



October 15, 2019

TW Land Planning & Development, LLC  
Attn: Troy White  
903 State Street, Suite 202  
Santa Barbara, CA 93101

**CITY COUNCIL**

Paula Perotte  
*Mayor*

Kyle Richards  
*Mayor Pro Tempore*

Roger S. Aceves  
*Councilmember*

Stuart Kasdin  
*Councilmember*

James Kyriaco  
*Councilmember*

**CITY MANAGER**  
Michelle Greene

RE: Storke Plaza As-Built Development Plan with Modifications  
250, 260, 270 Storke Road; APN 073-100-032  
Case No. 19-024-DP

Dear Mr. White:

On October 14, 2019, I took the following action on your application:

1. Accepted the CEQA Notice of Exemption in Attachment A.
2. Adopted the CEQA Findings and Development Plan (DP) As-Built Findings included in Attachment B.
3. Based on the findings, approved the Storke Plaza As-Built Development Plan with Modifications (Case No. 19-024-DP), subject to the conditions included in Attachment C.

The attached findings, conditions, and CEQA Exemption reflect my action.

Sincerely,

Peter Imhof  
Planning and Environmental Review Department Director

enc. Attachment A: CEQA Notice of Exemption  
Attachment B: Findings  
Attachment C: Conditions of Approval  
Attachment D: Approved Project Plans

cc: case file  
Storke Road II, LLP, Property Owner (via email)

**NOTICE OF EXEMPTION (NOE)**

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

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

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



**Subject:** Filing of Notice of Exemption

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**Project Title:** Storke Plaza As-Built Development Plan with Modifications; Case # 19-024-DP

**Project Applicant:** Troy White of TW Land Planning & Development, LLC

**Project Location (Address and APN):** 250, 260, 270 Storke Road, Goleta, Ca 93117, County of Santa Barbara; APN 073-100-032

**Description of Nature, Purpose and Beneficiaries of Project:** The applicant is requesting an as-built Development Plan (DP) to bring the site into compliance with the current requirements for a DP, pursuant to Sec. 35-225.2 of the Inland Zoning Ordinance. The Project will memorialize the existing development on site. The applicant is proposing minor site improvements to improve site circulation and to bring the site in to compliance with current standards. These changes include:

1. The addition of landscape islands at the end of all parking lanes.
2. The addition of stop signs within the parking lot to improve circulation.
3. Re-striping of the existing Storke Road driveways.
4. Add new pedestrian path of travel between building 270 and 250.

The site is currently legal non-conforming as to setbacks. As a result, the applicant is requesting two modifications to allow for the previously developed site to be brought into conformance. The two modifications being requested are as follows:

1. To allow for the parking along southern property line to encroach approximately three feet into the side setback.
2. To allow for the buildings addressed as 270 Storke and 250 Storke to encroach ten feet into the front setback.

The beneficiaries of the projects will be Storke Road II, LP (property owner) and building tenants.

**Name of Public Agency Approving the Project:** City of Goleta

**NOTICE OF EXEMPTION (NOE)**

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1. The addition of landscape islands at the end of all parking lanes.
2. The addition of stop signs within the parking lot to improve circulation.
3. Re-striping of the existing Storke Road driveways.
4. Add new pedestrian path of travel between building 270 and 250.

The site is currently legal non-conforming as to setbacks. As a result, the applicant is requesting two modifications to allow for the previously developed site to be brought into conformance. The two modifications being requested are as follows:

1. To allow for the parking along southern property line to encroach approximately three feet into the side setback.
2. To allow for the buildings addressed as 270 Storke and 250 Storke to encroach ten feet into the front setback.

The beneficiaries of the projects will be Storke Road II, LP (property owner) and building tenants.

**Name of Public Agency Approving the Project:** City of Goleta

**NOTICE OF EXEMPTION (NOE)**

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**Name of Person or Agency Carrying Out the Project:** Troy White of TW Land Planning & Development, LLC


**Exempt Status:** *(check one)*

- Ministerial (Sec. 15268)
- Declared Emergency (Sec. 15269 (a))
- Emergency Project (Sec. 15269 (b) (c))
- Categorical Exemption:** *(Sections 15304(b) and 15301(a))*
- Other Statutory Exemption: (Insert Type(s) and Section Number(s))

**Reason(s) why the project is exempt:** This project is exempt from further review under the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15304(b) (New gardening or landscaping) and § 15301(a) (Exterior alterations). As indicated above, the proposal will involve alterations to an existing parking lot, landscaping, and striping of pedestrian and vehicular access. All proposed work will take place within the existing development area of the lot. The changes will not result in the removal of healthy, scenic, or mature trees.

Further, the existing development is located within an urbanized area with commercial land use (Community Commercial) and zoning designation (Retail Commercial). The proposed As-Built DP will make minor changes to the site landscaping through the addition of landscape islands at the end of the parking lanes. The proposed project will also improve onsite pedestrian circulation and ingress and egress from the site, by adding stop signs, providing pedestrian cross walks, and restriping the existing driveways. No new square footage is proposed. There are no proposed changes to the commercial use of the commercial buildings (250 and 270 Storke Road) or the pump house building (260 Storke) on the site. The property will continue to be served by existing streets and services and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic features, drainage, or have impacts to visual resources. Therefore, given that there will be no expansion of the existing buildings and uses and that the exterior changes are minor in nature, the project will not result in a significant effect on the environment.

**City of Goleta Contact Person and Telephone Number:**

	Associate Planner	10/15/2019
Signature	Title	Date

**NOTICE OF EXEMPTION (NOE)**

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**If filed by the applicant:**

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?  
Yes                      No

Date received for filing at OPR: \_\_\_\_\_

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

**ATTACHMENT B  
FINDINGS  
Storke Plaza As -Built Development Plan with Modifications  
250, 260, 270 Storke Road; APN 073-100-032  
Case No. 19-024-DP**

**1.0 As-Built Development Plan Findings**

Pursuant to Goleta Inland Zoning Ordinance (“Zoning Ordinance”) Sections 35-317.7 for Development Plan Findings, the Planning and Environmental Review Director finds the following:

- 1.1. *That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.*

The site is already developed and there will be no expansion to the existing uses or buildings onsite. The configuration, square footage and uses associated with the existing habitable buildings and non-habitable building will remain the same. The minor improvements proposed will be accommodated within the development footprint already present on the project site. With the minor improvements and approval of the modifications to the setbacks, the site will be consistent with the applicable development standards. The modifications are required as a result of the placement of the existing building and parking areas. The added stop signs and the restriping of the driveways will improve vehicular traffic onsite as well as traffic entering and exiting the site. The added landscape islands at the end of the parking islands will improve site aesthetics by helping to screen parking areas. All other aspects of the development will remain the same. Therefore, the project site continues to be adequate in size, shape, location, and physical characteristics to accommodate the existing and proposed changes.

- 1.2. *That adverse impacts are mitigated to the maximum extent feasible.*

There are a few changes to the original site layout that trigger the proposed As-Built DP, which is exempt from environmental review pursuant to CEQA Guidelines Sections 15304(b) (new gardening or landscaping) and 15301(a) (Exterior alterations). The existing development is located within an urbanized area with commercial land use and zoning designations. The proposed As-Built DP will facilitate minor changes to the site to improve compliance with current development standards. There are no changes to or expansion of the existing uses occurring with the habitable and non-habitable buildings on site. The property will continue to be served by existing streets and services and will not adversely impact the level of service as a result of the changes. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

1.3. *That streets and highways are adequate and properly designed.*

The subject property is accessed from Storke Road and Hollister Avenue. As there is no proposed change to the existing uses or proposed increase in building square footage, the project will not increase the demand on nearby streets and highways. Also, the existing driveways on Storke Road will be restriped to provide for clearer ingress and egress.

1.4. *That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.*

The site is currently served by adequate public services, including the Santa Barbara County Fire Department, Goleta Water District, Goleta West Sanitary District, Southern California Edison, and Santa Barbara County Sherriff. The As-Built development plan and minor landscape and circulation changes to the project would not have an effect on the adequacy of these services. The As-Built DP project plans have also been reviewed and approved by the Santa Barbara County Fire Department. As such, the project is consistent with this finding.

1.5. *That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.*

The project is not detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. The landscape improvements would provide for an aesthetically pleasing design for the site and, hence, the neighborhood. The proposed changes to the site and landscaping are minor and will not alter the site's overall compatibility with the surrounding development. Also, there are no proposed changes to or expansion of the existing uses onsite. Therefore, the project and site design are compatible with the commercial character of the neighborhood.

1.6. *That the project is in conformance with 1) the General Plan and 2) the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-306.7.*

The project meets the General Plan consistency, and zoning ordinance requirements, with approval of proposed modifications, as identified in the staff report. Such policies include protection of environmentally sensitive resources, community aesthetics and visual quality, mitigation of noise impacts, and provision of adequate parking, vehicular circulation, infrastructure and services to serve the proposed project. The reference to Section 35-306.7 (Limited Exception Determination Findings) is not applicable to the project as the project is not an industrial, public works, or energy-related project. Also, subject to the approval of

the As-Built Development Plan, the project will be legal and conforming due to the presence of the development plan with approved modifications.

- 1.7. *That in designated rural areas the use is compatible with and subordinate to the scenic and rural character of the area.*

The project is not in a designated rural area.

