DUDEK OFFICES

SAN DIEGO
605 THIRD STREET
ENCINITAS, CA 92024
T 800.450.1818
T 760.942.5147
F 760.632.0164

ORANGE COUNTY
27372 CALLE ARROYO
SAN JUAN CAPISTRANO, CA 92675
T 949.450.2525
F 949.450.2626

CENTRAL COAST
621 CHAPALA STREET
SANTA BARBARA, CA 93101
T 805.963.0651
F 805.963.2074

LOS ANGELES
38 NORTH MARENGO AVENUE
PASADENA, CA 91101
T 626.204.9800
F: 626.204.9834

BAY AREA
1630 SAN PABLO AVENUE, SUITE 300
OAKLAND, CA 94612
T 510.601.2500
F 510.601.2501

LARKSPUR
465 MAGNOLIA AVENUE
LARKSPUR, CA 94939
T 415.758.9833
F 415.758.9834

SACRAMENTO
1102 R STREET
SACRAMENTO, CA 95811
T 916.443.8335
F 916.443.5113

SANTA CRUZ
725 FRONT STREET, SUITE 400
SANTA CRUZ, CA 95060
T 831.600.1400
F 831.600.1401

SIERRA FOOTHILLS
853 LINCOLN WAY, SUITE 208
AUBURN, CA 95603
T 530.887.8500
F 530.887.1250

COACHELLA VALLEY
78-075 MAIN STREET, SUITE G-203
LA QUINTA, CA 92253
T 760.341.6660
F 760.346.6118

INLAND EMPIRE
3544 UNIVERSITY AVENUE
RIVERSIDE, CA 92501
T 951.300.2100
F 951.300.2105

PACIFIC NORTHWEST
1 SW COLUMBIA STREET, SUITE 1500
PORTLAND, OR 97258
T 971.930.1700

HAWAII
970 NORTH KALAHEO AVENUE, C206
KAILUA, HI 96734
T 808.892.2000
F 808.892.2001

LETTER OF TRANSMITTAL

To:	County of Santa Barbara Planning & Development 123 East Anapamu Street Santa Barbara, CA 93101
Re:	Montecito Sanitary District Development Plan
Date:	01/17/2020

Transmit Via: **Courier**

For: ☒ Your Approval ☒ Your Review ☐ Your Files ☐ Your Use ☐ Other (see below)

1	Check number 1007 payable to the County of Santa Barbara for $5,000
12	Copies of application
15	Plan Sets including site, floor, elevation, landscape and grading/drainage plans
2	Vicinity Map
2	Reduced sized site plan
2	Sets of photos
2	Aerial images
1	Agreement to Pay form
1	Indemnification Agreement

PLANNING & DEVELOPMENT

PERMIT APPLICATION

SITE ADDRESS: 1042 Monte Cristo Lane (also referred to as 910 Channel Drive)

PARCEL NUMBER: 009-282-001

SIZE (acres/sq.ft.): Gross 6.30 Net 6.30

COMPREHENSIVE/COASTAL PLAN DESIGNATION: UT ZONING: PU

Are there previous permits/applications? ☐no ☒yes numbers: Refer to project description
(include permit# & lot # if tract)

Did you have a pre-application? ☒no ☐yes if yes, who was the planner? _____

Are there previous environmental (CEQA) documents? ☐no ☒yes numbers: Refer to project description

Is this application (potentially) related to cannabis activities? ☒no ☐yes

1. **Financially Responsible Person: Montecito Sanitary District** Phone: 805-969-4200

   Mailing Address: 1042 Monte Cristo Lane, Montecito, CA 93108
   Street City State Zip

2. **Owner: Montecito Sanitary District** Phone: _____ FAX: _____

   Mailing Address: 1042 Monte Cristo Lane, Montecito, CA 93108 E-mail: cpoytress@montsan.com
   Street City State Zip

3. **Agent: Dudek (Ken Marshall and Jessica Kinnahan)** Phone: 805-963-0651

   Mailing Address: 621 Chapala Street, Santa Barbara, CA 93101 E-mail: kmarshall@dudek.com
   Street City State Zip

4. **Arch./Designer: Cearnal Collective (Jeff Hornbuckle)** Phone: _____

   Mailing Address: 521 ½ State Street, Santa Barbara, CA 93101 State/Reg Lic# 32179
   Street City State Zip

5. **Engineer/Surveyor: Stantec (Wayne Fitch)** Phone: 805-963-9532 FAX: _____

   Mailing Address: 111 East Victoria Street, Santa Barbara, CA 93101 State/Reg Lic# _____
   Street City State Zip

6. **Contractor: TBD** Phone: _____ FAX: _____

   Mailing Address: _____ State/Reg Lic# _____
   Street City State Zip

COUNTY USE ONLY

Case Number: _____ *Companion Case Number:* _____
Supervisorial District: _____ *Submittal Date:* _____
Applicable Zoning Ordinance: _____ *Receipt Number:* _____
Project Planner: _____ *Accepted for Processing* _____
Zoning Designation: _____ *Comp. Plan Designation* _____

For all questions below, attach additional sheets if necessary, referencing the section and question number. Please fill in every blank. Use "N/A" where question is not applicable.

II. PROJECT DESCRIPTION: Please use the space below or type on a separate sheet and attach to the front of your application a complete description of your request including the permit/decision requested, location, setting, and purpose of the project.

*EXAMPLE: We are requesting a major Conditional Use Permit for a church in the existing building at the corner of and . The church would serve a congregation of , with services on and , classes on and and would include a preschool which would operate on weekdays from 6:30 a.m. to 7:00 p.m. serving a maximum of 50 children ages to . A playground is also proposed at the NE corner of the building site. No signs are proposed at this time. One tree will be removed at the SW corner to make room for improvements for parking. The parking area will consist of 100 spaces and will be screened with a landscaped berm. Include parking, grading, storm water drainage, trees fencing, walls, screening and any other details which help describe the project in full. If your project has the potential to impact storm water quality, describe measures that will be incorporated into the project description to minimize/eliminate the impacts.**

Refer to project description attachment.

III. GRADING: Will there be any grading associated with the project? (Y) N

(NOTE: For proposed access drives over 12% grade, a clearance letter from the Fire Dept. will be required)

CUT 4,650 cubic yards AMOUNT TO BE EXPORTED 2,708 c.y.

FILL 1,942 c.y. AMOUNT TO BE IMPORTED _____ c.y.

MAXIMUM VERTICAL HEIGHT OF CUT SLOPES _____

MAXIMUM VERTICAL HEIGHT OF FILL SLOPES _____

MAXIMUM HEIGHT OF ANY PROPOSED RETAINING WALL(S) 6-feet

TOTAL AREA DISTURBED BY GRADING (sq. ft. or acres) Less than one acre

What is the address of the pick-up/deposit site for any excess cut/fill? **To be determined**

Specify the proposed truck haul route to/from this location.

To be determined

IV. SITE INFORMATION

A. Is this property under an Agricultural Preserve Contract? Y (N)

B. Describe any unstable soil areas on the site.

None

C. Name and describe any year round or seasonal creeks, ponds, drainage courses or other water bodies. How is runoff currently conveyed from the site**?**

None

D. Has there ever been flooding on the site? Y (N)
If yes, state the year and describe the effect on the project site.

E. Describe any proposed drainage and/or flood control measures. How will storm water be conveyed across and from the site? Where will storm water discharge?

Sheet flow consistent with historic drainage patterns

F. Will the project require the removal of any trees? Y (N)
If so, please list them here as requested. Attach additional sheets as necessary.

Type	Diameter (at 4' height)	Height

Explain why it is necessary to remove these trees.

G. Describe any noise sources that currently affect the site. **UPRR tracks and US Highway 101**

H. Are there any prehistoric or historic archaeological sites on the property or on neighboring parcels? (Y) N Unknown
If yes, describe. **Known Native American resources found offsite on Santa Barbara Cemetery property.**

I. Describe all third party property interests (such as easements, leases, licenses, rights-of-way, fee ownerships or water sharing agreements) affecting the project site, provision of public utilities to the site or drainage off the site.

City of Santa Barbara sewer easement; SCE easement; Private roadway easement for Monte Cristo Lane and public Channel Drive right-of-way

J. Have you incorporated any measures into your project to mitigate or reduce potential environmental impacts? Y (N) Unknown If so, list them here. (Examples include tree preservation plans, creek restoration plans, and open space easements.)

No significant environmental impacts anticipated

V. STORM WATER MANAGEMENT AND APPLICATION OF LOW IMPACT DEVELOPMENT FEATURES

Is the project located in the NPDES Permit Area[3]? Y (N) Undetermined

If Yes and 2,500 square feet or more of new or replaced impervious area, the project shall comply with the following:

Tier 1. If the project is 2,500 square feet or more of new or replaced impervious area, submit a *Stormwater Control Plan for Small (Tier 1) Projects*[1] with this application that identifies Low Impact Development measures incorporated into the project design, such as:

- Limit disturbance of natural drainage features
- Limit clearing, grading, and soil compaction

[3] See www.sbprojectcleanwater.org under "Development" for map of the NPDES Permit Area, Stormwater Technical Guide, Stormwater Control Plan template, Stormwater Control Plan for Small (Tier 1) Projects, and a definition of Low Impact Development.

- Minimize impervious surfaces

- Minimize runoff by dispersing runoff to landscape or using permeable pavements

Tier 2. If the project is 5,000 square feet or more of new or replaced "net impervious" area (not Single Family Dwelling), or if the project is Single Family Dwelling with 15,000 square feet or more of new or replaced "net impervious" area, submit a *Stormwater Control Plan* with this application that identifies 1) Low Impact Development measures incorporated into the project design and 2) stormwater quality treatment measures. ["Net impervious" is defined as the sum of new and replaced impervious surface area minus any reduction in impervious, such as new landscaped area. It is an incentive for redevelopment projects to increase pervious area. "Net impervious" is the same as new impervious for new development.]

Tier 3**.** If the project is 15,000 square feet or more of new or replaced impervious area, submit a *Stormwater Control Plan* with this application that identifies above requirements and also identifies retention of runoff for events up to the 95th percentile rainfall.

If No, the project is not located in the NPDES Permit Area, but is a regulated project, the project shall comply with the following:

Regulated Project:

1. Residential subdivision developments with 10 or more dwelling units;
2. Commercial development of 0.5 acres or greater;
3. Parking lots of 5,000 square feet or more or have 25 or more parking spaces and are potentially exposed to storm water runoff;
4. Automotive repair shops;
5. Retail gasoline outlets;
6. Restaurants, and
7. Any new development or redevelopment where imperviousness exceeds one acre.

Water Quality: Submit a *Stormwater Control Plan* with this application that identifies measures to reduce and remove pollutants from storm water runoff. The *Stormwater Control Plan* will follow the Tier 2 requirements described in the Stormwater Technical Guide, and identify storm water treatment, source control, and LID[4] measures.

VI. ACCESS

A. Describe the existing access road(s) to the site. Include road widths, shoulders, and type of surface material.

Channel Drive, approximately 32-feet asphalt paved, with Class 2 bikelane
Monte Cristo Lane (private), approximately 24-feet asphalt paved

B. Does property front on a public street? (Y) N
Is access to be taken from this public street? (Y) N
Name of public street: **Channel Drive**

C. Will the proposed access utilize an easement across neighboring property? Y* (N)
***Submit documentation which supports the applicant's use of this easement.**

D. Describe proposed construction equipment access : **Channel Drive**

[4] Low Impact Development is a design approach that minimizes or eliminates pollutants in storm water through natural processes and maintains pre-development hydrologic characteristics, such as flow patterns, onsite retention, and recharge rates. For examples and design guidance see http://www.sbprojectcleanwater.org.

VII. DEVELOPMENT AND USE

A. Existing: Describe the existing structures and/or improvements on the site.

Use	Size (sq ft)	Height	# of Dwelling Units
Wastewater Treatment Facility	**Refer to project description**		

B. Proposed: Describe the proposed structures and/or improvements.

Use	Size (sq ft)	Height	# of Dwelling Units
Wastewater Treatment Facility	**Refer to project description**		

C. Will any structures be demolished or removed? Yes If so, please list them here as requested.

Current Use	Historic Use	Age	Rental Price (if rented)
Main office, board room, break room, and canopy	**Refer to project description**		

D. Describe all other existing uses of the property. **NA**

E. How will the project affect the existing uses of the property?

Provide a larger space for public meetings, reoriented public access point away from private residential roadway, produce recycled water, and provide solar power to power to the recycled water treatment process

F. Describe any other historic use(s) of the property. This may include agricultural (include crop type), commercial, or residential uses.

Wastewater treatment facility since 1961

G. Provide a short description of the land uses surrounding the site.

North: **Railroad tracks and US Highway 101**

South: **Monte Cristo Lane**

East: **Music Academy of the West**

West: **Channel Drive**

H. STATISTICS: Mark each section with either the information requested or "n/a" if not applicable.

	EXISTING	PROPOSED	TOTAL
BUILDING COVERAGE	NA	NA	NA
IMPERMEABLE ROADS/PARKING/ WALKWAYS (sq. ft.)	NA	NA	NA
OPEN SPACE (sq. ft.)	NA	NA	NA
RECREATION (sq. ft.)	NA	NA	NA
LANDSCAPING (sq. ft.)	NA	NA	NA
• New	NA	NA	NA
• Renovated	NA	NA	NA
• Non-irrigated	NA	NA	NA
AGRICULTURAL LANDS (sq. ft.)	NA	NA	NA
POPULATION (#) (employees/residents)	NA	NA	NA
DWELLING, HOTEL/MOTEL UNITS	NA	NA	NA
PARKING (on-site)			
TOTAL # OF SPACES	NA	NA	NA
# OF COVERED SPACES	NA	NA	NA
# OF STANDARD SPACES	NA	NA	NA
SIZE OF COMPACT SPACES	NA	NA	NA

Estimate the cost of development, excluding land costs. **NA**

VIII. PARCEL VALIDITY

P&D requires applications for development on vacant, unimproved property to provide clear evidence that the property is a separate legal lot. The following documents that show the subject property in its current configuration constitute acceptable evidence of a separate, legal lot: a recorded Parcel or Final Map, a recorded Official Map, a recorded Certificate of Compliance or Conditional Certificate of Compliance, an approved Lot Line Adjustment, a recorded Reversion to Acreage, a recorded Voluntary Merger or an approved Lot Split Plat.

A. Type of evidence provided to demonstrate a separate, legal lot:

Existing wastewater treatment facility with multiple county permits issued

Copy of evidence attached: ☐Yes ✠No

IX. PUBLIC/PRIVATE SERVICES

A. WATER:

1. If the property is currently served by a private well, submit the following for each well: **NA**

a. Pumpage records (electrical meter or flow meter readings) for the past 10 years
b. Pump test data
c. Location of other wells within 500 feet
d. Water quality analysis
e. Drillers report (with construction details)
f. Copy of applicable well sharing agreement

2. Does the well serve other properties? Y N

If yes, address(es): _____

3. Is a well proposed? Y (N) If so, will it serve other properties? Y N

If yes, address(es): _____

4. If the property is currently served by a private or public water district, submit the following:

a. Name**:** **Montecito Water District**

5. Will the project require annexation to a public or private water company? Y (N)

If yes, name: _____

B. SEWAGE DISPOSAL:

1. Existing: Indicate if the property is currently served by the following:

Yes/No

a. Septic system***** _____
b. Drywell***** _____
c. Public sewer district Yes If yes, name: **Montecito Sanitary District**

*****Submit engineering details on septic tanks and dry wells, as well as calculations for leach field size, where applicable.

2. Proposed: Indicate what sewage disposal services are proposed as part of this project?

a. Septic system* _____
b. Drywell***** _____
c. Public sewer district Yes District Name: **Montecito Sanitary District**

*Submit percolation tests and/or drywell performance tests as applicable.

3. Will the project require annexation to any public sewer district? Y (N)

Name: _____

C. FIRE PROTECTION

1. Fire protection is (will be) provided by the **Montecito** Fire Department.
(Montecito, Summerland, S.B. County)
2. Is there an existing water main infrastructure in the vicinity? Circle one: (Yes) No
3. How far away is the nearest standard fire hydrant? **Three at property perimeter** feet.
4. Is a new fire hydrant proposed? Circle one: Yes (No)
5. If a new hydrant is proposed, what is the longest driving distance from the proposed hydrant to the proposed building(s)? _____ feet.
6. Will fire protection be provided by an on-site water storage tank? Circle one: Yes (No)

Tank capacity: _____ gallons

7. What is the driving distance from the water tank to the proposed structure(s)? _____ feet.
8. Is a fire sprinkler system proposed? (Yes) No Location **Within Essential Services Building**
9. Describe the access for fire trucks. Include width and height clearance for access and surface material.

Channel Drive, 32-foot asphalt paved, via maintenance access and proposed public access

Monte Cristo, 23-foot asphalt paved, via existing access driveway

10. Will hazardous materials be stored or used? (Y)N List any hazardous materials which may be used or stored on the site. **Chemicals are stored onsite for wastewater treatment purposes. MSD facilities are routinely inspected by County and Montecito fire departments**

HAZARDOUS WASTE/ ATERIALS

Please read and answer the following questions if, in the known history of the property, there has been any storage (above or underground) or discharge of hazardous materials or if the proposal includes storage, use or discharge of any hazardous material. Hazardous materials include pesticides, herbicides, solvents, oil, fuel, or other flammable liquids. Attach additional sheets if necessary.

Past & Present:

List any hazardous materials which have been or are currently stored/discharged/produced on the property. Describe their use, storage and method of discharge. Provide dates where possible.

NA

If a characterization study has been prepared, please submit it with this application.

Is the project site on the County Site Mitigation list? Y N (Unknown)

Is the site on the CA Hazardous Waste and Substances Sites list? Y N (Unknown)

Proposed Project:

List any hazardous materials proposed to be stored/discharged/produced on the property. Describe the proposed use and method of storage and disposal.

NA

If the proposed project involves use, storage or disposal of any hazardous materials, please contact County Fire Department at 686-8170 to determine whether additional submittals are required.

Please include any other information you feel is relevant to this application.

CERTIFICATION OF ACCURACY AND COMPLETENESS: Signatures must be completed for each line. If one or more of the parties are the same, please re-sign the applicable line.

Applicant's signature authorizes County staff to enter the property described above for the purposes of inspection.

I hereby declare under penalty of perjury that the information contained in this application and all attached materials are correct, true and complete. I acknowledge and agree that the County of Santa Barbara is relying on the accuracy of this information and my representations in order to process this application and that any permits issued by the County may be rescinded if it is determined that the information and materials submitted are not true and correct. I further acknowledge that I may be liable for any costs associated with rescission of such permits.

Diane Gabriel Diane Gabriel / General Manager 1/16/2020

Print name and sign - Applicant/Agent Date

Diane Gabriel Diane Gabriel / General Manager 1/16/2020

Print name and sign - Landowner Date

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1 Montecito Sanitary District Development Plan & Proposed Site Improvements

The Montecito Sanitary District (MSD or District) owns and operates an existing wastewater treatment plant located at 910 Channel Drive (mailing address 1042 Monte Cristo Lane) in the unincorporated community of Montecito, Santa Barbara County. The property is entirely within the California Coastal Zone, in the "Non-Appealable" jurisdiction. The property is approximately 6.30 acres per the Santa Barbara County Assessor's Office and recognized as Assessor Parcel Number (APN) 009-282-001. The property's land use designation is UT- Public Utility and zoning is PU-Public Utilities. The MSD has been operating at the subject property since 1961 under a County-approved Special Permit.

The California legislature passed the California Coastal Act in 1976. In 1981, the California Coastal Commission certified Santa Barbara County's Coastal Land Use Plan and the County's Coastal Zoning Ordinance (Chapter 35, Article II of the County Code) followed shortly thereafter. The County has determined that the District's facility is currently non-conforming with the County's Coastal Zoning Ordinance and is requiring a development plan for onsite development. Hence, the District is seeking approval of an as-built development plan to acknowledge the existing permitted site improvements and to authorize certain new site improvements further described herein.

1.1 Existing Development and Associated Permits

A general summary of the existing permits is provided below. Additionally, Appendix A, prepared by the District and reviewed by the County Planning and Development Department (P&D), includes a table with development type, square footage, determination of essential or non-essential facility and county permit number.

Permit Type	Permit Number	Approval Date	Summary
Special Permit	61-CP-42	5/8/1961	Approval to erect and operate a sewage treatment plant
Conditional Use Permit	69-CP-82	1/28/1970	Authorized construction of sludge beds and appurtenant chain lines, construction of a service, paved work area and chain link fence
Conditional Use Permit	76-CP-11	6/29/1976	Allowed an aerobic digester-decant tank with two aerators, sludge drying beds, two waste activated and skim pumps.

Permit Type	Permit Number	Approval Date	Summary
Conditional Use Permit	82-CP-21	7/15/1982	Expansion of existing treatment plant from 0.85 million gallons per day (MGD) to 1.5 MGD by adding chlorine residual analyzers, a third effluent pump, two new clarifiers, ten sludge drying beds, the upgrading of existing equipment, a standby generator, and a standby chlorinator. Modification to the rear yard setback from 50-feet to 30-feet
Coastal Development Permit	92-CDP-111	7/13/1992	Construction of new digester blower building, installation of sludge dewatering belt filter press

1.2 Proposed Development

The District owns and operates a wastewater treatment facility located at 910 Channel Drive (mailing address 1042 Monte Cristo Lane) in Montecito, CA. The District requests a Development Plan to address existing site development as well as to permit a new essential services building, associated 17-space parking lot for customer and employee parking including carports with solar panels; new bicycle parking; new solar canopies to replace existing equipment canopies; and, a recycled water treatment system. The project components are described in greater detail below.

1.2.1 Essential Services Building

The essential services building (ESB) would be constructed approximately 20-feet from the Channel Drive property line in compliance with applicable property setbacks. The single-story building would contain a new public meeting room, public permit counter, several offices, breakroom, restrooms, women's locker room with showers, storage and mechanical equipment. The ESB would comply with required Americans with Disabilities Act (ADA) requirements. The square footage would be approximately 7,387 sf gross/5,085 sf net and.

1.2.2 Parking Lot, Carport and Bicycle Parking

A new 17-space parking lot and additional bicycle parking spaces would be installed immediately south of the proposed ESB. The parking area would be shaded by two new carport structures on which roof-mounted solar panels would be placed. Each carport would be approximately a maximum of 18-feet in height including solar panels and cover an area of approximately 2,783 sf. The roof would be tilted between 0 and 10 degrees to maximize solar exposure.

1.2.3 Solar Canopies

Three existing shade structures that shelter an existing MSD vehicle area, biosolids holding area, belt press, open storage, and chemical storage will be demolished. In their place three new solar canopies would be installed. The

canopy shading the biosolids holding area would cover approximately 1,183 sf and be approximately 18-feet tall including solar panels. The MSD vehicle area canopy would cover approximately 3,187 sf and be approximately 18 feet in height including solar panels. The canopy shading the belt press/storage/chemical storage area would cover approximately 3,187 sf and be approximately 18 feet in height including solar panels.

1.2.4 Recycled Water Treatment Equipment

A new retaining wall approximately 6-feet in height and 185-feet in length would be installed to create a pad at approximately the same grade as the ESB/parking lot for new equipment to recycle water. Equipment would consistent of a 60,000 gallon feed water tank, 1,500 sf water treatment enclosure, a 130,000 gallon recycled water storage tank, and a 200 sf pump station. Maximum height of the equipment and tanks would not exceed 18 feet.

1.2.5 Demolition and Grading

Demolition activities would consist of the following:

- The existing approximately 1,930 sf main office building, including permit counter, staff room, and board room, and adjacent 8-space parking lot
- Existing solar canopies over the MSD vehicle area, biosolids holding area, belt press, open storage and chemical storage

Total grading for all project components would be approximately 4,650 cy cut and 1,942 cy fill with any remaining material to be exported offsite to a location to be determined. Grading quantities reflect the existing conditions and proposed for the recycled water project and ESB.

1.3 Existing Unpermitted Development

Two buildings essential to MSD operations were constructed without County permits, including the Operations and Maintenance Building and the Laboratory Building. These buildings have been incorporated into this Development Plan permit. Other development onsite has been granted permits by the County as discussed above and shown in Appendix A.

1.3.1 Maintenance Building

In 2005, a 3,606 sf operations and maintenance building was constructed at the northwestern portion of the facility. The building consists of a workshop, storage, staff area, restrooms, showers, and men's locker room. The building height is approximately 20 feet including architectural projections. Additional minimal paving and minor grading to establish a level surface adjacent to the building also occurred.

1.3.2 Laboratory Building

In 2010, an approximately 1,003 sf wastewater testing laboratory building was constructed including lab space and mechanical/electrical area. The building height is approximately 17 feet including architectural projections. Additional minimal paving and minor grading to establish a level surface adjacent to the building also occurred. A covered carport between the maintenance and laboratory building allowing for all weather access between the buildings and shade for outside work was established in 2014.

2 Findings for Approval

Approval of a Development Plan may only occur if the decision-maker (in this case, the Montecito Planning Commission) can make the following findings set forth in the Coastal Zoning Ordinance.

a.That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and level of development proposed.

The Montecito Sanitary District has operated at the subject property since 1961 and is an essential public service to the Montecito community. The District's property is currently nonconforming because no approved Development Plan is in place consistent with the County's Coastal Zoning Ordinance. Approval of this Development Plan will address the nonconforming status of the property. The Development Plan will also allow MSD to construct the recycled water process, essential services building, and solar structures.

b. That adverse impacts are mitigated to the maximum extent feasible.

As noted above, the District has operated at the subject property since 1961. The board room will be constructed within the established building footprint of the property. No adverse impacts are anticipated.

c. That streets and highways are adequate and properly designed to carry the type and quantity of traffic generated by the proposed use.

As previously noted, the District has been operating since 1961 at the subject property without traffic issues. The proposed construction would generate minimal construction traffic but would not increase operational traffic. Current site access for the public to the main office is provided off of Monte Cristo Lane, a private dead-end road. The proposed project will relocate access to the main office to Channel Drive.

d. 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 District provides essential wastewater services to the Montecito community and has done so since 1961. Adequate public services are available. In addition, the District maintains a backup generator permitted by the Air Pollution Control District to provide electricity to the entire property in the event of a power outage. Montecito Fire Protection District serves the area and Santa Barbara Fire Station #2 is located within a 5-minute response zone and police services from the Santa Barbara Sheriff are also available.

e. 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 area.

The project site is bordered by the Music Academy of the West to the east, the Union Pacific Railroad and US Highway 101 to the north, Santa Barbara Cemetery to the west, and Monte Cristo Lane/private residences to the south. As previously noted, the District has provided the essential wastewater treatment service to the Montecito community since 1961 at the

property. The proposed projects will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood.

f. That the project is in conformance with 1) the Comprehensive Plan, including the Coastal Land Use Plan, and 2) with the applicable provisions of this Article and/or the project falls with the limited exception allowed under Section 35-161.7.

This application for a Development Plan would bring the property into conformance with the requirements of the Public Utilities zoning of Article II. The operation of the wastewater treatment plant is in conformance with the UT- Public Utilities land use designation and PU zoning.

g. That in designated rural areas the use is compatible with and subordinate to the scenic, agricultural and rural character of the area.

The property is not within a designated rural area.

h. 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 public easements for public access through the property and no public use of the property. Given the site's use as a wastewater treatment plant, unrestricted public access would be detrimental to the safe operations of the facility. Current site access for the public to the main office is provided off of Monte Cristo Lane, a private dead-end road. The proposed project will relocate access to the main office to Channel Drive.

i. Additional findings, identified in Division 15 (Montecito Community Plan Overlay District), are required for those parcels identified with the MON overlay zone.

The Montecito Sanitary District facility is located within the Montecito Community Plan and therefore subject to the MON overlay.

1. **The project meets all the applicable development standards included in the Montecito Community Plan of the Coastal Land Use Plan.**

   The project site is designated UT-Public Utilities and zoned PU-Public Utilities. Wastewater treatment facilities are a compatible and consistent use with the land use designation and zoning. The approval of the Development Plan will bring the nonconforming status of the property into compliance with all requirements of Article II.

2. **For projects requiring a Major Conditional Use Permit, a finding shall be made that the project will not potentially result in traffic levels higher than those anticipated for the parcel by the Montecito Community Plan and its associated environmental documents; or if the project will result in higher traffic levels, that the increase in traffic is not large enough to cause the affected roadway(s) and/or intersection(s) to exceed their designated acceptable capacity levels at buildout of the Montecito Community Plan or that road improvements included as part of the project description are consistent with provisions of the Comprehensive Plan (specifically the Montecito Community Plan) and are adequate to fully offset the identified potential increase in traffic.**

The application includes the request for a Development Plan to address the nonconforming status of the property due to the lack of a Development Plan per the PU zone district requirements. MSD has operated the facility consistent with approved County permits since 1961. No permanent increase in traffic would occur as a result of the projects. Furthermore, site access to the main office will be relocated from Monte Cristo Lane, a private dead-end road to Channel Drive, eliminating the need for Montecito Sanitary District customers to use Monte Cristo Lane.

3. **For projects subject to discretionary review, a finding shall be made that the development will not adversely impact recreational facilities and uses.**
   There are no recreational facilities or uses on the project site.

Montecito Sanitary District
Development Inventory

Existing Non- Essential Area to be Demolished
Essential Area
Landscaping
Proposed Non- Essential Area

See Exhibit for Area # location within MSD property.

Area	Description	Development Type	Square Footage	Essential	County Permit
1	Board Room- To be Demolished	Building	660	No	Yes; 82-CP-21
2	Existing Essential Parking Area	Site Improvements	4,380	Yes	Yes; 82-CP-21
3	Existing Essential Walkways	Site Improvements	1,510	Yes	Yes; 87-CDP-210
4	Existing Security & Deliveries Check-in, Public Posting of Operator Licenses, Treatment Facility Engineer cubicle, NPDES & Waste Discharge Requirements (WDR) Responsible Engineer	Building	955	Yes	Yes; 87-CDP-210
5	Non Compliant Occupational Safety & Health Outdoor Worker Protection Area	Building	315	Yes	Yes; 61-CP-042
6	Treatment Processes- Aerobic Digester Blower Building	Building	1,676	Yes	Yes; 92-CDP-111
7	Influent Pump Station, Operations, Electrical Motor Control Centers (MCC), Backup Generator, Supervisory Control and Data Acquisition (SCADA) Control Center	Building	3,805	Yes	Yes; 61-CP-042, 67-AB-035, 82-CP-21
8	Treatment Processes- Aeration Basins, Secondary Clarifiers, and Chlorine Contact Basins	Structure	15,951	Yes	Yes; 61-CP-042, 82-CP-21
9	Treatment Processes- Aerobic Digesters & Dissolved Air Flotation Thickener	Structure	7,004	Yes	Yes; 76-CP-011, 82-CP-21
10	Treatment Processes- Solids Drying Beds	Structure	37,125	Yes	Yes; 76-CP-011, 82-CP-21
11	Treatment Processes- RW Pilot	Structure	2,049	Yes	NA
12	Treatment Process- Solids Handling Belt Filter Press and Bins, Chemical Tanks and pumps	Structure	7,061	Yes	Yes; 90-CDP-092, 92-CDP-111
13	Southern California Edison Owned and Operated Electrical Transformer	Structure	179	Yes	NA
14	Biosolids Handling and Chemical Truck Turnaround	Site Improvements	12,945	Yes	Yes; 76-CP-011, 82-CP-21
15	Fuel Tank for Backup Generator	Structure	344	Yes	Yes; 82-CP-21
16	Underground Piping and Paved Truck Access Areas	Structure	31,554	Yes	Yes; 61-CP-042, 82-CP-21
17	Treatment Processes- Environmental Laboratory Accreditation Program (ELAP) Laboratory	Building	2,250	Yes	NA
18	Treatment Processes- Maintenance Building	Building	7,039	Yes	NA
19	Treatment Equipment	Building	1,745	Yes	Yes; 76-CP-011, 82-CP-21
20	Sewer Cleaning and Inspection Equipment	Structure	2,751	Yes	Yes; 76-CP-011, 82-CP-21
21	Landscape Buffer	Landscaping	30,190	No	Yes; 76-BAR-023, 82-CP-21
22	Additional Landscape Buffer	Landscaping	73,632	No	Yes; 76-BAR-023, 82-CP-21
23	Drainage Basin Landscape Area	Landscaping	2,369	Yes	NA
24	Revised/ Proposed Landscape Areas	Landscaping	14,372	No	NA
25	Proposed Non- Essential Building Areas- Board Room	Building	884	No	TBD
26	Proposed Essential Hardscape	Site Improvements	2,658	Yes	NA
27	Proposed Essential Parking Area	Site Improvements	6,412	Yes	NA
28	Proposed Essential Building Areas	Building	4,558	Yes	NA
A	Security & Deliveries Check-in, Public Posting of Operator Licenses		333		
B	Safety Officer work station		264		
C	Occupational Safety & Health Administration (OSHA) Operator Training Room		696		
D	Occupational Safety & Health Outdoor Worker Protection Area		590		
E	Supervisory Control and Date Acquisition (SCADA) Server Room		274		
F	Toilet and Hand Washing to meet OSHA Sanitation Standards		214		
G	Center for Disease Control (CDC) hygiene shower stations		184		
H	Standard Operating Procedures, Operations & Maintenance Manuals, Record Drawings station		588		
I	ELAP Compliance Room		251		
J	Collection & Treatment Compliance workstation		262		
K	National Pollutant Discharge Elimination System (NPDES) Recording and Reporting workspaces		223		
L	NPDES & Waste Discharge Requirements (WDR) Responsible Engineer		268		
M	Treatment Facility Engineer workstation		251		
N	Electrical & Fire Riser Rooms		170		
29	Future Treatment Processes- Recycled Water Area	Building/ Structures	20,670	Yes	NA

Existing Essential Development	140,638
Existing Non Essential Development	660
Total Existing Development	141,298

Existing Non Essential Development	660
Existing Non Essential to be Demolished	660
Proposed Non Essential to be Constructed	884
Net Non Essential Building Footprint to be Permitted	**224**

SEE ATTACHED ENLARGEMENT

SANTA BARBARA CEMETERY

CHANNEL DRIVE

U.P.R.R

HIGHWAY 101 (NORTH BOUND)

HIGHWAY 101 (SOUTH BOUND)

MUSIC ACADEMY OF THE WEST

MONTE CRISTO LANE

MONTECITO SANITARY DISTRICT

N

SCALE: 1"=60'

0 60 120

JULY 31, 2019

LEGEND

- ESSENTIAL
- NON-ESSENTIAL
- LANDSCAPING
- (7) AREA NUMBER

OVERALL SITE PLAN DEVELOPMENT INVENTORY

MONTECITO SANITARY DISTRICT

Site Layout for CDP Process.dwg

CHANNEL DRIVE

25
28 C
26
28 D
28 F
28 F
28 E
28 M
28 F
26
24
28 G
28 K
28 A
28 H
28 I
28 L
28 J
28 N
28 N
28 B

MONTECITO SANITARY DISTRICT

JULY 31, 2019

N

SCALE: 1"=10'

0 10 20

LEGEND

- ESSENTIAL
- NON-ESSENTIAL
- LANDSCAPING
- (A) PROPOSED ESSENTIAL BUILDING AREA NUMBER

ENLARGEMENT
PROPOSED BUILDING SITE PLAN
DEVELOPMENT INVENTORY

MONTECITO SANITARY DISTRICT

Site Layout for CDP Process.dwg

COUNTY OF SANTA BARBARA

Planning and Development

www.countyofsb.org/plndev

AGREEMENT FOR PAYMENT OF PROCESSING FEES

County of Santa Barbara (hereinafter **COUNTY**) and Montecito Sanitary District, the Financially Responsible Party (hereinafter **FRP**)

AGREE AS FOLLOWS :

1. This Agreement is in reference to permit processing costs for case(s) associated with Project (*print project name and APN, if applicable*):

   910 Channel Drive/1042 Monte Cristo Lane. Assessor Parcel Number 009-282-001

2. A security deposit or fixed fee will be collected at time of project submittal. Security deposit projects will receive monthly invoices to be paid within 30 days from invoice date. Upon completion of project review, any remaining security deposit will be refunded to the **FRP**. If a fixed fee project has unique characteristics or raises complex issues which would make the case more expensive to process, it will be converted to a monthly billing process, as detailed above. If it is necessary to utilize consultant services, a deposit to cover consultant costs will be requested from the **FRP** prior to execution of the contract with the consultant. If the **FRP** elects to utilize outside contractors to expedite permit processing, consultant costs plus indirect overhead will be charged on an hourly basis.

3. The **FRP** is responsible for payment of all permit processing costs associated with the cases listed above. If, during the course of processing, the financial responsibility changes, the new financially responsible party must complete an Agreement for Payment which will release the previous **FRP** from further financial obligations and designate the new **FRP.** The undersigned **FRP** remains financially responsible until a new FRP signs a separate Agreement for Payment.

4. For projects that receive a monthly billing, the **FRP** will receive from the COUNTY a P&D Project Cost Estimate Worksheet. This worksheet is informational. It is a good faith effort to provide the **FRP** with an estimate of project costs for the duration of permit processing. If unforeseen circumstances arise during permit processing which substantially increase the level of effort and estimated costs, COUNTY will send the **FRP** a revised worksheet.

5. If an invoice is not paid within 30 days **COUNTY** may stop work and close the case.

6. **FRP** agrees to pay all fees applicable under the COUNTY's fee schedule prior to approval and issuance of land use clearance, map clearance or clearance for record of survey, building permits and post discretionary case clearance. No clearances or permits will be issued without receipt of full payment for fees applicable under the COUNTY's fee schedule, unless waived or adjusted by the Board of Supervisors upon showing of good cause. In a declared emergency or disaster, fees are deferred until final building clearance, and must be paid by the **FRP** prior to the granting of final building clearance.

7. If the **FRP** owes any amount due on any other processing case with the COUNTY, P&D will not accept any subsequent permit applications from the **FRP**, unless waived by the Director of the Department.

Executed this _____ day of _____, 20____.

COUNTY OF SANTA BARBARA

By: _____
P&D Representative Signature

_____
P&D Representative Name

FINANCIALLY RESPONSIBLE PARTY

Diane G [illegible]
FRP Signature

Diane Gabriel
FRP Printed Name

1042 MonteCristo Lane
FRP Mailing Address

SantaBarbara, CA 93108
City, State, ZIP

CHANGE IN FINANCIALLY RESPONSIBLE PARTY

If this document supersedes a previous Agreement for Payment, due to change in financial responsibility, the previous **FRP** must also sign to acknowledge release of responsibilities. Upon project completion, the security deposit balance (if any) will be refunded to the **FRP** on record at that time.

PREVIOUS FINANCIALLY RESPONSIBLE PARTY:

Print Name: _____

Signature: _____

Mailing Address: _____

City, State, ZIP: _____

Date of release
of financial responsibility: _____

COUNTY OF SANTA BARBARA

Planning and Development

www.countyofsb.org/plndev

AUTHORIZATION OF AGENT

Please fill in the following form including signatures. All signatures must be completed. If one or more of these signatures are the same, simply re-sign. Thank you.

I hereby authorize the following person to act as my agent for the property located at:

STREET ADDRESS 910 Channel Drive/1042 Monte Cristo

CITY, STATE, ZIP CODE: Montecito, CA 93108

ASSESSOR'S PARCEL NUMBER: 009-282-001

OWNER:

NAME Montecito Sanitary District

STREET ADDRESS 910 Channel Drive/ 1042 Monte Cristo Lane

CITY, STATE, ZIP CODE: Montecito, CA 93108

DAYTIME PHONE 805-969-4200

PRINT NAME Diane Gabriel

SIGNATURE Diane Gabriel

TITLE General Manager

(Property Owner, Partner, Corporation Officer, Specify Other)

DATE 1/9/2020

AGENT:

NAME Brian Cearnal, Ken Marshall, Jessica Kinnahan

FIRM NAME (IF ANY) Cearnal Collective // Dudek

STREET ADDRESS 521 1/2 State Street // 621 Chapala Street

CITY, STATE, ZIP CODE Santa Barbara, CA 93101

DAYTIME PHONE 805-963-8077 // 805-963-0651

PRINT NAME

SIGNATURE-AGENT

DATE

Santa Barbara County Indemnification Agreement

This Agreement is entered into pursuant to Santa Barbara County Land Use and Development Code Section 35.80.030.A.1, Montecito Land Use and Development Code Section 35.470.030.A.1, and Coastal Zoning Ordinance Section 35-57.A.4, as applicable.

