + SLA)
ETWU = Estimated total water use per year (gallons per year)
LA = Landscaped Area (includes special landscape area)
Et$_o$ = Evapotranspiration (inches per year)
PF = Plant Factor from WUCOLS
HA = Hydrozone Area (high, medium, and low water use areas) (square feet)
SLA = Portion of the landscape area identified as special landscape are (square feet)
IE = Irrigation Efficiency (minimum 0.71)
0.62 = Conversion Factor (to gallons per square foot, constant)

Estimated Total Water Use (ETWU)
ETWU = (Et$_o$) x (0.62) x (PF/IE) x (LA)
Estimated Total Water Use = 5,002,414 gallons

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	Yearly Et$_o$	Plant Factor (PF) *	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
A - Common Areas, Low	Low	48.10	0.30	0.62	0.81	49,274	544,240
B - Common Areas, Moderate	Moderate	48.10	0.50	0.62	0.81	12,318	226,758
C - Stormwater Treatment Basins (public), Low	Low	48.10	0.30	0.62	0.75	20,617	246,115
C - Stormwater Treatment Basins (public), Moderate	Moderate	48.10	0.50	0.62	0.75	5,158	102,548
D - Stormwater Treatment Basins (private), Low	Low	48.10	0.30	0.62	0.75	12,496	149,062
D - Stormwater Treatment Basins (private), Moderate	Moderate	48.10	0.50	0.62	0.75	3,124	62,109
E - Front Yards, Low	Low	48.10	0.30	0.62	0.81	35,815	395,583
F - Front Yards, Moderate	Moderate	48.10	0.50	0.62	0.81	35,816	659,324
E - Rear Yards, Low	Low	48.10	0.30	0.62	0.81	74,034	817,719
E - Rear Yards, Moderate	Moderate	48.10	0.50	0.62	0.81	44,420	817,712
E - Rear Yards, High	High	48.10	0.90	0.62	0.81	29,613	981,243
					Total:	**322,700**	**5,002,414**



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PRELIMINARY HYDROZONE PLAN & WELO CALCULATIONS

7400 CATHEDRAL OAKS

7400 Cathedral Oaks Road.
Goleta, CA 93117

LICENSED LANDSCAPE ARCHITECT
Courtney Anne Miller, No. 6559
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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