- 1.8. *That the project will not conflict with any easements required for public access through, or public use of a portion of the property.*

There are no easements for public access on the property.

- 1.9. *That the modifications to the general setback requirements are justified.*

The two modifications requested are a result the existing approved development as approved by the County of Santa Barbara in 1977. As a result, the modifications are requested to address the existing legal non-conforming status of the development. No new modifications are being requested as a result of the minor site improvements. The two setback modifications are to allow required parking to encroach into the south side setback and for the buildings to encroach into the front setback. The parking will encroach 3 feet in to the southern side setback. Given the tie in with the parking on the adjacent property the encroachment of parking into the side yard setback back allows for more efficient use of the overall parking area. The buildings including the patios and second story walkways will encroach approximately 10 feet into the front setback. In addition, the existing patios along the street help to provide pedestrian access to the area and soften the placement of the existing buildings. Therefore, the modifications to this setback requirement are justified.

## **2.0 CEQA Findings**

The Planning and Environmental Review Director hereby finds the proposed As-Built DP is categorically exempt pursuant to the California Environmental Quality Act (Public Resources Code §§ 21000 et seq.; "CEQA") and CEQA Guidelines (14 Cal. Code Regs. §§ 15000 et seq.). Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines § 15304(b) (New gardening or landscaping) and § 15301(a) (Exterior alterations).

The existing development is located within an urbanized area with commercial land use and zoning designations. The proposed As-Built DP will make minor changes to the site landscaping through the addition of landscape islands at the end of the parking lanes. The proposed project will also improve onsite pedestrian circulation and ingress and egress from the site, by adding stop signs, providing pedestrian cross walks, and restriping the existing driveways. No new square footage is proposed. There are no



proposed changes to the use of the building onsite. The property will continue to be served by existing streets and services and will not change the demand on the existing services. Further, the project would not alter any biological resources, cultural resources, geologic, drainage, or visual resources. Therefore, given the minor nature of improvements, the project will not have a significant effect on the environment.

**ATTACHMENT C**  
**AS-BUILT DEVELOPMENT PLAN CONDITIONS OF APPROVAL**  
**Storke Plaza Development Plan with Modifications**  
**250, 260, 270 Storke Road; APN 073-100-032**  
**Case No. 19-024-DP**

In addition to all applicable provisions of the Goleta Municipal Code (“GMC”), Storke Road II, LLC. (“Applicant/Permittee”) agrees to the following conditions for the City’s approval of Case No. 19-024-DP (“Project Conditions”). (Applicant/Permittee also means Owner.)

Unless the contrary is stated or clearly appears from the context, the construction of words and phrases used in these Project Conditions use the definitions set forth in the GMC. For purposes of these Project Conditions, the term “Director” refers to the Planning and Environmental Review Director.

**AUTHORIZATION**

1. This As-Built Development Plan (DP), Case No. 19-024-DP, authorizes implementation of plans stamped “APPROVED”, dated October 14, 2019 and attached/subject to these Conditions of Approval set forth below, including mitigation measures and specified plan sheets and agreements included by reference, as well as all applicable City rules and regulations.

The project description is as follows:

An As-Built DP to bring the site into compliance with the current requirement for a Development Plan, pursuant to Sec. 35-225.2 of the Inland Zoning Ordinance. The Project will memorialize the existing development on site. The property includes two, existing, two-story commercial buildings, which are 16,024 SF (Gross) and 16,744 SF (Gross) that were approved via a zoning permit in 1977. The site also includes a non-habitable Pump House/Equipment building approved as an enclosure for a now abandoned well pump on the site. The Pump House/Equipment building is 791 SF(Gross) with a 588 SF(Gross) mezzanine space. There will be no expansion of or change to the existing approved use of the buildings. No new square footage is proposed. The applicant is proposing minor site improvements to improve site circulation and to bring the site into compliance with current standards. These changes include:

- i. The addition of landscape islands at the end of all parking lanes.
- ii. The addition of stop signs within the parking lot to improve circulation.
- iii. Re-striping of the existing Storke Road driveways.
- iv. Add new pedestrian path of travel between building 270 and 250.

With the minor changes, the site will contain 129 parking spaces and approximately 6,447 SF of landscaping. The site is currently legal non-conforming as to setbacks. As a result, the applicant is requesting two modifications to allow for the previously

developed site to be brought into conformance. The two modifications being requested are as follows:

- i. To allow for the parking along southern property line to encroach approximately three feet into the side setback.
  - ii. To allow for the buildings addressed as 270 Storke and 250 Storke to encroach ten feet into the front setback.
2. All construction, improvements, implementation, and/or any other actions taken pursuant to this permit shall be in substantial conformance with the project. Any deviations from the project must be reviewed and approved by the City of Goleta (City). The City shall determine whether any deviation substantially conforms to the project. Any deviation determined to not be in substantial conformance with the project requires the Applicant/Permittee to seek additional approval, permits, or other action by the City. Any deviation from the project made without the above-described review and approval of the City is a violation of this permit.
3. Approval of the As-Built Development Plan will expire five (5) years after approval, unless before the expiration, substantial physical construction has been completed on the Development Plan or a time extension has been applied for by the Permittee. The decision-maker with jurisdiction over the project may, upon good cause shown, grant a time extension as specified by City regulations. If the Applicant/Permittee requests a Time Extension, the project may be revised to include updated language to standard conditions and/or may include revised/additional conditions which reflect changed circumstances or additional identified project impacts. Any new fees imposed, and existing fees will be those in effect at the time of the extension request.
4. Should the project construction be phased, all unbuilt portions of the approved Development Plan shall expire at the same time as the Development Plan or two years from the date of issuance of the Building Permits, whichever occurs later, unless prior to the expiration date, substantial physical construction has been completed on the unbuilt portion of the development.
5. Effective Date – Inland Area. This As-Built Development Plan shall become effective upon the date of the expiration of the applicable appeal period provided an appeal has not been filed. If an appeal has been filed, the planning permit shall not be deemed effective until final action by the final review authority on the appeal. No entitlement for the use or development shall be granted before the effective date of the planning permit.
6. This permit runs with the land and the rights and obligations thereof, including the responsibility to comply with the As-Built Development Plan, are binding upon successors in interest. The As-Built Development Plan may be modified, terminated, or abandoned in accordance with applicable law including, without limitation, the GMC.
7. On the date that a subsequent Development Plan is approved for this site, any previously approved but unbuilt plans must become null and void.

8. The City will only issue permits for development, including grading, when the construction documents (e.g., grading plans, building plans, etc.) are in substantial compliance with the approved As-Built Development Plan. The size, shape arrangement, use, and location of buildings, walkways, parking areas, drainage facilities, and landscaped areas must be developed in substantial conformity with the approved plans. Substantial conformity must be determined by the Planning and Environmental Review Director.
9. Any proposed deviations from the exhibit, project description, or Project Conditions must be submitted to the Planning and Environmental Review Director for review and approval by the appropriate decision maker. Any unapproved deviations from the project approval will constitute a violation of the permit approval.
10. When exhibits and/or written Project Conditions are in conflict, the written Project Conditions must prevail. If/when the Project Conditions and Mitigation Measures are in conflict, the written Mitigation Measures must prevail.
11. The project site and any portions thereof shall be sold, leased or financed in compliance with the exhibit(s), project description and the conditions of approval including all related covenants and agreements.
12. No signs of any type are approved with this action unless otherwise specified. All future signage must be reviewed and permitted in compliance with the City's zoning code.
13. This approval does not confer legal status on any existing structures or uses on the property unless specifically reviewed and authorized within the project description of this As-Built Development Plan.
14. Applicant/Permittee agrees to indemnify and hold the City harmless from and against any claim, action, damages, costs (including, without limitation, attorney's fees), injuries, or liability, arising from the City's approval of the project components including any modifications except for such loss or damage arising from the City's sole negligence or willful misconduct. Should the City be named in any suit, or should any claim be brought against it by suit or otherwise, whether the same is groundless or not, arising out of the City's approval of the Project, Applicant/Permittee agrees to defend the City (at the City's request and with counsel satisfactory to the City) and will indemnify the City for any judgment rendered against it or any sums paid out in settlement or otherwise. For purposes of this section "the City" includes the City of Goleta's elected officials, appointed officials, officers, and employees.
15. In the event that any conditions imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant/Permittee in action filed in a court of competent jurisdiction or threatened to be filed, this approval must be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any Project Condition is invalidated by a court of competent jurisdiction, the Project must be reviewed by the City and substitute conditions may be imposed to validate the Development Plan.

## **AGENCY REQUIREMENTS**

**Santa Barbara County Fire Department (SBCFD):** Comply with all conditions and requirements outlined in the letter dated April 2, 2019 from the Santa Barbara County Fire Department to the satisfaction of the SBCFD.