1. **Indemnification.** As part of the application for a permit, amendment, or other matter (hereinafter collectively "Project Application"), _____ the applicant for the project ("Applicant") and Montecito Sanitary District _____ the owner(s) of the subject property ("Owner"), if non County-owned property and the Owner is different than the Applicant, agree to indemnify, defend (with counsel reasonably approved by County), and hold harmless Santa Barbara County and its officers, officials, employees, and agents (collectively "County") as follows:

   a. From and against any and all claims, demands, actions, proceedings, lawsuits, losses, damages, judgments and/or liabilities by third parties arising out of, related to, or in connection with the approved Project Application or to attack, set aside, void, or annul, in whole or in part, an approval of the Project Application by the County and any related development approvals or project conditions (hereinafter "Claim");

   b. From any and all causes whatsoever against Claims by third parties, including the acts, errors, or omissions of the Owner(s) and Applicant and his, her, its, and their officers, employees, agents and contractors;

   c. For any and all costs and expenses (including but not limited to attorneys' fees) incurred by County on account of any Claim by third parties, except where such indemnification is prohibited by law; and

   d. The indemnification obligation against Claims by third parties of Owner(s) and Applicant applies to County's active as well as passive negligence, but does not apply to County's sole negligence or willful misconduct.

2. **Defense.** Owner(s) and Applicant shall permit County, with County's unlimited discretion, to direct and participate in the defense of any Claim, including, but not limited to, use of County Counsel to defend the Claim, but such participation shall not relieve the Owner(s) or Applicant of any obligation imposed by this Agreement.

   In the alternative, County shall have the right not to participate in the defense.

   In the event of a disagreement between County and the Owner(s) or Applicant over litigation issues, County shall have the authority to control the litigation and make litigation decisions, including, but not limited to, the manner in which the defense is conducted.

   If County reasonably determines that having common counsel would present such counsel with a conflict of interest, or if Owner(s) or Applicant fail to promptly assume the defense of the Claim or to promptly employ counsel reasonably satisfactory to County, then County may employ separate counsel to represent or defend County, and Owner(s) and Applicant shall pay the reasonable attorneys' fees and costs of such counsel.

3. **Reimbursement.** To the extent County uses any of its resources to respond to a Claim, Owner(s) and Applicant shall reimburse the County upon demand. Such resources include, but are not limited to, staff time, court costs, County Counsel time, or any other direct or indirect costs associated with responding to the Claim.

4. **Obligations.** The obligations of Owner(s) and Applicant for Claims under this Agreement shall survive and apply regardless of whether any County approval is invalidated, set aside, expires, or is abandoned for any reason.

   This Agreement and the obligations of Owner(s) and Applicant set forth herein shall remain in full force and effect throughout all stages of litigation including any and all appeals of any lower court decrees, orders, or judgments, and regardless of whether Owner(s) or Applicant have brought any claim, action, or demand against County.

   Owner(s) and Applicant are solely responsible for compliance with all local, state, and Federal laws and for obtaining necessary authorizations, approvals, and/or permits from other local, state, and Federal agencies. Any failure of Owner(s) and Applicant to comply with applicable laws or to obtain necessary authorizations, approvals, and/or permits shall not invalidate this Agreement or excuse the obligations of Owner(s) and Applicant under this Agreement except where such indemnification is prohibited by law.

5. **Successors and Assigns.** These obligations shall be binding upon each and every successor, assign, and transferee of any interest in, right, or title to any part of the real property that is the subject of the Project Application. Owner(s) and Applicant shall cause all successors, assigns, and transferees to be so obligated; provided that Owner(s) and Applicant shall be and remain personally obligated to all of the terms of this Agreement, notwithstanding any attempt to assign, delegate, or otherwise transfer any of the obligations of this Agreement, and notwithstanding a change in ownership or any deed, transfer, or conveyance of any interest in, right, or title to any part of the property that is the subject of the Project Application.

6. **Stipulation, Release, or Settlement**. Owner(s) and Applicant shall not execute, pay, or perform pursuant to, any stipulation, release, settlement agreement, or other disposition of the matter on such Claim unless the County, Owner(s) and Applicant have approved the stipulation, release, or settlement agreement in writing, such approval not to be unreasonably withheld.

   In no case shall Owner(s) or Applicant assume, admit, or assert any fault, wrongdoing, or liability on the part of the County as a condition of or as part of any stipulation, release, settlement, or otherwise. Owner(s) and Applicant shall not assert any defense, claim, or complaint against County on any Claim as a condition of or as part of any stipulation, release, settlement or otherwise.

7. **No Waiver.** Any failure, actual or alleged, on the part of County to monitor or enforce compliance with any of the indemnification requirements will not be deemed as a waiver of any rights on the part of County.

8. **Authority.** Each person signing this Agreement represents and warrants that he or she has the power, is duly authorized, and has the capacity to enter into this Agreement and that this Agreement is a valid and legal agreement binding on the Owner(s) and Applicant and enforceable in accordance with its terms.

9. **Complete Agreement**. This Agreement shall constitute the complete understanding of the parties with respect to the matters set forth herein. Neither party is relying on any other representation, oral or written.

10. **Counterparts.** This Agreement may be signed in counterparts and must be signed by all Applicants and Owners of the property that is the subject of the Project Application.

PROJECT:

Application Number(s): _____

APN(s): _____

APPLICANT:

Signed _____ Date_____

Name of Person Signing _____

Title: _____

OWNER (if non County-owned property and the Owner is different than the Applicant):

Signed Diane G [illegible] Date 1/14/2020

Name of Person Signing Diane Gabriel

Title: General Manager


E Cabrillo Blvd
Hot Springs Rd
Cross Town Route
Hermosillo Rd
Channel Dr
Coast Village Rd
El Camino Real
Butterfly Lane Underpass
Monte Cristo Ln
Butterfly Ln
© 2019 Google
Google Earth
1994
Imagery Date: 8/12/2018 34°25'16.57" N 119°39'05.27" W elev 0 ft eye alt 1936 ft



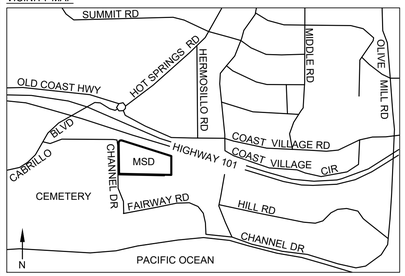






Montecito
Sanitary District
Photo Exhibit

VICINITY MAP



EXISTING PROPERTY

ACREAGE= 6.30 ACRES

APN 009-282-001

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACB	ASPHALT CONCRETE BERM
BLDG	BUILDING
CBW	CONCRETE BLOCK WALL
CCB	CHLORINE CONTACT BASIN
CLF	CHAIN LINK FENCE
DI	DRAIN INLET
E	ELECTRICAL
EFF	EFFLUENT
ELEC	ELECTRICAL PULL BOX
FF	FINISH FLOOR
FT	FEET
G	GAS
GM	GAS METER
HYD	FIRE HYDRANT
LP	LIGHT POLE
MH	MANHOLE
MSD	MONTECITO SANITARY DISTRICT
OHW	OVERHEAD WIRE
PP	POWER POLE
ROW	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SF	SQUARE FEET
W	WATER
WM	WATER METER
WV	WATER VALVE

SYMBOLS

X	CHAIN LINK FENCE
DI	DRAIN INLET
E	ELECTRICAL
ELEC	ELECTRICAL PULL BOX
G	GAS LINE
GM	GAS METER
	FIRE HYDRANT
LP	LIGHT POLE
50	MAJOR CONTOUR- EXISTING
50	MAJOR CONTOUR- PROPOSED
48	MINOR CONTOUR- EXISTING
48	MINOR CONTOUR- PROPOSED
OHW	OVERHEAD WIRE
PP	POWER POLE
	RIGHT OF WAY
S	SEWER LINE
SCO	SEWER CLEANOUT
S	SEWER MANHOLE
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WV	WATER VALVE

EXISTING EASEMENTS

(A) CITY OF SANTA BARBARA 25-FT WIDE SEWER EASEMENT PER BK. 1772, PG. 27 OR

(B) SOUTHERN CALIFORNIA EDISON: 10-FT WIDE ELECTRICAL EASEMENT PER BK. 1858, PG. 950 OR

SURVEY NOTES

BASIS OF BEARING IS BASED UPON CONTROL MONUMENT #2022 NAD83 1991.35 ADJUSTMENT PER BOOK 170, PAGE 47 OF RECORD OF SURVEYS, COUNTY OF SANTA BARBARA

VERTICAL CONTROL IS BASED UPON CONTROL MONUMENT 32022 NAVD88 PER BOOK 170, PAGE 47 OF RECORD OF SURVEYS, COUNTY OF SANTA BARBARA

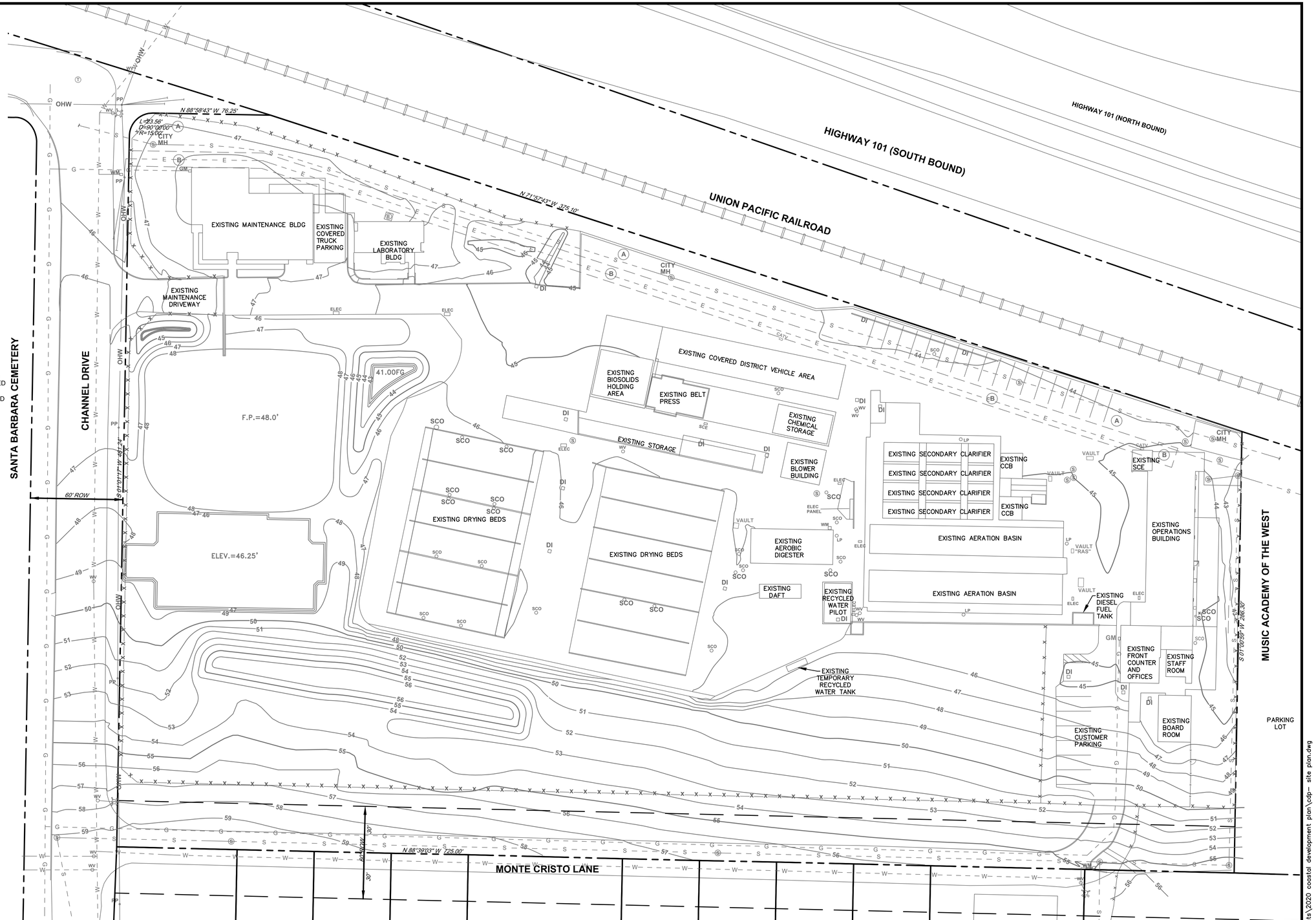
ALL MEASUREMENTS DEPICTED ARE CALIFORNIA COORDINATE SYSTEM NAD83 1991.35 ADJUSTMENT, ZONE 5 GRID, FEET.

PROPERTY BOUNDARY SHOWN HERON PER INSTRUMENT # 61-18834

GENERAL

DATUM FOR ELEVATIONS IS NAVD88.

PROPERTY PREDOMINANTLY HAS SLOPES LESS THAN 25%.



PUBLIC/PRIVATE SERVICES

THERE ARE NO EXISTING OR PROPOSED WATER WELLS AND OR POTABLE WATER TANKS.

THERE ARE NO EXISTING OR PROPOSED SEPTIC SYSTEMS.

POTABLE WATER IS SUPPLIED BY MONTECITO WATER DISTRICT VIA TWO WATER METERS, ONE METER IS LOCATED OFF OF CHANNEL DRIVE AND THE OTHER IS OFF MONTE CRISTO LANE.

THERE ARE NO EXISTING OR PROPOSED PUBLIC STORM DRAINS.

N

SCALE: 1"=30'

0 30 60 90

MONTECITO SANITARY DISTRICT

JANUARY 3, 2020

EXISTING TOPOGRAPHIC MAP
910 CHANNEL DRIVE DEVELOPMENT PLAN

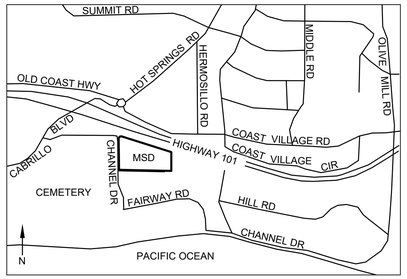
MONTECITO SANITARY DISTRICT

SHEET 1 OF 4

36-EXB SAVE DATE: 1/2/2020 4:23:14 PM PLOT BY: Carrie Poytress PLOT DATE: 1/2/2020 4:24:27 PM PLOT SCALE: 1:1.77

DRAWING: g:\district engineering projects\2020 coastal development plan\cdp- site plan.dwg

VICINITY MAP



EXISTING PROPERTY

ACREAGE= 6.30 ACRES

APN 009-282-001

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WV	WATER VALVE

SYMBOLS

- CHAIN LINK FENCE
- DRAIN INLET
- ELECTRICAL
- ELECTRICAL PULL BOX
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- LIGHT POLE
- MAJOR CONTOUR- EXISTING
- MAJOR CONTOUR- PROPOSED
- MINOR CONTOUR- EXISTING
- MINOR CONTOUR- PROPOSED
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(B) SOUTHERN CALIFORNIA EDISON: 10-FT WIDE ELECTRICAL EASEMENT PER BK. 1858, PG. 950 OR

ACCESS

THERE ARE NO STREETS OR OTHER AREAS TO BE OFFERED FOR DEDICATION.

THERE ARE NO TRAILS.

ALL ROADS ARE LESS THAN 15% SLOPE.

THERE ARE NO PUBLIC ACCESS OR RECREATIONAL AREAS, TRAILS, OR STREETS TO BE DEDICATED TO THE COUNTY.

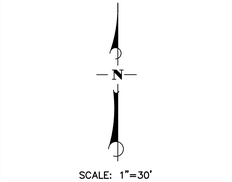
DEVELOPMENT AND USE

ALL STRUCTURES A SINGLE STORY.

PERMITS WERE OBTAINED FOR ALL EXISTING STRUCTURES EXCEPT THE MAINTENANCE BUILDING AND LABORATORY BUILDING.

THERE ARE NO DWELLING UNITS ON THIS PROPERTY.

THERE ARE NO DESIGNATED DEVELOPMENT ENVELOPES.



MONTECITO SANITARY DISTRICT

JANUARY 3, 2020

DEVELOPMENT AND USE CONTINUED

THERE IS NO LAND DEVOTED TO PUBLIC PURPOSES (E.G., UNPAVED TRAILS, OPEN SPACE, LANDSCAPING, RECREATION)

EXISTING IMPERVIOUS SURFACES IS 52% OF TOTAL LAND AREA.

ALL EXISTING SITE DRAINAGE INLETS FLOW TO THE TREATMENT PLANT INFLUENT PUMP STATION PER NPDES ORDER NO. 2012-0016.

TOTAL EXISTING BUILDING GROSS FLOOR AREA IS 10,212 SF AND 4% OF TOTAL LAND AREA.

DEVELOPMENT AND USE CONTINUED

THERE ARE NO HOTEL/MOTEL UNITS.

THERE ARE NO SEATING CAPACITY OR SQUARE FOOTAGE DEVOTED TO PATRONS.

THERE ARE NO POTENTIAL RESIDENTS.

THERE ARE NO RECREATIONAL FACILITIES.

SITE INFORMATION

THERE ARE NO AGRICULTURAL ACTIVITIES ON THIS PROPERTY.

THERE ARE NO YEAR-ROUND OR SEASONAL CREEKS, PONDS, OR OTHER WATER BODIES.

THE PROPERTY IS NOT WITHIN A 100-YEAR FLOOD PLAIN OR FLOODWAY.

THERE IS NO GEOLOGIC TOP OF BANK, DRAINAGE, OR 10-YEAR INUNDATION LINE.

THERE ARE NO GEOLOGIC HAZARD AREAS OR FEATURES.

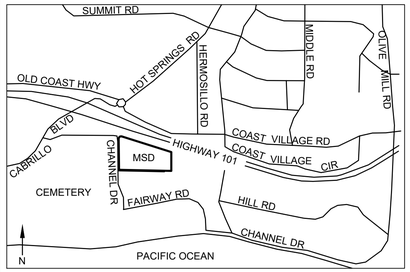
THERE ARE NO PREHISTORIC OR HISTORIC ARCHAEOLOGICAL SITES.

EXISTING SITE PLAN
910 CHANNEL DRIVE DEVELOPMENT PLAN

MONTECITO SANITARY DISTRICT

36-EXB SAVE DATE: 1/2/2020 4:23:14 PM PLOT BY:Carrie Poytress PLOT DATE:1/2/2020 4:24:31 PM PLOT SCALE:1:1.77
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VICINITY MAP



EXISTING PROPERTY

ACREAGE= 6.30 ACRES

APN 009-282-001

THERE ARE NO PROPOSED LOTS.

ABBREVIATIONS

AC	ASPHALT CONCRETE
ACB	ASPHALT CONCRETE BERM
BLDG	BUILDING
CBW	CONCRETE BLOCK WALL
CCB	CHLORINE CONTACT BASIN
CLF	CHAIN LINK FENCE
DI	DRAIN INLET
E	ELECTRICAL
EFF	EFFLUENT
ELEC	ELECTRICAL PULL BOX
FF	FINISH FLOOR
FT	FEET
G	GAS
GM	GAS METER
HYD	FIRE HYDRANT
LP	LIGHT POLE
MH	MANHOLE
MSD	MONTECITO SANITARY DISTRICT
OHW	OVERHEAD WIRE
PP	POWER POLE
ROW	RIGHT OF WAY
S	SEWER
SCO	SEWER CLEANOUT
SD	STORM DRAIN
SF	SQUARE FEET
W	WATER
WM	WATER METER
WV	WATER VALVE

SYMBOLS

—X—	CHAIN LINK FENCE
DI	DRAIN INLET
—E—	ELECTRICAL
ELEC	ELECTRICAL PULL BOX
—G—	GAS LINE
GM	GAS METER
	FIRE HYDRANT
LP	LIGHT POLE
—50—	MAJOR CONTOUR- EXISTING
—50—	MAJOR CONTOUR- PROPOSED
—48—	MINOR CONTOUR- EXISTING
—48—	MINOR CONTOUR- PROPOSED
—OHW—	OVERHEAD WIRE
PP	POWER POLE
	RIGHT OF WAY
—S—	SEWER LINE
SCO	SEWER CLEANOUT
S	SEWER MANHOLE
—SD—	STORM DRAIN
—W—	WATER LINE
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EXISTING EASEMENTS

(A) CITY OF SANTA BARBARA 25-FT WIDE SEWER EASEMENT PER BK. 1772, PG. 27 OR

(B) SOUTHERN CALIFORNIA EDISON: 10-FT WIDE ELECTRICAL EASEMENT PER BK. 1858, PG. 950 OR

SURVEY NOTES

BASIS OF BEARING IS BASED UPON CONTROL MONUMENT #2022 NAD83 1991.35 ADJUSTMENT PER BOOK 170, PAGE 47 OF RECORD OF SURVEYS, COUNTY OF SANTA BARBARA

VERTICAL CONTROL IS BASED UPON CONTROL MONUMENT 32022 NAVD88 PER BOOK 170, PAGE 47 OF RECORD OF SURVEYS, COUNTY OF SANTA BARBARA

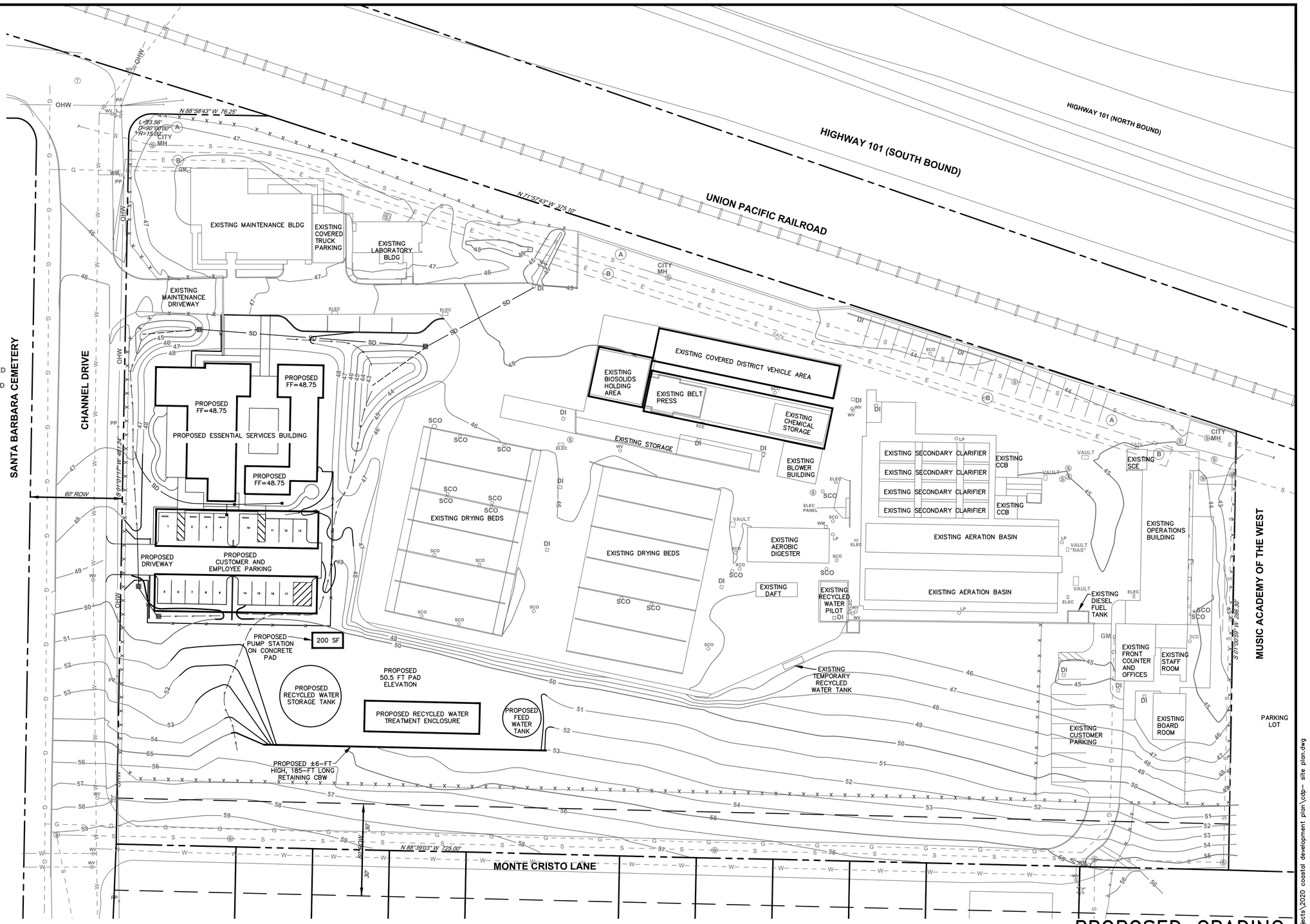
ALL MEASUREMENTS DEPICTED ARE CALIFORNIA COORDINATE SYSTEM NAD83 1991.35 ADJUSTMENT, ZONE 5 GRID, FEET.

PROPERTY BOUNDARY SHOWN HERON PER INSTRUMENT # 61-18834

GENERAL

DATUM FOR ELEVATIONS IS NAVD88.

PROPERTY PREDOMINANTLY HAS SLOPES LESS THAN 25%.



GRADING

ESTIMATED CUT= 4,650 CUBIC YARDS

ESTIMATED FILL= 1,942 CUBIC YARDS

ALL WATER THAT ENTERS THE ONSITE STORM DRAIN SYSTEM FLOWS TO THE TREATMENT PLANT INFLUENT PUMP STATION PER NPDES ORDER NO. 2012-0016.

N

SCALE: 1"=30'

0 30 60 90

MONTECITO SANITARY DISTRICT

JANUARY 3, 2020

PROPOSED GRADING
910 CHANNEL DRIVE
DEVELOPMENT PLAN

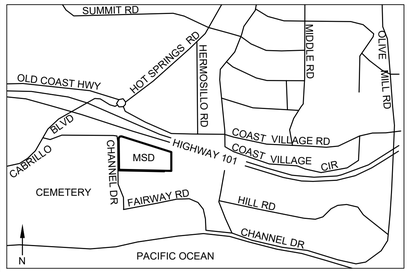
MONTECITO SANITARY DISTRICT

SHEET 3 OF 4

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SYMBOLS

- CHAIN LINK FENCE
- DRAIN INLET
- ELECTRICAL
- ELECTRICAL PULL BOX
- GAS LINE
- GAS METER
- FIRE HYDRANT
- LIGHT POLE
- MAJOR CONTOUR- EXISTING
- MAJOR CONTOUR- PROPOSED
- MINOR CONTOUR- EXISTING
- MINOR CONTOUR- PROPOSED
- OVERHEAD WIRE
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(B) SOUTHERN CALIFORNIA EDISON: 10-FT WIDE ELECTRICAL EASEMENT PER BK. 1858, PG. 950 OR

ACCESS

THERE ARE NO STREETS OR OTHER AREAS TO BE OFFERED FOR DEDICATION.

THERE ARE NO TRAILS.

ALL ROADS ARE LESS THAN 15% SLOPE.

THERE ARE NO PUBLIC ACCESS OR RECREATIONAL AREAS, TRAILS, OR STREETS TO BE DEDICATED TO THE COUNTY.

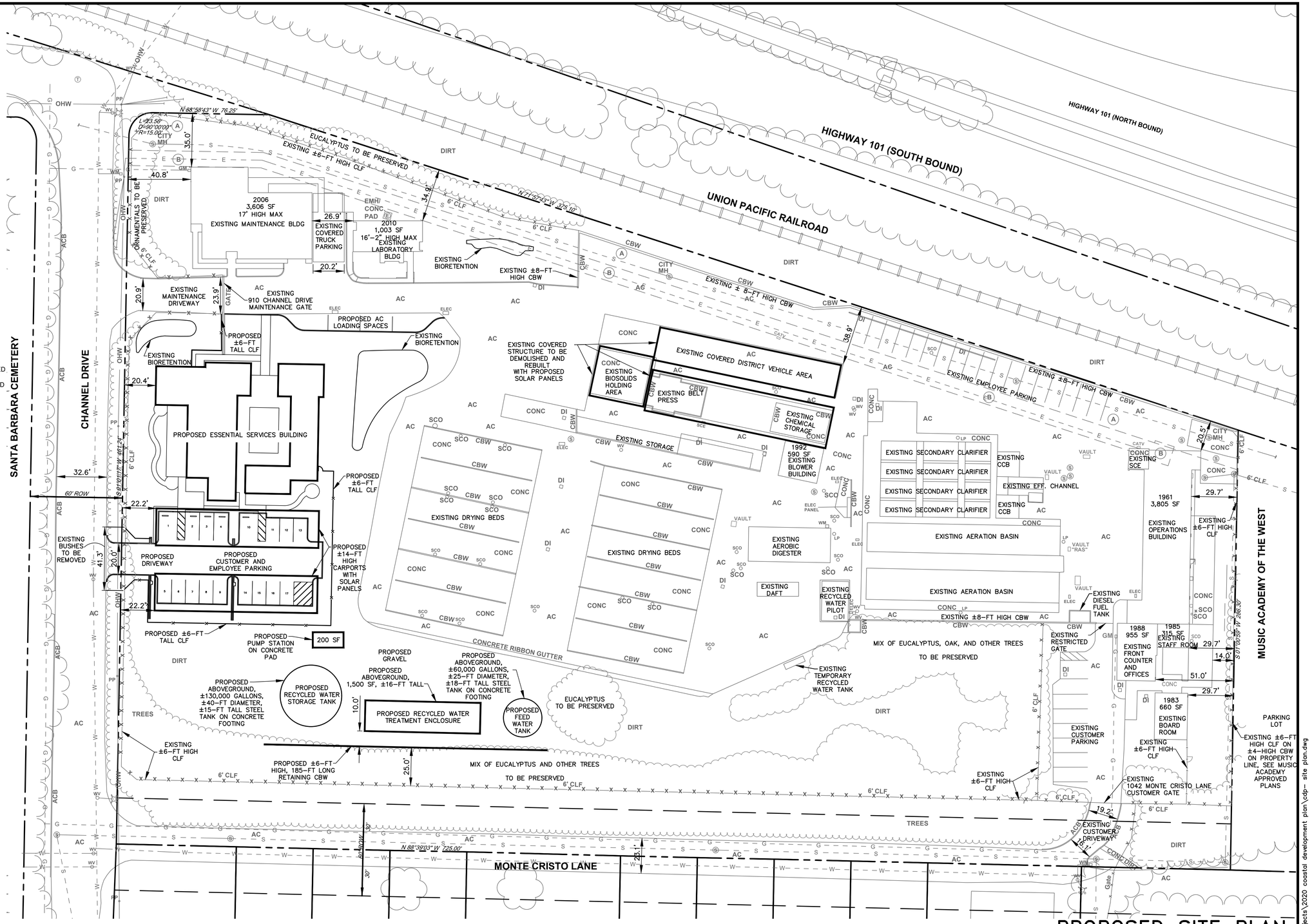
DEVELOPMENT AND USE

ALL STRUCTURES A SINGLE STORY.

PERMITS WERE OBTAINED FOR ALL EXISTING STRUCTURES EXCEPT THE MAINTENANCE BUILDING AND LABORATORY BUILDING.

THERE ARE NO DWELLING UNITS ON THIS PROPERTY.

THERE ARE NO DESIGNATED DEVELOPMENT ENVELOPES.



SCALE: 1"=30'

0 30 60 90

MONTECITO SANITARY DISTRICT

JANUARY 3, 2020

DEVELOPMENT AND USE CONTINUED

THERE IS NO LAND DEVOTED TO PUBLIC PURPOSES (E.G., UNPAVED TRAILS, OPEN SPACE, LANDSCAPING, RECREATION)

IMPERVIOUS SURFACES INCLUDING PROPOSED BUILDINGS IS 59% OF TOTAL LAND AREA.

ALL EXISTING SITE DRAINAGE INLETS FLOW TO THE TREATMENT PLANT INFLUENT PUMP STATION PER NPDES ORDER NO. 2012-0016.

TOTAL BUILDING GROSS FLOOR AREA INCLUDING THE PROPOSED BUILDINGS IS 19,099 SF AND 7% OF TOTAL LAND AREA.

DEVELOPMENT AND USE CONTINUED

THERE ARE NO HOTEL/MOTEL UNITS.

THERE ARE NO SEATING CAPACITY OR SQUARE FOOTAGE DEVOTED TO PATRONS.

THERE ARE NO POTENTIAL RESIDENTS.

THERE ARE NO RECREATIONAL FACILITIES.

SITE INFORMATION

THERE ARE NO AGRICULTURAL ACTIVITIES ON THIS PROPERTY.

THERE ARE NO YEAR-ROUND OR SEASONAL CREEKS, PONDS, OR OTHER WATER BODIES.

THE PROPERTY IS NOT WITHIN A 100-YEAR FLOOD PLAIN OR FLOODWAY.

THERE IS NO GEOLOGIC TOP OF BANK, DRAINAGE, OR 10-YEAR INUNDATION LINE.

THERE ARE NO GEOLOGIC HAZARD AREAS OR FEATURES.

THERE ARE NO PREHISTORIC OR HISTORIC ARCHAEOLOGICAL SITES.

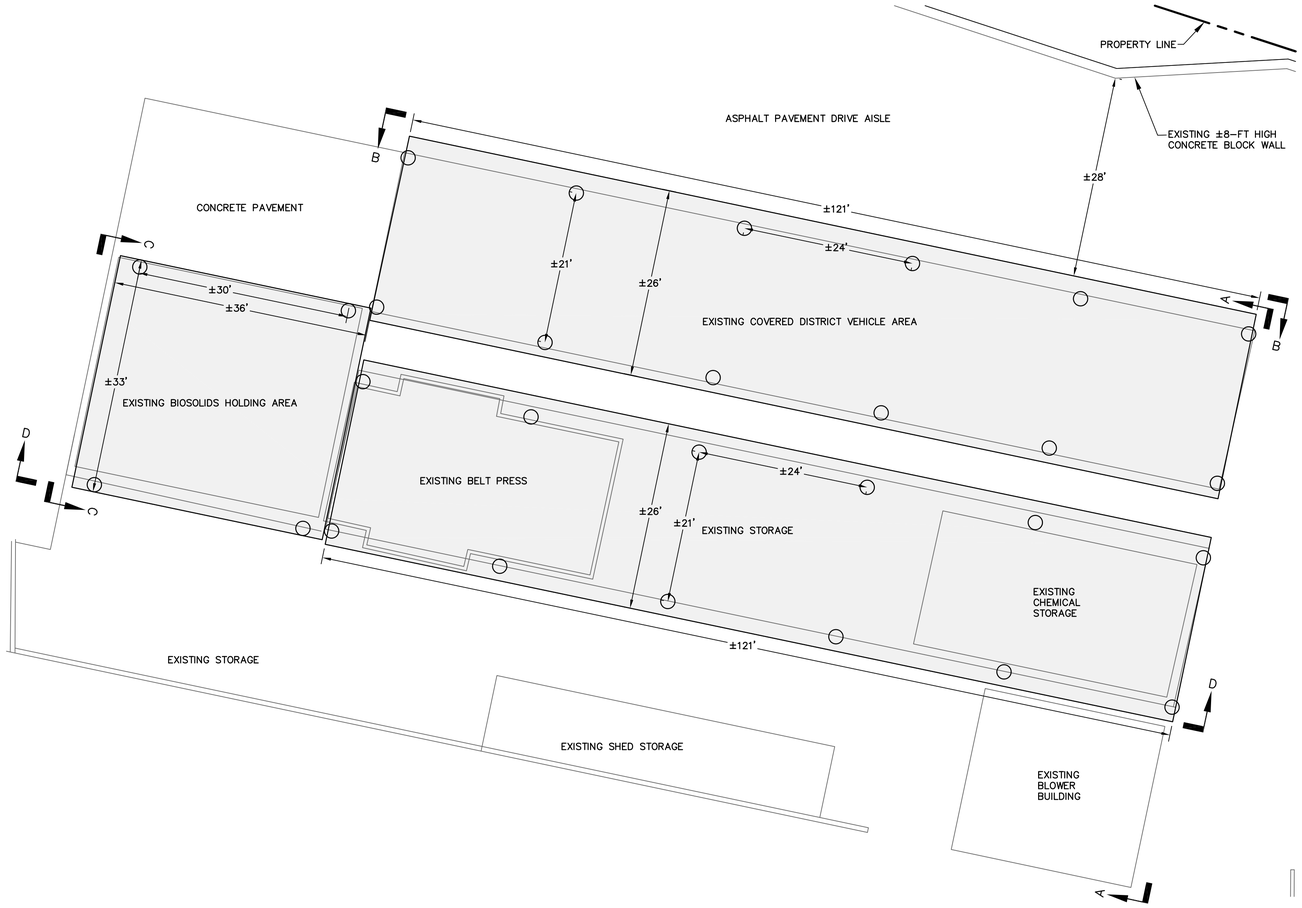
PROPOSED SITE PLAN
910 CHANNEL DRIVE
DEVELOPMENT PLAN

MONTECITO SANITARY DISTRICT

SHEET 4 OF 4

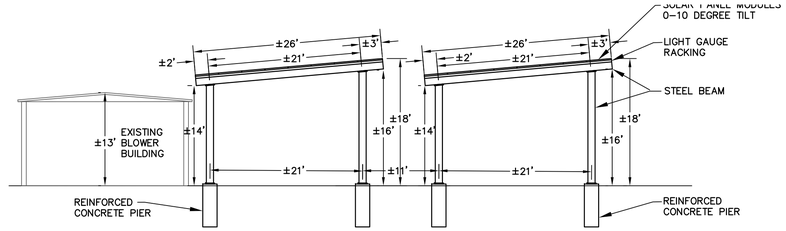
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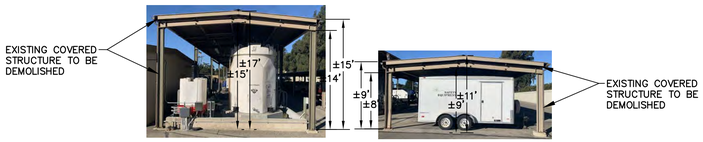
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PROPOSED SOLAR CANOPIES TO REPLACE EXISTING STRUCTURES– PLAN VIEW

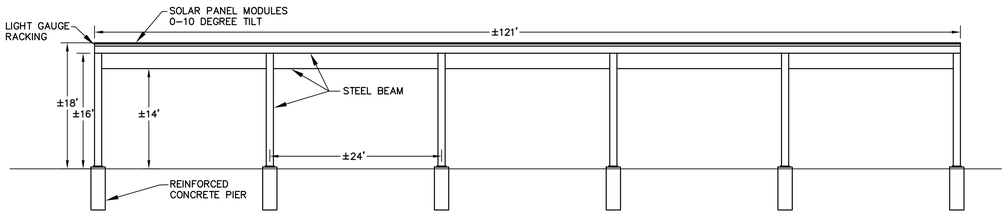
1" = 10'





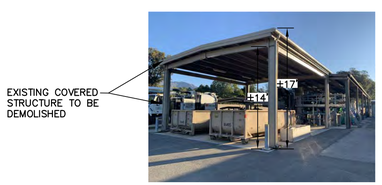
A PROPOSED SOLAR CANOPIES TO REPLACE EXISTING STRUCTURES– LOOKING WEST

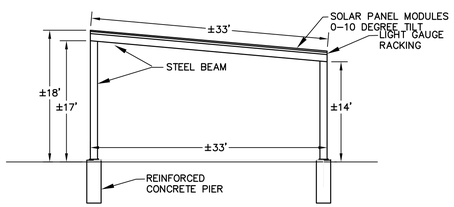
1" = 10'



B PROPOSED SOLAR CANOPIES TO REPLACE EXISTING STRUCTURES– LOOKING SOUTH

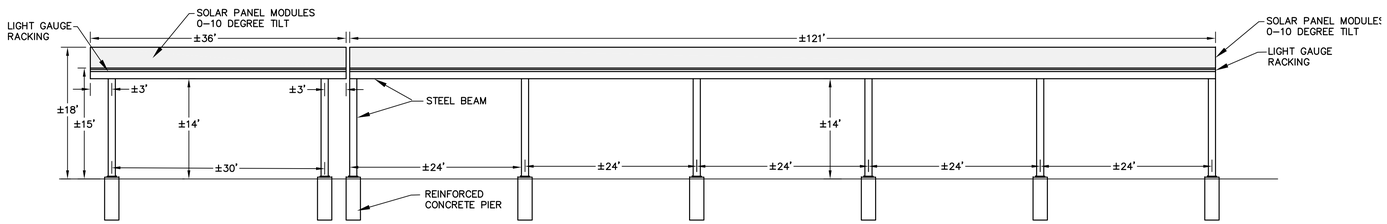
1" = 10'