## **CITY DEPARTMENT CONDITIONS**

### **Public Works Department**

#### **Prior to Grading Permit or Land Use Permit (LUP) Issuance**

16. The Applicant/Permittee shall comply with all requirements identified in the City of Goleta Public Works Department Memorandum "250-270 Storke – Improvement on City ROW" dated October 4, 2019 (attached).
17. The Applicant shall complete and submit an Erosion and Sediment Control Plan, per City of Goleta requirements. Erosion and Sediment Control BMPs shall be in place for all construction activities causing a surface disturbance and/or stockpiling of debris and/or construction materials.
18. Provide a copy of the signed **Certificate of Implementation of State Law: Construction and Demolition (C&D) Debris Recycling Program** ensuring compliance with the Green Building Code. This form indicates who will haul all material and an account number for the C&D project from the hauler. This will facilitate the recycling of all construction recoverable/recyclable materials. The project will be required to meet the CalGreen minimum diversion requirement of 65% of the project's solid waste to be diverted from the landfill.

#### **Prior to Building Permit Issuance**

19. Provide a signed Certificate of Implementation: C&D Debris Recycling Program.
20. Identify the following on the Building Plans:
  - a) Show all existing survey monuments to be preserved and/or tied out in coordination with the County of Santa Barbara's Surveyor's Office.
  - b) Show all easements and property boundaries.
  - c) Show general site drainage patterns.
  - d) Clearly identify all proposed areas of construction causing surface disturbance. Protect with appropriate Best Management Practices (BMPs) to inhibit construction debris/materials from impacting site or travelling off-site.
  - e) Removal of vegetation impacting line of site, north ingress/egress, Storke Road.
  - f) All locations for striping and/or marking. Striping and/or marking shall comply with the most current applicable standards.

#### **Prior to Encroachment Permit Issuance**

21. Any work in the public right of way requires a Public Works Encroachment Permit.

- i. As determined by the Public Works Department, the improvements shall include but not be limited to:

**Storke Road**

- (1) Show all roadway easements/dedications.
- (2) Preserve and/or reset survey monuments.
- (3) Restriping of existing crosswalk and approach striping and marking.
- (4) All driveway accesses shall be ADA compliant, including access ramps with truncated domes, as necessary.

22. If survey monuments may be damaged or affected by the construction activities, the City will require a security for the resetting of the survey monuments disturbed by construction.

**Prior to Final Inspection**

23. A **Post- Construction Waste Reduction and Recycling Summary (WRRS) Report** shall be submitted to the Public Works Department for review and approval. The Report shall substantiate how a minimum 65% diversion goal was met by the project during construction, provides the actual amounts of material generated and what the final diversion rate was, along with either scale house receipts or a summary from the diversion facility used substantiating each load brought to the facility, the tonnage, and the diversion achieved.

24. A **Post Construction Solid Waste & Recycling Plan** shall be submitted and filed with the Public Works Department. The Plan should include a written description of how the operational facilities will maintain the State required diversion, currently 50%, will implement mandatory commercial recycling and mandatory organics recycling and how any hazardous materials will be handled.

The City would like to suggest an educational program for all new tenants and outreach material be distributed annually. Additionally, the City has an Integrated Pest Management Program that does not allow for the use of toxic chemicals as rodenticides or herbicides. It is additionally suggested that an Environmentally preferable purchasing practice be implemented.

25. Complete all Public Improvements, as shown on the building and/or public improvement plans, or as noted in the Conditions of Approval.

26. Submit reproducible Record Drawings and an electronic signed copy of the Record Drawings for any revised street striping, private and/or public improvements (i.e., sidewalk, curb cut, drainage/bio filter, bus stop, striping/markings).

27. All existing survey monuments shall that were preserved and/or tied out shall be reset in coordination with the County of Santa Barbara's Surveyor's Office.
28. Repair any damaged public improvements (curbs, gutters, sidewalks, pavement markings, etc.) caused by construction subject to the review and approval by Public Works Staff. Repair any damaged private improvements.
29. Clearly identify site property boundaries in the field for inspection by Public Works Staff and confirm striping and improvements are consistent with the plans and within the project boundaries.

### **Ongoing Maintenance**

The owner shall provide landscape and hardscape maintenance per approved plans.

### **Planning and Environmental Review Department**

#### **General Conditions**

30. Any modifications to the approved plans, including but not limited to site plan, floor plans, elevations, landscaping, colors and materials, cannot be executed without the Planning and Environmental Review Director's approval.
31. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, demolition, enlarging or rebuilding of any building structure, or improvement, the Applicant/Permittee must obtain a grading and/or building permit from the Planning and Environmental Review Director.
32. All plans submitted for permit issuance (e.g., grading, building permit, etc.) must include all applicable conditions of project approval.
33. All work within the public right-of-way, including without limitation, utilities and grading, must be explicitly noted on the building plans. The Applicant/Permittee must obtain all necessary encroachment permits from the Public Works Director or designee, before commencing work within or over the public right-of-way including without limitation, water meters, backflow devices, signs, and curb/gutter/sidewalk improvements.
34. The Applicant/Permittee is responsible for informing all contractors, subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibilities to comply with these conditions including, without limitation, the GMC. This includes the requirements that a business license be obtained to perform work within the City as well as the City's construction hour limitations.
35. The Applicant/Permittee, including all contractors and subcontractors, shall limit construction activity and equipment maintenance is limited to the hours between 7 AM and 4 PM, Monday through Friday. Exceptions to these restrictions may be made

for good cause at the sole discretion of the Planning and Environmental Review Director, for onsite work. Exceptions to these restrictions may be made for good cause at the sole discretion of the Public Works Director or designee, for work in the City Right-of-Way only. Any subsequent amendment to the General Plan noise standard upon which these construction hours are based shall supersede the hours stated herein. No construction can occur on State holidays (e.g. Thanksgiving, Labor Day). Non-noise generating construction activities such as interior plumbing, electrical, drywall and painting (depending on compressor noise levels), are not subject to these restrictions.

**Prior to Issuance of a Land Use Permit or Building Permit:**

36. Provide a signed copy of these approved conditions of approval for the As-Built Development Plan.
37. If the project meets the threshold outlined in Ordinance 16-04 regarding Water Efficient Landscaping, the Applicant/Permittee must secure approval of an irrigation plan from the Building Official or designee before issuance of a building permit. The landscape and irrigation shall be installed per plan prior to Final Building Inspection Clearance.
38. The landscaping plan must consist of at least 75% drought-tolerant native or Mediterranean type plants which adequately complement the project design and integrate the site with surrounding land use. The plant material used in the landscape palette must be compatible with the Goleta climate pursuant to Sunset Western Garden Book Zone 24 published by Sunset Books, Inc. Revised and Updated 2012 edition or a more current edition.
39. The Applicant/Permittee shall maintain all landscaping, per the approved plan, for the life of the project. All landscape changes are subject to DRB review and approval of landscaping and irrigation plans.
40. The irrigation plan must:
  - a. Demonstrate compliance with the City's Water Conservation regulations and Guidelines for Water Conservation in Landscaping. Use reclaimed water to irrigate landscaped areas if the recycled waterline is extended to serve the site. If that occurs, then dual water connections must be installed to allow for landscaping to be irrigated by reclaimed water, if feasible.
  - b. Utilize efficient irrigation systems which minimize runoff and evaporation and maximize the water which will reach plant roots (e.g., drip irrigation, automatic sprinklers equipped with moisture sensors, etc.)
  - c. Utilize automatic sprinkler systems that must be set to irrigate landscaping during early morning hours or during the evening to reduce water losses from evaporation. Sprinklers must also be reset to water less often in cooler months



and during the rainfall season so that water is not wasted by excessive landscaping irrigation.

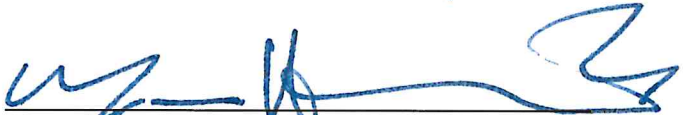
41. The project must minimize outdoor water use through the following:
  - a. Use of native and/or drought tolerant species in the final landscaping;
  - b. Installation of drip irrigation or other water-conserving irrigation;
  - c. Grouping of plant material water needs;
  - d. Limiting turf to less than 20% of the total landscaped area if proposed under the final landscape plan or use of artificial turf in place of living grass (this may exceed the 20% maximum);
  - e. No turf is allowed on slope of over 4%;
  - f. Use of extensive mulching (2" minimum) in all landscaped areas to improve the water holding capacity of the soil by reducing evaporation and soil compaction;
  - i. Installation of soil moisture sensing devices to prevent unnecessary irrigation;
  - g. Use of only recycled water for landscape irrigation if the Project site is connected to a recycled water line;
  - h. Use of plant materials that can withstand high salinity levels, if recycled water is used for irrigation; and
  - i. Use of plant materials that are compatible with the Goleta climate pursuant to Sunset Western Garden Book's Zone 24, published by Sunset Books, Inc., Revised and Updated 2001 edition.
42. The Applicant/Permittee shall maintain all landscaping, per the approved plan, for the life of the project.
43. The Applicant/Permittee must prevent construction and/or employee trash from blowing offsite by providing covered receptacles on-site before commencement of any grading or construction activities; picking up waste weekly or more frequently as directed by the Planning and Environmental Review Director, the name and phone number of a contact person(s) to monitor construction trash/waste and organize a clean-up crew. Additional covered receptacles must be provided as determined necessary by the Planning and Environmental Review Director.
44. During construction, the Applicant/Permittee must promptly remove any graffiti at the Project site.
45. Obtain all the necessary approvals, licenses, and permits and pay all of the appropriate fees as required by the City. Before any permit may be issued by the City of Goleta, the Applicant/Permittee must obtain written clearance for each development phase from all Departments/Agencies having conditions or project

approval. Such clearance must indicate that the Applicant/Permittee has satisfied all pre-construction conditions.

**Prior To Final Inspection:**

- 46. Install all landscaping and irrigation in accordance with approved plans.
- 47. Screen all new utility service connections and above-ground mounted equipment such as backflow devices, etc. from public view and/or painted in a soft earth tone color so as to blend in with the project (red is prohibited) in accordance with approved plans.
- 48. Construction buildings and all improvements in accordance with all approved plans and secure final clearance from all applicable Agencies/City Departments as needed.

By signing this document, Marc Winnikoff, acting as agent on behalf of Storke Road II, LLP, certifies that he read, understands, and agrees to the Project Conditions listed in this document.

  
~~Marc Winnikoff of Storke Road II, LLP~~  
MANAGING MEMBER  
ANTIPOL LADIZHINKA LIMITED, LLC,  
GENERAL PARTNER  
STORKE ROAD II, LP

- End of Conditions -

# Memorandum

**DATE:** April 2, 2019

**TO:** Joe Pearson  
Planning and Environmental Review  
City of Goleta

**FROM:** Glenn Fidler, Captain  
Fire Department



**SUBJECT:** APN: 073-100-032; Permit: 19-024-DP (As Built)  
Site: 250, and-270 Storke Road, Goleta  
Project: As-Built Development Plan –  
250 Storke Road -2- Story Commercial and Office Building  
Storke Road - 1-Story Pump House/Equipment Building (Non-Habitable)  
270 Storke Road - 2 Story Commercial Office Building

---

The above project is located within the jurisdiction of the Santa Barbara County Fire Department.

I have reviewed your project plans and find that it will require revision before it can be approved by the Santa Barbara County Fire Department.

1. Revised plans must show all fire lanes and no parking zones with red curbs and signage.
  - Plans must be drawn to scale and call out all dimensions.

**Please re-submit 4 sets of corrected plans to City of Goleta Planning and Environmental Review, Attention Fire Department. The plans must be clearly marked "CORRECTED".**

## **PROJECT DEVELOPMENT**

### **PRIOR TO DEVELOPMENT PLAN SIGN OFF/COMPLETION**

2. Designated fire lanes shall include red curbs and signs indicating "Fire Lane – No Stopping" placed as required by the fire department. Refer to current adopted California Fire Code.
3. Portable fire extinguishers are required and shall be in accordance with the current California Fire Code.
4. Address numbers for buildings shall be a minimum height of 12 inches.
  - Address for suites shall be a minimum height of 4 inches.

5. Posting of recorded addresses as required by the fire department:
- Address number locations shall be approved by the fire department.
  - Address numbers shall be a color contrasting to the background color.
  - The address numbers shall be elevated at least three feet from the ground for clear visibility and easy directional identification.
  - The numbers shall be visible from the access road when travelling in either direction.
  - If the driveway is over 150 feet in length or the building is obstructed from view at the access road and/or driveway, numbers shall be posted at all road and driveway intersections as is necessary.
  - Note - 260 Storke Road is not a recorded address. A recorded address for the non-habitable structure will not be issued.

#### **ADVISORY**

6. All standard fire department conditions and current codes shall apply at time of development.

As always, if you have any questions or require further information, please call me at 805-681-5528 or 805-681-5523.

GF:mkb



## MEMORANDUM

DATE: October 4, 2019

TO: Joe Pearson II

FROM: James Campero, Deputy Public Works Director  
Julie Jang, Assistant Engineer

SUBJECT: 250- 270 Storke – Improvement on City ROW

---

The owner shall agree to the following items regarding all private improvements encroaching within the City right of way as shown on the Plans approved on October 14, 2019:

- Provide an exhibit signed by a licensed surveyor verifying all dimensions and areas of encroachment within the City right of way. This shall be submitted to the City for review and approval at time of permit application.
- Apply for and obtain an Encroachment Permit from the City of Goleta and adhere to all permit requirements, including but not limited to the duty to:
  - o Indemnify, hold harmless and defend the City against any and all claims that arise from any injuries that occur on the encroached area;
  - o Replace the two (2) curb ramps located on the southeast and northeast corner of the Storke Road and Storke Plaza intersection. The work shall include replacing ramps and aprons, installing new truncated domes, and all associated work completed to the satisfaction of the City Engineer. The work shall be completed at the Applicant/ Permittee expense. The work will serve as compensation in-lieu of rent for private improvements that are encroaching within the City right of way. The replacement of the two (2) curb ramps as described above could be substituted for another improvement that is to the satisfaction of the Public Works Director;
  - o Agree to maintain said encroachments to the satisfaction of the Public Works Director; and
  - o Agree to immediately remove said encroachments out of the City right of way, upon request by the Public Works Director and to the satisfaction of the Public Works Director, at the Applicant/ Permittee's cost.

Approved By:

A handwritten signature in black ink, appearing to read "Charles W Ebeling", written over a horizontal line.

Charles W Ebeling  
Public Works Director



ARCHITECTURE

924 anacapa st  
santa barbara, ca  
93101  
805.564.6074

THE GRANGE  
250-270 STORKE RD.  
GOLETA, CA 93117



sheet description  
COVERSHEET

date:  
2-4-2019  
2-18-2019  
2-28-2019  
4-2-2019  
4-10-2019  
4-15-2019  
6-5-2019  
7-30-2019  
8-1-2019

sheet no:  
G.0

PRELIMINARY - Not For Construction

PROJECT DATA

OWNER: STORKE ROAD LLP  
1211 S. VINCENT AVE., SUITE C  
SANTA BARBARA, CA 93101  
(805) 965-9933

PROJECT ADDRESS: 270-270 STORKE RD.  
GOLETA, CA 93117

A.P.N.: 073-100-032  
ZONE: C-2  
CONSTRUCTION TYPE: V-B  
HIGH FIRE: NO  
SPRINKLERED: YES

SITE & BUILDING STATISTICS

LOT SIZE: 99,810 SF

FLOOR AREA EXISTING: GROSS NET

250 STORKE ROAD:  
HABITABLE:  
1st FLOOR: 8,102 SF 7,216 SF  
2nd FLOOR: 7,922 SF 7,603 SF  
TOTAL: 16,024 SF 15,419 SF

NON-HABITABLE:  
BALCONIES: 2,439 SF  
EXTERIOR STAIRS: 192 SF

240 STORKE ROAD:  
PUMP HOUSE/EQUIPMENT ENCLOSURE (Non-Habitable):  
1st FLOOR: 741 SF 716 SF  
2nd FLOOR: 588 SF 548 SF  
TOTAL: 1,329 SF 1,264 SF

270 STORKE ROAD:  
HABITABLE:  
1st FLOOR: 8,372 SF 8,090 SF  
2nd FLOOR: 8,272 SF 8,090 SF  
TOTAL: 16,744 SF 16,180 SF

NON-HABITABLE:  
BALCONIES: 2,718 SF  
EXTERIOR STAIRS: 192 SF

BUILDING COVERAGE:  
EXISTING TOTAL BUILDING COVERAGE: (17,593 SF) 18.7%  
EXISTING LANDSCAPING: (5,630 SF) 5.7%

ADDED LANDSCAPING: (827 SF)  
PROPOSED LANDSCAPING TOTAL: (6,457 SF) 6.6%

SITE PARKING PER ZONING SEC. 35.25B:

Zone: C-2

Retail/Commercial Sec. 35-225  
Offices 1 space per 300 SF Gross  
Retail & Gen. Commercial 1 space per 500 SF Gross  
Restaurant 1 space per 300 SF Devoted to Patron  
1 space per 2 Employees  
Accessory/Storage 1 space per 1,000 SF Gross

Existing Parking:

250 Storke:  
French Press  
Patronage Area: 874 SF 2.9 spaces  
Patronage Area (Patio): 301 SF 1.0 spaces  
Employees: 2 1.0 spaces

Ca Dario  
Patronage Area: 1,094 SF 3.6 spaces  
Patronage Area (Patio): 1,023 SF 3.4 spaces  
Employees: 10 5.0 spaces

General Commercial/Retail: 3,011 SF 6.0 spaces  
Offices: 7,549 SF 25.2 spaces

260 Storke:  
Pump House/Equipment Enclosure  
Non-habitable 1,379 SF 1.4 spaces

270 Storke:  
Kusty's Pizzeria  
Patronage Area: 2,630 SF 8.7 spaces  
Employees: 9 4.5 spaces

Chipotle  
Patronage Area: 1,239 SF 4.1 spaces  
Patronage Area (Patio): 138 SF 1.1 spaces  
Employees: 6 3.0 spaces

General Commercial/Retail: 2,956 SF 9.9 spaces  
Offices: 8,090 SF 27.0 spaces

Total Parking Required: 104 spaces  
Total Existing Parking: 138 spaces  
Total Proposed Parking: 129 spaces  
Parking Eliminated by Proposed Development Plan: 9 spaces

SCOPE OF WORK

CREATE A DEVELOPMENT PLAN FOR THE EXISTING PARCEL. ELIMINATE EXISTING PARKING IN EASTERN EASEMENT. RE-STRIPE VEHICULAR LANES AT EXISTING STORKE ROAD APPROX. ADD TWO INTER-ASSESSOR CIRCULATION STOPS. CREATE PATH OF TRAVEL FROM EXISTING CROSSING WALK AT BLDG 270 TO WALKWAY OF BLDG 250. CREATE (3) NEW PLANTERS TO CAP EXISTING PARKING.