C PROPOSED SOLAR CANOPIES TO REPLACE EXISTING STRUCTURES– LOOKING EAST

1" = 10'



D PROPOSED SOLAR CANOPIES TO REPLACE EXISTING STRUCTURES– LOOKING NORTH

1" = 10'

PROPOSED SOLAR CANOPIES TO REPLACE EXISTING STRUCTURES DEVELOPMENT PLAN

MONTECITO SANITARY DISTRICT

SHEET 1 OF 2

MONTECITO SANITARY DISTRICT

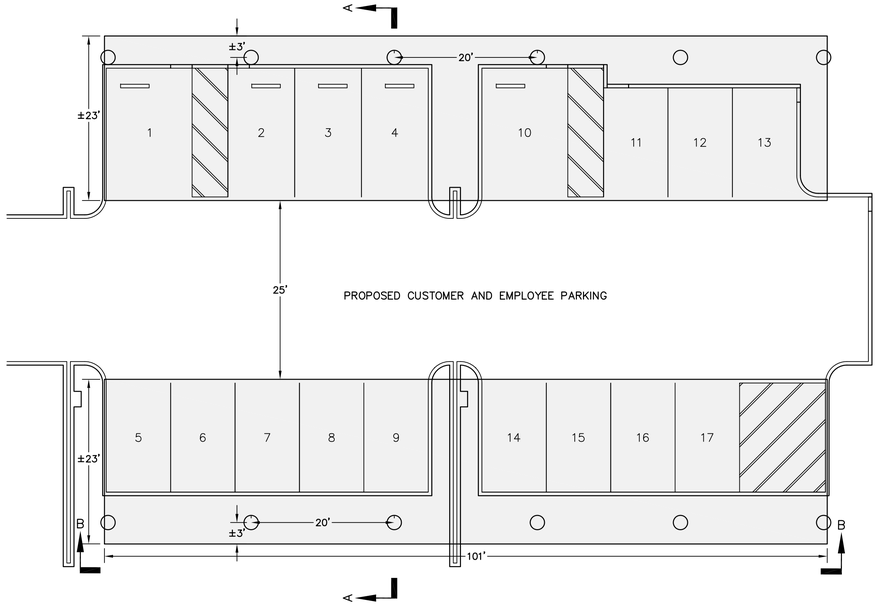
JANUARY 9, 2020

SCALE: 1"=10'

0 10 20 30

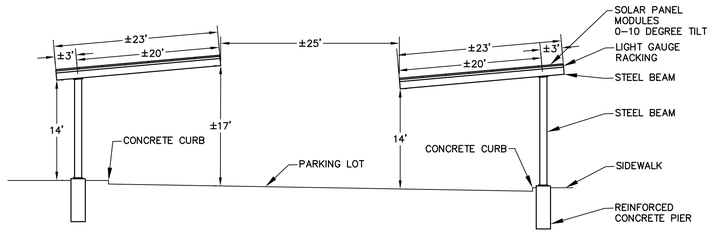
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PROPOSED SOLAR CARPORTS FOR ESSENTIAL SERVICES BUILDING PARKING LOT– PLAN VIEW

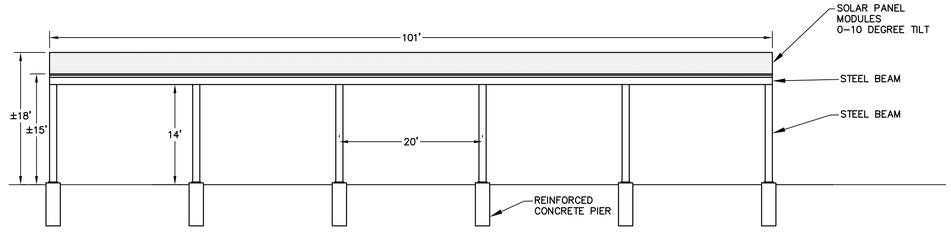
1" = 10'



PROPOSED SOLAR CARPORTS FOR ESSENTIAL SERVICES BUILDING PARKING LOT– LOOKING WEST

A

1" = 10'



PROPOSED SOLAR CARPORTS FOR ESSENTIAL SERVICES BUILDING PARKING LOT– LOOKING NORTH

B

1" = 10'

MONTECITO SANITARY DISTRICT

JANUARY 9, 2020

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SCALE: 1"=10'

0 10 20 30

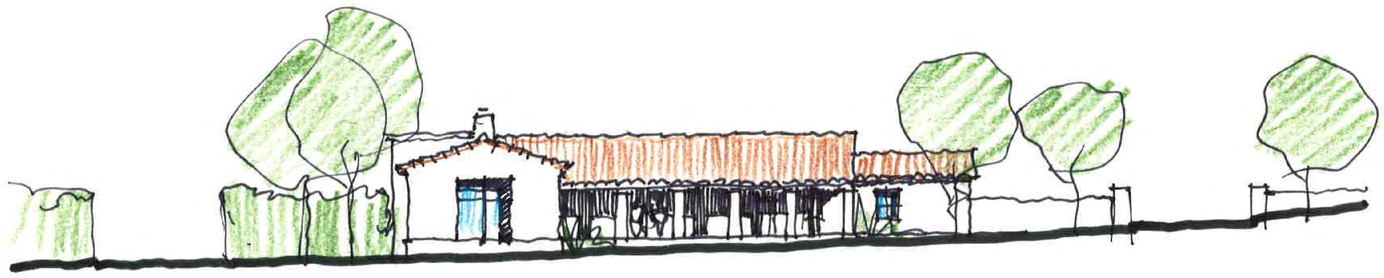
PROPOSED SOLAR CARPORTS
ESSENTIAL SERVICES BUILDING PARKING LOT
DEVELOPMENT PLAN

MONTECITO SANITARY DISTRICT

SHEET 2 OF 2

36-EXB SAVE DATE: 1/9/2020 10:25:47 AM PLOT BY:Carrie Poytress PLOT DATE:1/9/2020 12:15:07 PM PLOT SCALE:1:1.77

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MONTECITO SANITARY DISTRICT
ESSENTIAL SERVICES BUILDING

ABBREVIATIONS

@	AT	LT	LIGHT
d	PENNY	MAS	MASONRY
0#	POUND	MATL	MATERIAL
AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
AL	ALUMINUM	MEMB	MEMBRANE
AD	ANODIZED	MET	METAL
AW	AWNING	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BF	BIFOLD	MISC	MISCELLANEOUS
BLDG	BUILDING	N	NORTH
BLK(G)	BLOCK(ING)	(N)	NEW
BM	BEAM	NIC	NOT IN CONTRACT
BN	BOUNDARY NAILING	NO OR #	NUMBER
BOT	BOTTOM	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CI	CAST IRON	OH	OVAL HEAD OR OVER HEAD
CJ	CEILING JOIST		
CLG	CEILING	OPNG	OPENING
CL	CLOSET	PERF	PERFORATED
CLR	CLEAR	PF	PRE FINISHED
CMU	CONCRETE MASONRY UNIT	PL	PLATE OR PROPERTY LINE
CO	CLEAN OUT		
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONN	CONNECTION	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CS	CASEMENT	PMTR	PERIMETER
CSK	COUNTERSINK	PT	PAINT
DF	DOUGLAS FIR	PR	PAIR
DH	DOUBLE HUNG	PTDF	PRESSURE TREATED DOUGLAS FIR
DIA	DIAMETER		
DN	DOWN	RD	ROOF DRAIN
DS	DOWNSPOUT	RH	ROUND HEAD
DWG	DRAWING	RM	ROOM
E	EAST	RO	ROUGH OPENING
(E)	EXISTING	RWD	REDWOOD
EA	EACH	SCHED	SCHEDULE(D)
EJ	EXPANSION JOINT	SCW	SOLID CORE WOOD
ELEV	ELEVATION	S	SOUTH
EN	EDGE NAIL	SF	SQUARE FEET
EQ	EQUAL	SH	SINGLE HUNG
EQUIP	EQUIPMENT	SHT	SHEET
FAU	FORCED AIR UNIT	SHT'G	SHEATHING
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	SIM	SIMILAR
		SMACNA	RE: THE ARCH SHEET METAL MANUAL
		STRUC	STRUCTURAL
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FE(C)	FIRE EXTINGUISHER (& CABINET)	SQ	SQUARE
		S/S	STAINLESS STEEL
FF	FINISHED FLOOR	ST	STAIN
FG	FINISHED GRADE	STD	STANDARD
FH	FLAT HEAD	STL	STEEL
FIN	FINISH	TC	TOP OF CURB OR TOP OF CONCRETE
FL	FLOW LEVEL		
FLG	FLASHING	TCB	TOP OF CATCH BASIN
FLR	FLOOR	T&G	TONGUE AND GROOVE
FN	FIELD NAILING		
FOC	FACE OF CONCRETE	THRU	THROUGH
FOF	FACE OF FINISH	TMP	TEMPERED
FOM	FACE OF MASONRY	TP	TOP OF PAVING
FOP	FACE OF PLYWOOD	TW	TOP OF WALL
FOS	FACE OF STUD	TYP	TYPICAL (ITEMS TYPICAL UNLESS SHOWN OR NOTED OTHERWISE)
FR	FRENCH DOOR		
FT	FOOT OR FEET		
FX	FIXED		
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GYP	GYPSUM	UV	ULTRAVIOLET BLOCKING GLASS
HB	HOSE BIBB	VCT	VINYL COMPOSITION TILE
HCW	HOLLOW CORE WOOD		
HM	HOLLOW METAL	VERT	VERTICAL
HP	HORSE POWER	VGDF	VERTICAL GRAIN DOUGLAS FIR
HR	HOUR	VTR	VENT THRU ROOF
HTR	HEATER	W	WEST
HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD
		WH	WATER HEATER
HW(R)	HOT WATER (RETURN)	WP	WATERPROOF
INV	INVERT	WS	WOOD SCREW
LAG	LAMINATED GLASS	WWF	WELDED WIRE FABRIC
LAM	LAMINATE	W/	WITH
LB	LAG BOLT	W/O	WITHOUT

GENERAL NOTES

1. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS CURRENTLY IN EFFECT.
2. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS.
3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
4. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UNDERGROUND UTILITIES.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.
8. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS DO NOT APPLY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
9. ALL DIMENSIONS TYPICALLY OF FACE TO STUD (F.O.S.) UNLESS NOTED OTHERWISE. ALL OPENINGS DIMENSIONED TO CENTERLINE OF OPENING. PLYWOOD AT EXTERIOR WALLS SHALL ALIGN WITH FACE OF CONCRETE FOOTING. "FINISHED FLOOR" INDICATES TOP OF STRUCTURAL CONCRETE SLAB.
10. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE.
11. CARPENTRY SHALL BE IN ACCORDANCE WITH CHAPTER 23, CBC
12. ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE, UNLESS NOTED OTHERWISE.
13. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING, BASEMENT, UNDERFLOOR OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR VENTILATION, CRAWLSPACE AND ATTIC ACCESS, AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED.
15. ARCHITECT IS NOT RESPONSIBLE FOR MOLD ENCOUNTERED DURING OR AFTER CONSTRUCTION. MOLD & MILDEW OCCURS NATURALLY IN THE ENVIRONMENT. CONTRACTOR TO PROVIDE PROPER VENTILATION, PROPERLY DRIED WOOD, VAPOR BARRIERS, AS WELL AS MATERIALS THAT "BREATHE" TO AVOID MOLD FROM OCCURING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS IN PLANS THAT COULD LEAD TO MOLD OCCURANCE PRIOR TO CONSTRUCTION.
16. HANDICAPPED ACCESSIBILITY:
    THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 CAC AND ADA TITLE III STANDARDS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BLACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO, 15090 IN FED. STANDARD 595A.

    THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS. ALL LIGHT SWITCHES AND THERMOSTATS SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR ELEVATION.

    ALL RAMPS SHALL HAVE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS.

FIRE DEPARTMENT NOTES

1. ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO CURRENT COUNTY OF SANTA BARBARA ORDINANCES & CFC.
2. NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
3. ROOFING ASSEMBLIES FOR THIS STRUCTURE SHALL MEET UL CLASS A REQUIREMENTS. WOOD ROOFING IS PROHIBITED.
4. AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER SEPARATE PERMIT.
5. A MIXED-USE FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER SEPARATE PERMIT.
6. PORTABLE FIRE EXTINGUISHERS, RATED 2A10BC, SHALL BE PROVIDED, LOCATED WITHIN 75' TRAVEL DISTANCE. REFER TO PLANS FOR LOCATIONS & COORDINATE WITH FIRE DEPARTMENT.

BUILDING AREA (CBC)

BUILDING AREA	OCCUPANCY	SF
BREAK ROOM	B	539 SF
ELEC.	B	146 SF
ENTRY PATIO	B	692 SF
LOBBY	B	322 SF
LOCKER RM.	B	156 SF
OFFICE 1	B	247 SF
OFFICE 2	B	241 SF
OFFICE 3	B	241 SF
OFFICE 4	B	242 SF
OFFICE 5	B	236 SF
OFFICE 6	B	210 SF
PATIO	B	1,610 SF
RESTRM. 1	B	69 SF
RESTRM. 2	B	63 SF
RESTRM. 3	B	71 SF
STOR.	B	255 SF
WORK	B	563 SF
TOTAL B OCCUPANCY BUILDING AREA		**5,902 SF**

BUILDING AREA	OCCUPANCY	SF
CONF.	A-3	644 SF
MEETING	A-3	841 SF
TOTAL A-3 OCCUPANCY BUILDING AREA		**1,485 SF**

GRAND TOTAL BUILDING AREA **7,387 SF**

FLOOR AREA (SBCOUNTY)

FLOOR AREA	GROSS SF
BREAK ROOM	539 SF
CONF.	644 SF
ELEC.	146 SF
ENTRY PATIO	692 SF
LOBBY	322 SF
LOCKER RM.	156 SF
OFFICE 1	247 SF
OFFICE 2	241 SF
OFFICE 3	241 SF
OFFICE 4	242 SF
OFFICE 5	236 SF
OFFICE 6	210 SF
PATIO	1,610 SF
RESTRM. 1	69 SF
RESTRM. 2	63 SF
RESTRM. 3	71 SF
STOR.	255 SF
WORK	563 SF
TOTAL GROSS FLOOR AREA	**7,387 SF**

FLOOR AREA	NET SF
BREAK ROOM	539 SF
CONF.	644 SF
ELEC.	146 SF
LOBBY	322 SF
LOCKER RM.	156 SF
MEETING	841 SF
OFFICE 1	247 SF
OFFICE 2	241 SF
OFFICE 3	241 SF
OFFICE 4	242 SF
OFFICE 5	236 SF
OFFICE 6	210 SF
RESTRM. 1	69 SF
RESTRM. 2	63 SF
RESTRM. 3	71 SF
STOR.	255 SF
WORK	563 SF
TOTAL NET FLOOR AREA	**5,085 SF**

TABULATIONS

PROPERTY OWNER:	MONTECITO SANITARY DISTRICT 1042 MONTE CRISTO LANE (805) 969-4200
PROJECT ADDRESS:	920 CHANNEL DRIVE SANTA BARBARA, CA 93108
A.P.N.:	009-028-001
HIGH FIRE ZONE?	NO
FLOOD ZONE?	NO
ZONING DESIGNATION:	UTILITY - PU
SETBACKS:	
FRONT:	20'-0"
REAR:	10'-0"
INTERIOR:	10'-0"
MAX. BUILDING HEIGHT:	45'0"
AVERAGE SLOPE:	2%
LOT AREA:	285,258 SF 6.55 AC

(N) FLOOR AREA:	GROSS	NET
FIRST FLOOR:	7,387 SF	5,085 SF
TOTAL FLOOR AREA:	7,387 SF	5,085 SF

PARKING	
PARKING SPACES REQUIRED (1/300 SF):	17
PARKING SPACES PROVIDED: * (INCLUDES 1 ACCESSIBLE PARKING SPACES)	17*
BIKE PARKING SPACES PROVIDED:	4

MIXED OCCUPANCY CODE ANALYSIS

APPLICABLE CODES:
Intent to comply with 2016 CBC, 2016 CPC, 2016 CMC, 2016 CEC, 2016 California Energy Code, 2016 CGBSC, TITLE 24 CAC, ADA TITLE III, County of Santa Barbara Municipal Code & Adopting Ordinances, current engineering and architectural practices

OCCUPANCY GROUP: SECTION 302	B	A-3
SPRINKLERED:	YES	YES
CONSTRUCTION TYPE:	V-B	V-B
ALLOWABLE HEIGHT (STORIES): TABLE 503	2 STORY	2 STORY
504.2: SPRINKLER INCREASE:	0	0
MAXIMUM ALLOWABLE HEIGHT IN STORIES:	2 STORY	2 STORY
ACTUAL HEIGHT IN STORIES:	1 STORY	1 STORY
ALLOWABLE HEIGHT (FEET): TABLE 503	60 FT	60 FT
504.2: SPRINKLER INCREASE:	0 FT	0 FT
MAXIMUM ALLOWABLE HEIGHT:	60 FT	60 FT
ACTUAL HEIGHT IN FEET:	19'0" FT	19'0" FT
ALLOWABLE FLOOR AREA: TABLE 503 (At)	24,000 SF	24,000 SF
BUILDING AREA MODIFICATIONS: 506		
FRONTAGE INCREASE(If): 506.2	0	0
MAXIMUM ALLOWABLE AREA PER FLOOR (Aa): 506.1	24,000 SF	24,000 SF
ACTUAL AREA 1ST FLOOR	5,838 SF	1,485 SF
MIXED OCCUPANCY AREA RATIO - 508.3.2:		
1ST FLOOR ACTUAL AREA	5,902 SF +	1,485 SF
	24,000 SF	24,000 SF
0.31 <1	0.25 +	0.06
CONSTRUCTION CLASSIFICATION - TABLE 601 & 602:		
STRUCTURAL FRAME:	0 HR	0 HR
BEARING WALLS-EXTERIOR:	0 HR	0 HR
BEARING WALLS-INTERIOR:	0 HR	0 HR
NONBEARING WALLS-EXTERIOR: TABLE 602		
X < 5'	1 HR	1 HR
5'≤ X < 10'	1 HR	1 HR
10'≤ X < 30'	0 HR	0 HR
X ≥ 30'	0 HR	0 HR
NONBEARING WALLS-INTERIOR:	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
ROOF CONSTRUCTION	0 HR	0 HR

ALLOWABLE AREA OF OPENINGS: TABLE 705.8
All openings are Unprotected & Sprinklered

FIRE SEPARATION DISTANCE (FT)		
X < 3'	Not Permitted	Not Permitted
3' ≤ X < 5'	15%	15%
5' ≤ X < 10'	25%	25%
10' ≤ X < 15'	45%	45%
15' ≤ X < 20'	75%	75%
20' ≤ X < 25'	No Limit	No Limit
25' ≤ X < 30'	No Limit	No Limit
30' ≤ X	No Limit	No Limit

OCCUPANCY SEPARATION: Nonseparated Occupancies per Section 508.3

SHEET INDEX

GENERAL

G-000	TITLE SHEET
G-001	CALGREEN
G-002	CALGREEN
G-003	CALGREEN
G-004	EGRESS & OCCUPANCY

CIVIL

C001	GENERAL NOTES AND LEGEND
C002	SITE TOPOGRAPHIC MAP
C101	GRADING AND DRAINAGE PLAN
C102	SEWER AND WATER PLAN
C103	EROSION CONTROL PLAN
C201	DETAILS
C202	DETAILS

ARCHITECTURAL

A-100	OVERALL SITE PLAN
A-101	SITE PLAN
A-102	FIRST FLOOR PLAN
A-103	REFLECTED CEILING PLAN
A-104	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-401	ENLARGED PLANS
A-402	ENLARGED WALL SECTIONS
A-403	ENLARGED WALL SECTIONS
A-404	ENLARGED WALL SECTIONS
A-500	DR/WDW SCHEDULES
A-600	DR/WDW DETAILS
A-601	EXTERIOR DETAILS
A-602	ROOF DETAILS
A-700	ASSEMBLY DETAILS
A-701	ACCESSIBILITY DETAILS

INTERIOR DESIGN

ID-001	FINISH PLAN
ID-002	RCP PLAN
ID-003	POWER PLAN
ID-004	INTERIOR ELEVATIONS
ID-005	INTERIOR ELEVATIONS
ID-006	INTERIOR ELEVATIONS
ID-007	INTERIOR ELEVATIONS
ID-008	FINISH SCHEDULE
ID-009	ID DETAILS

STRUCTURAL

S1.1a	GENERAL NOTES, ABBREVIATIONS
S1.1b	GENERAL NOTES
S1.2	SOILS REPORT, TYPICAL DETAILS
S1.3	TYPICAL DETAILS
S1.4	METAL STUD TYPICAL DETAILS
S2.0	SCHEDULES & LEGENDS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S4.1	FRAMING DETAILS

MECHANICAL

M-101	MECHANICAL FRONT SHEET
M-102	MECHANICAL SCHEDULES
M-201	MECHANICAL FLOOR PLAN
M-202	MECHANICAL DX PLAN
M-203	MECHANICAL ROOF PLAN
M-301	MECHANICAL DIAGRAMS
M-302	MECHANICAL DIAGRAMS
M-303	MECHANICAL DIAGRAMS
M-304	MECHANICAL DIAGRAMS
M-401	MECHANICAL TITLE 24
M-402	MECHANICAL TITLE 24

PLUMBING

P-101	PLUMBING FRONT SHEET
P-102	PLUMBING CALCULATIONS
P-103	PLUMBING DETAIL SHEET
P-201	PLUMBING SITE PLAN
P-301	PLUMBING HOT, COLD AND RECYCLED WATER FLOOR PLAN
P-302	PLUMBING WASTE, VENT AND STORM FLOOR PLAN
P-303	PLUMBING ROOF PLAN

ELECTRICAL

E-001	ELECTRICAL FRONT SHEET
E-002	LTG FIXTURE SCHED & LGT CNTRL DIAGRAM & FA & LOW VOLTAGE NOTES
E-003	SINGLE LINE DIAGRAM-1
E-004	SINGLE LINE DIAGRAM-2
E-005	PANEL SCHEDULES
E-101	ELECTRICAL SITE PLAN
E-201	LIGHTING FLOOR PLAN
E-301	POWER FLOOR PLAN
E-302	LOW VOLTAGE FLOOR PLAN
E-303	ELECTRICAL MECHANICAL FLOOR PLAN
E-304	ELECTRICAL ROOF PLAN
E-401	ELECTRICAL DETAILS
E-501	TITLE 24 INDOOR ENERGY COMPLIANCE FORMS
E-502	TITLE 24 OUTDOOR ENERGY COMPLIANCE FORMS

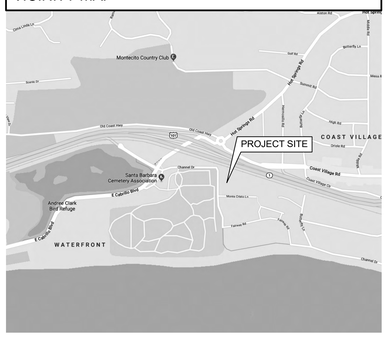
LANDSCAPE

L-0	TITLE SHEET
L-1	CONSTRUCTION PLAN
L-2	PLANTING PLAN
L-3.1	IRRIGATION PLAN
L-3.2	IRRIGATION NOTES & CALCULATIONS
L-4	LIGHTING PLAN
L-5.1	CONSTRUCTION DETAILS
L-5.2	CONSTRUCTION DETAILS
L-5.3	PLANTING DETAILS
L-5.4	IRRIGATION DETAILS
L-5.5	IRRIGATION DETAILS

PROFESSIONALS

ARCHITECT	THE CEARNAL COLLECTIVE, LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101 (805) 963-8077
CIVIL ENGINEER	STANTEC 111 EAST VICTORIA STREET SANTA BARBARA, CA 93101 (805) 966-9801
STRUCTURAL ENGINEER	STUDIO ENGINEERS INC. 1108 DE LA VINA STREET SANTA BARBARA, CA 93101 (805) 962-2780
MEP ENGINEER	BUDLONG & ASSOCIATES, INC 400 WEST VENTURA BLVD, SUITE 240 CAMARILLO, CA 93010 (805) 987-4001
LANDSCAPE ARCHITECT	CJM::LA 1221 STATE STREET, SUITE 206 SANTA BARBARA, CA 93101 (805) 698-2120

VICINITY MAP



PROJECT DESCRIPTION

The proposed project is located on a vacant portion of the 285,258 sq. ft. (6.55 acre) site at 920 Channel Drive, for the Montecito Sanitary District. The project includes a new, single story, 5,085 net sq. ft. essential services building, new curb cut along Channel Drive, 17 space surface parking lot, 4 bike parking spaces, lighting and landscaping.

CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
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LICENSED ARCHITECT
JEFF KENBRUCKEL JR.
No. C 32179
REN 07.31.19
STATE OF CALIFORNIA

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
TITLE SHEET

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

G-000

SHEET OF

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE
NONRESIDENTIAL MANDATORY MEASURES, SHEET 1 (INCLUDING JANUARY 1, 2017 ERRATA)

AIA|CC CALIFORNIA COUNCIL

INSPECTOR SIGNOFF

CHAPTER 3
GREEN BUILDING
SECTION 301 GENERAL

301.1 SCOPE. Buildings shall be designed to include the green building measures specified as mandatory in the application checklists contained in this code. Voluntary green building measures are also included in the application checklists and may be included in the design and construction of structures covered by this code, but are not required unless adopted by a city, county, or city and county as specified in Section 101.7.

301.3 NONRESIDENTIAL ADDITIONS AND ALTERATIONS. [BSC] The provisions of individual sections of Chapter 5 apply to newly constructed buildings, building additions of 1,000 square feet or greater, and/or building alterations with a permit valuation of $200,000 or above (for occupancies within the authority of California Building Standards Commission). Code sections relevant to additions and alterations shall only apply to the portions of the building being added or altered within the scope of the permitted work.

A code section will be designated by a banner to indicate where the code section only applies to newly constructed building [N] or to additions and alterations [A]. When the code section applies to both, no banner will be used.

301.3.1 Nonresidential additions and alterations that cause updates to plumbing fixtures only:

Note: On and after January 1, 2014, certain commercial real property, as defined in Civil Code Section 1101.3, shall have its noncompliant plumbing fixtures replaced with appropriate water-conserving plumbing fixtures under specific circumstances. See Civil Code Section 1101.1 *et seq.* for definitions, types of commercial real property affected, effective dates, circumstances necessitating replacement of noncompliant plumbing fixtures, and duties and responsibilities for ensuring compliance.

301.3.2 Waste Diversion. The requirements of Section 5.408 shall be required for additions and alterations whenever a permit is required for work.

301.4 PUBLIC SCHOOLS AND COMMUNITY COLLEGES. (see GBSC)
301.5 HEALTH FACILITIES. (see GBSC)

SECTION 302 MIXED OCCUPANCY BUILDINGS

302.1 MIXED OCCUPANCY BUILDINGS. In mixed occupancy buildings, each portion of a building shall comply with the specific green building measures applicable to each specific occupancy.

SECTION 303 PHASED PROJECTS

303.1 Phased projects. For shell buildings and others constructed for future tenant improvements, only those code measures relevant to the building components and systems considered to be new construction (or newly constructed) shall apply.

303.1.1 Tenant improvements. The provisions of this code shall apply only to the initial tenant or occupant improvements to a project. Subsequent tenant improvements shall comply with the scoping provisions in Section 301.3 non-residential additions and alterations.

ABBREVIATION DEFINITIONS:

HCD	Department of Housing and Community Development
BSC	California Building Standards Commission
DSA-SS	Division of the State Architect, Structural Safety
OSHPD	Office of Statewide Health Planning and Development
LR	Low Rise
HR	High Rise
AA	Additions and Alterations
N	New

CHAPTER 5
NONRESIDENTIAL MANDATORY MEASURES

DIVISION 5.1 PLANNING AND DESIGN

SECTION 5.101 GENERAL

5.101.1 Scope
The provisions of this chapter outline planning, design and development methods that include environmentally responsible site selection, building design, building siting and development to protect, restore and enhance the environmental quality of the site and respect the integrity of adjacent properties.

SECTION 5.102 DEFINITIONS

5.102.1 DEFINITIONS
The following terms are defined in Chapter 2 *(and are included here for reference)*

CUTOFF LUMINAIRES. Luminaires whose light distribution is such that the candela per 1000 lamp lumens does not numerically exceed 25 (2.5 percent) at an angle of 90 degrees above nadir, and 100 (10 percent) at a vertical angle of 80 degrees above nadir. This applies to all lateral angles around the luminaire.

LOW-EMITTING AND FUEL EFFICIENT VEHICLES.
Eligible vehicles are limited to the following:

1. Zero emission vehicle (ZEV), including neighborhood electric vehicles (NEV), partial zero emission vehicle (PZEV), advanced technology PZEV (AT ZEV) or CNG fueled (original equipment manufacturer only) regulated under Health and Safety Code section 43800 and CCR, Title 13, Sections 1961 and 1962.
2. High-efficiency vehicles, regulated by U.S. EPA, bearing High-Occupancy Vehicle (HOV) car pool lane stickers issued by the Department of Motor Vehicles.

NEIGHBORHOOD ELECTRIC VEHICLE (NEV). A motor vehicle that meets the definition of "low-speed vehicle" either in Section 385.5 of the Vehicle Code or in 49CFR571.500 (as it existed on July 1, 2000), and is certified to zero-emission vehicle standards.

TENANT-OCCUPANTS. Building occupants who inhabit a building during its normal hours of operation as permanent occupants, such as employees, as distinguished from customers and other transient visitors.

VANPOOL VEHICLE. Eligible vehicles are limited to any motor vehicle, other than a motortruck or truck tractor, designed for carrying more than 10 but not more than 15 persons including the driver, which is maintained and used primarily for the nonprofit work-related transportation of adults for the purpose of ridesharing.

Note: Source: Vehicle Code, Division 1, Section 668

ZEV. Any vehicle certified to zero-emission standards.

SECTION 5.106 SITE DEVELOPMENT

5.106.1 STORM WATER POLLUTION PREVENTION. Newly constructed projects and additions which disturb less than one acre of land shall prevent the pollution of storm water runoff from the construction activities through one or more of the following measures:

5.106.1.1 Local ordinance. Comply with a lawfully enacted storm water management and/or erosion control ordinance.

5.106.1.2 Best Management Practices (BMP). Prevent the loss of soil through wind or water erosion by implementing an effective combination of erosion and sediment control and good housekeeping BMP.

1. Soil loss BMP that should be considered for each project include, but are not limited to, the following:
   a. Scheduling construction activity.
   b. Preservation of natural features, vegetation and soil.
   c. Drainage swales or lined ditches to control stormwater flow.
   d. Mulching or hydroseeding to stabilize disturbed soils.
   e. Erosion control to protect slopes.
   f. Protection of storm drain inlets (gravel bags or catch basin inserts).
   g. Perimeter sediment control (perimeter silt fence, fiber rolls).
   h. Sediment trap or sediment basin to retain sediment on site.
   i. Stabilized construction exits.
   j. Wind erosion control.
   k. Other soil loss BMP acceptable to the enforcing agency.
2. Good housekeeping BMP to manage construction equipment, materials and wastes that should be considered for implementation as appropriate for each project include, but are not limited to, the following:
   a. Material handling and waste management.
   b. Building materials stockpile management.
   c. Management of washout areas (concrete, paints, stucco, etc.).
   d. Control of vehicle/equipment fueling to contractor's staging area.
   e. Vehicle and equipment cleaning performed off site.
   f. Spill prevention and control.
   g. Other housekeeping BMP acceptable to the enforcing agency.

INSPECTOR SIGNOFF

5.106.4 BICYCLE PARKING. For buildings within the authority of California Building Standards Commission as specified in Section 103, comply with Section 5.106.4.1. For buildings within the authority of the Division of the State Architect pursuant to Section 105, comply with Section 5.106.4.2

5.106.4.1 Bicycle parking. [BSC-CG] Comply with Sections 5.106.4.1.1 and 5.106.4.1.2; or meet the applicable local ordinance, whichever is stricter.

5.106.4.1.1 Short-term bicycle parking. If the project or an addition or alteration is anticipated to generate visitor traffic, provide permanently anchored bicycle racks within 200 feet of the visitors' entrance, readily visible to passers-by, for 5% of new visitor motorized vehicle parking spaces being added, with a minimum of one two-bike capacity rack.
Exception: Additions or alterations which add nine or less visitor vehicular parking spaces.

5.106.4.1.2 Long-term bicycle parking. For new buildings with 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant-occupants or for additions or alterations that add 10 or more tenant vehicular parking spaces, provide secure bicycle parking for 5 percent of the tenant vehicle parking spaces being added, with a minimum of one space. Acceptable parking facilities shall be convenient from the street and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

Note: Additional information on recommended bicycle accommodations may be obtained from Sacramento Area Bicycle Advocates.

5.106.4.2 Bicycle parking. [DSA-SS] For public schools and community colleges, comply with Sections 5.106.4.2.1 and 5.106.4.2.2

5.106.4.2.1 Student bicycle parking. Provide permanently anchored bicycle racks conveniently accessed with a minimum of four two-bike capacity racks per new building.
5.106.4.2.2 Staff bicycle parking. Provide permanent, secure bicycle parking conveniently accessed with a minimum of two staff bicycle parking spaces per new building. Acceptable bicycle parking facilities shall be convenient from the street or staff parking area and shall meet one of the following:

1. Covered, lockable enclosures with permanently anchored racks for bicycles;
2. Lockable bicycle rooms with permanently anchored racks; or
3. Lockable, permanently anchored bicycle lockers.

5.106.5.2 DESIGNATED PARKING FOR CLEAN AIR VEHICLES. In new projects or additions or alterations that add 10 or more vehicular parking spaces, provide designated parking for any combination of low-emitting, fuel-efficient and carpool/van pool vehicles as follows:

TABLE 5.106.5.2 - PARKING

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
25-50	3
51-75	6
76-100	8
101-150	11
151-200	16
201 AND OVER	AT LEAST 8% OF TOTAL

5.106.5.2.1 - Parking stall marking. Paint, in the paint used for stall striping, the following characters such that the lower edge of the last word aligns with the end of the stall striping and is visible beneath a parked vehicle: CLEAN AIR / VAN POOL / EV

Note: Vehicles bearing Clean Air Vehicle stickers from expired HOV lane programs may be considered eligible for designated parking spaces.

5.106.5.3 Electric vehicle (EV) charging. [N] Construction shall comply with Section 5.106.5.3.1 or Section 5.106.5.3.2 to facilitate future installation of electric vehicle supply equipment (EVSE). When EVSE(s) is/are installed, it shall be in accordance with the *California Building Code*, the California Energy Commission (CEC) and as follows:

5.106.5.3.1 Single charging space requirements. [N] When only a single charging space is required per Table 5.106.5.3.3, a raceway is required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. A listed raceway capable of accommodating a 208/240 -volt dedicated branch circuit.
3. The raceway shall not be less than trade size 1."
4. The raceway shall originate at a service panel or a subpanel serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and listed suitable cabinet, box, enclosure or equivalent.
5. The service panel or subpanel shall have sufficient capacity to accommodate a minimum 40-ampere dedicated branch circuit for the future installation of the EVSE.

5.106.5.3.2 Multiple charging space requirements. [N] When multiple charging spaces are required per Table 5.106.5.3.3 raceway(s) is/are required to be installed at the time of construction and shall be installed in accordance with the *California Electrical Code*. Construction plans and specifications shall include, but are not limited to, the following:

1. The type and location of the EVSE.
2. The raceway(s) shall originate at a service panel or a subpanel(s) serving the area, and shall terminate in close proximity to the proposed location of the charging equipment and into listed suitable cabinet(s), box(es), enclosure(s) or equivalent.
3. Plan design shall be based upon 40-ampere minimum branch circuits.
4. Electrical calculations shall substantiate the design of the electrical system, to include the rating of equipment and any on-site distribution transformers and have sufficient capacity to simultaneously charge all required EVs at its full rated amperage.
5. The service panel or subpanel(s) shall have sufficient capacity to accommodate the required number of dedicated branch circuit(s) for the future installation of the EVSE.

5.106.5.3.3 EV charging space calculations. [N] Table 5.106.5.3.3 shall be used to determine if single or multiple charging space requirements apply for the future installation of EVSE.

Exceptions: On a case-by-case basis where the local enforcing agency has determined EV charging and infrastructure is not feasible based upon one or more of the following conditions:

1. Where there is insufficient electrical supply.
2. Where there is evidence suitable to the local enforcing agency substantiating that additional local utility infrastructure design requirements, directly related to the implementation of Section 5.106.5.3, may adversely impact the construction cost of the project.

INSPECTOR SIGNOFF

TABLE 5.106.5.3.3

TOTAL NUMBER OF PARKING SPACES	NUMBER OF REQUIRED SPACES
0-9	0
10-25	1
36-50	2
51-75	4
76-100	5
101-200	7
201 AND OVER	6% of total[1]

1. Calculation for spaces shall be rounded up to the nearest whole number.

5.106.5.3.4 [N] Identification. The service panel or subpanel(s) circuit directory shall identify the reserved overcurrent protective device space(s) for future EV charging as "EV CAPABLE". The raceway termination location shall be permanently and visibly marked as "EV CAPABLE".

5.106.5.3.5 [N] Future charging spaces qualify as designated parking as described in Section 5.106.5.2 Designated parking for clean air vehicles.
Notes:

1. The California Department of Transportation adopts and publishes the California Manual on Uniform Traffic Control Devices (California MUTCD) to provide uniform standards and specifications for all official traffic control devices in California. Zero Emission Vehicle Signs and Pavement Markings can be found in the New Policies & Directives number 13-01. www.dot.ca.gov/hq/traffops/policy/13-01.pdf,
2. See Vehicle Code Section 22511 for EV charging spaces signage in off-street parking facilities and for use of EV charging spaces.
3. The Governor's Office of Planning and Research published a Zero-Emission Vehicle Community Readiness Guidebook which provides helpful information for local governments, residents and businesses. www.opr.ca.gov/docs/ZEV_Guidebook.pdf.

5.106.8 LIGHT POLLUTION REDUCTION. [N] Outdoor lighting systems shall be designed and installed to comply with the following:

1. The minimum requirements in the California Energy Code for Lighting Zones 1-4 as defined in Chapter 10 of the California Administrative Code; and
2. Backlight, Uplight and Glare (BUG) ratings as defined in IES TM-15-11; and
3. Allowable BUG ratings not exceeding those shown in Table 5.106.8, or Comply with a local ordinance lawfully enacted pursuant to Section 101.7, whichever is more stringent.

Exceptions: [N]

1. Luminaires that qualify as exceptions in Section 140.7 of the California Energy Code.
2. Emergency lighting.
3. Building facade meeting the requirements in Table 140.7-B of the California Energy Code, Part 6.
4. Custom lighting features as allowed by the local enforcing agency, as permitted by Section 101.8 Alternate materials, designs and methods of construction.

Note: [N] See also California Building Code, Chapter 12, Section 1205.6 for college campus lighting requirements for parking facilities and walkways.

5.106.10 GRADING AND PAVING. Construction plans shall indicate how site grading or a drainage system will manage all surface water flows to keep water from entering buildings. Examples of methods to manage surface water include, but are not limited to, the following:

1. Swales.
2. Water collection and disposal systems.
3. French drains.
4. Water retention gardens.
5. Other water measures which keep surface water away from buildings and aid in groundwater recharge.

Exception: Additions and alterations not altering the drainage path.

TABLE 5.106.8 [N] MAXIMUM ALLOWABLE BACKLIGHT, UPLIGHT AND GLARE (BUG) RATINGS [1,2]

ALLOWABLE RATING	LIGHTING ZONE 1	LIGHTING ZONE 2	LIGHTING ZONE 3	LIGHTING ZONE 4
MAXIMUM ALLOWABLE BACKLIGHT RATING [3]				
Luminaire greater than 2 mounting heights (MH) from property line	No Limit	No Limit	No Limit	No Limit
Luminaire back hemisphere is 1-2 MH from property line	B2	B3	B4	B4
Luminaire back hemisphere is 0.5-1 MH from property line	B1	B2	B3	B3
Luminaire back hemisphere is less than 0.5 MH from property line	B0	B0	B1	B2
MAXIMUM ALLOWABLE UPLIGHT RATING				
For area lighting [4]	U0	U0	U0	U0
For all other outdoor lighting including decorative luminaires	U1	U2	U3	U4
MAXIMUM ALLOWABLE GLARE RATING [4]				
Luminaire greater than 2 MH from property line	G1	G2	G3	G4
Luminaire front hemisphere is 1-2 MH from property line	G0	G1	G1	G2
Luminaire front hemisphere is 0.5-1 MH from property line	G0	G0	G1	G1
Luminaire back hemisphere is less than 0.5 MH from property line	G0	G0	G0	G1

1. IESNA Lighting Zones 0 and 5 are not applicable; refer to Lighting Zones as defined in the *California Energy Code* and Chapter 10 of the *California Administrative Code*.