BUILDING HEIGHTS

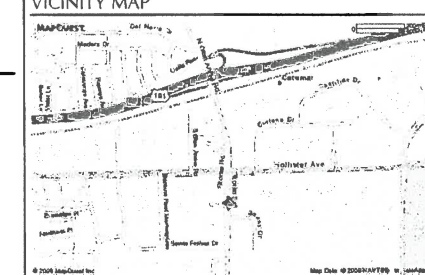
EXISTING  
270 STORKE ROAD: 12'-1"  
250 STORKE ROAD: 11'-5"  
260 STORKE RD (EXIST'G ACCESSORY BLDG): 16'-10"

SHEET INDEX

C.0 COVERSHEET  
A.1 SITE PLAN  
A.2 FLOOR PLANS  
A.3 ELEVATIONS  
C.1 CIVIL PLAN  
L.1 LANDSCAPE PLAN

TOTAL - 6

VICINITY MAP



CITY OF GOLETA  
Planning and Env. Services Director  
Case No. 19-024-PP (As Built) Exhibit No. 0  
Date Accepted \_\_\_\_\_  
Dates Considered October 14, 2019  
Date Approved October 14, 2019

RECEIVED  
AUG 02 2019  
City of Goleta  
Planning & Environmental Svcs.

THE GRANGE DEVELOPMENT PLAN

ABBREVIATIONS table with columns for abbreviations and full names of materials and components.

ABBREVIATIONS table (continued) with columns for abbreviations and full names of materials and components.

GENERAL NOTES

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

APPROVAL NOTES:

AT THE TIME OF FINAL INSPECTION, A MANUAL, COMPACT DISK OR WEP BASED REFERENCE SHALL BE PLACED IN THE BUILDING AND SHALL INCLUDE ALL OF THE ITEMS LISTED IN COR'S SECTION 4.10.1.
PROJECTS WITH A MODIFICATION OR WITHIN 12" OF SETBACKS AND/OR PROPERTY LINES MAY REQUIRE A SURVEY.

SPECIAL INSPECTIONS

THE OWNER OR GENERAL CONTRACTOR SHALL EMPLOY A SPECIAL INSPECTOR TO PROVIDE INSPECTIONS ACCORDING TO UBC SECTION 1701, FOR THE FOLLOWING TYPES OF WORK:
1. ANY RETROFIT REINFORCING BARS OR HOLD-DOWN BOLTS INTO EXISTING SLABS OR FOOTINGS REQUIRING AN EPOXY CROUTLED CONNECTION.
2. FIELD WELDING FOR STRUCTURAL STEEL CONNECTIONS.
3. STRUCTURAL MASSONRY.

CONSULTANTS

CIVIL ENGINEER: INSTE CIVIL, INCORPORATED  
P.O. BOX 928  
TEMPLETON, CA 93465  
805-434-3256  
malacm@insteelcivil.com

LANDSCAPE ARCHITECT: ERIN O. CARROLL  
105 W DE LA GUERRA ST. #J  
SANTA BARBARA, CA 93101  
805-364-5075  
erincarroll@gmail.com

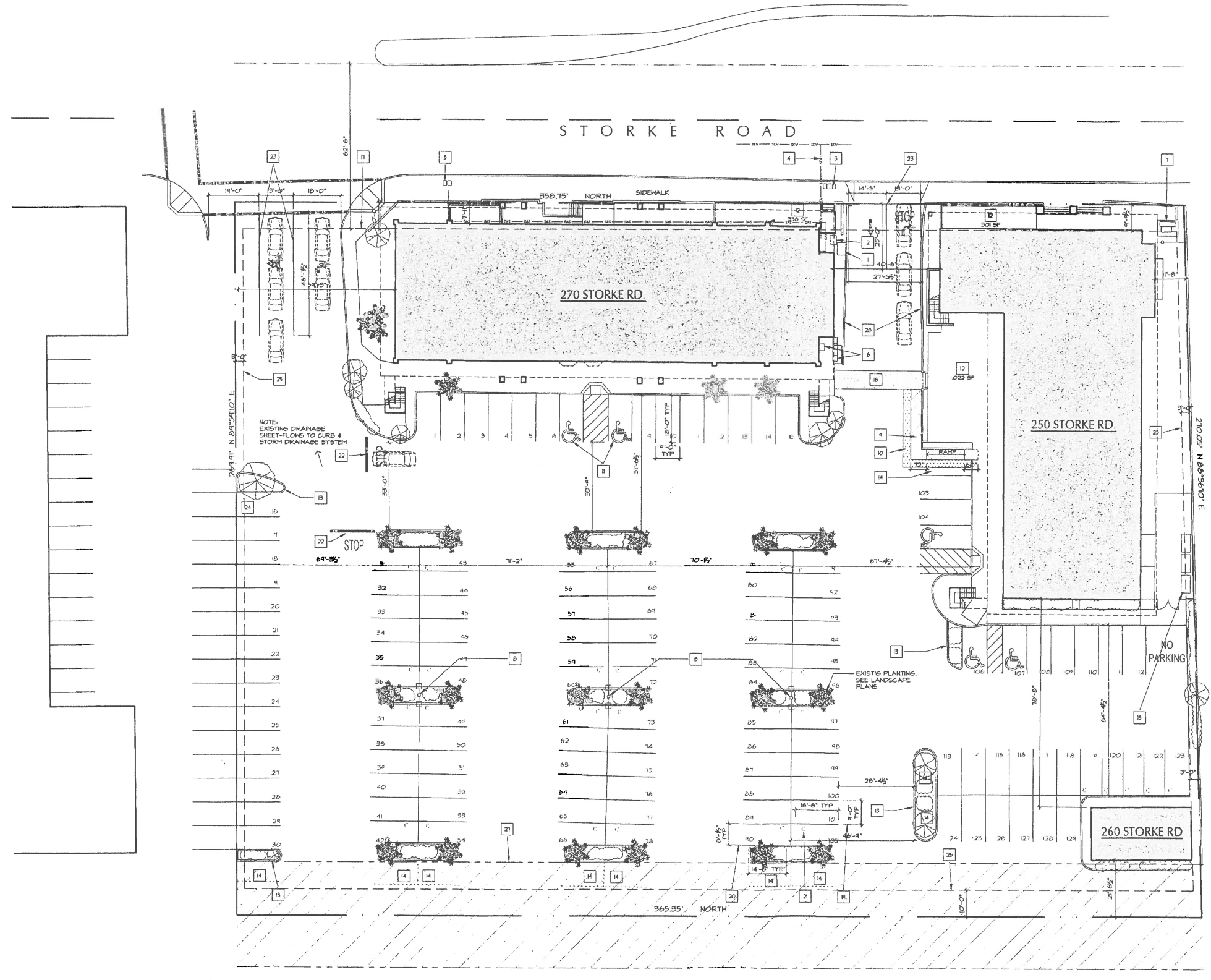
PROCESSING/PROJECT MGMT: TW LAND PLANNING & DEVELOPMENT  
903 STATE STREET, #202  
SANTA BARBARA, CA 93101  
805-698-7153  
twland@twlandplan.com

TRUSS MANUFACTURER:

SOILS LAB:

GOVERNING CODES

CALIFORNIA BUILDING CODE 2016 EDITION  
CALIFORNIA ELECTRICAL CODE 2016 EDITION  
CALIFORNIA PLUMBING CODE 2016 EDITION  
CALIFORNIA MECHANICAL CODE 2016 EDITION  
CALIFORNIA ENERGY CODE 2016 EDITION  
CALIFORNIA GREEN CODE 2016 EDITION  
CALIFORNIA RESIDENTIAL CODE 2016 EDITION



Site Plan  
1/16"=1'-0"

**SITE PLAN KEYNOTES:**

1. (I) CTE VAULT
2. (E) EDISON VAULT
3. (E) WATER METERS
4. (E) SEWER LINE
5. (E) GAS METERS
6. (E) MANHOLES
7. (E) EDISON TRANSFORMER
8. (E) PARKING LOT LIGHTS
9. PATH OF TRAVEL
10. (N) 36" WIDE DETECTABLE WARNING
11. (I) ACCESSIBLE PARKING, TYP.
12. (E) PATIO
13. (N) CURB & PLANTER
14. PARKING SPACE TO BE REMOVED
15. (E) TRANSFER CYCLING COUNTERS
16. NOT USED
17. FRONT SETBACK PER CURRENT ZONING
18. (E) BRICK CROSSWALK
19. TYPICAL STANDARD PARKING STALL DIMENSIONS
20. TYPICAL COMPACT PARKING STALL DIMENSIONS
21. "C" = COMPACT SPACE, TYP.
22. (N) STOP
23. (N) LANE STRIPING & DIRECTIONAL ARROWS
24. (N) PARKING SPACE
25. SIDE SETBACK
26. REAR SETBACK
27. HATCHING INDICATES 40' WIDE EASEMENT
28. (E) RED-CURB (FIRE LANE, VERIFY SIGNAGE INDICATING "FIRE LANE, NO PARKING")

**SITE PLAN NOTES:**

→ ARROW INDICATES DIRECTION OF EXISTING WATER SHEET FLOW

**FIRE DEPARTMENT NOTES:**

1. DESIGNATED FIRE LANES SHALL INCLUDE RED CURBS AND SIGNS INDICATING "FIRE LANE - NO STOPPING" PLACED AS REQUIRED BY THE FIRE DEPARTMENT.
2. PORTABLE FIRE EXTINGUISHERS ARE REQUIRED AND SHALL BE IN ACCORDANCE W/ THE CURRENT CALIFORNIA FIRE CODE.
3. ADDRESS NUMBERS FOR BUILDINGS SHALL BE A MINIMUM HEIGHT OF 12"
- 3.1. ADDRESSES FOR SIGNS SHALL BE A MINIMUM HEIGHT OF 4"
4. POSTING OF RECORDED ADDRESSES AS REQUIRED BY THE FIRE DEPARTMENT:
- 4.1. ADDRESS NUMBER LOCATIONS SHALL BE APPROVED BY THE FIRE DEPARTMENT.
- 4.2. ADDRESS NUMBERS SHALL BE A COLOR CONTRASTING TO THE BACKGROUND COLOR.
- 4.3. THE ADDRESS NUMBERS SHALL BE ELEVATED AT LEAST THREE FEET FROM THE GROUND FOR CLEAR VISIBILITY AND EASY DIRECTIONAL IDENTIFICATION.
- 4.4. THE NUMBERS SHALL BE VISIBLE FROM THE ACCESS ROAD WHEN TRAVELING IN EITHER DIRECTION.
- 4.5. IF THE DRIVEWAY IS OVER 150 FEET IN LENGTH OR THE BUILDING IS OBSTRUCTED FROM VIEW AT THE ACCESS ROAD AND/OR DRIVEWAY, NUMBERS SHALL BE POSTED AT ALL ROAD AND DRIVEWAY INTERSECTIONS AS IS NECESSARY.

**BOP**  
ARCHITECTURE  
924 amcapa st  
santa barbara, ca  
93101  
805.564.5074

THE GRANGE  
250-270 STORKE RD.  
GOLETA, CA 93117



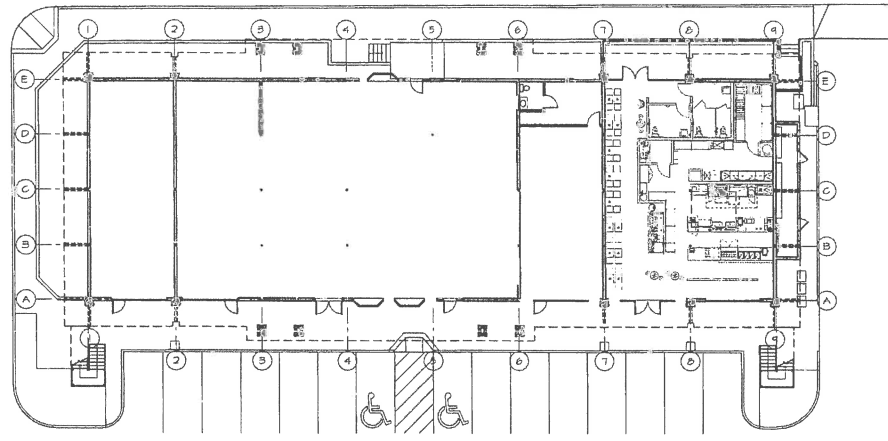
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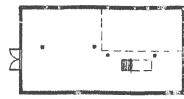
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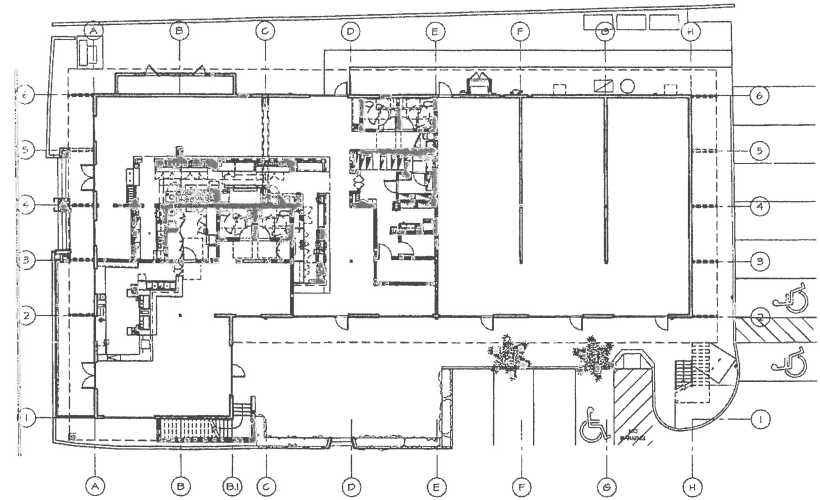
PRELIMINARY - Not For Construction



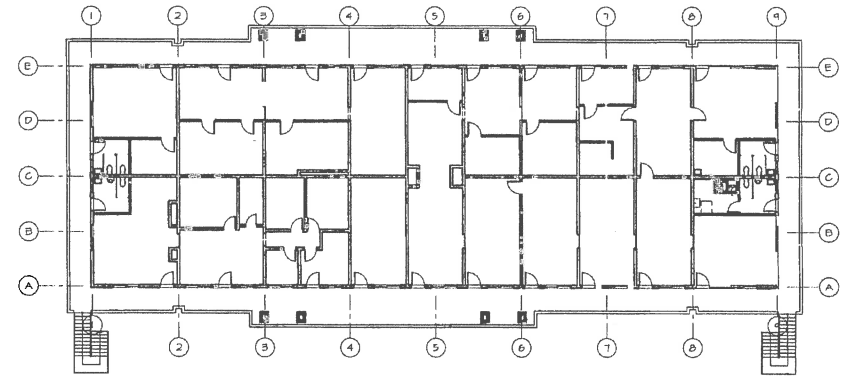
270 STORKE FIRST FLOOR PLAN  
1/16"=1'-0"



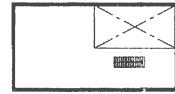
260 STORKE FIRST FLOOR PLAN  
1/16"=1'-0"



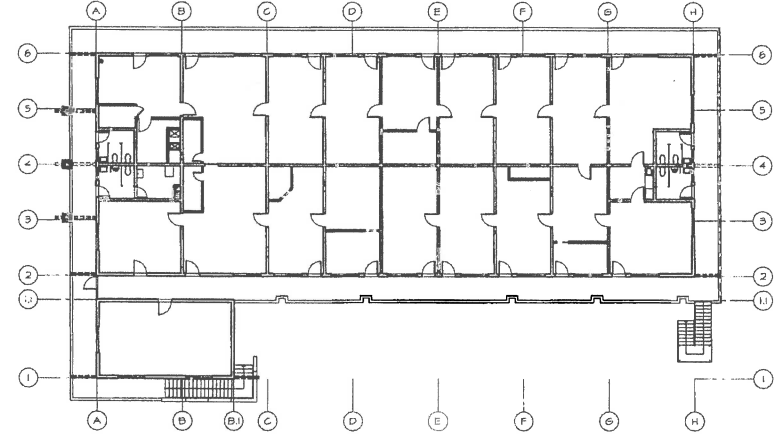
250 STORKE FIRST FLOOR PLAN  
1/16"=1'-0"



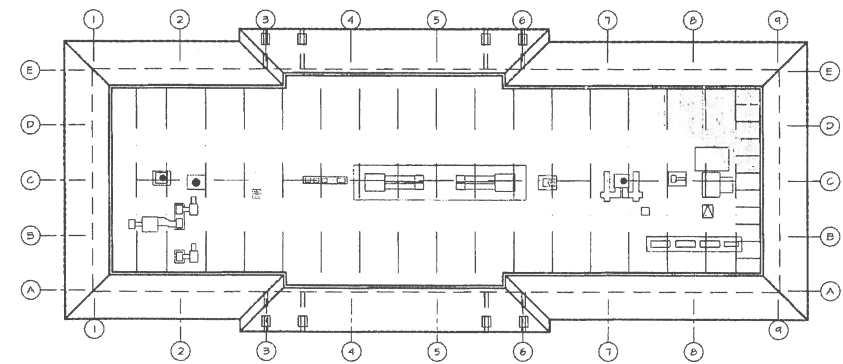
270 STORKE SECOND FLOOR PLAN  
1/16"=1'-0"



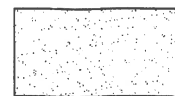
260 STORKE SECOND FLOOR PLAN  
1/16"=1'-0"