2. For property lines that abut public walkways, bikeways, plazas and parking lots, the property line may be considered to be 5 feet beyond the actual property line for purpose of determining compliance with this section. For property lines that abut public roadways and public transit corridors, the property line may be considered to be the centerline of the public roadway or public transit corridor for the purpose of determining compliance with this section.

3. If the nearest property line is less than or equal to two mounting heights from the back hemisphere of the luminaire distribution, the applicable reduced Backlight rating shall be met.

4. General lighting luminaires in areas such as outdoor parking, sales or storage lots shall meet these reduced ratings. Decorative luminaires located in these areas shall meet *U*-value limits for "all other outdoor lighting".

5. If the nearest property line is less than or equal to two mounting heights from the front hemisphere of the luminaire distribution, the applicable reduced Glare rating shall be met.

INSPECTOR SIGNOFF

DIVISION 5.2 ENERGY EFFICIENCY

SECTION 5.201 GENERAL

5.201.1 Scope [BSC-CG]. ***California Energy Code [DSA-SS].*** For the purposes of mandatory energy efficiency standards in this code, the California Energy Commission will continue to adopt mandatory building standards.

DIVISION 5.3 WATER EFFICIENCY AND CONSERVATION

SECTION 5.301 GENERAL

5.301.1 Scope. The provisions of this chapter shall establish the means of conserving water use indoors, outdoors and in wastewater conveyance.

SECTION 5.302 DEFINITIONS

5.302.1 Definitions. The following terms are defined in Chapter 2 *(and are included here for reference)*

EVAPOTRANSPIRATION ADJUSTMENT FACTOR (ETAF) [DSA-SS]. An adjustment factor when applied to reference evapotranspiration that adjusts for plant factors and irrigation efficiency, which ae two major influences on the amount of water that needs to be applied to the landscape.

FOOTPRINT AREA [DSA-SS]. The total area of the furthest exterior wall of the structure projected to natural grade, not including exterior areas such as stairs, covered walkways, patios and decks.

METERING FAUCET. A self-closing faucet that dispenses a specific volume of water for each actuation cycle. The volume or cycle duration can be fixed or adjustable.

GRAYWATER. Pursuant to Health and Safety Code Section 17922.12, "graywater" means untreated wastewater that has not been contaminated by any toilet discharge, has not been affected by infectious, contaminated, or unhealthy bodily wastes, and does not present a threat from contamination by unhealthful processing, manufacturing, or operating wastes. "Graywater" includes, but is not limited to wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines and laundry tubs, but does not include waste water from kitchen sinks or dishwashers.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). The California ordinance regulating landscape design, installation and maintenance practices that will ensure commercial, multifamily and other developer installed landscapes greater than 2500 square feet meet an irrigation water budget developed based on landscaped area and climatological parameters.

MODEL WATER EFFICIENT LANDSCAPE ORDINANCE (MWELO). [HCD] The California model ordinance (California Code of Regulations, Title 23, Division 2, Chapter 2.7), regulating landscape design, installation and maintenance practices. Local agencies are required to adopt the updated MWELO, or adopt a local ordinance at least as effective as the MWELO.

POTABLE WATER. Water that is drinkable and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards. See definition in the California Plumbing Code, Part 5.

POTABLE WATER. [HCD] Water that is satisfactory for drinking, culinary, and domestic puroses, and meets the U.S. Environmental Protection Agency (EPA) Drinking Water Standards and the requirements of the Health Authority Having Jurisdiction.

RECYCLED WATER. Water which, as a result of treatment of waste, is suitable for a direct beneficial use or a controlled use that would not otherwise occur [Water Code Section 13050 (n)]. Simply put, recycled water is water treated to remove waste matter attaining a quality that is suitable to use the water again.

SUBMETER. A meter Installed subordinate to a site meter. Usually used to measure water intended for one purpose, such as landscape irrigation. For the purposes of CALGreen, a dedicated meter may be considered a submeter.

WATER BUDGET. Is the estimated total landscape irrigation water use which shall not exceed the maximum applied water allowance calculated in accordance with the Department of Water Resources Model Efficient Landscape Ordinance (MWELO).

SECTION 5.303 INDOOR WATER USE

5.303.1 METERS. Separate submeters or metering devices shall be installed for the uses described in Sections 503.1.1 and 503.1.2.

5.303.1.1 Buildings in excess of 50,000 square feet. Separate submeters shall be installed as follows:

1. For each individual leased, rented or other tenant space within the building projected to consume more than 100 gal/day (380 L/day), including, but not limited to, spaces used for laundry or cleaners, restaurant or food service, medical or dental office, laboratory, or beauty salon or barber shop.
2. Where separate submeters for individual building tenants are unfeasible, for water supplied to the following subsystems:
   a. Makeup water for cooling towers where flow through is greater than 500 gpm (30 L/s).
   b. Makeup water for evaporative coolers greater than 6 gpm (0.04 L/s).
   c. Steam and hot water boilers with energy input more than 500,000 Btu/h (147 kW).

5.303.1.2 Excess consumption. A separate submeter or metering device shall be provided for any tenant within a new building or within an addition that is projected to consume more than 1,000 gal/day.

5.303.3 WATER CONSERVING PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures (water closets and urinals) and fittings (faucets and showerheads) shall comply with the following:

5.303.3.1 Water Closets. The effective flush volume of all water closets shall not exceed 1.28 gallons per flush. Tank-type water closets shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Tank-Type toilets.

Note: The effective flush volume of dual flush toilets is defined as the composite, average flush volume of two reduced flushes and one full flush.

5.303.3.2 Urinals. The effective flush volume of urinals shall not exceed 0.5 gallons per flush.

5.303.3.3 Showerheads.
5.303.3.3.1 Single showerhead. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Showerheads shall be certified to the performance criteria of the U.S. EPA WaterSense Specification for Showerheads.

5.303.3.3.2 Multiple showerheads serving one shower. When a shower is served by more than one showerhead, the combined flow rate of all the showerheads and/or other shower outlets controlled by a single valve shall not exceed 2.0 gallons per minute at 80 psi, or the shower shall be designed to allow only one shower outlet to be in operation at a time.

Note: A hand-held shower shall be considered a showerhead.

5.303.3.4 Faucets and fountains.

5.303.3.4.1 Nonresidential Lavatory faucets. Lavatory faucets shall have a maximum flow rate of not more than 0.5 gallons per minute at 60 psi.

5.303.3.4.2 Kitchen faucets. Kitchen faucets shall have a maximum flow rate of not more than 1.8 gallons per minute at 60 psi. Kitchen faucets may temporarily increase the flow above the maximum rate, but not to exceed 2.2 gallons per minute at 60 psi, and must default to a maximum flow rate of 1.8 gallons per minute at 60 psi.

5.303.3.4.3 Wash fountains. Wash fountains shall have a maximum flow rate of not more than1.8 gallons per minute/20 [rim space (inches) at 60 psi].

5.303.3.4.4 Metering faucets. Metering faucets shall not deliver more than 0.20 gallons per cycle.

5.303.3.4.5 Metering faucets for wash fountains. Metering faucets for wash fountains shall have a maximum flow rate of not more than 0.20 gallons per minute/20 [rim space (inches) at 60 psi].

Note: Where compiying faucets are unavailable, aerators or other means may be used to achieve reduction.

5.303.4 COMMERCIAL KITCHEN EQUIPMENT.

5.303.4.1 Food Waste Disposers. Disposers shall either modulate the use of water to no more than 1 gpm when the disposer is not in use (not actively grinding food waste/no-load) or shall automatically shut off after no more than 10 minutes of inactivity. Disposers shall use no more than 8 gpm of water.

Note: This code section does not affect local jurisdiction authority to prohibit or require disposer installation.

5.303.5 AREAS OF ADDITION OR ALTERATION. For those occupancies within the authority of the California Building Standards Commission as specified in Section 103, the provisions of Section 5.303.3 and 5.303.4 shall apply to new fixtures in additions or areas of alteration to the building.

5.303.6 STANDARDS FOR PLUMBING FIXTURES AND FITTINGS. Plumbing fixtures and fittings shall be installed in accordance with the *California Plumbing Code*, and shall meet the applicable standards referenced in Table 1701.1 of the *California Plumbing Code* and in Chapter 6 of this code.

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STATE OF CALIFORNIA

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
CALGREEN

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
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SHEET OF

AIA|CC CALIFORNIA COUNCIL

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 2 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

SECTION 5.304 OUTDOOR WATER USE

5.304.1 SCOPE. The provisions of Section 5.304, Outdoor Water Use reference the mandatory Model Water Efficiency Landscape Ordinance (MWELO) contained within Chapter 2.7, Division 2, Title 23, California Code of Regulations.

5.304.2 OUTDOOR WATER USE IN LANDSCAPE AREAS EQUAL TO OR GREATER THAN 500 SQUARE FEET. When water is used for outdoor irrigation for new construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or design review, one of the following shall apply:

1. A local water efficient landscape ordinance that is, based on evidence in the record, at least as effective in conserving water as the updated model ordinance adopted by the Department of Water Resouces (DWR) per Government Code Section 65595(c).
2. The California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations.

5.304.3 OUTDOOR WATER USE IN REHABILITATED LANDSCAPE PROJECTS EQUAL TO OR GREATER THAN 2,500 SQUARE FEET. Rehabilitated landscape project with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or design review shall comply with Section 5.304.2, Item 1 or 2.

5.304.4 OUTDOOR WATER USE IN LANDSCAPE AREAS OF 2,500 SQUARE FEET OR LESS. Any project with an aggregate area of 2,500 square feet of less may comply with the performance requirements of MWELO or conform to the prescriptive compliance measures contained in MWELO's Appendix D.

5.304.5 GRAYWATER OR RAINWATER USE IN LANDSCAPE AREAS. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (Estimate Total Water Use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Appendix D Section (5).

Notes:
1. DWR's Model Water Efficient Landscape Ordinance, definitions and supporting documents are available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/
2. A water budget calculator is available at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/
3. The MWELO prescriptive compliance measure Appendix D may be found at the following link: http://water.ca.gov/wateruseefficiency/landscapeordinance/ In addition, a copy of MWELO Appendix D may be found in Chapter 8 of this code.

5.304.6 OUTDOOR POTABLE WATER USE IN LANDSCAPE AREAS [DSA-SS]. For public schools and community colleges, landscape projects as described in Sections 5.304.6.1 and 5.304.6.2 shall comply with the California Department of Water Resources Model Water Efficient Landscape Ordinance (MWELO) commencing with Section 490 of Chapter 2.7, Division 2, Title 23, California Code of Regulations, except that the evapotranspiration adjustment factor (ETAF) shall be 0.65 with an additional water allowance for special landscape areas (SLA) of 0.35.

Exception: Any project with an aggregate landscape area of 2,500 square feet or less may comply with the prescriptive measures contained in Appendix D of MWELO.

5.304.6.1 Newly constructed landscapes. [DSA-SS] New construction projects with an aggregate landscape area equal to or greater than 500 square feet.

5.304.6.2 Rehabilitated landscapes. [DSA-SS] Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 1,200 square feet.

5.304.3 IRRIGATION DESIGN. In new nonresidential construction with at least 1,000 but not more than 2,500 square feet of cumulative landscaped area (the level at which the MWELO applies), install irrigation controllers and sensors which include the following criteria, and meet manufacturer's recommendations.

5.304.3.1 Irrigation controllers. Automatic irrigation system controllers installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Note: More information regarding irrigation controller function and specifications is available from the Irrigation Association.

DIVISION 5.4 MATERIAL CONSERVATION AND RESOURCE EFFICIENCY

SECTION 5.401 GENERAL

5.401.1 SCOPE. The provisions of this chapter shall outline means of achieving material conservation and resource efficiency through protection of buildings from exterior moisture, construction waste diversion, employment of techniques to reduce pollution through recycling of materials, and building commissioning or testing and adjusting.

SECTION 5.402 DEFINITIONS

5.402.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ADJUST. To regulate fluid flow rate and air patterns at the terminal equipment, such as to reduce fan speed or adjust a damper.

BALANCE. To proportion flows within the distribution system, including sub-mains, branches and terminals, according to design quantities.

BUILDING COMMISSIONING. A systematic quality assurance process that spans the entire design and construction process, including verifying and documenting that building systems and components are planned, designed, installed, tested, operated and maintained to meet the owner's project requirements.

ORGANIC WASTE. Food waste, green waste, landscape and pruning wste, nonhazardous wood waste, and food soiled paper waste that is mixed in with food waste.

TEST. A procedure to determine quantitative performance of a system or equipment

SECTION 5.407 WATER RESISTANCE AND MOISTURE MANAGEMENT

5.407.1 WEATHER PROTECTION. Provide a weather-resistant exterior wall and foundation envelope as required by California Building Code Section 1403.2 (Weather Protection) and California Energy Code Section 150, (Mandatory Features and Devices), manufacturer's installation instructions or local ordinance, whichever is more stringent.

5.407.2 MOISTURE CONTROL. Emploiy moisture control measures by the following methods.

5.407.2.1 Sprinklers. Design and maintain landscape irrigation systems to prevent spray on structures.

5.407.2.2 Entries and openings. Design exterior entries and/or openings subject to foot traffic or wind-driven rain to prevent water intrusion into buildings as follows:

5.407.2.2.1 Exterior door protection. Primary exterior entries shall be covered to prevent water intrusion by using nonabsorbent floor and wall finishes within at least 2 feet around and perpendicular to such openings plus at least one of the following:

1. An installed awning at least 4 feet in depth.
2. The door is protected by a roof overhang at least 4 feet in depth.
3. The door is recessed at least 4 feet.
4. Other methods which provide equivalent protection.

5.407.2.2.2 Flashing. Install flashings integrated with a drainage plane.

INSPECTOR SIGNOFF

SECTION 5.408 CONSTRUCTION WASTE REDUCTION, DISPOSAL AND RECYCLING

5.408.1 CONSTRUCTION WASTE MANAGEMENT. Recycle and/or salvage for reuse a minimum of 65% of the non-hazardous construction and demolition waste in accordance with Section 5.408.1.1, 5.408.1.2 or 5.408.1.3; or meet a local construction and demolition waste management ordinance, whichever is more stringent.

5.408.1.1 Construction waste management plan. Where a local jurisdiction does not have a construction and demolition waste management ordinance, submit a construction waste management plan that:

1. Identifies the construction and demolition waste materials to be diverted from disposal by efficient usage, recycling, reuse on the project or salvage for future use or sale.
2. Determines if construction and demolition waste materials will be sorted on-site (source-separated) or bulk mixed (single stream).
3. Identifies diversion facilities where construction and demolition waste material collected will be taken.
4. Specifies that the amount of construction and demolition waste materials diverted shall be calculated by weight or volume, but not by both.

5.408.1.2 Waste Management Company. Utilize a waste management company that can provide verifiable documentation that the percentage of construction and demolition waste material diverted from the landfill complies with this section.

Note: The owner or contractor shall make the determination if the construction and demolition waste material will be diverted by a waste management company.

Exceptions to Sections 5.408.1.1 and 5.408.1.2:

1. Excavated soil and land-clearing debris.
2. Alternate waste reduction methods developed by working with local agencies if diversion or recycle facilities capable of compliance with this item do not exist.
3. Demolition waste meeting local ordinance or calculated in consideration of loacl recycleing facilities and markets.

5.408.1.3 Waste stream reduction alternative. The combined weight of new construction disposal that does not exceed two pounds per square foot of building area may be deemed to meet the 65% minimum requirement as approved by the enforcing agency.

5.408.1.4 Documentation. Documentation shall be provided to the enforcing agency which demonstrates compliance with Sections 5.408.1.1, through 5.408.1.3. The waste management plan shall be updated as necessary and shall be accessible during construction for examination by the enforcing agency.

Notes:

1. Sample forms found in "A Guide to the California Green Building Standards Code (Nonresidential)" located at www.bsc.ca.gov/Home/CALGreen.aspx may be used to assist in documenting compliance with the waste management plan.
2. Mixed construction and demolition debris processors can be located at the California Department of Resources Recycling and Recovery (CalRecycle).

5.408.2 UNIVERSAL WASTE. [A] Additions and alterations to a building or tenant space that meet the scoping provisions in Section 301.3 for nonresidential additions and alterations, shall require verification that Universal Waste items such as fluorescent lamps and ballast and mercury containing thermostats as well as other California prohibited Universal Waste materials are disposed of properly and are diverted from landfills. A list of prohibited Universal Waste materials shall be included in the construction documents.

Note: Refer to the Universal Waste Rule link at: http://www.dtsc.ca.gov/LawsRegsPolicies/Regs/upload/OEAR-A_REGS_UWR_FinalText.pdf

5.408.3 EXCAVATED SOIL AND LAND CLEARING DEBRIS. 100 percent of trees, stumps, rocks and associated vegetation and soils resulting primarily from land clearing shall be reused or recycled. For a phased project, such material may be stockpiled on site until the storage site is developed.

Exception: Reuse, either on or off-site, of vegetation or soil contaminated by disease or pest infestation.

Notes:

1. If contamination by disease or pest infestation is suspected, contact the County Agricultural Commissioner and follow its direction for recycling or disposal of the material.
2. For a map of know pest and/or disease quarantine zones, consult with the California Department of Food and Agriculture. (www.cdfa.ca.gov)

SECTION 5.410 BUILDING MAINTENANCE AND OPERATIONS

5.410.1 RECYCLING BY OCCUPANTS. Provide readily accessible areas that serve the entire building and are identified for the depositing, storage and collection of non-hazardous materials for recycling, including (at a minimum) paper, corrugated cardboard, glass, plastics, organic waste, and metals or meet a lawfully enacted local recycling ordinance, if more restrictive.

Exception: Rural jurisdictions that meet and apply for the exemption in Public Resources Code 42649.82 (a)(2)(A) et seq. shall also be exempt from the organic waste portion of this section.

5.410.1.1 Additions. All additions conducted within a 12-month period under single or multiple permits, resulting in an increase of 30% or more in floor area, shall provide recycling areas on site.

Exception: Additions within a tenant space resulting in less than a 30% increase in the tenant space floor area.

5.410.1.2 Sample ordinance. Space allocation for recycling areas shall comply with Chapter 18, Part 3, Division 30 of the *Public Resources Code*. Chapter 18 is known as the California Solid Waste Reuse and Recycling Access Act of 1991 (Act).

Note: A sample ordinance for use by local agencies may be found in Appendix A of the document at the CalRecycle's web site.

5.410.2 COMMISSIONING. [N] For new buildings 10,000 square feet and over, building commissioning shall be included in the design and construction processes of the building project to verify that the building systems and components meet the owner's or owner representative's project requirements. Commissioning shall be performed in accordance with this section by trained personnel with experience on projects of comparable size and complexity. All occupancies other than I-occupancies and L-occupancies shall comply with the California Energy Code as prescribed in California Energy Code Section 120.8. For I-occupancies that are not regulated by OSHPD or for i-occupancies and L-occupancies that are not regulated by the California Energy Code Section 100.0 Scope, all requirements in Sections 5.410.2 through 5.410.2.6 shall apply.

Commissioning requirements shall include:

1. Owner's or Owner representative's project requirements.
2. Basis of design.
3. Commissioning measures shown in the construction documents.
4. Commissioning plan.
5. Functional performance testing.
6. Documentation and training.
7. Commissioning report.

Exceptions:

1. Unconditioned warehouses of any size.
2. Areas less than 10,000 square feet used for offices or other conditioned accessory spaces within unconditioned warehouses.
3. Tenant improvements less than 10,000 square feet as described in Section 303.1.1.
4. Open parking garages of any size, or open parking garage areas, of any size, within a structure.

Note: For the purposes of this section, unconditioned shall mean a building, area, or room which does not provide heating and or air conditioning.

Informational Notes:

1. IAS AC 476 is an accreditation criteria for organizations providing training and/or certification of commissioning personnel. AC 476 is available to the Authority Having Jurisdiction as a reference for qualifications of commissioning personnel. AC 476 des not certify individuals to conduct functional performance tests or to adjust and balance systems.
2. Functional performance testing for heating, ventilation, air conditioning systems and lighting controls must be performed in compliance with the *California Energy Code*.

INSPECTOR SIGNOFF

5.410.2.1 Owner's or Owner Representative's Project Requirements (OPR). [N] The expectations and requirements of the building appropriate to its phase shall be documented before the design phase of the project begins. This documentation shall include the following.

1. Environmental and sustainability goals.
2. Energy efficiency goals.
3. Indoor environmental quality requirements.
4. Project program, including facility functions and hours of operation, and need for after hours operation.
5. Equipment and systems expectations.
6. Building occupant and operation and maintenance (O&M) personnel expectations.

5.410.2.2 Basis of Design (BOD). [N] A written explanation of how the design of the building systems meets the OPR shall be completed at the design phase of the building project. The Basis of Design document shall cover the following systems;

1. Heating, ventilation, air conditioning (HVAC) systems and controls.
2. Indoor lighting system and controls.
3. Water heating system.
4. Renewable energy systems.
6. Water reuse systems.

5.410.2.3 Commissioning plan. [N] Prior to permit issuance a commissioning plan shall be completed to document how the project will be commissioned. The commissioning plan shall include the following:

1. General project information.
2. Commissioning goals.
3. Systems to be commissioned. Plans to test systems and components shall include:
   a. An explanation of the original design intent.
   b. Equipment and systems to be tested, including the extent of tests.
   c. Functions to be tested.
   d. Conditions under which the test shall be performed.
   e. Measurable criteria for acceptable performance.
4. Commissioning team information.
5. Commissioning process activities, schedules and responsibilities. Plans for the completion of commissioning shall be included.

5.410.2.4 Functional performance testing. [N] Functional performance tests shall demonstrate the correct installation and operation of each component, system and system-to-system interface in accordance with the approved plans and specifications. Functional performance testing reports shall contain information addressing each of the building components tested, the testing methods utilized, and include any readings and adjustments made.

5.410.2.5 Documentation and training. [N] A Systems Manual and Systems Operations Training are required, including Occupational Safety and Health Act (OSHA) requirements in *California Code of Regulations* (CCR), Title 8, Section 5142, and other related regulations.

5.410.2.5.1 Systems manual. [N] Documentation of the operational aspects of the building shall be completed within the systems manual and delivered to the building owner or representative. The systems manual shall include the following:

1. Site information, including facility description, history and current requirements.
2. Site contact information.
3. Basic operations and maintenance, including general site operating procedures, basic troubleshooting, recommended maintenance requirements, site events log.
4. Major systems.
5. Site equipment inventory and maintenance notes.
6. A copy of verifications required by the enforcing agency or this code.
7. Other resources and documentation, if applicable.

5.410.2.5.2 Systems operations training. [N] A program for training of the appropriate maintenance staff for each equipment type and/or system shall be developed and documented in the commissioning report and shall include the following:

1. System/equipment overview (what it is, what it does and with what other systems and/or equipment it interfaces).
2. Review and demonstration of servicing/preventive maintenance.
3. Review of the information in the Systems Manual.
4. Review of the record drawings on the system/equipment.

5.410.2.6 Commissioning report. [N] A report of commissioning process activities undertaken through the design and construction phases of the building project shall be completed and provided to the owner or representative.

5.410.4 TESTING AND ADJUSTING. Testing and adjusting of systems shall be required for buildings less than 10,000 square feet or new systems to serve an addition or alteration subject to Section 303.1.

5.410.4.2 Systems. Develop a written plan of procedures for testing and adjusting systems. Systems to be included for testing and adjusting shall include at a minimum, as applicable to the project:

1. HVAC systems and controls.
2. Indoor and outdoor lighting and controls.
3. Water heating systems.
4. Renewable energy systems.
5. Landscape irrigation systems.
6. Water reuse systems.

5.410.4.3 Procedures. Perform testing and adjusting procedures in accordance with manufacturer's specifications and applicable standards on each system

5.410.4.3.1 HVAC balancing. In addition to testing and adjusting, before a new space-conditioning system serving a building or space is operated for normal use, the system shall be balanced in accordance with the procedures defined by the Testing Adjusting and Balancing Bureau National Standards; the National Environmental Balancing Bureau Procedural Standards; Associated Air Balance Council National Standards or as approved by the enforcing agency.

5.410.4.4 Reporting. After completion of testing, adjusting and balancing, provide a final report of testing signed by the individual responsible for performing these services.

5.410.4.5 Operation and maintenance (O & M) manual. Provide the building owner or representative with detailed operating and maintenance instructions and copies of guaranties/warranties for each system. O & M instructions shall be consistent with OSHA requirements in CCR, Title 8, Section 5142, and other related regulations.

5.410.4.5.1 Inspections and reports. Include a copy of all inspection verifications and reports required by the enforcing agency.

INSPECTOR SIGNOFF

DIVISION 5.5 ENVIRONMENTAL QUALITY

SECTION 5.501 GENERAL

5.501.1 SCOPE. The provisions of this chapter shall outline means of reducing the quantity of air contaminants that are odorous, irritating, and/or harmful to the comfort and well-being of a building's installers, occupants and neighbors.

SECTION 5.502 DEFINITIONS

5.502.1 DEFINITIONS. The following terms are defined in Chapter 2 *(and are included here for reference)*

ARTERIAL HIGHWAY. A general term denoting a highway primarily for through traffic usually on a continuous route.

A-WEIGHTED SOUND LEVEL (dBA). The sound pressure level in decibels as measured on a sound level meter using the internationally standardized A-weighting filter or as computed from sound spectral data to which A-weighting adjustments have been made.

1 BTU/HOUR. British thermal units per hour, also referred to as Btu. The amount of heat required to raise one pound of water one degree Fahrenheit per hour, a common measure of heat transfer rate. A ton of refrigeration is 12,000 Btu, the amount of heat required to melt a ton (2,000 pounds) of ice at 32^0 Fahrenheit.

COMMUNITY NOISE EQUIVALENT LEVEL (CNEL). A metric similar to the day-night average sound level (Ldn), except that a 5 decibel adjustment is added to the equivalent continuous sound exposure level for evening hours (7pm to 10pm) in addition to the 10 dB nighttime adjustment used in the Ldn.

COMPOSITE WOOD PRODUCTS. Composite wood products include hardwood plywood, particleboard and medium density fiberboard. "Composite wood products" does not include hardboard, structural plywood, structural panels, structural composite lumber, oriented strand board, glued laminated timber, timber, prefabricated wood I–joists or finger–jointed lumber, all as specified in California Code of Regulations (CCR), Title 17, Section 93120.1(a).

Note: See CCR, Title 17, Section 93120.1.

DAY-NIGHT AVERAGE SOUND LEVEL (Ldn). The A-weighted equivalent continuous sound exposure level for a 24-hour period with a 10 dB adjustment added to sound levels occurring during nighttime hours (10p.m. to 7 a.m.).

DECIBEL (db). A measure on a logarithmic scale of the magnitude of a particular quantity (such as sound pressure, sound power, sound intensity) with respect to a reference quantity.

ELECTRIC VEHICLE (EV). An automotive-type vehicle for on-road use, such as passenger automobiles, buses, trucks, vans, neighborhood electric vehicles, electric motorcycles, and the like, primarily powered by an electric motor that draws current from a rechargeable storage battery, fuel cell, photovoltaic array, or other source of electric current. Plug-in hybrid electric vehicles (PHEV) are considered electric vehicles. For purposes of the *California Electrical Code*, off-road, self-propelled electric vehicles, such as industrial trucks, hoists, lifts, transports, golf carts, airline ground support equipment, tractors, boats, and the like, are not included.

ELECTRIC VEHICLE CHARGING STATION(S) (EVCS)j. One or more spaces intended for charging electric vehicles.

ELECTRIC VEHICLE SUPPLY EQUIPMENT (EVSE). The conductors, including the ungrounded, grounded, and equipment grounding conductors and the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, or apparatus installed specifically for the purpose of transferring energy between the premises wiring and the electric vehicle.

ENERGY EQUIVALENT (NOISE) LEVEL (Leq). The level of a steady noise which would have the same energy as the fluctuating noise level integrated over the time of period of interest.

EXPRESSWAY. An arterial highway for through traffic which may have partial control of access, but which may or may not be divided or have grade separations at intersections.

FREEWAY. A divided arterial highway with full control of access and with grade separations at intersections.

GLOBAL WARMING POTENTIAL (GWP). The radiative forcing impact of one mass-based unit of a given greenhouse gas relative to an equivalent unit of carbon dioxide over a given period of time. Carbon dioxide is the reference compound with a GWP of one.

GLOBAL WARMING POTENTIAL VALUE (GWP VALUE). A 100-year GWP value published by the Intergovernmental Panel on Climate Change (IPCC) in either its Second Assessment Report (SAR) (IPCC. 1995); or its Fourth Assessment A-3 Report (AR4) (IPCC, 2007). The SAR GWP values are found in column "SAR (100-yr)" of Table 2.14:, the AR4 GWP values are found in column "100 yr" of Table 2.14.

HIGH-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that is: (a) a chlorofluorocarbon, a hdrochlorofluorocarbon, a hydrofluorocarbon, a perfluorocarbon, or any compound or blend of compounds, with a GWP value equal to or greater than 150, or (B) any ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

LONG RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.5 times the pipe diameter.

LOW-GWP REFRIGERANT. A compound used as a heat transfer fluid or gas that: (A) has a GWP value less than 150, and (B) is not an ozone depleting substance as defined in Title 40 of the Code of Federal Regulations, Part 82, sec.82.3 (as amended March 10, 2009).

MERV. Filter minimum efficiency reporting value, based on ASHRAE 52.2–1999.

MAXIMUM INCREMENTAL REACTIVITY (MIR). The maximum change in weight of ozone formed by adding a compound to the "Base REactive Organic Gas (ROG) Mixture" per weight of compound added, expressed to hundredths of a gram (g O^3/g ROC).

PRODUCT-WEIGHTED MIR (PWMIR). The sum of all weighted-MIR for all ingredients in a product subject to this article. The PWMIR is the total product reactivity expressed to hundredths of a gram of ozone formed per gram of product (excluding container and packaging).

PSIG. Pounds per square inch, guage.

REACTIVE ORGANIC COMPOUND (ROC). Any compound that has the potential, once emitted, to contribute to ozone formation in the troposphere.

SCHRADER ACCESS VALVES. Access fittings with a valve core installed.

SHORT RADIUS ELBOW. Pipe fitting installed between two lengths of pipe or tubing to allow a change of direction, with a radius 1.0 times the pipe diameter.

SUPERMARKET. For the purposes of Section 5.508.2, a supermarket is any retail food facility with 8,000 square feet or more conditioned area, and that utilizes either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units.

VOC. A volatile organic compound broadly defined as a chemical compound based on carbon chains or rings with vapor pressures greater than 0.1 millimeters of mercury at room temperature. These compounds typically contain hydrogen and may contain oxygen, nitrogen and other elements. See CCR Title 17, Section 94508(a)

Note: Where specific regulations are cited from different agencies such as SCAQMD, ARB, etc., the VOC definition included in that specific regulation is the one that prevails for the specific measure in question.

SECTION 5.503 FIREPLACES

5.503.1 FIREPLACES. Install only a direct-vent sealed-combustion gas or sealed wood-burning fireplace, or a sealed woodstove or pellet stove, and refer to residential requirements in the California Energy Code, Title 24, Part 6, Subchapter 7, Section 150. Woodstoves, pellet stoves and fireplaces shall comply with applicable local ordinances.

5.503.1.1 Woodstoves. Woodstoves and pellet stoves shall comply with U.S. EPA New Source Performance Standards (NSPS) emission limits as applicable, and shall have a permanent label indicating they are certified to meet the emission limits.

SECTION 5.504 POLLUTANT CONTROL

5.504.1 TEMPORARY VENTILATION. The permanent HVAC system shall only be used during construction if necessary to condition the building or areas of addition or alteration within the required temperature range for material and equipment installation. If the HVAC system is used during construction, use return air filters with a Minimum Efficiency Reporting Value (MERV) of 8, based on ASHRAE 52.2-1999, or an average efficiency of 30% based on ASHRAE 52.1-1992 Replace all filters immediately prior to occupancy, or, if the building is occupied during alteration, at the conclusion of construction.

5.504.3 Covering of duct openings and protection of mechanical equipment during construction. At the time of rough installation, or during storage on the construction site and until final startup of the heating, cooling and ventilating equipment, all duct and other related air distribution component openings shall be covered with tape, plastic, sheet metal or other methods acceptable to the enforcing agency to reduce the amount of dust, water and debris which may collect in the system.

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REN 07.31.19
STATE OF CALIFORNIA

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: CALGREEN

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

G-002

SHEET OF

AIA|CC CALIFORNIA COUNCIL

2016 CALIFORNIA GREEN BUILDING STANDARDS CODE

NONRESIDENTIAL MANDATORY MEASURES, SHEET 3 (INCLUDING JANUARY 1, 2017 ERRATA)

INSPECTOR SIGNOFF

5.504.4 FINISH MATERIAL POLLUTANT CONTROL. Finish materials shall comply with Sections 5.504.4.1 through 5.504.4.6.

5.504.4.1 Adhesives, sealants and caulks. Adhesives, sealants, and caulks used on the project shall meet the requirements of the following standards:

1. Adhesives, adhesive bonding primers adhesive primers, sealants, sealant primers and caulks shall comply with local or regional air pollution control or air quality management district rules where applicable, or SCAQMD Rule 1168 VOC limits, as shown in Tables 5.504.4.1 and 5.504.4.2. Such products also shall comply with the Rule 1168 prohibition on the use of certain toxic compounds (chloroform, ethylene dichloride, methylene chloride, perchloroethylene and trichloroethylene), except for aerosol products as specified in subsection 2, below.

2. Aerosol adhesives, and smaller unit sizes of adhesives, and sealant or caulking compounds (in units of product, less packaging, which do not weigh more than one pound and do not consist of more than 16 fluid ounces) shall comply with statewide VOC standards and other requirements, including prohibitions on use of certain toxic compounds, of *California Code of Regulations*, Title 17, commencing with Section 94507.

TABLE 5.504.4.1 - ADHESIVE VOC LIMIT[1,2]

Less Water and Less Exempt Compounds in Grams per Liter

ARCHITECTURAL APPLICATIONS	CURRENT VOC LIMIT
INDOOR CARPET ADHESIVES	50
CARPET PAD ADHESIVES	50
OUTDOOR CARPET ADHESIVES	150
WOOD FLOORING ADHESIVES	100
RUBBER FLOOR ADHESIVES	60
SUBFLOOR ADHESIVES	50
CERAMIC TILE ADHESIVES	65
VCT & ASPHALT TILE ADHESIVES	50
DRYWALL & PANEL ADHESIVES	50
COVE BASE ADHESIVES	50
MULTIPURPOSE CONSTRUCTION ADHESIVES	70
STRUCTURAL GLAZING ADHESIVES	100
SINGLE-PLY ROOF MEMBRANE ADHESIVES	250
OTHER ADHESIVES NOT SPECIFICALLY LISTED	50
SPECIALTY APPLICATIONS	
PVC WELDING	510
CPVC WELDING	490
ABS WELDING	325
PLASTIC CEMENT WELDING	250
ADHESIVE PRIMER FOR PLASTIC	550
CONTACT ADHESIVE	80
SPECIAL PURPOSE CONTACT ADHESIVE	250
STRUCTURAL WOOD MEMBER ADHESIVE	140
TOP & TRIM ADHESIVE	250
SUBSTRATE SPECIFIC APPLICATIONS	
METAL TO METAL	30
PLASTIC FOAMS	50
POROUS MATERIAL (EXCEPT WOOD)	50
WOOD	30
FIBERGLASS	80

1. IF AN ADHESIVE IS USED TO BOND DISSIMILAR SUBSTRATES TOGETHER, THE ADHESIVE WITH THE HIGHEST VOC CONTENT SHALL BE ALLOWED.

2. FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THIS TABLE, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168, www.arb.ca.gov/DRDB/SC/CURHTML/R1168.PDF

TABLE 5.504.4.2 - SEALANT VOC LIMIT

Less Water and Less Exempt Compounds in Grams per Liter

SEALANTS	CURRENT VOC LIMIT
ARCHITECTURAL	250
MARINE DECK	760
NONMEMBRANE ROOF	300
ROADWAY	250
SINGLE-PLY ROOF MEMBRANE	450
OTHER	420
SEALANT PRIMERS	
ARCHITECTURAL	
NONPOROUS	250
POROUS	775
MODIFIED BITUMINOUS	500
MARINE DECK	760
OTHER	750

NOTE: FOR ADDITIONAL INFORMATION REGARDING METHODS TO MEASURE THE VOC CONTENT SPECIFIED IN THESE TABLES, SEE SOUTH COAST AIR QUALITY MANAGEMENT DISTRICT RULE 1168.

5.504.4.3 Paints and coatings. Architectural paints and coatings shall comply with VOC limits in Table 1 of the ARB Architectural Coatings Suggested Control Measure, as shown in Table 5.504.4.3, unless more stringent local limits apply. The VOC content limit for coatings that do not meet the definitions for the specialty coatings categories listed in Table 5.504.4.3 shall be determined by classifying the coating as a Flat, Nonflat or Nonflat-High Gloss coating, based on its gloss, as defined in Subsections 4.21, 4.36 and 4.37 of the 2007 California Air Resources Board Suggested Control Measure, and the corresponding Flat, Nonflat or Nonflat-High Gloss VOC limit in Table 5.504.4.3 shall apply.

5.504.4.3.1 Aerosol Paints and coatings. Aerosol paints and coatings shall meet the PWMIR Limits for ROC in Section 94522(a)(3) and other requirements, including prohibitions on use of certain toxic compounds and ozone depleting substances, in Sections 94522(c)(2) and (d)(2) of *California Code of Regulations*, Title 17, commencing with Section 94520; and in areas under the jurisdiction of the Bay Area Air Quality Management District additionally comply with the percent VOC by weight of product limits of Regulation 8 Rule 49.

INSPECTOR SIGNOFF

TABLE 5.504.4.3 - VOC CONTENT LIMITS FOR ARCHITECTURAL COATINGS[2,3]

GRAMS OF VOC PER LITER OF COATING, LESS WATER & LESS EXEMPT COMPOUNDS

COATING CATEGORY	CURRENT VOC LIMIT
FLAT COATINGS	50
NONFLAT COATINGS	100
NONFLAT HIGH GLOSS COATINGS	150
SPECIALTY COATINGS	
ALUMINUM ROOF COATINGS	400
BASEMENT SPECIALTY COATINGS	400
BITUMINOUS ROOF COATINGS	50
BITUMINOUS ROOF PRIMERS	350
BOND BREAKERS	350
CONCRETE CURING COMPOUNDS	350
CONCRETE/MASONRY SEALERS	100
DRIVEWAY SEALERS	50
DRY FOG COATINGS	150
FAUX FINISHING COATINGS	350
FIRE RESISTIVE COATINGS	350
FLOOR COATINGS	100
FORM-RELEASE COMPOUNDS	250
GRAPHIC ARTS COATINGS (SIGN PAINTS)	500
HIGH-TEMPERATURE COATINGS	420
INDUSTRIAL MAINTENANCE COATINGS	250
LOW SOLIDS COATINGS[1]	120
MAGNESITE CEMENT COATINGS	450
MASTIC TEXTURE COATINGS	100
METALLIC PIGMENTED COATINGS	500
MULTICOLOR COATINGS	250
PRETREATMENT WASH PRIMERS	420
PRIMERS, SEALERS, & UNDERCOATERS	100
REACTIVE PENETRATING SEALERS	350
RECYCLED COATINGS	250
ROOF COATINGS	50
RUST PREVENTATIVE COATINGS	250
SHELLACS:	
CLEAR	730
OPAQUE	550
SPECIALTY PRIMERS, SEALERS & UNDERCOATERS	100
STAINS	250
STONE CONSOLIDANTS	450
SWIMMING POOL COATINGS	340
TRAFFIC MARKING COATINGS	100
TUB & TILE REFINISH COATINGS	420
WATERPROOFING MEMBRANES	250
WOOD COATINGS	275
WOOD PRESERVATIVES	350
ZINC-RICH PRIMERS	340

1. GRAMS OF VOC PER LITER OF COATING, INCLUDING WATER & EXEMPT COMPOUNDS

2. THE SPECIFIED LIMITS REMAIN IN EFFECT UNLESS REVISED LIMITS ARE LISTED IN SUBSEQUENT COLUMNS IN THE TABLE.

3. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, ARCHITECTURAL COATINGS SUGGESTED CONTROL MEASURE, FEB. 1, 2008. MORE INFORMATION IS AVAILABLE FROM THE AIR RESOURCES BOARD.