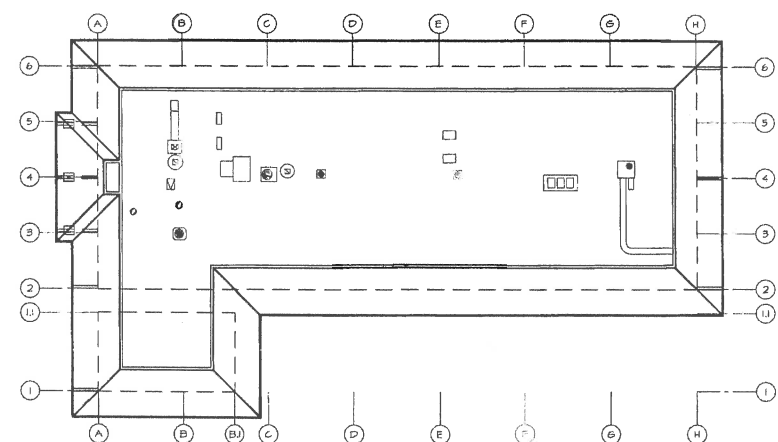
250 STORKE SECOND FLOOR PLAN  
1/16"=1'-0"



270 STORKE SECOND ROOF PLAN  
1/16"=1'-0"



260 STORKE ROOF FLOOR PLAN  
1/16"=1'-0"



250 STORKE ROOF FLOOR PLAN  
1/16"=1'-0"

  
ARCHITECTURE  
924 anacapa st  
santa barbara, ca  
93101  
805.544.6074

THE GRANGE  
250-270 STORKE RD.  
GOLETA, CA 93117



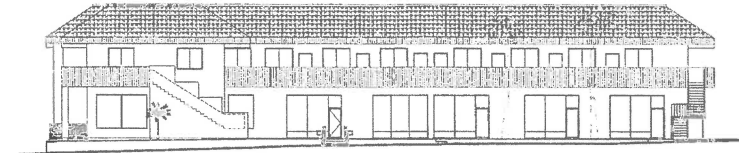
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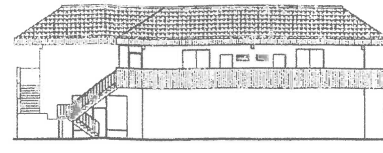
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PRELIMINARY - Not For Construction

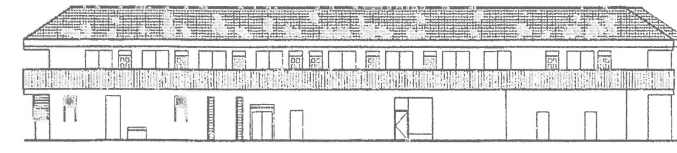




**SOUTH ELEVATION**  
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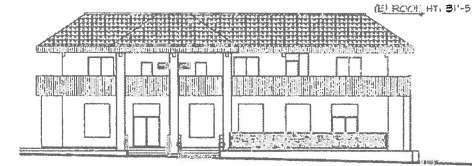


**EAST ELEVATION**  
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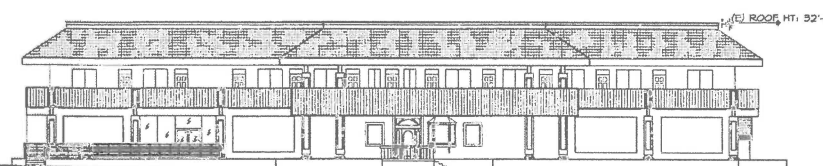


**NORTH ELEVATION**  
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**250 STORKE**

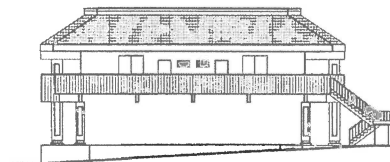


**250 WEST ELEVATION**  
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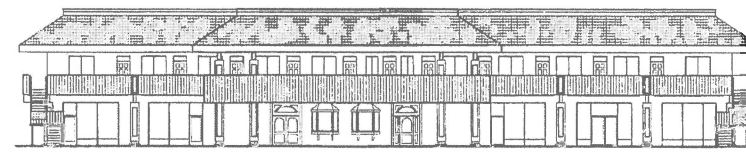


**270 WEST ELEVATION**  
1/16"=1'-0"

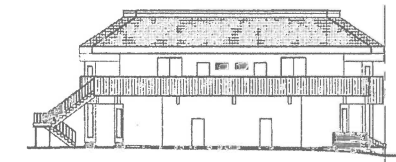
**STORKE ROAD COMPOSITE ELEVATION**



**SOUTH ELEVATION**  
1/16"=1'-0"



**EAST ELEVATION**  
1/16"=1'-0"



**NORTH ELEVATION**  
1/16"=1'-0"

**270 STORKE**



**SOUTH ELEVATION**  
1/16"=1'-0"



**EAST ELEVATION**  
1/16"=1'-0"



**NORTH ELEVATION**  
1/16"=1'-0"



**WEST ELEVATION**  
1/16"=1'-0"

**260 STORKE**



ARCHITECTURE

924 anacapa st.  
santa barbara, ca  
93101  
805.564.6074

THE GRANGE  
250-270 STORKE RD.  
GOLETA, CA 93117

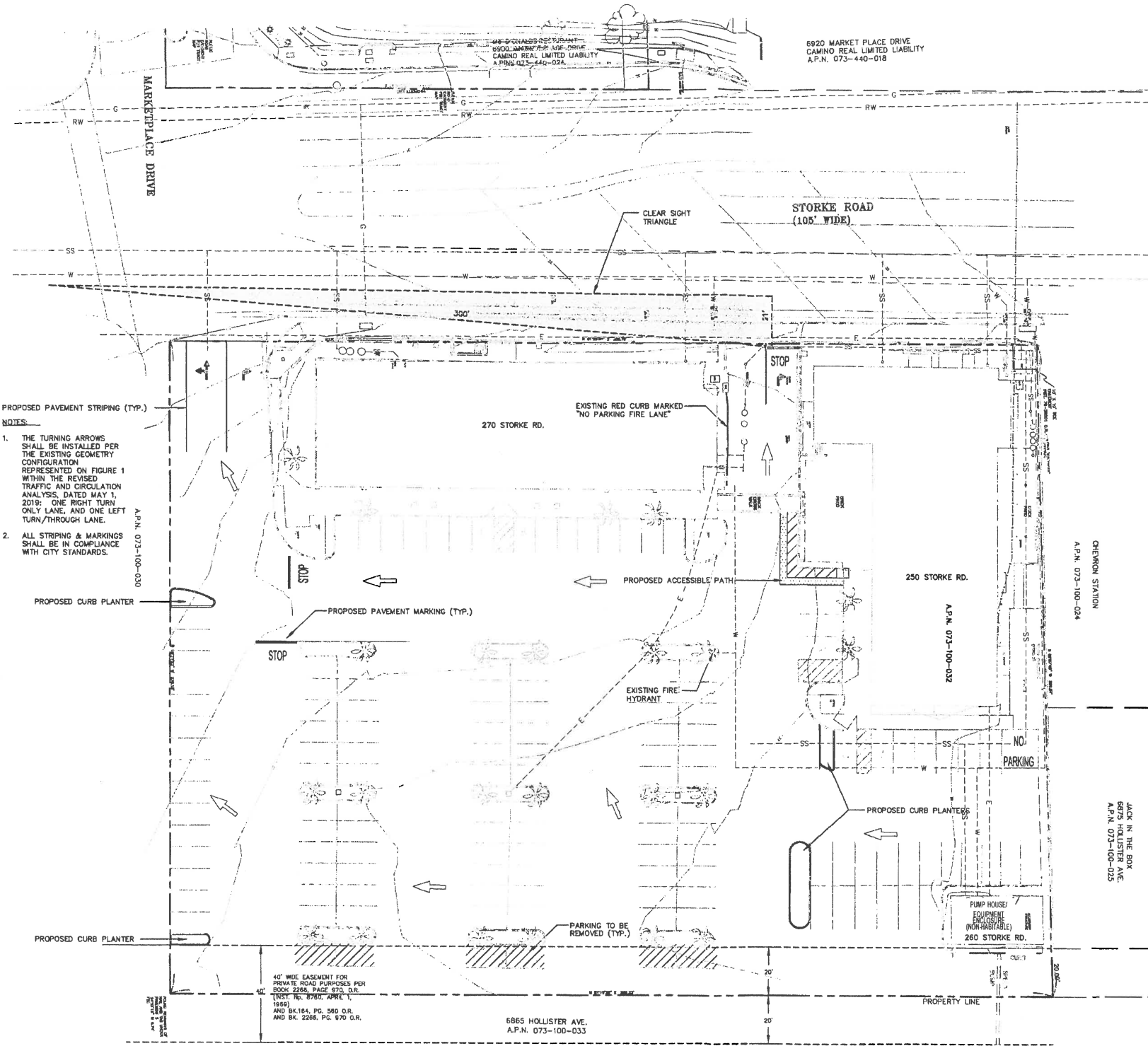


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PRELIMINARY - Not For Construction



- PROPOSED PAVEMENT STRIPING (TYP.) NOTES**
1. THE TURNING ARROWS SHALL BE INSTALLED PER THE EXISTING GEOMETRY CONFIGURATION REPRESENTED ON FIGURE 1 WITHIN THE REVISED TRAFFIC AND CIRCULATION ANALYSIS, DATED MAY 1, 2019: ONE RIGHT TURN ONLY LANE, AND ONE LEFT TURN/THROUGH LANE.
  2. ALL STRIPING & MARKINGS SHALL BE IN COMPLIANCE WITH CITY STANDARDS.

**GENERAL NOTES**

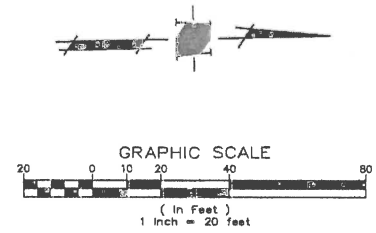
1. THESE PLANS ARE PRELIMINARY AND NOT INTENDED FOR CONSTRUCTION.
2. REFER TO ARCHITECTURAL PLANS FOR PROJECT DESCRIPTION, SPECIFICATIONS, SITE DIMENSIONS, SETBACKS, AND NOTES.
3. REFER TO LANDSCAPE PLANS FOR LANDSCAPING, IRRIGATION AND HARDSCAPE SPECIFICATIONS AND NOTES.
4. THE CONTRACTOR SHALL CONTACT UNDERGROUND SERVICE ALERT (U.S.A.) AT LEAST TWO WORKING DAYS PRIOR TO BEGINNING OF CONSTRUCTION AT 1-800-422-4133.
5. THE CONTRACTOR SHALL PRACTICE SAFETY AT ALL TIMES AND SHALL FURNISH, ERECT AND MAINTAIN SUCH FENCES, BARRICADES, LIGHTS AND SIGNS PER CALIFORNIA MANUAL OF WARNING SIGNS, LIGHTS, AND DEVICES, NECESSARY TO GIVE ADEQUATE PROTECTION TO THE PUBLIC AT ALL TIMES.
6. ALL EXCAVATIONS OR TRENCHES IN PAVED AREAS SHALL REQUIRE SAWCUTTING IN A NEAT AND UNIFORM MANNER. ALL MATCH OR JOIN LINES TO EXISTING ASPHALTIC CONCRETE PAVING SHALL BE SAW CUT.
7. ALL LOCATIONS OF EXISTING UTILITIES SHOWN HEREIN HAVE BEEN OBTAINED FROM AVAILABLE RECORDS AND SHOULD THEREFORE BE CONSIDERED APPROXIMATE ONLY AND NOT NECESSARILY COMPLETE. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO INDEPENDENTLY VERIFY THE LOCATION OF ALL UTILITIES SHOWN AND TO FURTHER DISCOVER AND AVOID ANY OTHER UTILITIES NOT SHOWN HEREON WHICH MAY BE AFFECTED BY THE IMPLEMENTATION OF THIS PLAN.
8. THE CONTRACTOR SHALL PROTECT AND REPAIR AT HIS EXPENSE, ANY IMPROVEMENTS DAMAGED BY HIS FORCES.
9. ALL STREETS, ALLEYS, VEHICULAR WAYS, SIDEWALKS, AND HAUL ROUTES SHALL BE KEPT CLEAN AND CLEAR OF DEBRIS, DIRT AND DUST. THE FLUSHING OF DIRT AND DEBRIS TO STORM DRAIN OR SANITARY SEWER FACILITIES IS STRICTLY PROHIBITED.

**STORMWATER MANAGEMENT SUMMARY**

NEW IMPERVIOUS AREA = 0 SF  
 REPLACED IMPERVIOUS AREA = 77 SF  
 REMOVED IMPERVIOUS AREA = 501 SF  
 TOTAL AREA DISTURBED = 578 SF

**SYMBOLS LEGEND**

	EXISTING
PROPERTY BOUNDARY	---
EASEMENT LINE	---
ADJACENT PROPERTY LINE	---
CENTERLINE	---
SANITARY SEWER LINE	SS
WATER LINE	W
GAS LINE	C
UNDERGROUND ELECTRICAL	E
SPOT ELEVATION	83.50
TREE	(Tree Symbol)
LUMINAIRE	(Luminaire Symbol)
UTILITY POLE	(Utility Pole Symbol)
SANITARY SEWER MANHOLE	(Manhole Symbol)
ELECTRICAL MANHOLE	(Manhole Symbol)
WATER VALVE	(Valve Symbol)
SIGN	(Sign Symbol)
FIRE HYDRANT	(Hydrant Symbol)
WATER METER	(Meter Symbol)
GAS METER	(Meter Symbol)
CLEANOUT	(Cleanout Symbol)
FENCE	(Fence Symbol)
WALL	(Wall Symbol)
CATCH BASIN	(Basin Symbol)
ACCESSIBLE PARKING SPACE	(Parking Symbol)
DRAINAGE DIRECTION	(Arrow Symbol)



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BY	DATE	REVISIONS



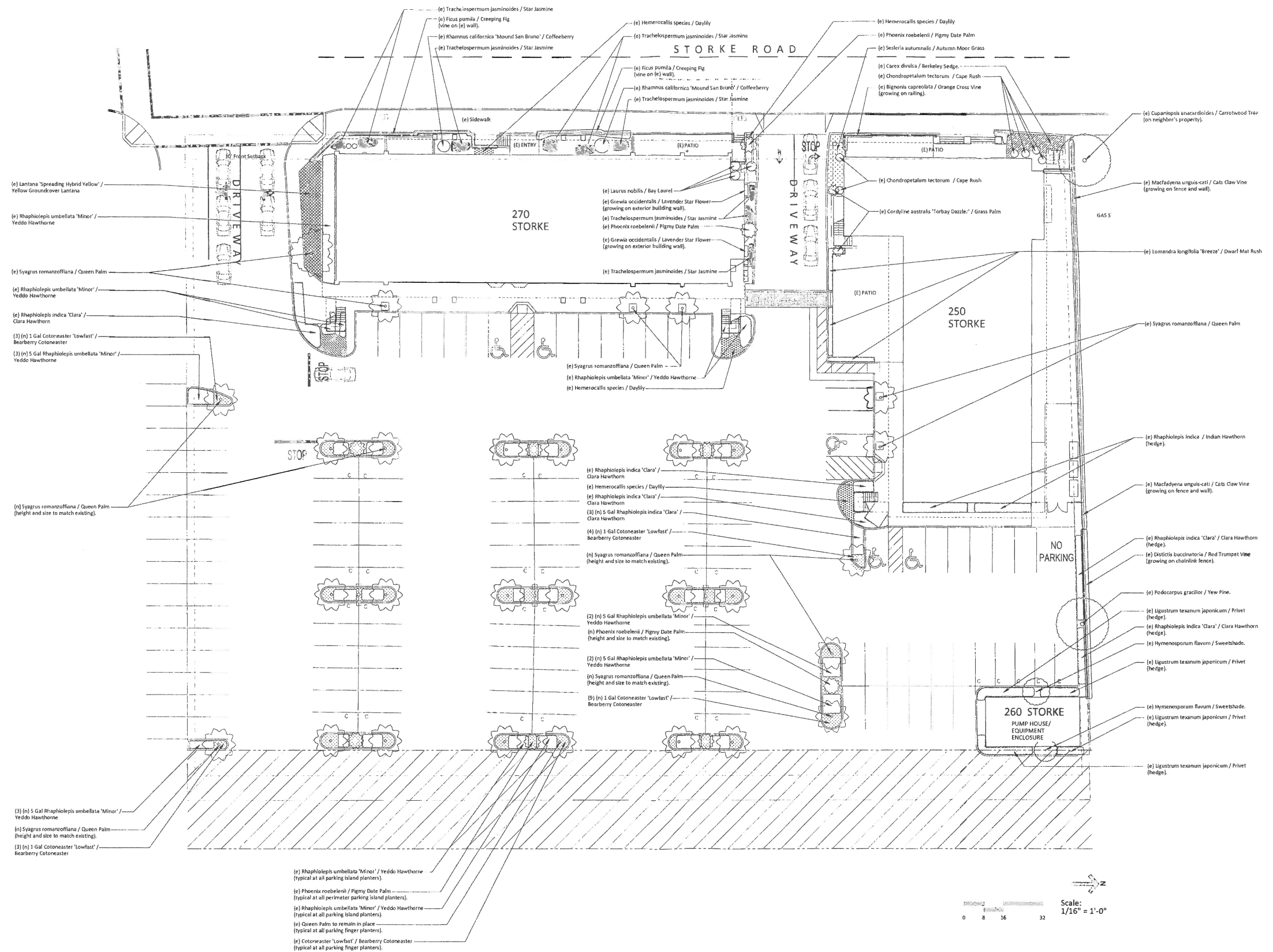
**INSITE CIVIL, INCORPORATED**  
 Professional Engineering Services  
 P.O. Box 928 Templeton, CA 93465 (805) 434-3256

Date: 7/30/2019  
 Scale: AS SHOWN  
 Designed:  
 Drawn:  
 Checked:  
 Proj. Engr: MA  
 File:

**THE GRANGE**  
 250-270 STORKE ROAD  
 GOLETA, CA 93117

**PRELIMINARY SITE IMPROVEMENT PLAN**

Sheet  
**C-1**  
 Of Sheets  
 JOB NUMBER  
 18001



Development Plan For:  
**THE GRANGE**  
250-270 Storke Road  
Goleta, CA, 93117

LANDSCAPE PLAN

Date/ Issue  
2019.08.01

Drawing Name: C:\Users\erino\Desktop\In Progress\Projects\250 Storke\Drawings\Preliminary Landscape Plan\1-Landscape Plan.dwg Plot date: 2019.08.01 8:57 AM

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