5.504.4.3.2 Verification. Verification of compliance with this section shall be provided at the request of the enforcing agency. Documentation may include, but is not limited to, the following:

1. Manufacturer's product specification
2. Field verification of on-site product containers

5.504.4.4 Carpet Systems. All carpet installed in the building interior shall meet at least one of the testing and product requirements:

1. Carpet and Rug Institute's Green Label Plus Program.
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health Standard Method for the Testing and Evaluation of Volatile Organic Chemical Emissions from Indoor Sources Using Environmental Chambers, Version 1.1, February 2010 (also known as CDPH Standard Method V1.1 or Specification 01350).
3. NSF/ANSI 140 at the Gold level or higher;
4. Scientific Certifications Systems Sustainable Choice; or
5. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7.0 and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product Database.

5.504.4.4.1 Carpet cushion. All carpet cushion installed in the building interior shall meet the requirements of the Carpet and Rug Institute Green Label program.

5.504.4.4.2 Carpet adhesive. All carpet adhesive shall meet the requirements of Table 5.504.4.1.

5.504.4.5 Composite wood products. Hardwood plywood, particleboard and medium density fiberboard composite wood products used on the interior or exterior of the buildings shall meet the requirements for formaldehyde as specified in ARB's Air Toxics Control Measure for Composite Wood (17 CCR 93120 et seq.). Those materials not exempted under the ATCM must meet the specified emission limits, as shown in Table 5.504.4.5.

5.504.4.5.3 Documentation. Verification of compliance with this section shall be provided as requested by the enforcing agency. Documentation shall include at least one of the following:

1. Product certifications and specifications.
2. Chain of custody certifications.
3. Product labeled and invoiced as meeting the Composite Wood Products regulation (see CCR, Title 17, Section 93120, et seq.).
4. Exterior grade products marked as meeting the PS-1 or PS-2 standards of the Engineered Wood Association, the Australian AS/NZS 2269 or European 636 3S standards.
5. Other methods acceptable to the enforcing agency.

INSPECTOR SIGNOFF

TABLE 5.504.4.5 - FORMALDEHYDE LIMITS[1]

MAXIMUM FORMALDEHYDE EMISSIONS IN PARTS PER MILLION

PRODUCT	CURRENT LIMIT
HARDWOOD PLYWOOD VENEER CORE	0.05
HARDWOOD PLYWOOD COMPOSITE CORE	0.05
PARTICLE BOARD	0.09
MEDIUM DENSITY FIBERBOARD	0.11
THIN MEDIUM DENSITY FIBERBOARD[2]	0.13

1. VALUES IN THIS TABLE ARE DERIVED FROM THOSE SPECIFIED BY THE CALIFORNIA AIR RESOURCES BOARD, AIR TOXICS CONTROL MEASURE FOR COMPOSITE WOOD AS TESTED IN ACCORDANCE WITH ASTM E 1333. FOR ADDITIONAL INFORMATION, SEE CALIFORNIA CODE OF REGULATIONS, TITLE 17, SECTIONS 93120 THROUGH 93120.12.

2. THIN MEDIUM DENSITY FIBERBOARD HAS A MAXIMUM THICKNESS OF 5/16 INCHES (8 MM).

5.504.4.6 Resilient flooring systems. For 80 percent of floor area receiving resilient flooring, installed resilient flooring shall meet at least one of the following:

1. Certified under the Resilient Floor Covering Institute (RFCI) FloorScore program;
2. Compliant with the VOC-emission limits and testing requirements specified in the California Department of Public Health's 2010 Standard Method for the Testing and Evaluation Chambers, Version 1.1, February 2010;
3. Compliant with the Collaborative for High Performance Schools California (CA-CHPS) Criteria Interpretation for EQ 7. and EQ 7.1 (formerly EQ 2.2) dated July 2012 and listed in the CHPS High Performance Product DataBase; or
4. Products certified under UL GREENGUARD Gold (formerly the Greenguard Children's & Schools Program).

5.504.4.6.1 Verification of compliance. Documentation shall be provided verifying that resilient flooring materials meet the pollutant emission limits.

5.504.5.3 Filters. In mechanically ventilated buildings, provide regularly occupied areas of the building with air filtration media for outside and return air that provides at least a Minimum Efficiency Reporting Value (MERV) of 8. MERV 8 filters shall be installed prior to occupancy, and recommendations for maintenance with filters of the same value shall be included in the operation and maintenance manual.

Exceptions:

1. An ASHRAE 10% to 15% efficiency filter shall be permitted for an HVAC unit meeting the 2013 California Energy Code having 60,000 Btu/h or less capacity per fan coil, if the energy use of the air delivery system is 0.4 W/cfm or less at design air flow.
2. Existing mechanical equipment.

5.504.7 ENVIRONMENTAL TOBACCO SMOKE (ETS) CONTROL. Where outdoor areas are provided for smoking, prohibit smoking within 25 feet of building entries, outdoor air intakes and operable windows and within the building as already prohibited by other laws or regulations; or as enforced by ordinances, regulations or policies of any city, county, city and county, California Community College, campus of the California State University, or campus of the University of California, whichever are more stringent. When ordinances, regulations or policies are not in place, post signage to inform building occupants of the prohibitions.

SECTION 5.505 INDOOR MOISTURE CONTROL

5.505.1 INDOOR MOISTURE CONTROL. Buildings shall meet or exceed the provisions of *California Building Code*, CCR, Title 24, Part 2, Sections 1203 (Ventilation) and Chapter 14 (Exterior Walls). For additional measures not applicable to low-rise residential occupancies, see Section 5.407.2 of this code.

SECTION 5.506 INDOOR AIR QUALITY

5.506.1 OUTSIDE AIR DELIVERY. For mechanically or naturally ventilated spaces in buildings, meet the minimum requirements of Section 120.1 (Requirements For Ventilation) of the *California Energy Code*, or the applicable local code, whichever is more stringent, and Division 1, Chapter 4 of CCR, Title 8.

5.506.2 CARBON DIOXIDE (CO_2) MONITORING. For buildings or additions equipped with demand control ventilation, CO_2 sensors and ventilation controls shall be specified and installed in accordance with the requirements of the California Energy Code, Section 120(c)(4).

SECTION 5.507 ENVIRONMENTAL COMFORT

5.507.4 ACOUSTICAL CONTROL. Employ building assemblies and components with Sound Transmission Class (STC) values determined in accordance with ASTM E 90 and ASTM E 413, or Outdoor-Indoor Sound Transmission Class (OITC) determined in accordance with ASTM E 1332, using either the prescriptive or performance method in Section 5.507.4.1 or 5.507.4.2.

Exception: Buildings with few or no occupants or where occupants are not likely to be affected by exterior noise, as determined by the enforcement authority, such as factories, stadiums, storage, enclosed parking structures and utility buildings.

Exception: [DSA-SS] For public schools and community colleges, the requirements of this section and all subsections apply only to new construction.

5.507.4.1 Exterior noise transmission, prescriptive method. Wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall meet a composite STC rating of at least 50 or a composite OITC rating of no less than 40, with exterior windows of a minimum STC of 40 or OITC of 30 in the following locations:

1. Within the 65 CNEL noise contour of an airport.

   Exceptions:

   a. L_{dn} or CNEL for military airports shall be determined by the facility Air installation Compatible Land Use Zone (AICUZ) plan.
   b. L_{dn} or CNEL for other airports and heliports for which a land use plan has not been developed shall be determined by the local general plan noise element.

2. Within the 65 CNEL or L_{dn} noise contour of a freeway or expressway, railroad, industrial source or fixed-guideway source as determined by the Noise Element of the General Plan.

5.507.4.1.1. Noise exposure where noise contours are not readily available. Buildings exposed to a noise level of 65 dB L_{eq} - 1-hr during any hour of operation shall have building, addition or alteration exterior wall and roof-ceiling assemblies exposed to the noise source meeting a composite STC rating of at least 45 (or OITC 35), with exterior windows of a minimum STC of 40 (or OITC 30).

5.507.4.2 Performance Method. For buildings located as defined in Section 5.507.4.1 or 5.507.4.1.1, wall and roof-ceiling assemblies exposed to the noise source making up the building or addition envelope or altered envelope shall be constructed to provide an interior noise environment attributable to exterior sources that does not exceed an hourly equivalent noise level (Leq-1Hr) of 50 dBA in occupied areas during any hour of operation.

5.507.4.2.1 Site Features. Exterior features such as sound walls or earth berms may be utilized as appropriate to the building, addition or alteration project to mitigate sound migration to the interior.

5.507.4.2.2 Documentation of Compliance. An acoustical analysis documenting complying interior sound levels shall be prepared by personnel approved by the architect or engineer of record.

5.507.4.3 Interior sound transmission. Wall and floor-ceiling assemblies separating tenant spaces and tenant spaces and public places shall have an STC of at least 40.

Note: Examples of assemblies and their various STC ratings may be found at the California Office of Noise Control: www.toolbase.org/PDF/CaseStudies/stc_icc_ratings.pdf.

SECTION 5.508 OUTDOOR AIR QUALITY

5.508.1 Ozone depletion and greenhouse gas reductions. Installations of HVAC, refrigeration and fire suppression equipment shall comply with Sections 5.508.1.1 and 5.508.1.2.

5.508.1.1 Chlorofluorocarbons (CFCs). Install HVAC, refrigeration and fire suppression equipment that do not contain CFCs

5.508.1.2 Halons. Install HVAC, refrigeration and fire suppression equipment that do not contain Halons.

5.508.2 Supermarket refrigerant leak reduction. New commercial refrigeration systems shall comply with the provisions of this section when installed in retail food stores 8,000 square feet or more conditioned area, and that utilize either refrigerated display cases, or walk-in coolers or freezers connected to remote compressor units or condensing units. The leak reduction measures apply to refrigeration systems containing high-global-warming potential (high-GWP) refrigerants with a GWP of 150 or greater. New refrigeration systems include both new facilities and the replacement of existing refrigeration systems in existing facilities.

INSPECTOR SIGNOFF

Exception: Refrigeration systems containing low-global warming potential (low-GWP) refrigerant with a GWP value less than 150 are not subject to this section. Low-GWP refrigerants are nonozone-depleting refrigerants that include ammonia, carbon dioxide (CO_2), and potentially other refrigerants.

5.508.2.1 Refrigerant piping. Piping compliant with the California Mechanical Code shall be installed to be accessible for leak protection and repairs. Piping runs using threaded pipe, copper tubing with an outside diameter (OD) less than 1/4 inch, flared tubing connections and short radius elbows shall not be used in refrigerant systems except as noted below.

5.508.2.1.1 Threaded pipe. Threaded connections are permitted at the compressor rack.

5.508.2.1.2 Copper pipe. Copper tubing with an OD less than 1/4 inch may be used in systems with a refrigerant charge of 5 pounds or less.

5.508.2.1.2.1 Anchorage. One-fouth-inch OD tubing shall be securely clamped to a rigid base to keep vibration levels below 8 mils.

5.508.2.1.3 Flared tubing connections. Double-flared tubing connections may be used for pressure controls, valve pilot lines and oil.

Exception: Single-flared tubing connections may be used with a multiring seal coated with industrial sealant suitable for use with refrigerants and tightened in accordance with manufacturer's recommendations.

5.508.2.1.4 Elbows. Short radius elbows are only permitted where space limitations prohibit use of long radius elbows.

5.508.2.2 Valves. Valves Valves and fittings shall comply with the *California Mechanical Code* and as follows.

5.508.2.2.1 Pressure relief valves. For vessels containing high-GWP refrigerant, a rupture disc shall be installed between the outlet of the vessel and the inlet of the pressure relief valve.

5.508.2.2.1.1 Pressure detection. A pressure gauge, pressure transducer or other device shall be installed in the space between the rupture disc and the relief valve inlet to indicate a disc rupture or discharge of the relief valve.

5.508.2.2.2 Access valves. Only Schrader access valves with a brass or steel body are permitted for use.

5.508.2.2.2.1 Valve caps. For systems with a refrigerant charge of 5 pounds or more, valve caps shall be brass or steel and not plastic.

5.508.2.2.2.2 Seal caps. If designed for it, the cap shall have a neoprene O-ring in place.

5.508.2.2.2.2.1 Chain tethers. Chain tethers to fit ovr the stem are required for valves designed to have seal caps.

Exception: Valves with seal caps that are not removed from the valve during stem operation.

5.508.2.3 Refrigerated service cases. Refrigerated service cases holding food products containing vinegar and salt shall have evaporator coils of corrosion-resistant material, such as stainless steel; or be coated to prevent corrosion from these substances.

5.508.2.3.1 Coil coating. Consideration shall be given to the heat transfer efficiency of coil coating to maximize energy efficiency.

5.508.2.4 Refrigerant receivers. Refrigerant receivers with capacities greater than 200 pounds shall be fitted with a device tha indicates the level of refrigerant in the receiver.

5.508.2.5 Pressure testing. The system shall be pressure tested during installation prior to evacuation and charging.

5.508.2.5.1 Minimum pressure. The system shall be charged with regulated dry nitrogen and appropriate tracer gas to bring system pressure up to 300 psig minimum.

5.508.2.5.2 Leaks. Check the system for leaks, repair any leaks, and retest for pressure using the same gauge.

5.508.2.5.3 Allowable pressure change. The system shall stand, unaltered, for 24 hours with no more than a +/- one pound pressure change from 300 psig, measured with the same gauge.

5.508.2.6 Evacuation. The system shall be evacuated after pressure testing and prior to charging.

5.508.2.6.1 First vacuum. Pull a system vacuum down to at least 1000 microns (+/- 50 microns), and hold for 30 minutes.

5.508.2.6.2 Second vacuum. Pull a second system vacuum to a minimum of 500 microns and hold for 30 minutes.

5.508.2.6.3 Third vacuum. Pull a third vacuum down to a minimum of 300 microns, and hold for 24 hours with a maximum drift of 100 microns over a 24-hour period.

CHAPTER 7
INSTALLER & SPECIAL INSPECTOR QUALIFICATIONS

702 QUALIFICATIONS

702.1 INSTALLER TRAINING. HVAC system installers shall be trained and certified in the proper installation of HVAC systems including ducts and equipment by a nationally or regionally recognized training or certification program. Uncertified persons may perform HVAC installations when under the direct supervision and responsibility of a person trained and certified to install HVAC systems or contractor licensed to install HVAC systems. Examples of acceptable HVAC training and certification programs include but are not limited to the following:

1. State certified apprenticeship programs.
2. Public utility training programs.
3. Training programs sponsored by trade, labor or statewide energy consulting or verification organizations.
4. Programs sponsored by manufacturing organizations.
5. Other programs acceptable to the enforcing agency.

702.2 SPECIAL INSPECTION [HCD]. When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition to other certifications or qualifications acceptable to the enforcing agency, the following certifications or education may be considered by the enforcing agency when evaluating the qualifications of a special inspector:

1. Certification by a national or regional green building program or standard publisher.
2. Certification by a statewide energy consulting or verification organization, such as HERS raters, building performance contractors, and home energy auditors.
3. Successful completion of a third party apprentice training program in the appropriate trade.
4. Other programs acceptable to the enforcing agency.

Notes:

1. Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.
2. HERS raters are special inspectors certified by the California Energy Commission (CEC) to rate homes in California according to the Home Energy Rating System (HERS).

[BSC-CG] When required by the enforcing agency, the owner or the responsible entity acting as the owner's agent shall employ one or more special inspectors to provide inspection or other duties necessary to substantiate compliance with this code. Special inspectors shall demonstrate competence to the satisfaction of the enforcing agency for the particular type of inspection or task to be performed. In addition, the special inspector shall have a certification from a recognized state, national or international association, as determined by the local agency. The area of certification shall be closely related to the primary job function, as determined by the local agency.

Note: Special inspectors shall be independent entities with no financial interest in the materials or the project they are inspecting for compliance with this code.

703 VERIFICATIONS

703.1 DOCUMENTATION. Documentation used to show compliance with this code shall include but is not limited to, construction documents, plans, specifications, builder or installer certification, inspection reports, or other methods acceptable to the enforcing agency which demonstrate substantial conformance. When specific documentation or special inspection is necessary to verify compliance, that method of compliance will be specified in the appropriate section or identified applicable checklist.

DISCLAIMER: *THIS DOCUMENT IS PROVIDED AND INTENDED TO BE USED AS A MEANS TO INDICATE AREAS OF COMPLIANCE WITH THE 2016 CALIFORNIA GREEN BUILDING STANDARDS (CALGREEN) CODE. DUE TO THE VARIABLES BETWEEN BUILDING DEPARTMENT JURISDICTIONS, THIS CHECKLIST IS TO BE USED ON AN INDIVIDUAL PROJECT BASIS AND MAY BE MODIFIED BY THE END USER TO MEET THOSE INDIVIDUAL NEEDS. THE END USER ASSUMES ALL RESPONSIBILITY ASSOCIATED WITH THE USE OF THIS DOCUMENT, INCLUDING VERIFICATION WITH THE FULL CODE.*

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LICENSED ARCHITECT JEFF HAMBUECHEN
No. C 32179
REN 07.31.19
STATE OF CALIFORNIA

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: CALGREEN

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

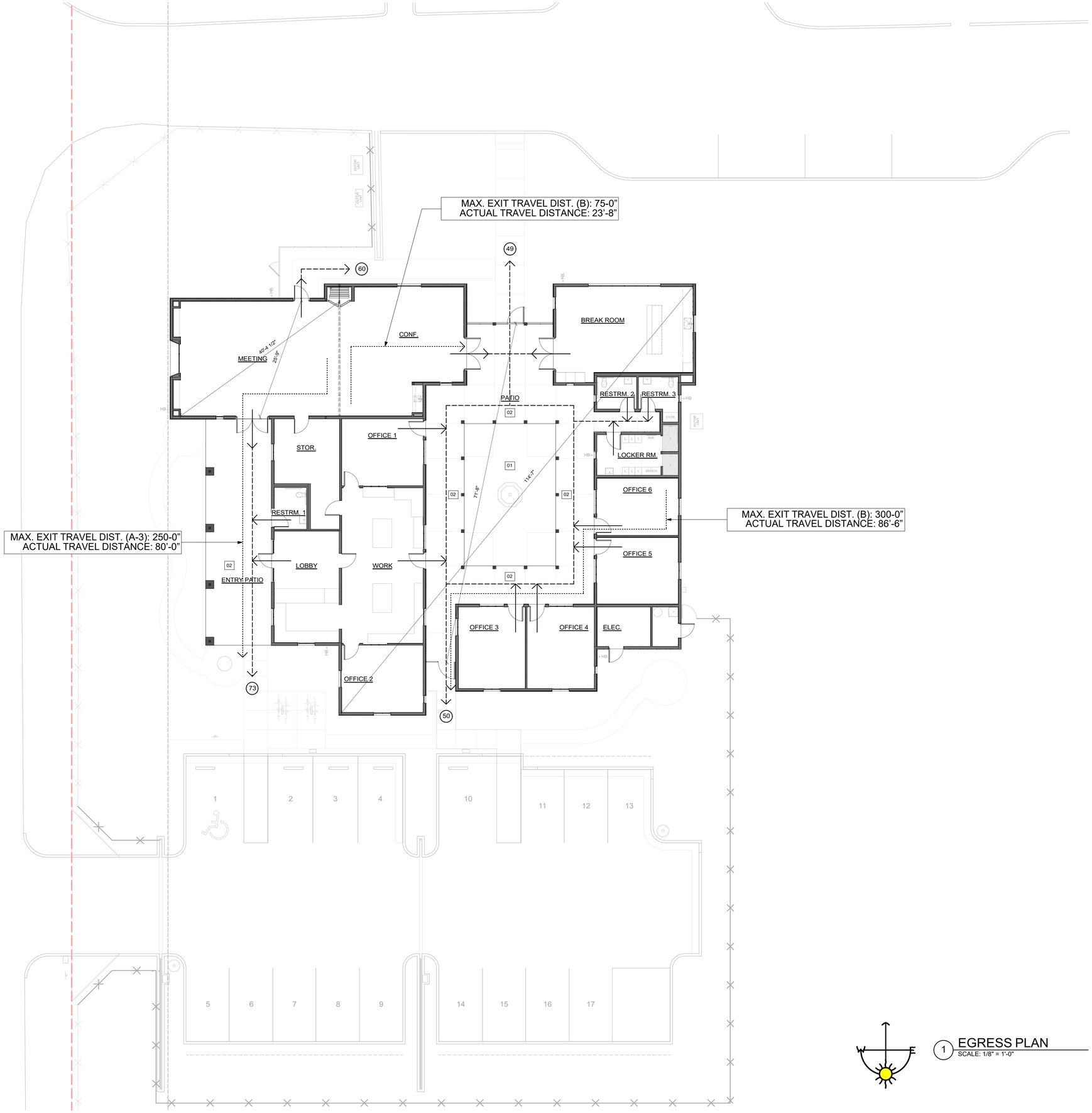
ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

G-003

SHEET OF



EGRESS NOTES & LEGEND

01. EGRESS COURT
02. EXTERIOR EXIT BALCONY

EXIT/OCCUPANT LOAD

EXIT ACCESS TRAVEL DISTANCE

(X) OCCUPANT LOAD

NOTE: OCCUPANT LOADS ARE BASED UPON GROSS FLOOR AREAS AND NET FLOOR AREAS (PER CBC TABLE 1004.1.2)

NOTE: THE MEANS OF EGRESS, INCLUDING THE EXIT DISCHARGE, WILL BE ILLUMINATED TO A LEVEL OF NOT LESS THAT ONE FOOT-CANDLE AT THE WALKING SURFACE AT ALL TIMES THE BUILDING SPACE SERVED BY THE MEANS OF EGRESS IS OCCUPIED.

OCCUPANCY LOAD

OCCUPANT LOAD: TABLE 1004.1.2, 1015.1

GROUP	USE	SF/OCC	AREA	LOAD	TWO EXITS?
A-3	CONF.	15 NET	644	43	NO
A-3	MEETING	7 NET	841	121	YES
B	BREAK ROOM	100 GROSS	539	6	NO
B	ELEC.	100 GROSS	146	2	NO
B	ENTRY PATIO	100 GROSS	692	7	NO
B	LOBBY	100 GROSS	322	4	NO
B	LOCKER RM.	100 GROSS	156	2	NO
B	OFFICE 1	100 GROSS	247	3	NO
B	OFFICE 2	100 GROSS	241	3	NO
B	OFFICE 3	100 GROSS	241	3	NO
B	OFFICE 4	100 GROSS	242	3	NO
B	OFFICE 5	100 GROSS	236	3	NO
B	OFFICE 6	100 GROSS	210	3	NO
B	PATIO	100 GROSS	1,610	17	NO
B	RESTRM. 1	100 GROSS	69	1	NO
B	RESTRM. 2	100 GROSS	63	1	NO
B	RESTRM. 3	100 GROSS	71	1	NO
B	STOR.	100 GROSS	255	3	NO
B	WORK	100 GROSS	563	6	NO
TOTAL OCCUPANT LOAD			6,743	232	YES

TOTAL EXIT WIDTH: 1005, TABLE 1005.1

USE	LOAD	FACTOR	STAIRS	OTHER
B/A-3	232	0.3/0.2	5'9 1/2"	3'10 3/8"
TOTAL	232	0.3/0.2	5'9 1/2"	3'10 3/8"

PLUMBING LOAD TABULATIONS

PER CPC TABLE A

PLUMBING GROUP	FUNCTION	OCC.	SF/OCC	AREA	LOAD
GROUP A2	Assembly - Conference	A2	30	1,385 SF	46.2
TOTAL PLUMBING OCCUPANT LOAD					46.2
TOTAL MALE PLUMBING OCCUPANT LOAD					23.1
TOTAL FEMALE PLUMBING OCCUPANT LOAD					23.1

FIXTURES REQUIRED: 1 MALE WC, 1 FEMALE WC, 1 MALE URINAL, 1 LAV EACH

PROVIDED: 2 SINGLE OCCUPANCY RESTROOMS (RESTROOM 2 & 3)*

*PER TABLE 4221(3.a) THE REQUIRED URINAL SHALL BE PERMITTED TO BE OMITTED WHEN SINGLE OCCUPANCY TOILET FACILITIES ARE PROVIDED FOR EACH SEX IN AN A OR E OCCUPANCY WITH AN OCCUPANT LOAD OF LESS THAN 50.

PLUMBING GROUP	FUNCTION	OCC.	SF/OCC	AREA	LOAD
GROUP B	Business - Office	B	200	3,044 SF	15.2
TOTAL PLUMBING OCCUPANT LOAD					15.2

PROVIDED: 1 UNISEX SINGLE OCCUPANCY RESTROOM (RESTROOM 1)**

**PER CPC 422.2(3) IN BUSINESS AND MERCANTILE OCCUPANCIES WITH A TOTAL OCCUPANT LOAD OF 50 OR LESS INCLUDING CUSTOMERS AND EMPLOYEES, ONE TOILET FACILITY, DESIGNED FOR USE BY NO MORE THAT ONE PERSON AT A TIME, SHALL BE PERMITTED FOR USE BY BOTH SEXES.

OTHER
REQUIRED: 1 SERVICE SINK
PROVIDED: 1 SERVICE SINK

1 EGRESS PLAN
SCALE: 1/8" = 1'-0"

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CONTENTS:
EGRESS & OCCUPANCY

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12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

G-004

SHEET OF

GENERAL CONSTRUCTION NOTES

1. ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
2. GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY DISTRICTS AND PERMITTED BY PUBLIC AGENCIES.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S PLANS AND SPECIFICATIONS AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
4. THE PROJECT GEOTECHNICAL INVESTIGATION FOR THE MONTECITO SANITARY DISTRICT PROPOSED ADMINISTRATION BUILDING (FILE NO. 17-12043-2), DATED JULY 13, 2017, PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC. IS INCLUDED IN THE CONTRACT DOCUMENTS. DATA INDICATING SUBSURFACE CONDITIONS ARE NOT INTENDED AS REPRESENTATIVE OR WARRANTIES OF ACCURACY OR CONTINUITY BETWEEN SOIL EXPLORATION BORINGS. IT IS EXPRESSLY UNDERSTOOD THAT THE DISTRICT AND ITS CONSULTANTS ARE NOT RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
5. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE DISTRICT'S REPRESENTATIVE AND THE UTILITY COMPANIES, AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
6. EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
7. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE PAVEMENT, SIDEWALKS, AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE DISTRICT'S REPRESENTATIVE. RECOMMENDATIONS FOR OVER-EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
8. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.
9. NOISE GENERATING CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:30 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. CONSTRUCTION EQUIPMENT MAINTENANCE SHALL BE LIMITED TO THE SAME HOURS. STATIONARY CONSTRUCTION EQUIPMENT THAT GENERATES NOISE WHICH EXCEEDS 65 DBA AT THE PROJECT BOUNDARIES SHALL BE SHIELDED TO THE DISTRICT'S SATISFACTION AND SHALL BE LOCATED AT A MINIMUM OF 50 FEET FROM OCCUPIED RESIDENCES.
10. EARTH COMPACTION TESTING, CONCRETE TESTING SHALL BE PROVIDED BY DISTRICT'S GEOTECHNICAL ENGINEER / TESTING LABORATORY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING, INCLUDING CALCULATION AND FIELD STAKING, WHICH SHALL BE PERFORMED BY A CALIFORNIA LICENSED SURVEYOR.
12. THESE PLANS SHOWS THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE EXCAVATION AREAS AND STORM DRAIN SYSTEM.
13. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITIONS, AND SATISFACTORY TO THE GOVERNING AGENCIES' REQUIREMENTS.
14. CONSTRUCT ON-SITE TEMPORARY MACHINE/VEHICLE WASH-OUT AREA, AND LEGALLY DISPOSE OF DEBRIS/SILTS OFF-SITE.

GENERAL REQUIREMENTS OF CONTRACTOR

1. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DISTRICT'S REPRESENTATIVE AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE DISTRICT'S REPRESENTATIVE ALONG WITH A LETTER WHICH DECLARES THAT THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPROVED CHANGE ORDERS.
   CAUTION: THE ENGINEER WHO PREPARED THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE DISTRICT'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DISTRICT'S REPRESENTATIVE BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
4. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO THE ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR, BICYCLE, AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
6. REMOVAL OF CONFLICTING MATERIALS (UTILITIES, PAVEMENT, CONCRETE, ETC.) SHALL BE LEGALLY DISPOSED OF OFFSITE.
7. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO DISTRICT'S PROPERTY AND ADJACENT PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE DISTRICT'S REPRESENTATIVE'S SATISFACTION.
8. IF THE EXCAVATED SOIL IS CONTAMINATED, IT SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE AND RELEVANT LAWS AND REGULATIONS. IN ADDITION, IF THE PROJECT PROPOSES TO IMPORT SOIL TO BACKFILL THE EXCAVATED AREAS, PROPER EVALUATION AND/OR SAMPLING SHALL BE CONDUCTED TO MAKE SURE THAT THE IMPORTED SOIL IS FREE OF CONTAMINATION.

GENERAL GRADING NOTES

1. GRADING SUPERVISION REQUIREMENTS SHALL BE COMPLIED WITH AS FOLLOWS:
   A. LINE AND GRADE STAKES SHALL BE SET BY A CALIFORNIA LICENSED SURVEYOR HIRED BY THE CONTRACTOR UNDER THE GENERAL SUPERVISION OF THE DISTRICT'S REPRESENTATIVE.
   B. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND SUBMIT A REPORT INDICATING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
   C. THE DISTRICT'S GEOTECHNICAL ENGINEER SHALL PROVIDE GENERAL REVIEW OF THE GRADING AND SUBGRADE PREPARATION, AND PERFORM COMPACTION TESTING.
2. THE GROUND SURFACE IN THE SURFACE IMPROVEMENT AREAS SHALL BE PREPARED FOR CONSTRUCTION BY REMOVING SURFACE IMPROVEMENTS, VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. EXISTING UTILITY LINES THAT WILL NOT REMAIN IN SERVICE SHALL BE EITHER REMOVED OR ABANDONED, IF APPROVED BY THE DISTRICT'S REPRESENTATIVE AND PER DISTRICT'S GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS.
3. VOIDS CREATED BY THE REMOVAL OF MATERIALS OR UTILITIES DESCRIBED ABOVE SHALL BE CALLED TO THE ATTENTION OF THE DISTRICT'S REPRESENTATIVE. NO FILL SHALL BE PLACED UNLESS THE UNDERLYING SOIL HAS BEEN OBSERVED BY THE DISTRICT'S REPRESENTATIVE.
4. EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY. FILL MATERIAL SHALL NOT BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE DISTRICT'S GEOTECHNICAL ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL ARE ABLE TO BE PLACED AND MEET THE REQUIRED COMPACTION.
5. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
6. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE DISTRICT'S GEOTECHNICAL ENGINEER.
7. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
8. NO GRADING SHALL OCCUR UNLESS APPROVED EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A "STOP WORK ORDER".
9. EXISTING FILLS, SOIL CONTAINING DEBRIS, ORGANICS, TREES AND ROOT SYSTEM, AND OTHER UNSUITABLE MATERIALS SHALL BE EXCAVATED AND REMOVED FROM IMPROVEMENT AREAS PRIOR TO COMMENCING GRADING OPERATIONS. AREAS SHALL BE CLEARED OF OLD FOUNDATIONS, SLABS PAVEMENT, ABANDONED UTILITIES, AND SOILS DISTURBED DURING THE DEMOLITION PROCESS. DEPRESSIONS OR DISTURBED AREAS LEFT FROM THE REMOVAL OF SUCH MATERIAL SHALL BE REPLACED WITH COMPACTED FILL.
10. IF UNSTABLE OR PUMPING SUBGRADE CONDITIONS ARE ENCOUNTERED DURING GRADING, MEASURES TO STABILIZE THE SOILS SHALL BE REQUIRED. THOSE MEASURES COULD CONSIST OF LIME STABILIZATION/TREATMENT, USING CEMENT SLURRY OR CONTROLLED LOW STRENGTH MATERIAL AS FILL MATERIAL, OR USING GEOGRID REINFORCING (LIKELY IN COMBINATION WITH CRUSHED ROCK FILL). THE METHOD OF SUBGRADE STABILIZATION SHALL BE SELECTED BY THE CONTRACTOR AND APPROVED BY THE DISTRICT'S REPRESENTATIVE.
11. ALL FILL MATERIALS, ON-SITE OR IMPORTED, SHALL BE FREE FROM ORGANIC MATERIAL, HAZARDOUS SUBSTANCES, UNSUITABLE FILL DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. ROCK FRAGMENTS OR POORLY WEATHERED MATERIAL LESS THAN 3 INCHES IN DIAMETER MAY BE UTILIZED IN FILL MATERIALS, PROVIDED THOSE MATERIALS ARE NOT PLACED IN CONCENTRATED POCKETS. THE FILL MATERIAL SHALL NOT CONTAIN ROCKS, BLOCKY MATERIAL, OR LUMPS OVER 3 INCHES IN MAXIMUM DIMENSION. FILL SOILS SHALL BE THOROUGHLY MIXED AND BLENDED PRIOR TO USE AS COMPACTED FILL.
12. FILL MATERIALS SHALL BE PLACED IN LAYERS THAT SHALL NOT EXCEED ABOUT 8 INCHES IN LOOSE THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY, MOISTURE-CONDITIONED TO APPROXIMATELY THE OPTIMUM MOISTURE CONTENT, AND PROCESSED AND COMPACTED TO OBTAIN A UNIFORMLY DENSE LAYER. THE FILL SHALL BE PLACED AND COMPACTED ON NEAR-HORIZONTAL PLANES TO A MINIMUM OF 95 PERCENT COMPACTION AS DETERMINED IN THE LABORATORY BY ASTM D1557.

EXISTING UTILITIES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORD SOURCES AND ARE APPROXIMATE ONLY. THE RECORD INFORMATION MAY BE INCOMPLETE AND MAY BE SUBSTANTIALLY DIFFERENT FROM THE ACTUAL LOCATION. THE CONTRACTOR SHALL EXCAVATE WITH CAUTION. NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR REPAIR OF ANY UTILITY DAMAGE BY THE CONTRACTOR'S OPERATIONS.
2. UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DISTRICT'S REPRESENTATIVE OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
3. PROTECT ALL EXISTING UTILITIES WHICH MAY OR MAY NOT BE SHOWN ON THESE PLANS TO REMAIN IN PLACE. ADJUST EXISTING METER BOXES, VALVE BOXES/CANS, ELECTRICAL VAULTS, ETC. TO PROPOSED FINISH GRADE (TYP. FOR ALL UTILITIES WITHIN PROJECT LIMITS).
4. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND SUBSTRUCTURES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.

DUST CONTROL NOTES

1. IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST AND EROSION CONTROL REQUIREMENTS IDENTIFIED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH THE REQUIREMENTS OF THE MONTECITO SANITARY DISTRICT AND THE REGULATIONS OF THE COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT.
2. AFTER CLEARING, GRADING, EARTH MOVING, EXCAVATION OR EMBANKMENT OPERATIONS ARE COMPLETED THE ENTIRE AREA OF DISTURBED SOIL IS TO BE TREATED TO PREVENT WIND PICKUP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY: A) SEEDING AND WATERING UNTIL GRASS COVER IS GROWN. B) SPREADING SOIL BINDERS. C) WETTING THE AREA DOWN, SUFFICIENT TO FORM A CRUST ON THE SURFACE WITH REPEATED SOAKING AS NECESSARY TO MAINTAIN THE CRUST AND PREVENT DUST PICKUP BY THE WIND. D) OTHER METHODS APPROVED IN ADVANCE BY THE DISTRICT'S REPRESENTATIVE.
3. WATERING OR APPLICATION OF SOIL BINDERS SHALL CONTINUE IN THE AMOUNTS NECESSARY TO CONTROL DUST UNTIL THE SITE IS SEEDED AND PLANTS ESTABLISHED.
4. THE CONTRACTOR SHALL DESIGNATE A PERSON(S) TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL BE FOR THE ENTIRE CONSTRUCTION DURATION, INCLUDING HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE DISTRICT'S REPRESENTATIVE IF THE GRADING OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. EARTHEN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL DRAIN AWAY FROM THE PUBLIC RIGHT OF WAY AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
6. EXCEPT AS OTHERWISE APPROVED BY THE DISTRICT'S REPRESENTATIVE, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
7. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE DISTRICT'S REPRESENTATIVE.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE DISTRICT'S REPRESENTATIVE.
9. ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.
10. WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A DEWATERING PUMP, A FILTER BOX, PORTABLE SEDIMENT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.

LEGEND

	BUILDING	AC	ASPHALT CONCRETE
	CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT
	ASPHALT CONCRETE PAVEMENT	FG	FINISH GRADE
	PERMEABLE PAVERS	FL	FLOWLINE
	FLOW LINE	FS	FINISH SURFACE
	SAWCUT LINE	GB	GRADE BREAK
48	GRADING CONTOURS	HP	HIGH POINT
SD	STORM DRAIN LINE	INV	INVERT ELEVATION
W	DOMESTIC WATER LINE	LP	LOW POINT
RW	RECLAIMED WATER LINE	PL	PROPERTY LINE
FW	FIRE WATER LINE	RIM	RIM ELEVATION
S	SANITARY SEWER LINE	R.O.W.	RIGHT OF WAY
		TC	TOP OF CURB
		TG	TOP OF GRATE

CIVIL SHEET INDEX

SHEET	TITLE
C001	GENERAL NOTES AND LEGEND
C002	SITE TOPOGRAPHIC MAP
C101	GRADING AND DRAINAGE PLAN
C102	SEWER AND WATER PLAN
C103	EROSION CONTROL PLAN
C201	DETAILS
C202	DETAILS

NOTE

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE DISTRICT'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY CONSTRUCTION ADJUSTMENTS FOR SITE AND UTILITY DESIGN TO THE DISTRICT'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AND PERFORM THE REQUIRED ADJUSTMENTS AT NO ADDITIONAL COST TO THE DISTRICT OR THE PROJECT.

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: **GENERAL NOTES AND LEGEND**

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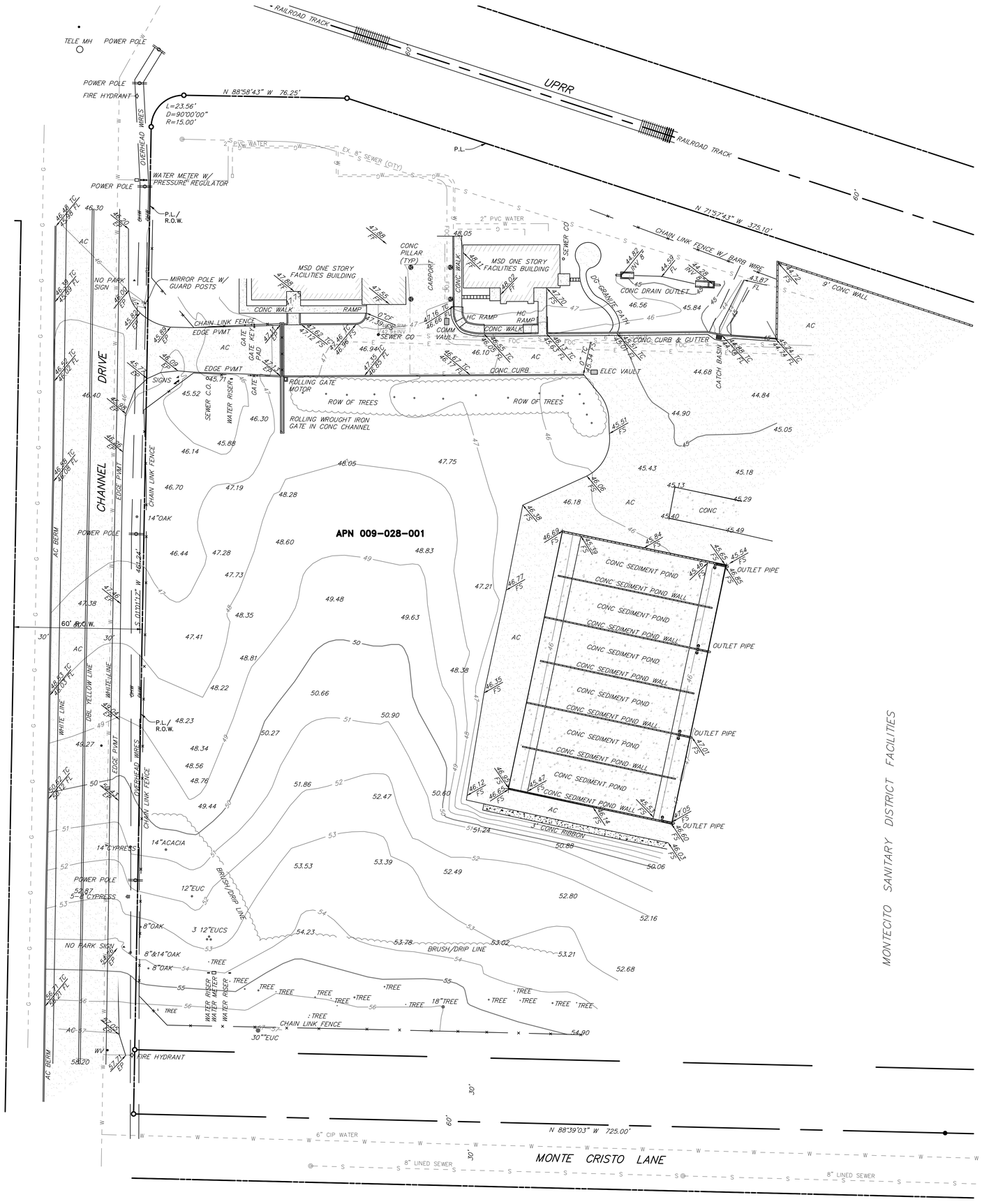
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LEGEND

AC	ASPHALT
CONC	CONCRETE
ELEC	ELECTRIC
ELEV	ELEVATION
EP	EDGE PAVEMENT
FF	FINISH FLOOR
FS	FINISH SURFACE
HC	HANDICAP
MH	MANHOLE
MSD	MONTECITO SANITARY DISTRICT
PVMT	PAVEMENT
OHW	OVERHEAD WIRE
TC	TOP OF CURB
TELE	TELEPHONE
TYP	TYPICAL
UPRR	UNION PACIFIC RAILROAD

CONCRETE

ASPHALT

WALL

BUILDING

NOTE

CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR EXISTING TOPOGRAPHIC SURFACE PRIOR TO BIDDING AND CONSTRUCTION. MONTECITO SANITARY DISTRICT PERFORMED A ROUGH GRADING OPERATION PRIOR TO THIS PROJECT AND SITE CONDITIONS DO NOT MATCH SHEET C002 – SITE TOPOGRAPHIC MAP.

N

SCALE: 1"=20'

0 20 40 60

NOTES

PREPARED AT THE REQUEST OF MONTECITO SANITARY DISTRICT REQUESTED BY CARRIE POYTRESS

PREPARED BY : DODSON LAND SURVEYING, INC.

TOPOGRAPHIC FIELD SURVEY COMPILED FEBRUARY 8 2017

BOUNDARY DATA PER RACK 4 MAPS 3–4, MB 141 PG 31

BASIS OF BEARING IS BASED UPON CONTROL MONUMENT 0027 NAD83 1991.35 ADJUSTMENT PER BOOK 170, PAGE 47, OF RECORD OF SURVEYS, COUNTY OF SANTA BARBARA.

VERTICAL CONTROL IS BASED UPON CONTROL MONUMENT 0027 NAVD88 PER BOOK 170, PAGE 47 OF RECORD OF SURVEYS, COUNTY OF SANTA BARBARA.

1 FOOT CONTOUR INTERVAL

EXISTING UTILITY INFORMATION WAS COMPILED FROM RECORD DRAWINGS PROVIDED BY MSD. NO INVESTIGATION WAS PERFORMED TO VERIFY EXISTING UTILITY INFORMATION.

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1	3/3/17	UPDATED TO NAVD88 NAD83	

SHEET TITLE: *SITE TOPOGRAPHIC SURVEY*

PROJECT: *MONTECITO SANITARY DISSTRICT*
1042 MONTE CRISTO LANE, MONTECITO, CA

PROJECT NO. S03200
SCALE 1" = 20'
DATE 02/08/17
DRAWN BY FH
CHECKED BY DD

DODSON LAND SURVEYING, INC
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1 OF 1 SHTS

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
SITE TOPOGRAPHIC MAP

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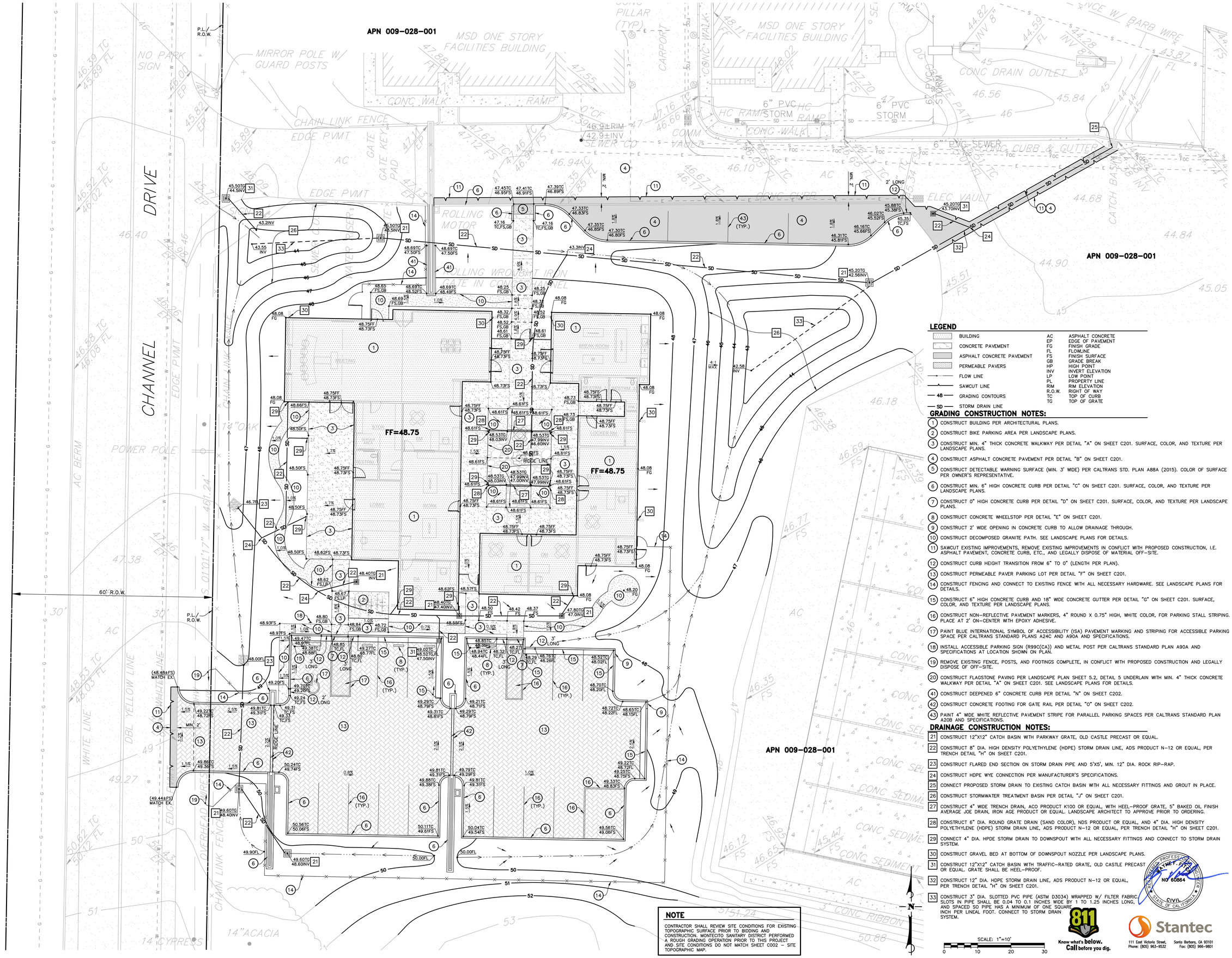
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LEGEND

	BUILDING	AC	ASPHALT CONCRETE
	CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT
	ASPHALT CONCRETE PAVEMENT	FG	FINISH GRADE
	PERMEABLE PAVERS	FL	FLOWLINE
	FLOW LINE	FS	FINISH SURFACE
	SAWCUT LINE	GB	GRADE BREAK
48	GRADING CONTOURS	HP	HIGH POINT
SD	STORM DRAIN LINE	INV	INVERT ELEVATION
		LP	LOW POINT
		PL	PROPERTY LINE
		RIM	RIM ELEVATION
		R.O.W.	RIGHT OF WAY
		TC	TOP OF CURB
		TG	TOP OF GRATE

GRADING CONSTRUCTION NOTES:

1. CONSTRUCT BUILDING PER ARCHITECTURAL PLANS.
2. CONSTRUCT BIKE PARKING AREA PER LANDSCAPE PLANS.
3. CONSTRUCT MIN. 4" THICK CONCRETE WALKWAY PER DETAIL "A" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
4. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DETAIL "B" ON SHEET C201.
5. CONSTRUCT DETECTABLE WARNING SURFACE (MIN. 3' WIDE) PER CALTRANS STD. PLAN A88A (2015). COLOR OF SURFACE PER OWNER'S REPRESENTATIVE.
6. CONSTRUCT MIN. 6" HIGH CONCRETE CURB PER DETAIL "C" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
7. CONSTRUCT 0" HIGH CONCRETE CURB PER DETAIL "D" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
8. CONSTRUCT CONCRETE WHEELSTOP PER DETAIL "E" ON SHEET C201.
9. CONSTRUCT 2' WIDE OPENING IN CONCRETE CURB TO ALLOW DRAINAGE THROUGH.
10. CONSTRUCT DECOMPOSED GRANITE PATH. SEE LANDSCAPE PLANS FOR DETAILS.
11. SAWCUT EXISTING IMPROVEMENTS, REMOVE EXISTING IMPROVEMENTS IN CONFLICT WITH PROPOSED CONSTRUCTION, I.E. ASPHALT PAVEMENT, CONCRETE CURB, ETC., AND LEGALLY DISPOSE OF MATERIAL OFF-SITE.
12. CONSTRUCT CURB HEIGHT TRANSITION FROM 6" TO 0" (LENGTH PER PLAN).
13. CONSTRUCT PERMEABLE PAVER PARKING LOT PER DETAIL "F" ON SHEET C201.
14. CONSTRUCT FENCING AND CONNECT TO EXISTING FENCE WITH ALL NECESSARY HARDWARE. SEE LANDSCAPE PLANS FOR DETAILS.
15. CONSTRUCT 6" HIGH CONCRETE CURB AND 18" WIDE CONCRETE GUTTER PER DETAIL "G" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
16. CONSTRUCT NON-REFLECTIVE PAVEMENT MARKERS, 4" ROUND X 0.75" HIGH, WHITE COLOR, FOR PARKING STALL STRIPING. PLACE AT 2' ON-CENTER WITH EPOXY ADHESIVE.
17. PAINT BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAVEMENT MARKING AND STRIPING FOR ACCESSIBLE PARKING SPACE PER CALTRANS STANDARD PLANS A24C AND A90A AND SPECIFICATIONS.
18. INSTALL ACCESSIBLE PARKING SIGN (R99C(CA)) AND METAL POST PER CALTRANS STANDARD PLAN A90A AND SPECIFICATIONS AT LOCATION SHOWN ON PLAN.
19. REMOVE EXISTING FENCE, POSTS, AND FOOTINGS COMPLETE, IN CONFLICT WITH PROPOSED CONSTRUCTION AND LEGALLY DISPOSE OF OFF-SITE.
20. CONSTRUCT FLAGSTONE PAVING PER LANDSCAPE PLAN SHEET 5.2, DETAIL 5 UNDERLAIN WITH MIN. 4" THICK CONCRETE WALKWAY PER DETAIL "A" ON SHEET C201. SEE LANDSCAPE PLANS FOR DETAILS.
41. CONSTRUCT DEEPENED 6" CONCRETE CURB PER DETAIL "N" ON SHEET C202.
42. CONSTRUCT CONCRETE FOOTING FOR GATE RAIL PER DETAIL "O" ON SHEET C202.
43. PAINT 4" WIDE WHITE REFLECTIVE PAVEMENT STRIPE FOR PARALLEL PARKING SPACES PER CALTRANS STANDARD PLAN A20B AND SPECIFICATIONS.

DRAINAGE CONSTRUCTION NOTES:

21. CONSTRUCT 12"X12" CATCH BASIN WITH PARKWAY GRATE, OLD CASTLE PRECAST OR EQUAL.
22. CONSTRUCT 8" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN LINE, ADS PRODUCT N-12 OR EQUAL, PER TRENCH DETAIL "H" ON SHEET C201.
23. CONSTRUCT FLARED END SECTION ON STORM DRAIN PIPE AND 5'X5', MIN. 12" DIA. ROCK RIP-RAP.
24. CONSTRUCT HDPE WYE CONNECTION PER MANUFACTURER'S SPECIFICATIONS.
25. CONNECT PROPOSED STORM DRAIN TO EXISTING CATCH BASIN WITH ALL NECESSARY FITTINGS AND GROUT IN PLACE.
26. CONSTRUCT STORMWATER TREATMENT BASIN PER DETAIL "J" ON SHEET C201.
27. CONSTRUCT 4" WIDE TRENCH DRAIN, ACO PRODUCT K100 OR EQUAL, WITH HEEL-PROOF GRATE, 5" BAKED OIL FINISH AVERAGE JOE DRAIN, IRON AGE PRODUCT OR EQUAL. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO ORDERING.
28. CONSTRUCT 6" DIA. ROUND GRATE DRAIN (SAND COLOR), NDS PRODUCT OR EQUAL, AND 4" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN LINE, ADS PRODUCT N-12 OR EQUAL, PER TRENCH DETAIL "H" ON SHEET C201.
29. CONNECT 4" DIA. HPDE STORM DRAIN TO DOWNSPOUT WITH ALL NECESSARY FITTINGS AND CONNECT TO STORM DRAIN SYSTEM.
30. CONSTRUCT GRAVEL BED AT BOTTOM OF DOWNSPOUT NOZZLE PER LANDSCAPE PLANS.
31. CONSTRUCT 12"X12" CATCH BASIN WITH TRAFFIC-RATED GRATE, OLD CASTLE PRECAST OR EQUAL. GRATE SHALL BE HEEL-PROOF.
32. CONSTRUCT 12" DIA. HDPE STORM DRAIN LINE, ADS PRODUCT N-12 OR EQUAL, PER TRENCH DETAIL "H" ON SHEET C201.
33. CONSTRUCT 3" DIA. SLOTTED PVC PIPE (ASTM D3034) WRAPPED W/ FILTER FABRIC. SLOTS IN PIPE SHALL BE 0.04 TO 0.1 INCHES WIDE BY 1 TO 1.25 INCHES LONG, AND SPACED SO PIPE HAS A MINIMUM OF ONE SQUARE INCH PER LINEAL FOOT. CONNECT TO STORM DRAIN SYSTEM.

NOTE

CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR EXISTING TOPOGRAPHIC SURFACE PRIOR TO BIDDING AND CONSTRUCTION. MONTECITO SANITARY DISTRICT PERFORMED A ROUGH GRADING OPERATION PRIOR TO THIS PROJECT AND SITE CONDITIONS DO NOT MATCH SHEET C002 – SITE TOPOGRAPHIC MAP.

SCALE: 1"=10'
0 10 20 30

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
GRADING AND DRAINAGE PLAN

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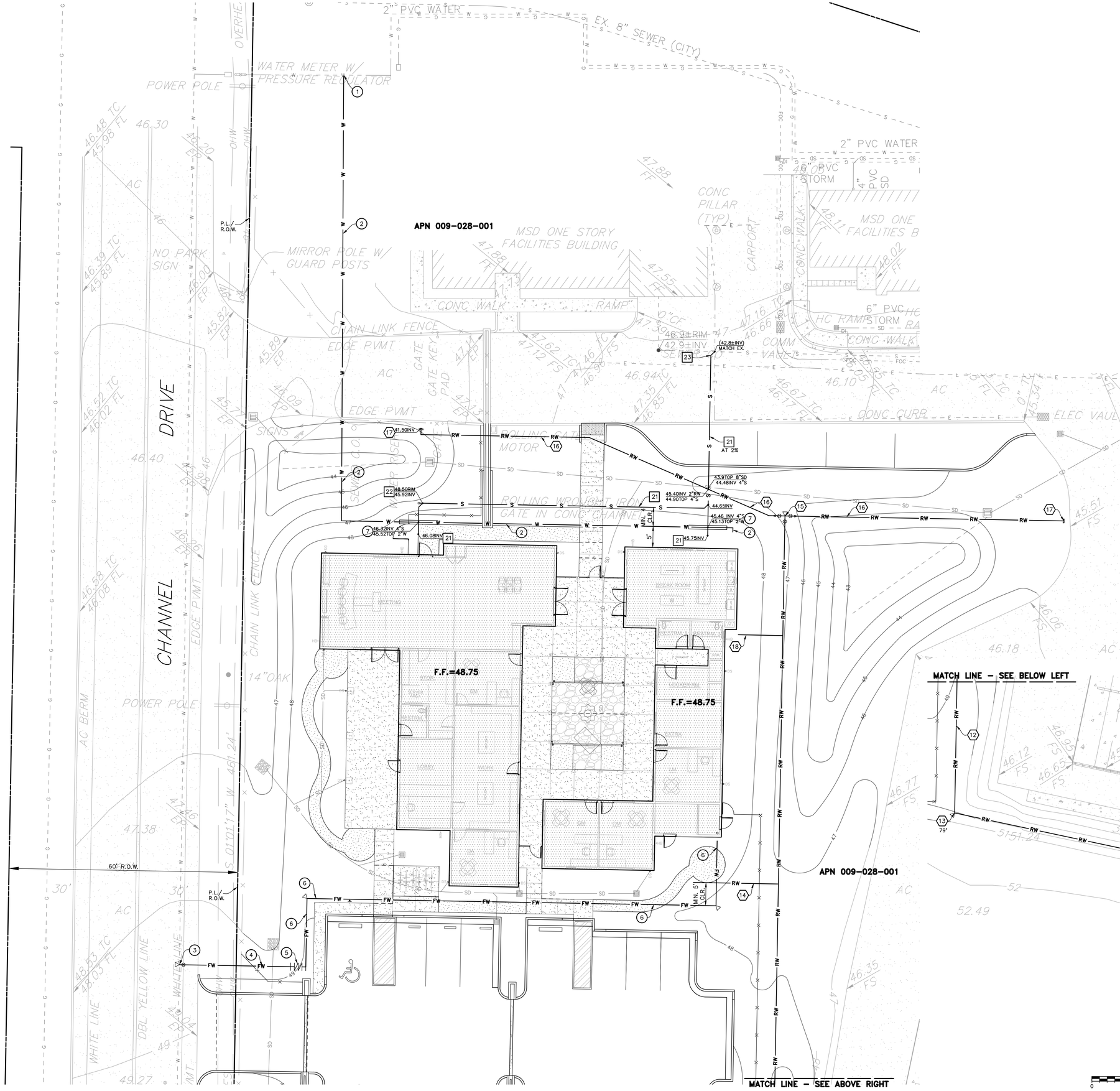
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LEGEND

	BUILDING	AC	ASPHALT CONCRETE
	CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT
	ASPHALT CONCRETE PAVEMENT	FG	FINISH GRADE
	PERMEABLE PAVERS	FL	FLOWLINE
	FLOW LINE	FS	FINISH SURFACE
	SAWCUT LINE	GB	GRADE BREAK
48	GRADING CONTOURS	HP	HIGH POINT
W	DOMESTIC WATER LINE	INV	INVERT ELEVATION
RW	RECLAIMED WATER LINE	LP	LOW POINT
FW	FIRE WATER LINE	PL	PROPERTY LINE
S	SANITARY SEWER LINE	RIM	RIM ELEVATION
SD	STORM DRAIN LINE	R.O.W.	RIGHT OF WAY
		TC	TOP OF CURB
		TG	TOP OF GRATE
		TW	TOP OF WALL

WATERLINE CONSTRUCTION NOTES:

1. CONSTRUCT 2" TAPPING VALVE ON EXISTING 2" DIA. DOMESTIC WATERLINE. [CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, AND DEPTH OF EXISTING UTILITY PIPE PRIOR TO CONSTRUCTION (TYP. FOR ALL UTILITY CONNECTIONS FOR THE ENTIRE PROJECT).]
2. CONSTRUCT 2" DIA. SCHEDULE 80 PVC DOMESTIC WATERLINE PER TRENCH DETAIL "H" ON SHEET C201, AND ALL NECESSARY FITTINGS TO 5' OUTSIDE PROPOSED BUILDING. CONNECT TO BUILDING WATER SERVICE PER PLUMBING PLANS.
3. CONSTRUCT 4" DIA. FIRE WATER SERVICE CONNECTION PER MONTECITO WATER DISTRICT (MWD) STANDARD DRAWING 118, AS SHOWN ON SHEET C202, TO EXISTING 6" DIA. WATER MAIN IN CHANNEL DRIVE.
4. CONSTRUCT 4" DIA. CL 350 DUCTILE IRON FIRE WATERLINE AND ALL NECESSARY FITTINGS PER TRENCH DETAIL "H" ON SHEET C201.
5. CONSTRUCT 4" DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER PER MWD STANDARD DRAWING CS 105, AS SHOWN ON SHEET C202, WITH 4"X2-1/2"X2-1/2" FIRE DEPARTMENT CONNECTION ON BUILDING SIDE OF BACKFLOW PREVENTER.
6. CONNECT 4" DIA. CL 305 C900 PVC FIRE WATERLINE AND ALL NECESSARY FITTINGS PER TRENCH DETAIL "H" ON SHEET C201. CONNECT TO BUILDING FIRE WATER SERVICE PER PLUMBING PLANS.
7. CONSTRUCT 4" THICK CONCRETE ENCASEMENT AROUND PROPOSED WATERLINE FOR 5' ON EITHER SIDE OF PROPOSED SEWER LINE. DO NOT CONSTRUCT JOINTS FOR WATERLINE WITHIN 10' OF EITHER SIDE OF PROPOSED SEWER LINE.

RECLAIMED WATERLINE CONSTRUCTION NOTES:

11. CONNECT PROPOSED 4" DIA. CL 305 C900 PVC RECLAIMED WATERLINE TO EXISTING 4" DIA. PVC RECLAIMED WATERLINE BY MONTECITO SANITARY DISTRICT WITH ALL NECESSARY FITTINGS.
12. CONSTRUCT 4" DIA. CL 305 C900 PVC RECLAIMED WATERLINE PER "H" ON SHEET C201.
13. CONSTRUCT 4" DIA. M/J BEND AND CONCRETE THRUST BLOCK PER MONTECITO WATER DISTRICT (MWD) STANDARD DRAWING CS 113, AS SHOWN ON SHEET C202. ANGLE PER PLAN.
14. CONSTRUCT 1-1/2" IRRIGATION WATER SERVICE CONNECTION PER MWD STANDARD DRAWING CS 104, AS SHOWN ON SHEET C202. CONSTRUCT 1-1/2" SCHEDULE 80 PVC (PURPLE COLOR) RECLAIMED WATERLINE PER TRENCH DETAIL "H" ON SHEET C201 AND CONNECT TO IRRIGATION SERVICE PER LANDSCAPE PLANS.
15. CONSTRUCT 4"X4"X4" M/J TEE, (3)-4" M/J GATE VALVES AND VALVE BOXES PER MWD STANDARD DRAWING CS 112, AS SHOWN ON SHEET C201, AND CONCRETE THRUST BLOCK PER MWD STANDARD DRAWING CS 113, AS SHOWN ON SHEET C202. CONSTRUCT (2)-4"X2" M/J REDUCERS ON RUN SIDES OF TEE AND CONNECT TO PROPOSED 2" DIA. PVC RECLAIMED WATERLINE.
16. CONSTRUCT 2" DIA. SCHEDULE 80 PVC (PURPLE COLOR) RECLAIMED WATERLINE PER TRENCH DETAIL "H" ON SHEET C201.
17. CONSTRUCT 2" DIA. END CAP FOR FUTURE CONNECTION.
18. CONSTRUCT 3/4" IRRIGATION WATER SERVICE CONNECTION PER MWD STANDARD DRAWING CS 104, AS SHOWN ON SHEET C202. CONSTRUCT 3/4" SCHEDULE 80 PVC (PURPLE COLOR) RECLAIMED WATERLINE PER TRENCH DETAIL "H" ON SHEET C201 AND CONNECT TO BUILDING SERVICE PER PLUMBING PLANS.

SANITARY SEWER CONSTRUCTION NOTES:

21. CONSTRUCT 4" DIA. SDR35 PVC SEWER LINE PER TRENCH DETAIL "H" ON SHEET C201 TO 5' OUTSIDE PROPOSED BUILDING. CONNECT TO BUILDING SEWER SERVICE PER PLUMBING PLANS.
22. CONSTRUCT SEWER CLEANOUT PER MONTECITO SANITARY DISTRICT STANDARD DRAWING NO. 3.1, AS SHOWN ON SHEET C202.
23. CONSTRUCT WYE CONNECTION AND TAP INTO EXISTING SEWER LINE PER MONTECITO SANITARY DISTRICT STANDARD DRAWING NO. 8, AS SHOWN ON SHEET C202.

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Proposed project for:
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920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: SEWER AND WATER PLAN

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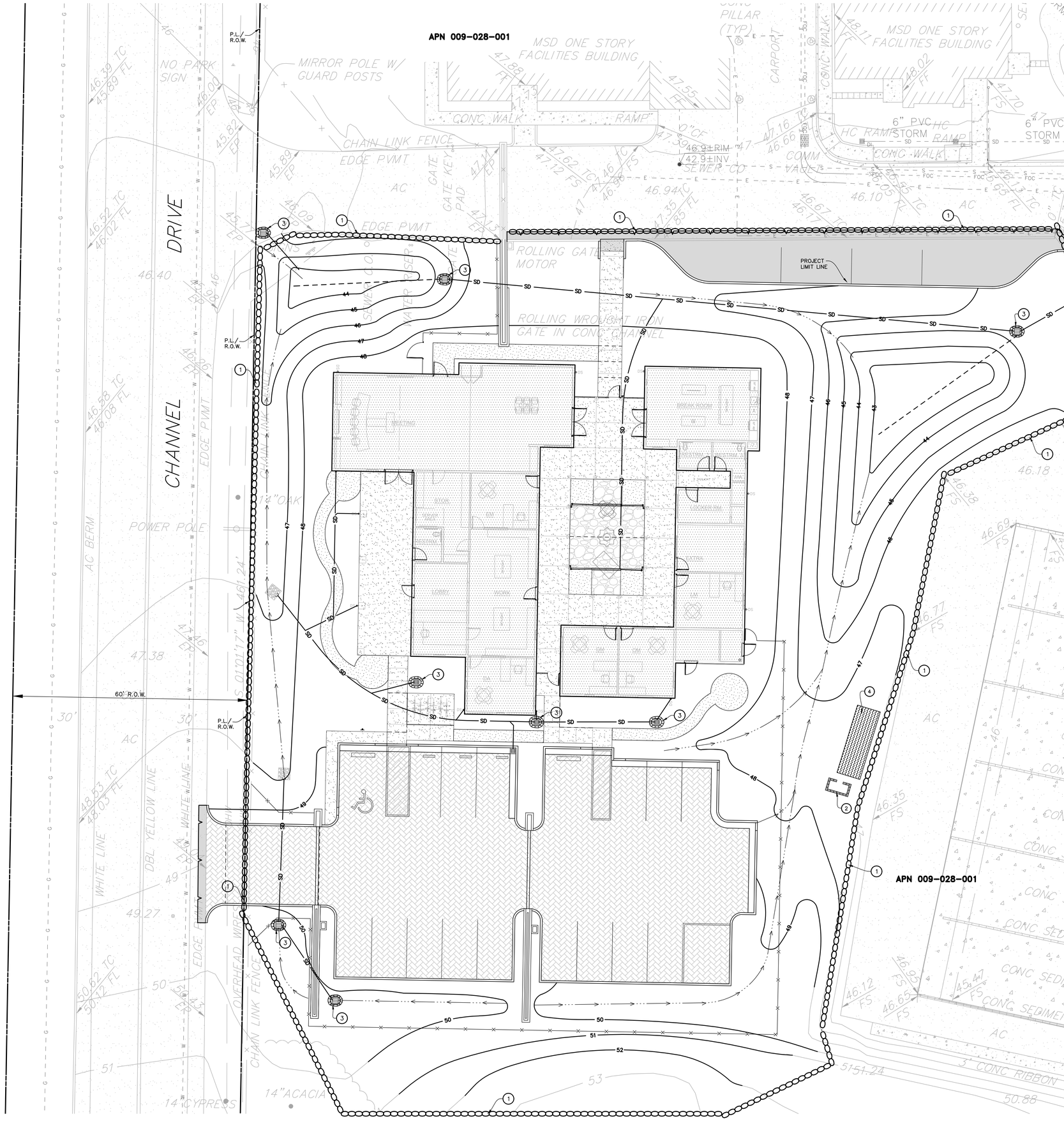
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EROSION CONTROL LEGEND

- (1) EROSION CONTROL CONSTRUCTION NOTE
- ROCK BAG SEDIMENT BARRIER
- FIBER ROLL, ROCK BAG BERM, CUTBACK CURB, OR SILT FENCE
- STABILIZED ENTRANCE
- CONCRETE WASH-OFF AREA

EROSION CONTROL CONSTRUCTION NOTES

1. APPROXIMATE LOCATION FOR CONSTRUCTION OF FIBER ROLL, ROCK BAG BERM, CUTBACK CURB, OR SILT FENCE (PER DETAIL "K" ON SHEET C201) DURING PROJECT CONSTRUCTION, TO INTERCEPT CONSTRUCTION SILT, DEBRIS, AND SETTLEMENTS FROM LEAVING THE SITE. ONLY CLEAN WATER SHALL BE ALLOWED TO DEPART FROM THE PROJECT SITE.
2. CONSTRUCT CONCRETE WASH-OFF AREA PER DETAIL "L" ON SHEET C201.
3. CONSTRUCT ROCK BAG CATCH BASIN SEDIMENT BARRIER PER DETAIL "M" ON SHEET C201, DURING PROJECT CONSTRUCTION.
4. CONSTRUCT STABILIZED ENTRANCE (A MINIMUM 20 FEET LONG BY FULL CONSTRUCTION ENTRANCE ROADWAY WIDTH METAL RUMBLE STRIP) AT ALL ACCESS POINTS FROM THE JOB SITE TO PREVENT TRACKING OF MUD ONTO ROADWAYS, UNLESS OTHERWISE APPROVED BY DISTRICT'S REPRESENTATIVE.

SCALE: 1"=10'
0 10 20 30

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SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: **EROSION CONTROL PLAN**

DRAWN BY: WF

CHECKED BY: SW

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/01/19

REVISIONS

NO.	DATE	TYPE

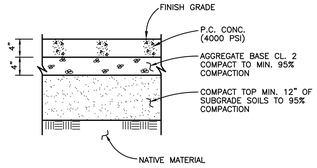
C103

SHEET OF

REGISTERED PROFESSIONAL ENGINEER
WILLIAM F. FREE
No 60864
CIVIL
STATE OF CALIFORNIA

PLOT: 1/31/2019 10:39:55 AM

W:\2064\active\2064158900\Engineering\Civil\2064158900gd.dwg

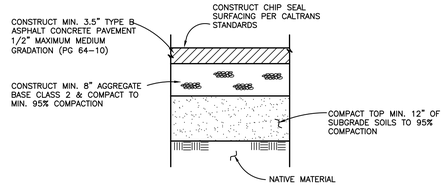


NOTES:

1. FOR EXPANSION AND CONTROL JOINT DETAILS AND LAYOUT, SEE LANDSCAPE PLANS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

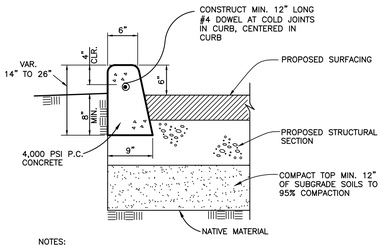
CONCRETE STRUCTURAL SECTION

NOT TO SCALE | A



ASPHALT CONCRETE PAVEMENT STRUCTURAL SECTION

NOT TO SCALE | B

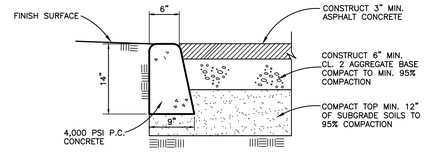


NOTES:

1. FOR EXPANSION JOINT DETAILS, SEE LANDSCAPE PLANS. LAYOUT FOR JOINTS SHALL BE MIN. 20' O.C. OR AT CORNERS FOR EXPANSION JOINTS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

VARIABLE HEIGHT CURB

NOT TO SCALE | C

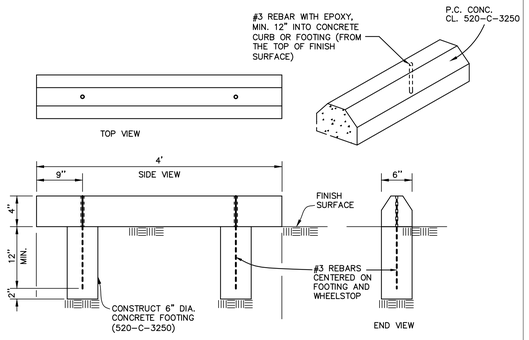


NOTES:

1. FOR EXPANSION JOINT DETAILS, SEE LANDSCAPE PLANS. LAYOUT FOR JOINTS SHALL BE MIN. 20' O.C. OR AT CORNERS FOR EXPANSION JOINTS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

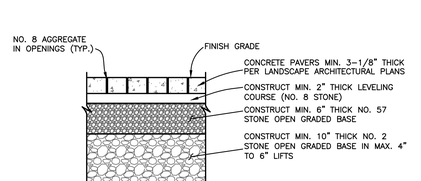
0" CONCRETE CURB

NOT TO SCALE | D



CONCRETE WHEELSTOP

NOT TO SCALE | E

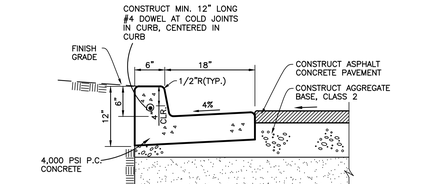


PAVER SPECIFICATIONS:

1. CONTRACTOR SHALL HAVE A CURRENT CERTIFICATE FROM THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE CONCRETE PAVER INSTALLER CERTIFICATION PROGRAM WITH JOB REFERENCES FOR PROJECTS OF SIMILAR SIZE AND SCOPE.
2. PAVERS SHALL CONFORM WITH ASTM C936.
3. PAVER COLOR AND FINISH SHALL BE DETERMINED BY ARCHITECT AND LANDSCAPE ARCHITECT.
4. BASE AND SUBBASE MATERIALS SHALL HAVE A MINIMUM 0.32 VOID RATIO.
5. ALL PRODUCT SUBSTITUTIONS SHALL BE SUBMITTED AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
6. CRUSHED ROCK SHALL HAVE 90% FRACTURED FACES WITH LA ABRASION < 40 PER ASTM C131. ROUNDED RIVER GRAVEL SHALL NOT BE ALLOWED.
7. CONTRACTOR SHALL VERIFY THAT SOIL SUBGRADE IS FREE FROM STANDING WATER, AND SUBGRADE PREPARATION, COMPACTION AND ELEVATIONS CONFORM WITH PROJECT REQUIREMENTS.
8. SUBBASE SHALL BE COMPACTED WITH AT LEAST TWO PASSES WITH A VIBRATORY MODE ROLLER AND TWO PASSES IN STATIC MODE. DO NOT CRUSH AGGREGATE WITH ROLLER.
9. THE NO. 57 SUBBASE SHALL BE TESTED FOR PROPER COMPACTION.
10. NO GREATER THAN 1/8" DIFFERENCE IN HEIGHT BETWEEN ADJACENT PAVERS SHALL BE ALLOWED.
11. SURFACE ELEVATION OF PAVERS SHALL BE 1/8 TO 1/4 INCH ABOVE ADJACENT DRAINAGE INLETS, CONCRETE COLLARS, OR CHANNELS.
12. CONTRACTOR SHALL VERIFY THE SURFACE INFILTRATION AT A MINIMUM OF 100 IN./HR USING ASTM C1781.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING WORK FROM SEDIMENT DEPOSITION AND DAMAGE FROM CONSTRUCTION ACTIVITIES.
14. PAVER INSTALLER SHALL RETURN TO SITE SIX MONTHS AFTER COMPLETION OF WORK TO PROVIDE THE FOLLOWING AS REQUIRED: FILL PAVER JOINTS WITH STONES, REPLACE BROKEN OR CRACKED PAVERS, AND RE-LEVEL SETTLED PAVERS TO INITIAL ELEVATIONS.

PERMEABLE PAVER STRUCTURAL SECTION

NOT TO SCALE | F

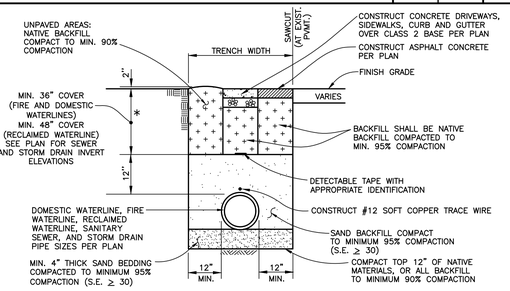


NOTES:

1. FOR EXPANSION JOINT DETAILS, SEE LANDSCAPE PLANS. LAYOUT FOR JOINTS SHALL BE MIN. 20' O.C. OR AT CORNERS FOR EXPANSION JOINTS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

6" CONCRETE CURB AND 18" CONCRETE GUTTER

NOT TO SCALE | G

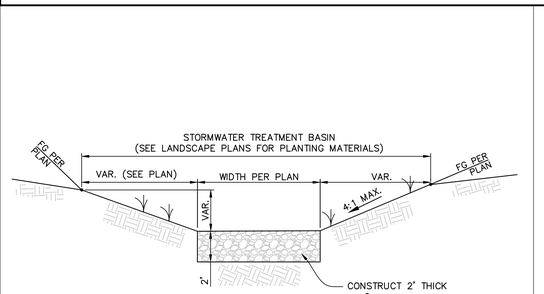


* MAINTAIN MIN. 6" VERTICAL CLEARANCE FOR ALL UTILITY CROSSINGS.

NOTE: CONTRACTOR SHALL VERIFY EXISTING UTILITIES BY POTHOLING, PRIOR TO CONSTRUCTION AND PROPOSE ANY HORIZONTAL AND/OR VERTICAL ADJUSTMENT FOR DRAINAGE DESIGN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

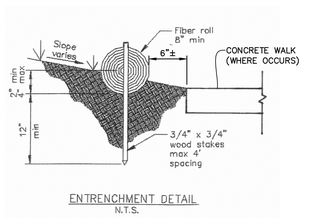
TYPICAL UTILITY TRENCH SECTION

NOT TO SCALE | H

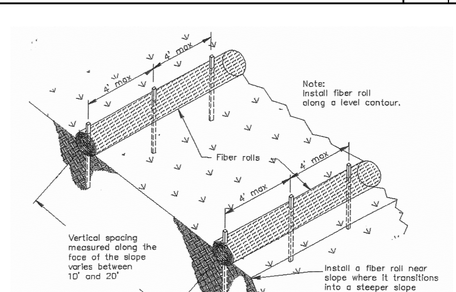


STORMWATER TREATMENT BASIN

NOT TO SCALE | J



ENTRENCHMENT DETAIL
N.T.S.



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

FIBER ROLL DETAILS

NOT TO SCALE | K

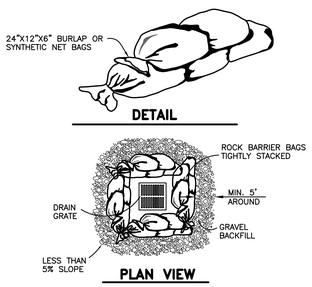


NOTES:

1. ALL CONCRETE TRUCKS AND FINISHING TOOLS SHALL BE WASHED AT THE WASH OFF AREA.
2. ALL CONCRETE WASTE COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OF OFF-SITE.
3. LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

CONCRETE WASH-OUT AREA

NOT TO SCALE | L



NOTES:

1. FILL ROCK BARRIER BAGS ⅔ FULL OF ¾" ROCK.
2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

ROCK BAG CATCH BASIN SEDIMENT BARRIER

NOT TO SCALE | M

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: **DETAILS**

DRAWN BY: WF

CHECKED BY: SW

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/01/19

REVISIONS

NO.	DATE	TYPE



C201

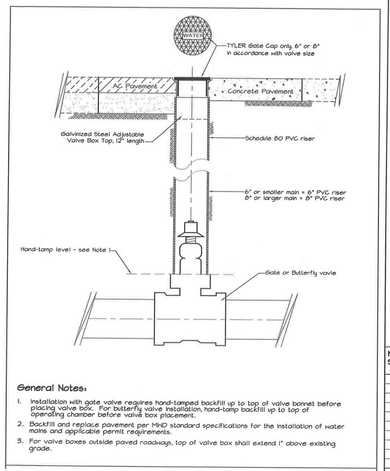
SHEET OF

811 Know what's below. Call before you dig.

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111 East Victoria Street, Santa Barbara, CA 93101
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PLOT: 1/31/2019 10:40:10 AM

V:\2064\active\2064158900\Engineering\Civil\2064158900gd.dwg

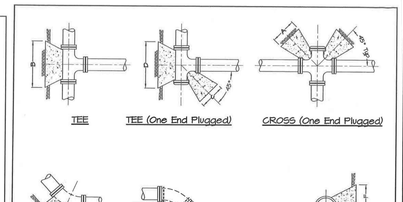


General Notes:

1. Installation with gate valve requires hand-tamped backfill up to top of valve bonnet before placing valve box. For butterfly valve installation, hand-tamp backfill up to top of operating chamber before valve box placement.
2. Backfill and replace pavement per MND standard specifications for the installation of water mains and applicable permit requirements.
3. For valve boxes outside paved roadways, top of valve box shall extend 1" above existing grade.

VALVE BOX & COVER		
OCT 2006	MND CONSTRUCTION STANDARD DRAWING	GS 112

VALVE BOX AND COVER
NOT TO SCALE



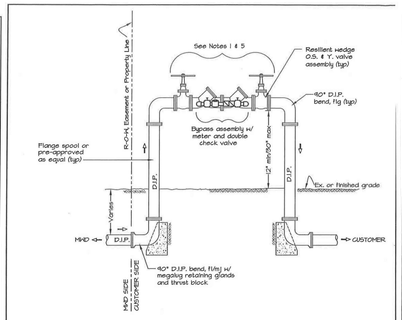
General Notes:

1. Thrust blocks to be poured against firm undisturbed native soil.
2. Concrete mix to be 5 sack.
3. Concrete poured against the pipe fitting must not extend beyond the joints.
4. Dimensions shown below are given in inches except as notes.

Main Size (in)	Main Pressure (psi)	Crosses & Tees					Horizontal Bends								Required CMBC Yards
							90°		45°		22-1/2°		11-1/4°		45° 22-1/2° 11-1/4°
		F	A	B	C	D	F	E	F	E	F	E	F	E	
4	0-150	5	12	12	12	18	5	12	5	12	5	12	5	12	0.4 0.2 0.2
4	150-300	6	12	12	18	24	6	18	5	12	5	12	5	12	0.8 0.4 0.2
6	0-150	6	18	18	18	30	6	18	6	12	6	12	6	12	0.9 0.5 0.3
6	150-300	9	12	18	24	36	9	24	9	18	6	12	6	12	1.8 1.0 0.5
8	0-150	9	12	18	24	36	9	24	6	18	6	12	6	12	1.5 0.8 0.4
8	150-300	12	18	24	36	48	12	36	9	24	9	18	6	12	3.0 1.6 0.8
10	0-150	12	18	18	30	36	12	30	9	24	6	18	6	12	2.3 1.2 0.6
10	150-300	15	24	30	42	60	15	42	12	30	9	24	6	18	4.6 2.4 1.2
12	0-150	12	18	30	36	54	12	36	12	24	9	18	6	12	3.3 1.7 0.8
12	150-300	18	24	36	48	72	18	48	15	36	12	24	9	18	6.8 3.4 1.7

CONCRETE THRUST BLOCK		
OCT 2006	MND CONSTRUCTION STANDARD DRAWING	GS 113

CONCRETE THRUST BLOCK
NOT TO SCALE

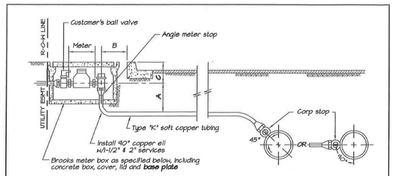


General Notes:

1. The double detector check assembly shall be in accordance with the University of Southern California Foundation for Cross-Connection Control's most current List of Approved Backflow Assemblies , AWWA C510-97, and approved by MND prior to installation.
2. Location of assembly to be approved by MND prior to installation.
3. There shall be no water service connections between the District water main & the backflow assembly.
4. Assembly shall be horizontal and level unless approved for other orientations and approved by MND prior to installation.
5. Thrust blocks to be per MND GS 113.
6. Backflow assembly to be tested and approved by a certified tester. No water shall be supplied to the fireline, except for backflow testing purposes, until a satisfactorily completed backflow test report is received at the Montecito Water District office (583 San Ysidro Road, Montecito).
7. Maintain minimum 12-inch horizontal and vertical clearance from any structure.
8. Pipe supports with concrete footings (not shown) required as needed.

DOUBLE DETECTOR CHECK BACKFLOW ASSEMBLY FOR FIRELINE		
OCT 2006	MND CONSTRUCTION STANDARD DRAWING	GS 105

DDCV BACKFLOW ASSEMBLY
NOT TO SCALE



General Notes:

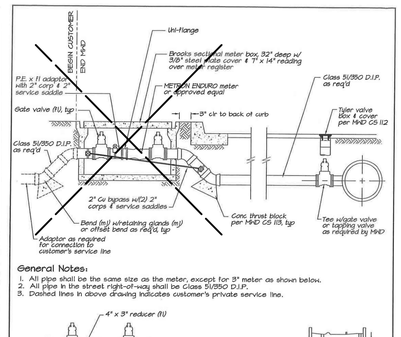
1. Water meter & customer service valve to be furnished by MWD.
2. James Jones Co. designations are used to identify fittings. Similar fittings from other manufacturers may be approved.
3. Install J-4774 saddle with neoprene ring gaskets & CS thread when connecting all service taps.
4. Tap all steel pipe through saddle, welded coupling, or approved equal.
5. Minimum separation between service taps shall be two 2 feet.
6. Services shall be installed at right angles to the line of the main.
7. Backfill per MWD Standard Specifications for the installation of water mains.
8. If main being tapped is encased in polyethylene sheath, service line shall be wrapped for a distance of 9 feet from the main.
9. 3/4" services shall have a 1" tap, 1" service line (copper type "K" soft) & will bush down at the meter with a J-120-H bushing.
10. For 1-1/2" & 2" services longer than 20' use copper slip coupling (soldered).
11. Note: 1-1/2" & 2" copper pipe type "K" **soft** for underground use only.
1-1/2" & 2" copper pipe type "K" **hard** for above ground use only.
12. Steel traffic lids to be installed when meter box is subject to vehicle traffic or parking. Steel lids to be BROOKS or EISEL hinged, diamond plate and conform with series numbers listed below.

MATERIALS & DIMENSIONS

Meter Size	Angle Meter Stop	Corp Stop	Ball Valve	Meter Space	A	B	C	Meter Box Series Number
3/4"	J-4619H	J-1137	J-19084	9-3/8"	15"	8"	8"	36-5
1"	J-4619H	J-1137	J-19084	11-1/8"	15"	8"	8"	36-5
1-1/2"	J-4775H	J-1137	J-19134	13-1/4"	15"	12"	8"	65-5
2"	J-4775H	J-1137	J-19134	16-3/4"	15"	12"	8"	66-5

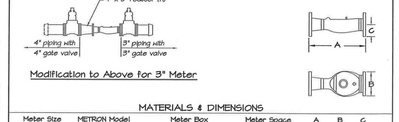
3/4" TO 2" SERVICE CONNECTION		
OCT 2006	MND CONSTRUCTION STANDARD DRAWING	GS 104

WATER SERVICE CONNECTION
NOT TO SCALE



General Notes:

1. All pipe shall be the same size as the meter, except for 3" meter as shown below.
2. All pipe in the street right-of-way shall be Class 51/350 D.I.P.
3. Dashed lines in above drawing indicates customer's private service line.

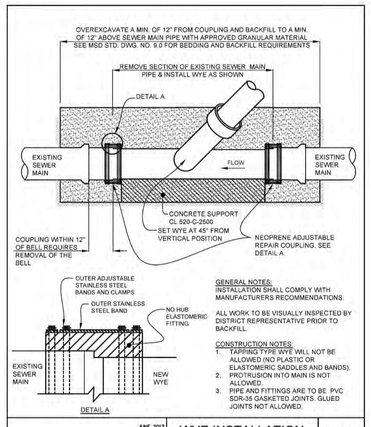


MATERIALS & DIMENSIONS

Meter Size	METRON Model	Meter Box	Meter Space	A	B	C
3"	Enduro 660	Brooks 145 sectional	11-1/8"	15"	8"	8"
4"	Enduro 1500	Brooks 145 sectional	13-1/4"	15"	12"	8"
6"	Enduro 2400	Brooks 146 sectional	16-3/4"	15"	12"	8"

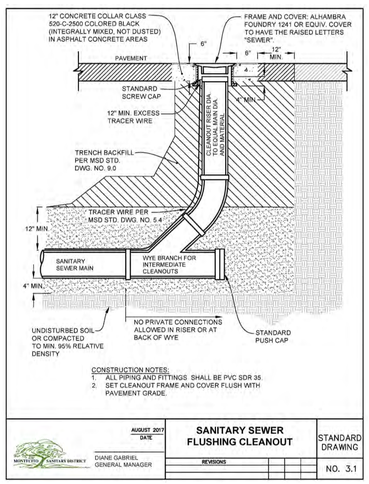
3", 4" & 6" METER AND SERVICE CONNECTION		
OCT 2006	MND CONSTRUCTION STANDARD DRAWING	115

WATER SERVICE CONNECTION
NOT TO SCALE



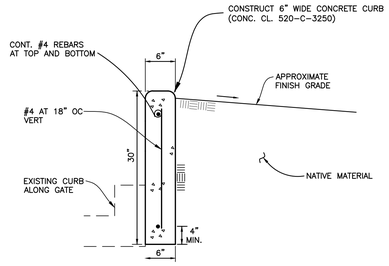
JUNE 2017 DATE	WYE INSTALLATION TO EXISTING MAIN	STANDARD DRAWING
MONTECITO SANITARY DISTRICT — DIANE GABRIEL, GENERAL MANAGER	REVISIONS	NO. 8.0

WYE CONNECTION
NOT TO SCALE

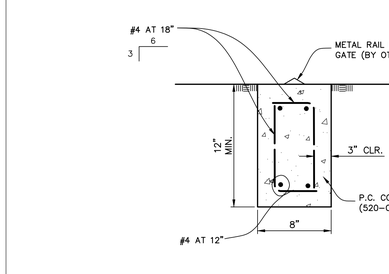


AUGUST 2017 DATE	SANITARY SEWER FLUSHING CLEANOUT	STANDARD DRAWING
MONTECITO SANITARY DISTRICT — DIANE GABRIEL, GENERAL MANAGER	REVISIONS	NO. 3.1

TYPICAL CLEANOUT AND COVER
NOT TO SCALE



DEEPENED 6" CONCRETE CURB	N.T.S.	N



CONCRETE FOOTING	N.T.S.	O

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Proposed project for:
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C202

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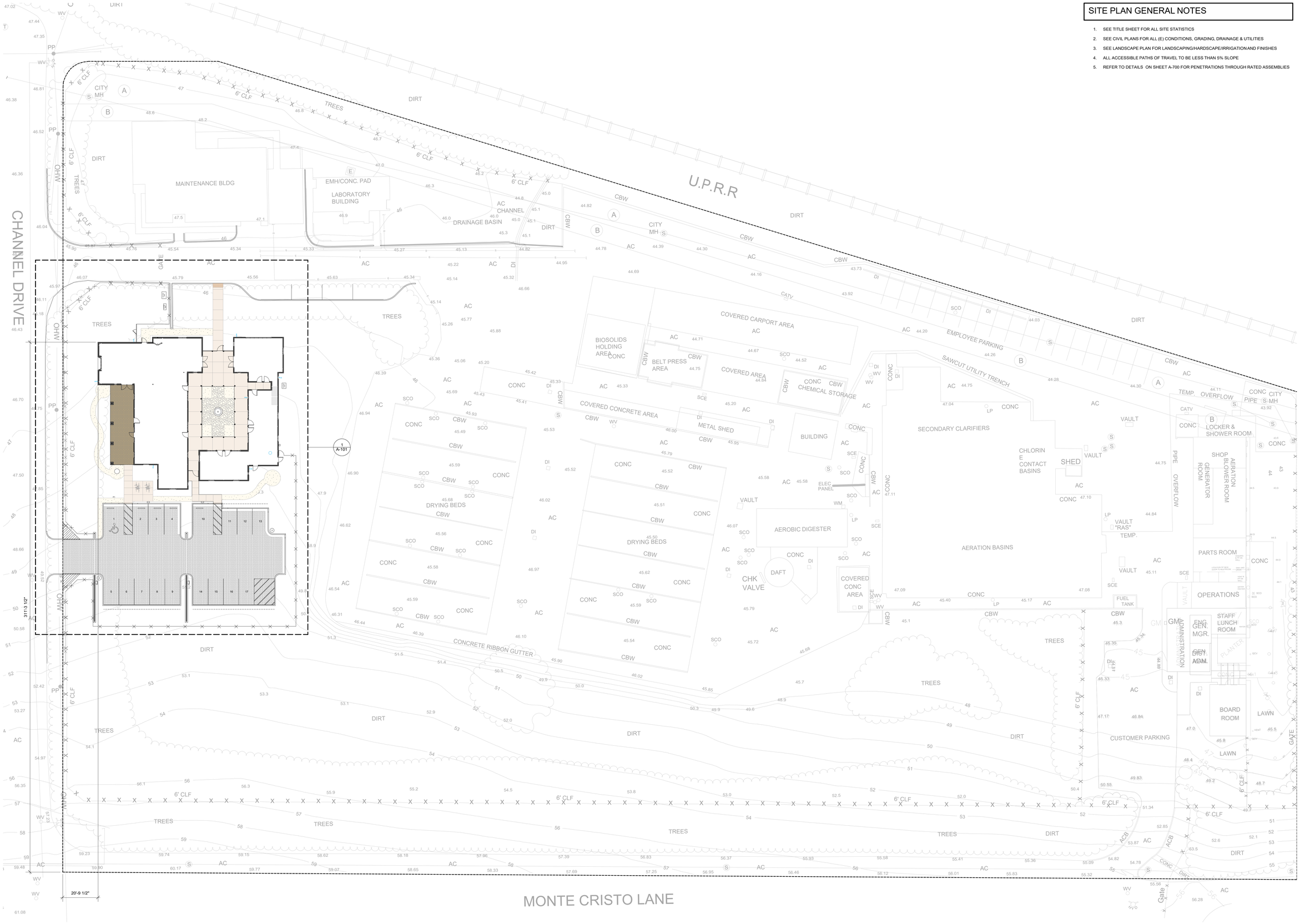
Stantec
111 East Victoria Street, Santa Barbara, CA 93101
Phone: (805) 963-9532 Fax: (805) 966-9801

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SITE PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES



1 OVERALL SITE PLAN
SCALE: 1" = 20 ft

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LICENSED ARCHITECT
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No. C 32179
REN. 07.31.19
STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	OVERALL SITE PLAN
DRAWN BY:	JH
CHECKED BY:	

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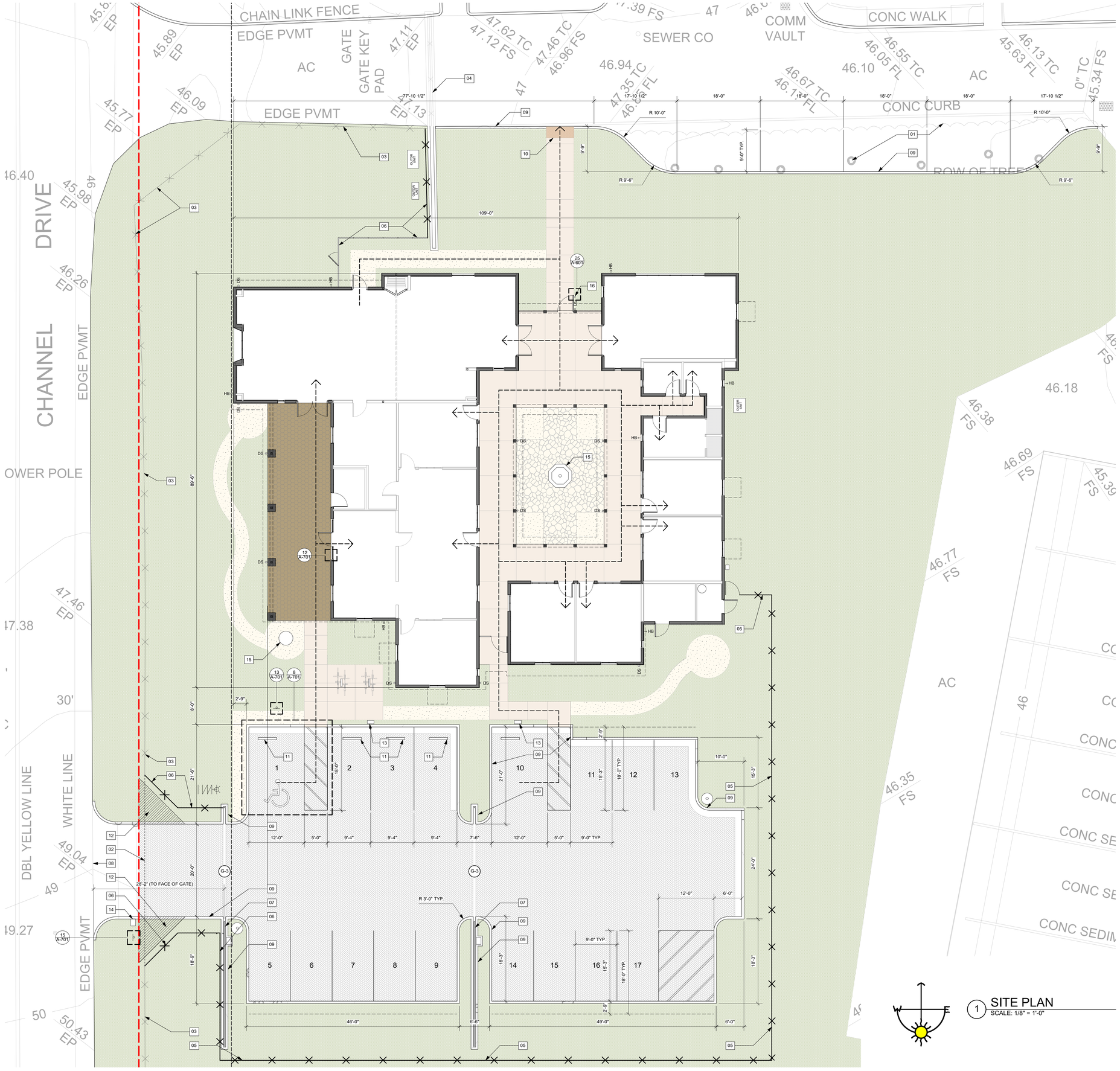
ISSUE DATE: 2/1/19

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NO.	DATE	TYPE

A-100

SHEET OF



SITE PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

SITE PLAN KEYNOTES

01.	(E) TREES/VEGETATION TO BE REMOVED
02.	(E) CHAIN LINK FENCE TO BE REMOVED
03.	(E) CHAIN LINK FENCE TO REMAIN
04.	(E) MOTORIZED ROLLING GATE TO REMAIN
05.	CHAIN LINK FENCE PER LANDSCAPE DWGS.
06.	DECORATIVE SECURITY FENCE/GATE PER LANDSCAPE DWGS.
07.	FUTURE MOTORIZED ROLLING GATE. PROVIDE ELECTRICAL STUB OUT PER ELECTRICAL DWGS. & LOOP DETECTORS EACH SIDE OF GATE
08.	CURB CUT AND DRIVEWAY PER CIVIL DWGS.
09.	CURB PER CIVIL DWGS.
10.	TRUNCATED DOMES, SEE DETAIL 10/A-701
11.	CONCRETE WHEEL STOP
12.	SIGHT TRIANGLE
13.	FUTURE EVCS
14.	MAILBOX
15.	FOUNTAIN PER LANDSCAPE DWGS.
16.	TUBE STEEL BOLLARD/GATE STOP

LEGEND

- (N) LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- (N) TILE PAVING - SEE LANDSCAPE DWGS.
- (N) STONE PAVING - SEE LANDSCAPE DWGS.
- (N) COLORED CONCRETE PAVING - SEE LANDSCAPE DWGS.
- (N) DECOMPOSED GRANITE PATHWAY - SEE LANDSCAPE DWGS.
- (N) PERMEABLE PAVING - SEE CIVIL AND LANDSCAPE DWGS.
- ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOPE, MINIMUM 36" WIDE
- FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER PER CIV/L DWGS., TO BE PAINTED (FRAZEE #2977N GRIPPIE) AND SCREENED WITH LANDSCAPE. COORDINATE W/ FIRE DEPARTMENT
- BIKE RACK PER LANDSCAPE DWGS.
- OUTDOOR CONDENSER/VRF UNIT PER MECHANICAL DWGS.
- HOSE BIB PER PLUMBING DWGS.
- DOWNSPOUT

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003
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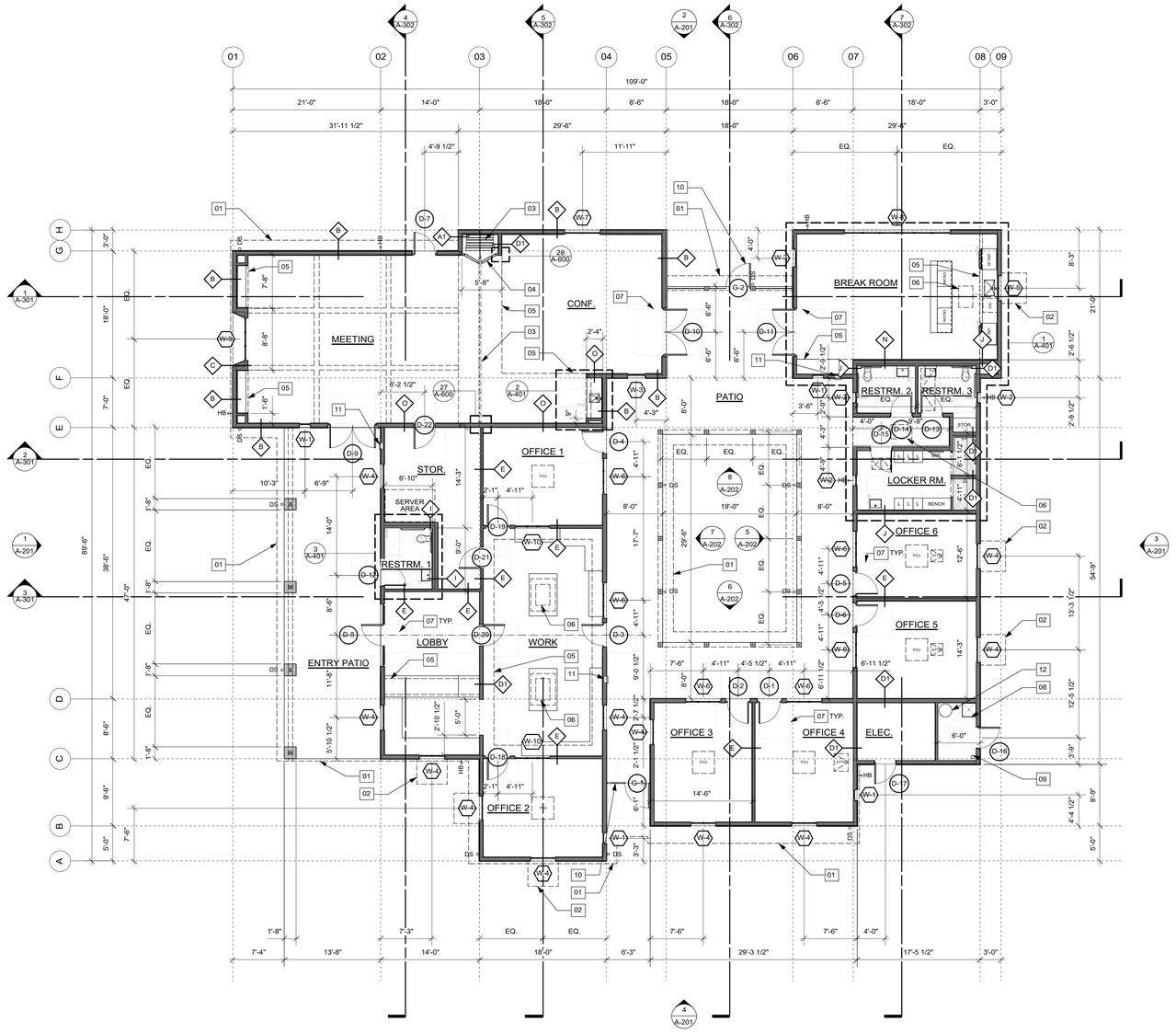
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A-101

SHEET OF



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

FLOOR PLAN KEYNOTES

01.	LINE OF ROOF/BEAM ABOVE
02.	LINE OF AWNING ABOVE
03.	FOLDING PARTITION DOOR, OWNER FURNISHED CONTRACTOR INSTALLED
04.	3-PIECE ACOUSTICAL STORAGE POCKET DOORS PER MANUFACTURER, TO MATCH FOLDING PARTITION DOOR, 5'-0" OVERALL WIDTH (INCLUDING JAMBS) X 11'-0" TALL
05.	LINE OF SOFFIT/DROPPED CEILING
06.	LINE OF SKYLIGHT ABOVE
07.	MANEUVERING SPACE REQUIRED AT DOOR. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STRIKE EDGE FOR ALL INTERIOR DOORS INTENDED FOR USER PASSAGE
08.	SERVICE SINK PER PLUMBING DWGS.
09.	FIRE RISER PER PLUMBING DWGS.
10.	DECORATIVE GATE/FENCE PER ELEVATIONS
11.	2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
12.	WATER HEATER PER PLUMBING DWGS.

WALL LEGEND

COORDINATE ALL WALLS W/ STRUCTURAL DRAWINGS

TYPICAL INTERIOR WALLS 3.5" METAL STUD, PER D2/A-700, U.N.O.
TYPICAL PLUMBING WALLS 5.5" METAL STUD, PER D1/A-700, U.N.O.
TYPICAL EXTERIOR WALLS 5.5" METAL STUD, PER A1/A-700, U.N.O.

METAL STUD WALL

METAL DOUBLE STUD WALL

WALL TYPE, REFER TO SHEET A-700

NOTE: WHERE A PORTION OF WALL NECESSITATES PLYWOOD SHEATING, RESILIENT CHANNEL, TWO LAYERS OF GYPSUM BOARD, ETC., THE ENTIRE WALL LENGTH SHALL RECIEVE THE SAME

LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
	24"X30" ATTIC ACCESS
	20"X20" ATTIC ACCESS

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SANTA BARBARA, CA

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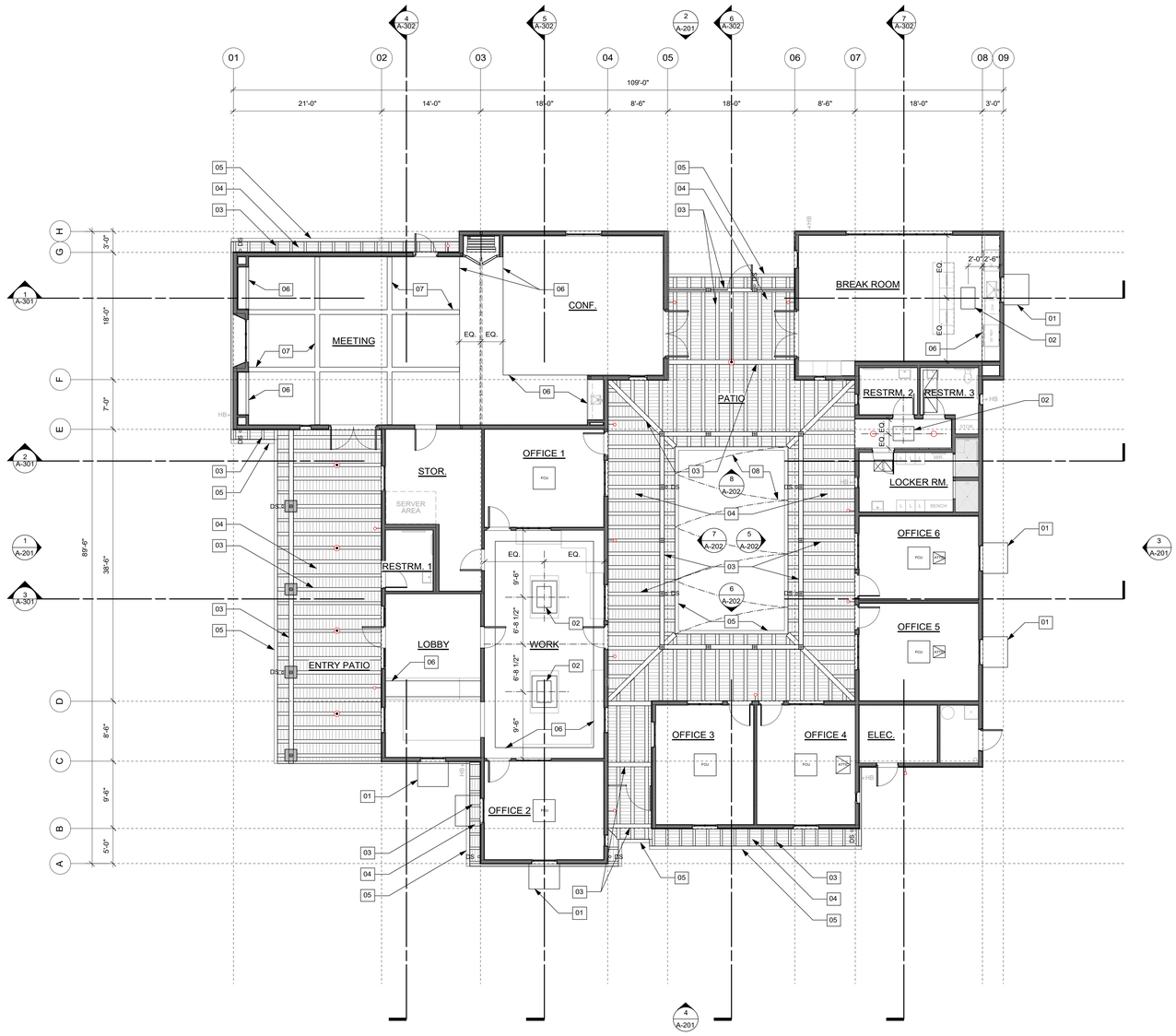
SHEET OF

RCP GENERAL NOTES

1. SEE SHEET A-102 FOR DOOR & WINDOW LOCATIONS
2. SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION

RCP KEYNOTES

01.	AWNING
02.	SKYLIGHT
03.	WOOD BEAM/RAFTER PER STRUCTURAL DWGS., STAINED
04.	WOOD T&G, STAINED
05.	GUTTER
06.	LINE OF SOFFIT/DROP CEILING, SEE I.D. FOR ADDITIONAL INFORMATION
07.	FALSE BEAM, SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION
08.	STRING LIGHTS, PER ELECTRICAL DWGS.



1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
	24"X30" ATTIC ACCESS
	20"X20" ATTIC ACCESS
ROOF VENT	ROOF VENT
	ROOF DRAIN & OVERFLOW PER PLUMBING DWGS.
	EXTERIOR PENDANT LIGHT FIXTURE, PER ELECTRICAL DWGS.
	EXTERIOR WALL SCONCE LIGHT FIXTURE, PER ELECTRICAL DWGS.

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SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
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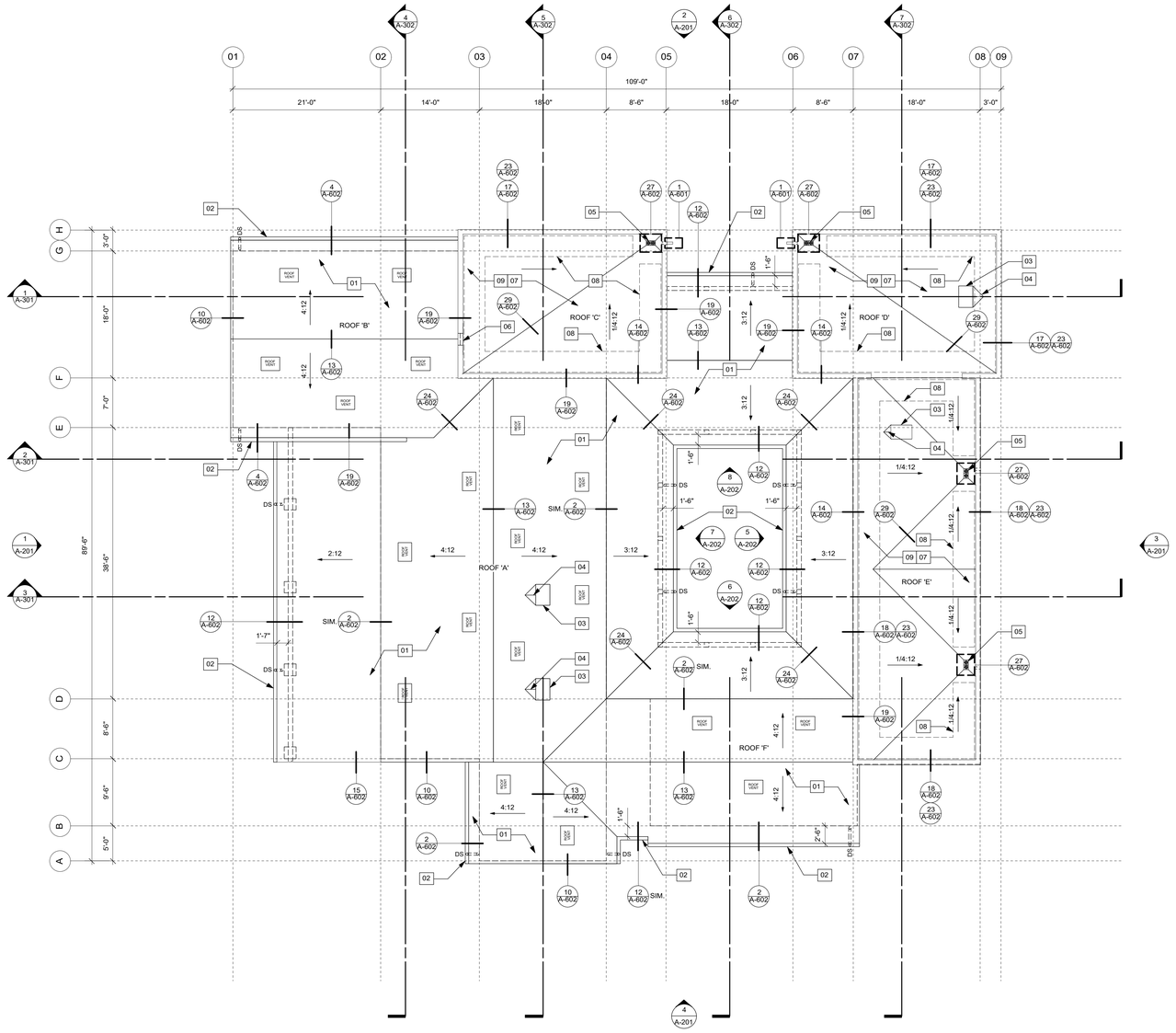
ISSUE DATE: 2/1/19

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A-103

SHEET OF



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES

01. CLASS A TWO-PICE CLAY TILE ROOF, PER ELEVATIONS
02. GUTTER AND DOWNSPOUT PER ELEVATIONS
03. 24"X36" SKYLIGHT - SKYLIGHTS SHALL BE LABELED STATING THE NAME OF THE MANUFACTURER, THE APPROVED LISTING AGENCY, THE PRODUCT DESIGNATION AND THE PERFORMANCE GRADE RATING AS IS SPECIFIED IN AAMA/WDMA/CSA 01/1.S.2/A440
04. ROOF CRICKET
05. ROOF DRAIN & OVERFLOW, PER PLUMBING DWGS.
06. 20"X30" WALL ACCESS PANEL, SERVING ATTIC SPACE
07. SINGLE PLY THERMOPLASTIC MEMBRANE OVER COVER BOARD OVER TAPERED RIGID INSULATION, MIN. 2% SLOPE PER PLAN. REFER TO ADDITIONAL FLASHING DETAILS ON SHEET A-602
08. 36" WIDE WALK PAD, PER ROOF MANUFACTURER
09. SPRAY-APPLIED POLYURETHANE FOAM AIR-IMPERMEABLE INSULATION AT ATTIC & ENCLOSED RAFTER SPACES. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. NO CLASS I VAPOR RETARDERS ARE TO BE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY

ROOF VENTING CALCULATIONS

CLAY TILE ROOF

PROVIDE THE FOLLOWING REQUIRED VENTILATION:

CODE REQUIRED VENTING = 1 SF VENT PER 300 SF VENTED AREA -
PER CBC 1203.2, EXCEPTION (1 PERM VAPOR BARRIER PER ASTM E96 AT WARM SIDE)

ROOF	VENTED AREA (SF)	CODE REQMT.	CODE REQ'D VENT (SF)	CODE REQ'D VENT (SI)	PROVIDED VENT (SI)
A	1,905	1/300	6.4	914	949
B	798	1/300	2.7	383	431
C	615	N/A	N/A	N/A	N/A
D	615	N/A	N/A	N/A	N/A
E	976	N/A	N/A	N/A	N/A
F	523	1/300	1.7	251	259

VENTILATION PROVIDED
VENT TYPES:

"M" STYLE - O'HAGIN VENT (HIGH AND LOW)
86.25 SQ. INCHES/EA

ROOF 'A'
11 TYPE "M" = 949 SQ. INCHES FREE VENT

ROOF 'B'
5 TYPE "M" = 431 SQ. INCHES FREE VENT

ROOF 'C'
N/A (FLAT NON-VENTED ROOF)

ROOF 'D'
N/A (FLAT NON-VENTED ROOF)

ROOF 'E'
N/A (FLAT NON-VENTED ROOF)

ROOF 'F'
3 TYPE "M" = 259 SQ. INCHES FREE VENT

LEGEND

HB← HOSE BIB PER PLUMBING DWGS.
○ DS DOWNSPOUT
24"X30" ATTIC ACCESS
20"X20" ATTIC ACCESS
ROOF VENT
ROOF DRAIN & OVERFLOW PER PLUMBING DWGS.

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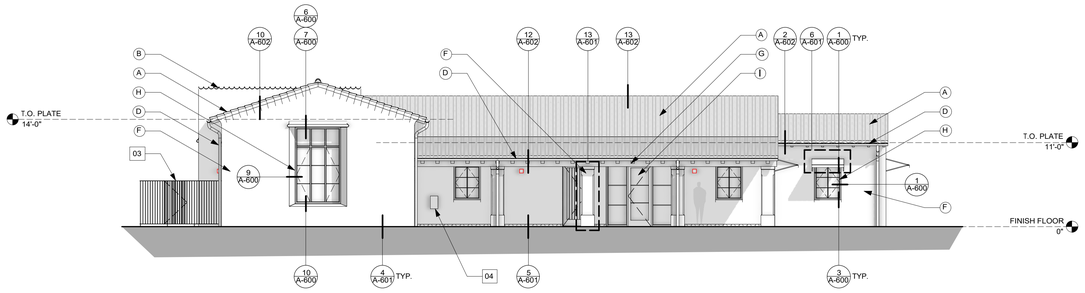
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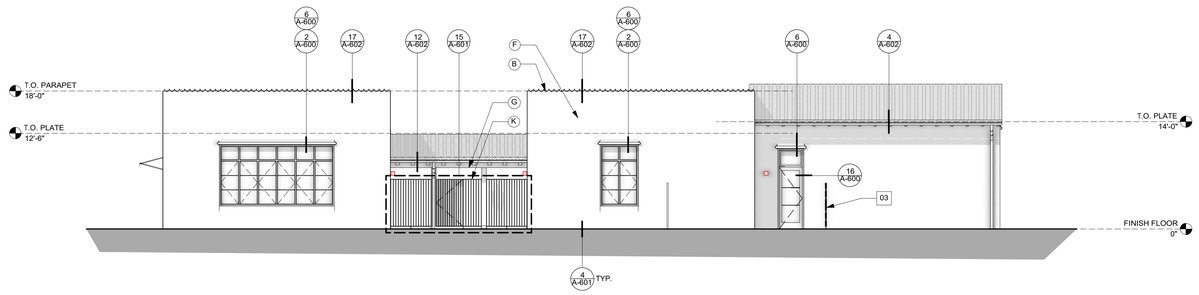
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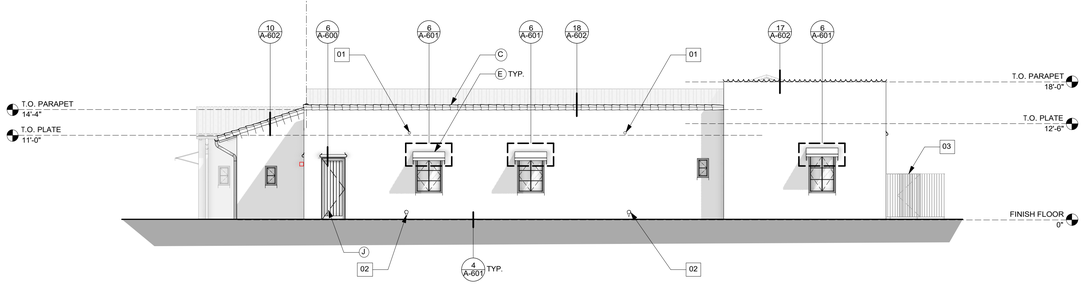
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

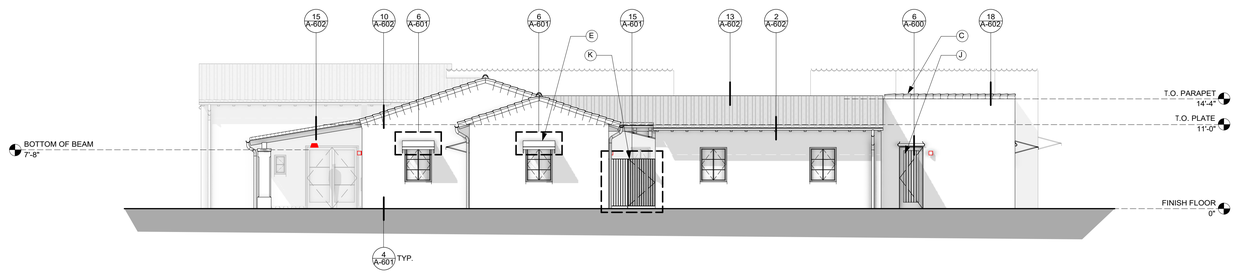
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

CENTER LINE OF DOUBLE RIDGE TILE
TO ALIGN W/ CENTERLINE OF DOUBLE
TILE CAP AT PARAPET WALL



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

TYPICAL FINISHES & COLORS

ROOF:	A	TWO-PIECE CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES, TERRA ANTIGUA BLEND
PARAPET 01:	B	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
PARAPET 02:	C	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
DOWNSPOUT/GUTTER:	D	COPPER
CANVAS AWNING:	E	SUNBRELLA - UNITY LEAF 85003-0000
EXTERIOR WALL:	F	7/8" 3-COAT CEMENT PLASTER, SMOOTH, PAINTED - FRAZEE MISTAYA CLW 1042W
EXPOSED WOOD:	G	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WINDOW:	H	ALUINUM - METAL WINDOW CORP SERIES 2000 DARK BRONZE ANODIZED
FRENCH DOOR:	I	ALUINUM - METAL WINDOW CORP SERIES 3000 DARK BRONZE ANODIZED
WOOD DOOR:	J	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WROUGHT IRON FENCE/GATE:	K	PAINTED - SW6991 BLACK MAGIC

ELEVATION KEYNOTES

01.	CAST IRON ROOF DRAIN OVERFLOW PIPE, PAINTED TO MATCH BUILDING, PROJECT 2" PAST FACE OF WALL. PROVIDE PLUMBING FLASHING PANEL BY QUICKFLASH @ PIPE PENETRATION. REFER TO PLUMBING DWGS. FOR ADDTIONAL INFORMATION. VERIFY HEIGHT W/ ARCHITECT PRIOR TO INSTALLATION.
02.	DOWNSPOUT NOZZLE, PER PLUMBING DWGS.
03.	DECORATIVE SECURITY FENCE/GATE PER LANDSCAPE DWGS.
04.	SEMI-RECESSED FIRE EXTINGUISHER CABINET

EXTERIOR LIGHTING LEGEND

WALL MOUNTED LIGHT: ▭ TO BE MOUNTED 7'-6" A.F.F. U.N.O.,

PENDANT LIGHT: HEIGHT TO BE COORDINATED W/ ARCHITECT,

REFER TO ELECTRICAL DWGS. FOR FIXTURE TYPES AND ADDITIONAL INFORMATION

NOTE: WHERE THE LEADING EDGES OF EXTERIOR LIGHT FIXTURES ARE BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR, THAT PORTION OF THE FIXTURE SHALL PROTRUDE NO MORE THAN 4 INCHES, PER CBC 1133B.8.6

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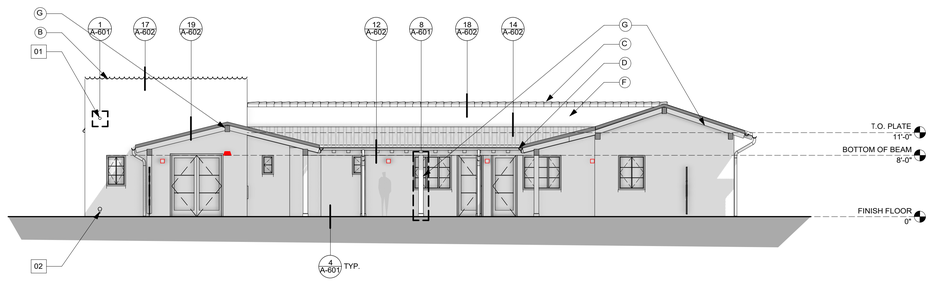
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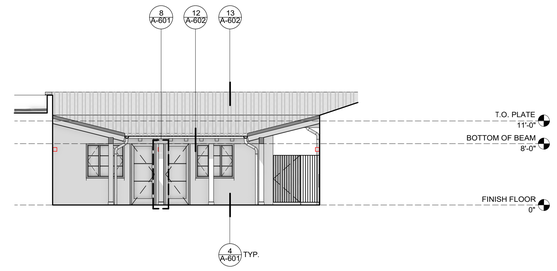
SHEET OF



5 COURTYARD WEST ELEVATION

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

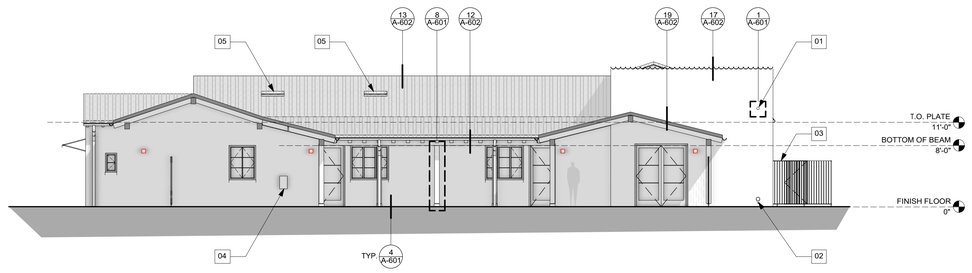
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



6 COURTYARD NORTH ELEVATION

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

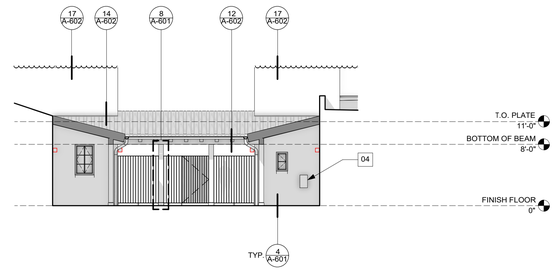
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



7 COURTYARD EAST ELEVATION

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

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



8 COURTYARD SOUTH ELEVATION

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

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

TYPICAL FINISHES & COLORS

ROOF:	A	TWO-PIECE CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES, TERRA ANTIGUA BLEND
PARAPET 01:	B	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
PARAPET 02:	C	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
DOWNSPOUT/GUTTER:	D	COPPER
CANVAS AWNING:	E	SUNBRELLA - UNITY LEAF 85003-0000
EXTERIOR WALL:	F	7/8" 3-COAT CEMENT PLASTER, SMOOTH, PAINTED - FRAZEE MISTAYA CLW 1042W
EXPOSED WOOD:	G	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WINDOW:	H	ALUINUM - METAL WINDOW CORP SERIES 2000 DARK BRONZE ANODIZED
FRENCH DOOR:	I	ALUINUM - METAL WINDOW CORP SERIES 3000 DARK BRONZE ANODIZED
WOOD DOOR:	J	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WROUGHT IRON FENCE/GATE:	K	PAINTED - SW6991 BLACK MAGIC

ELEVATION KEYNOTES

01.	CAST IRON ROOF DRAIN OVERFLOW PIPE, PAINTED TO MATCH BUILDING, PROJECT 2" PAST FACE OF WALL. PROVIDE PLUMBING FLASHING PANEL BY QUICKFLASH @ PIPE PENETRATION. REFER TO PLUMBING DWGS. FOR ADDTIONAL INFORMATION. VERIFY HEIGHT W/ ARCHITECT PRIOR TO INSTALLATION.
02.	DOWNSPOUT NOZZLE, PER PLUMBING DWGS.
03.	DECORATIVE SECURITYFENCE/GATE PER LANDSCAPE DWGS.
04.	SEMI-RECESSED FIRE EXTINGUISHER CABINET
05.	SKYLIGHT

EXTERIOR LIGHTING LEGEND

WALL MOUNTED LIGHT:	□	TO BE MOUNTED 7'-6" A.F.F. U.N.O.,
PENDANT LIGHT:	⏀	HEIGHT TO BE COORDINATED W/ ARCHITECT,

REFER TO ELECTRICAL DWGS. FOR FIXTURE TYPES AND ADDITIONAL INFORMATION

NOTE: WHERE THE LEADING EDGES OF EXTERIOR LIGHT FIXTURES ARE BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR, THAT PORTION OF THE FIXTURE SHALL PROTRUDE NO MORE THAN 4 INCHES, PER CBC 1133B.8.6

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LICENSED ARCHITECT
JEFF HAMBUCHEN
No. C 32179
REN 07.31.19
STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	EXTERIOR ELEVATIONS
DRAWN BY:	JH
CHECKED BY:	

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2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

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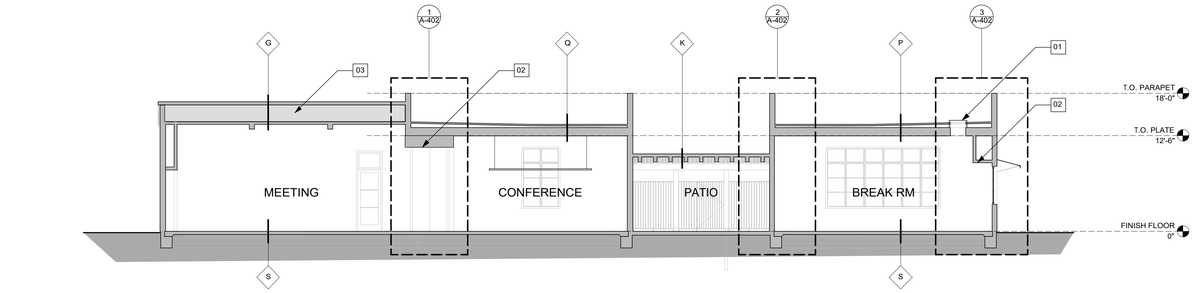
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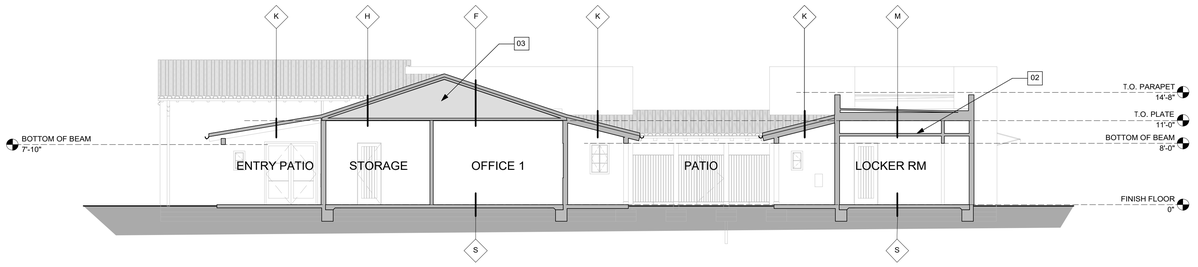
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SECTION KEYNOTES

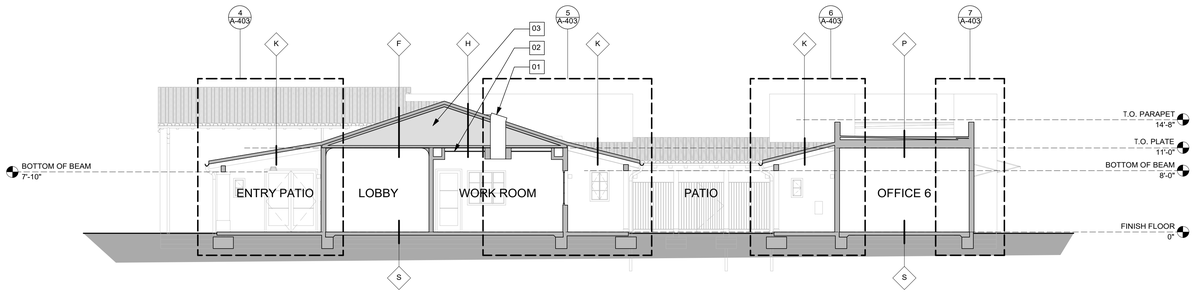
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02.	SOFFIT/DROP CEILING
03.	ATTIC



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Proposed project for:
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JOB NUMBER: 17003

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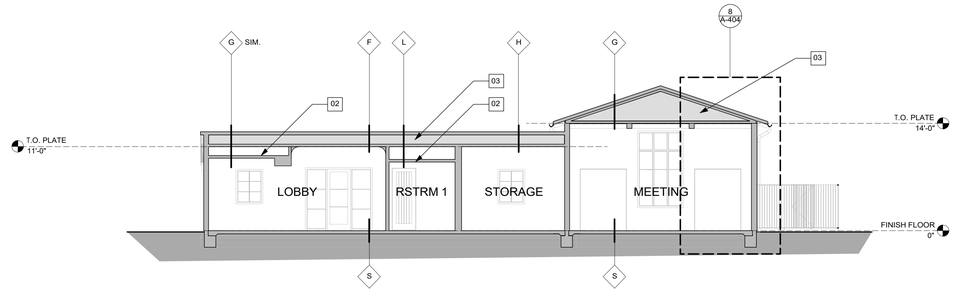
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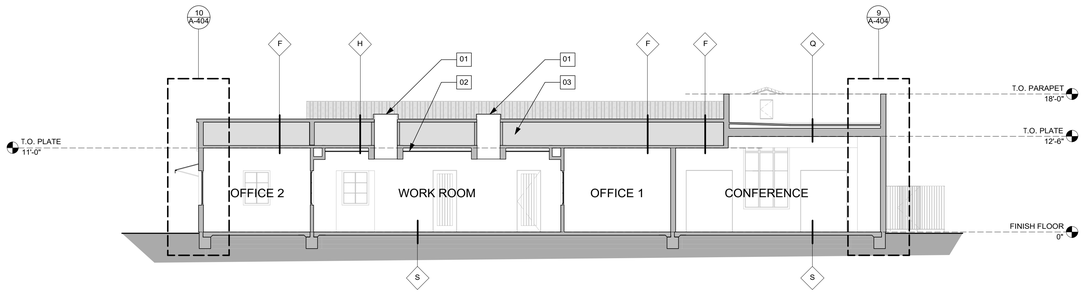
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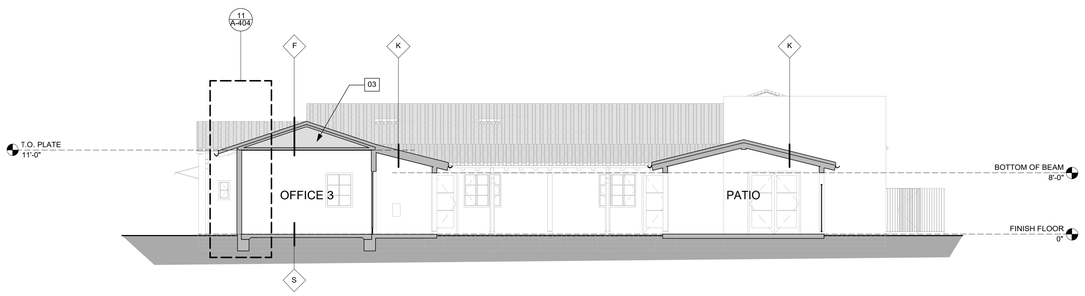
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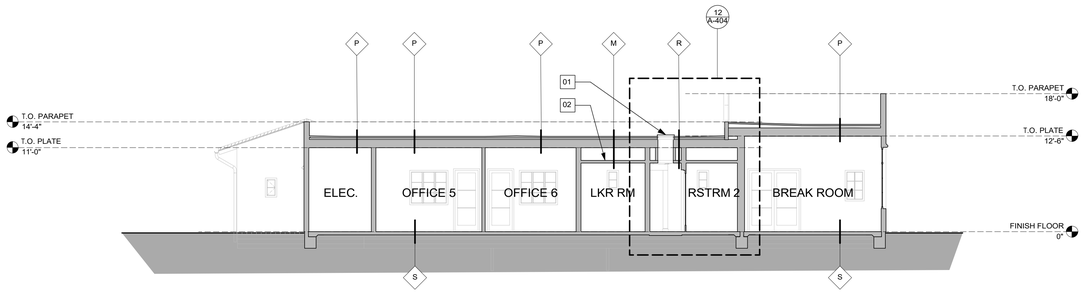
4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
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6 BUILDING SECTION
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7 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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JOB NUMBER: 17003

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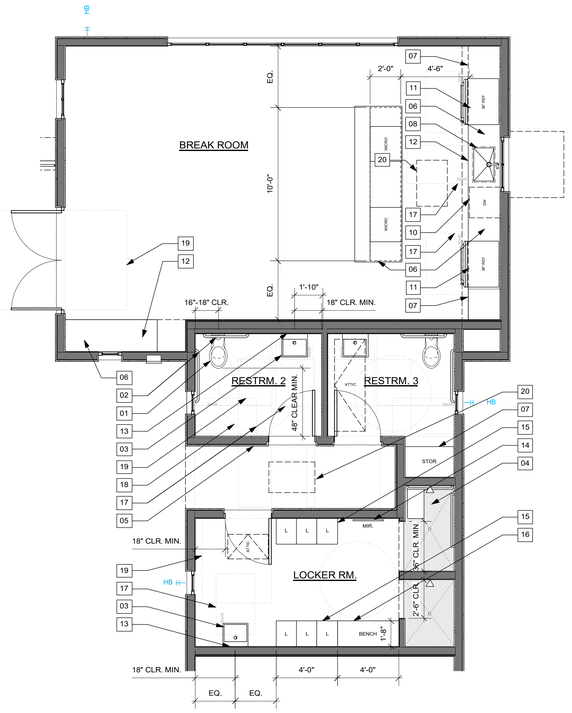
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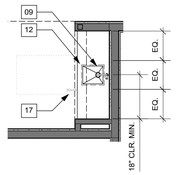
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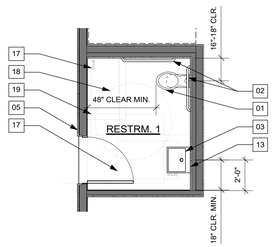
SHEET OF



1 ENLARGED KITCHEN/BATHROOM PLAN
SCALE: 1/4" = 1'-0"



2 ENLARGED CONFERENCE ROOM PLAN
SCALE: 1/4" = 1'-0"



3 ENLARGED BATHROOM PLAN
SCALE: 1/4" = 1'-0"

ENLARGED FLOOR PLAN GENERAL NOTES

1. SEE SHEET A-701 FOR ADDITIONAL ACCESSIBLE REQUIREMENTS
2. ALL CABINET HARDWARE TO BE ACCESSIBLE COMPLIANT
3. PROVIDE SHOWER CURTAINPOLE TYPICAL AT ALL SHOWERS
4. AT WALL AND FLOOR/CEILING TRANSITIONS, CONTINUE RESILIENT CHANNELS/FURRING AS NECESSARY TO CREATE A CONTINUOUS WALL/CEILING SPACE
5. INSTALL BACKING FOR GRAB BARS PER SHEET A-701
6. VERIFY ALL APPLIANCE SIZES WITH MANUFACTURER'S SPECS.
7. CABINET MAKER TO VERIFY ALL APPLIANCE MODEL NUMBERS AND DIMENSIONS TO INSURE PROPER INSTALLATION
8. COMBINATION REFRIGERATORS AND FREEZERS SHALL HAVE AT LEAST 50 PERCENT OF THE FREEZER SPACE 54 INCHES MAXIMUM ABOVE THE FINISH FLOOR OR GROUND. THE CLEAR FLOOR OR GROUND SPACE SHALL BE POSITIONED FOR A PARALLEL APPROACH TO THE SPACE DEDICATED TO A REFRIGERATOR/FREEZER.
9. AT LEAST 50 PERCENT OF SHELF SPACE PROVIDED SHALL COMPLY WITH REACH RANGES PER 20/A-701

ENLARGED FLOOR PLAN KEYNOTES

01.	ACCESSIBLE SINGLE ACCOMODATION TOILET, SEE 2/A-701 AND 3/A-701 FOR ACCESSIBILITY STANDARDS
02.	ACCESSIBLE GRAB BAR, SEE 2/A-701 AND 7/A-701 FOR ADDITIONAL INFORMATION
03.	ACCESSIBLE WALL MOUNT LAVATORY, SEE 1/A-701 AND 3/A-701 FOR ACCESSIBILITY STANDARDS
04.	ACCESSIBLE SHOWER, SEE 5/A-701 FOR ACCESSIBLE STANDARDS
05.	TACTILE SIGNAGE FOR ACCESSIBLE RESTROOM, SEE 6/A-701 FOR SIGNAGE STANDARDS
06.	24" DEEP BASE CABINET
07.	24" DEEP FULL HEIGHT CABINETRY
08.	SINGLE BOWL UNDERMOUNT SINK W/ GARBAGE DISPOSAL
09.	SINGLE BOWL UNDERMOUNT SINK
10.	24" WIDE UNDERCOUNTER DISHWASHER
11.	36" WIDE REFRIGERATOR, PROVIDE STUB-OUT IN RECESSED WALL BOX FOR WATER/ICE MAKER
12.	FUTURE R/O WATER TREATMENT SYSTEM WITHIN LOWER CABINET
13.	MIRROR
14.	FULL HEIGHT MIRROR. BOTTOM EDGE OF THE REFLECTING SURFACE TO BE 20" MAXIMUM ABOVE THE FINISH FLOOR OR GROUND, AND A REFLECTIVE SURFACE OF 18" WIDE MINIMUM BY 54" HIGH MINIMUM.
15.	LOCKERS
16.	BENCH, SLIP RESISTANT, 48" LONG MINIMUM AND 20" DEEP MINIMUM AND 24" DEEP MAXIMUM. THE TOP OF THE BENCH SEAT SURFACE SHALL BE 17" MINIMUM AND 19" MAXIMUM ABOVE THE FINISHED FLOOR OR GROUND
17.	30"X48" CLEAR FLOOR SPACE REQUIRED AT APPLIANCE/FIXTURE
18.	REQUIRED 60" DIA. TURNING SPACE
19.	MANEUVERING SPACE REQUIRED AT DOOR. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STRIKE OF THE DOOR FOR ALL INTERIOR DOORS INTENDED FOR USER PASSAGE
20.	LINE OF SKYLIGHT ABOVE

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REN. 07.31.19
STATE OF CALIFORNIA

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MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

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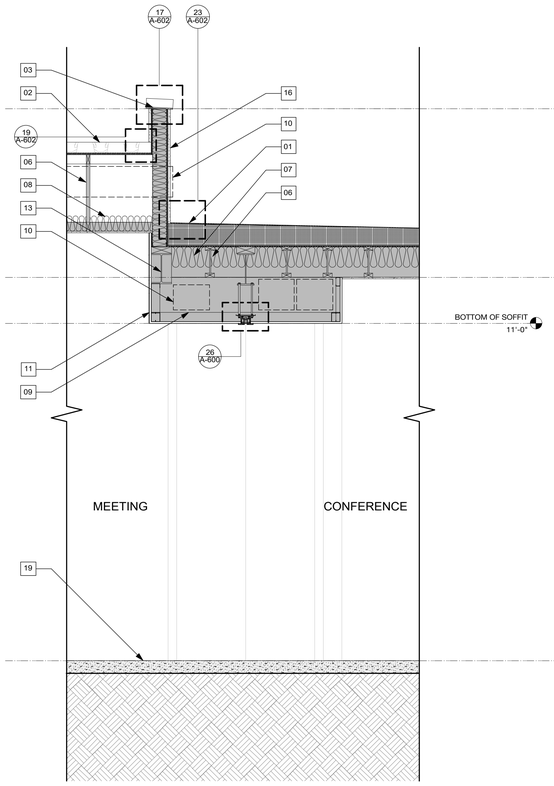
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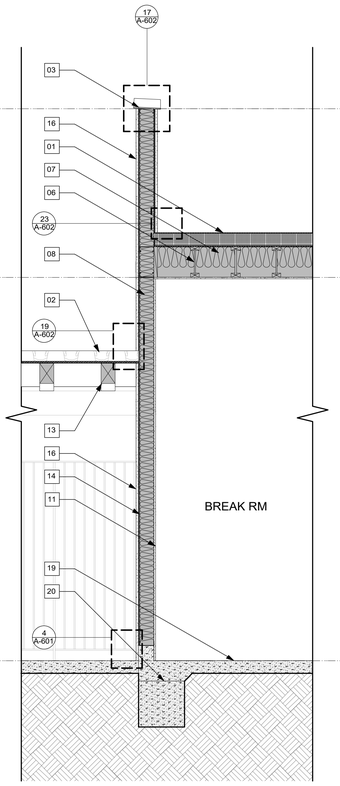
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WALL SECTION KEYNOTES

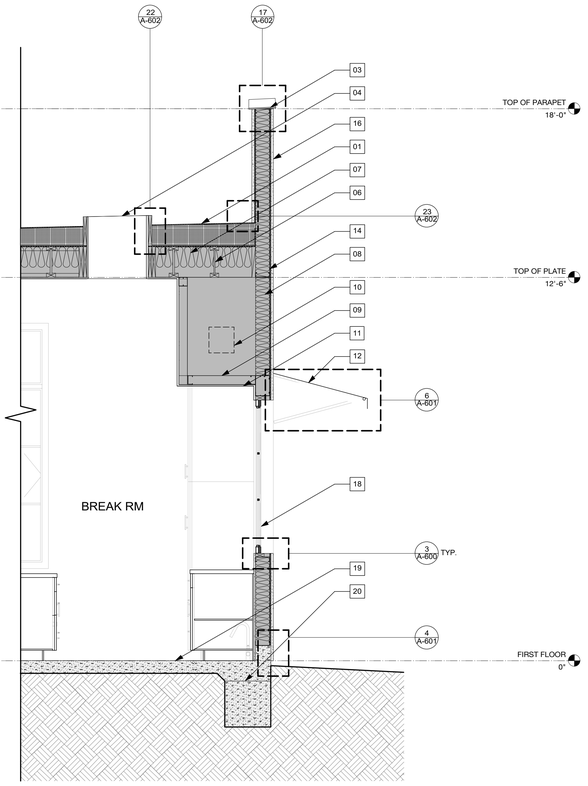
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03	TILE PARAPET CAP
04	SKYLIGHT
05	GUTTER AND DOWNSPOUT
06	WOOD ROOF FRAMING PER STRUCTURAL DWGS.
07	SPRAY-APPLIED POLYURETHANE FOAM INSULATION
08	THERMAL/SOUND BATT INSULATION PER TITLE 24 - SEE MECHANICAL DWGS.
09	SOFFIT/DROP CEILING
10	MECHANICAL UNIT/DUCT - SEE MECHANICAL DWGS.
11	WALL & CEILING FINISH PER INTERIOR FINISH SCHEDULE
12	AWNING - SEE ELEVATIONS FOR DETAIL REFERENCE & FINISH NOTES
13	BEAM OR HEADER PER STRUCTURAL DWGS.
14	METAL STUD WALL W/ SHEATHING PER STRUCTURAL DWGS. - SEE FLOOR PLAN FOR WALL TYPES
15	WOOD POST PER STRUCTURAL DWGS.
16	7/8" 3-COAT CEMENT PLASTER ON METAL LATH - PER ELEVATIONS
17	DOOR PER PLAN
18	WINDOW PER PLAN
19	CONCRETE SLAB ON GRADE PER STRUCTURAL DWGS.
20	CONCRETE FOOTING PER STRUCTURAL DWGS.



1 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"



2 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"



3 ENLARGED WALL SECTION
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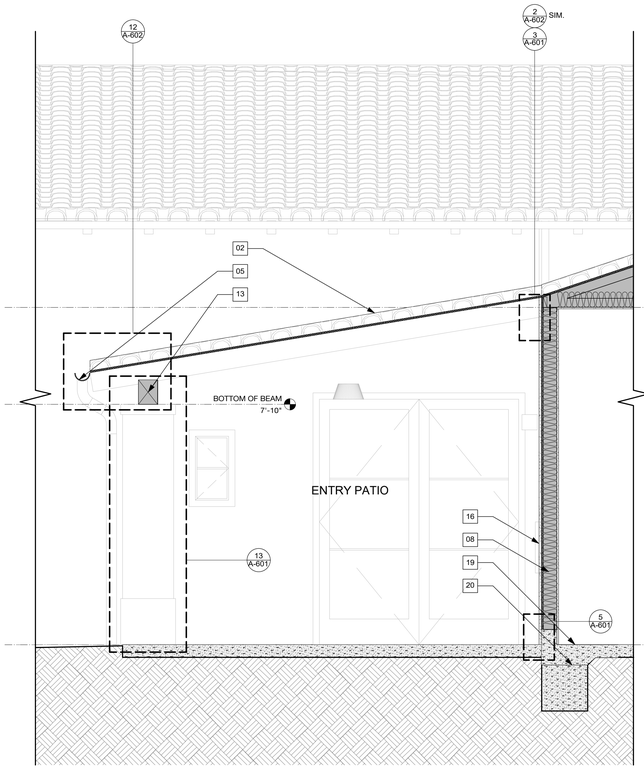
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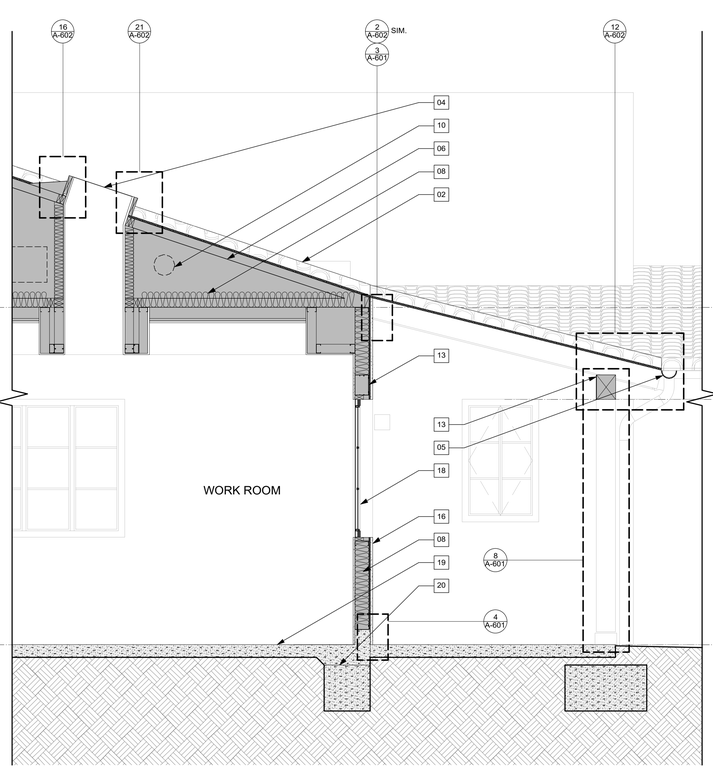
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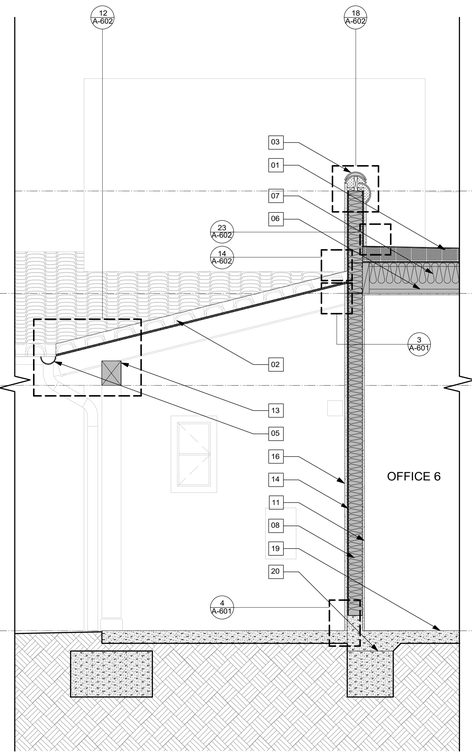
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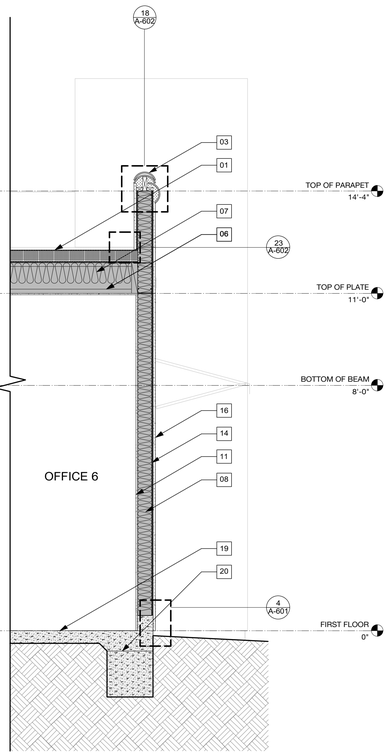
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REVISIONS

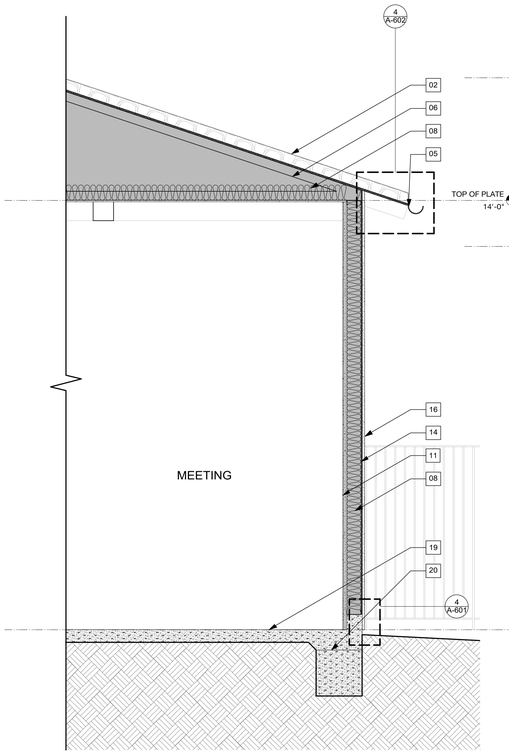
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A-403

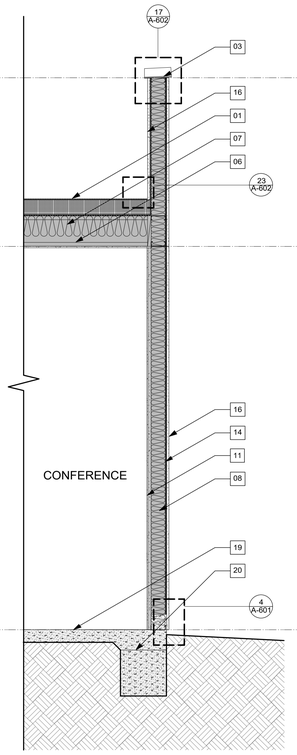
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WALL SECTION KEYNOTES

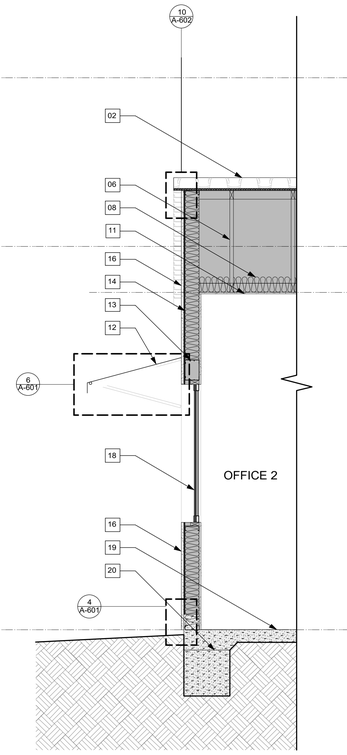
01	SINGLE-PLY THERMOPLASTIC ROOFING O/ 1/2" COVER BOARD O/ TAPERED RIGID INSULATION, SLOPE TO DRAIN AS INDICATED
02	2-PIECE CLAY ROOF TILE
03	TILE PARAPET CAP
04	SKYLIGHT
05	GUTTER AND DOWNSPOUT
06	WOOD ROOF FRAMING PER STRUCTURAL DWGS.
07	SPRAY-APPLIED POLYURETHANE FOAM INSULATION
08	THERMAL/SOUND BATT INSULATION PER TITLE 24 - SEE MECHANICAL DWGS.
09	SOFFIT/DROP CEILING
10	MECHANICAL UNIT/DUCT - SEE MECHANICAL DWGS.
11	WALL & CEILING FINISH PER INTERIOR FINISH SCHEDULE
12	AWNING - SEE ELEVATIONS FOR DETAIL REFERENCE & FINISH NOTES
13	BEAM OR HEADER PER STRUCTURAL DWGS.
14	METAL STUD WALL W/ SHEATHING PER STRUCTURAL DWGS. - SEE FLOOR PLAN FOR WALL TYPES
15	WOOD POST PER STRUCTURAL DWGS.
16	7/8" 3-COAT CEMENT PLASTER ON METAL LATH - PER ELEVATIONS
17	DOOR PER PLAN
18	WINDOW PER PLAN
19	CONCRETE SLAB ON GRADE PER STRUCTURAL DWGS.
20	CONCRETE FOOTING PER STRUCTURAL DWGS.



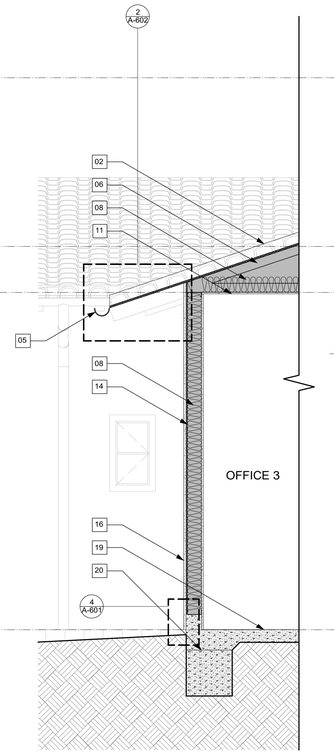
8 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"



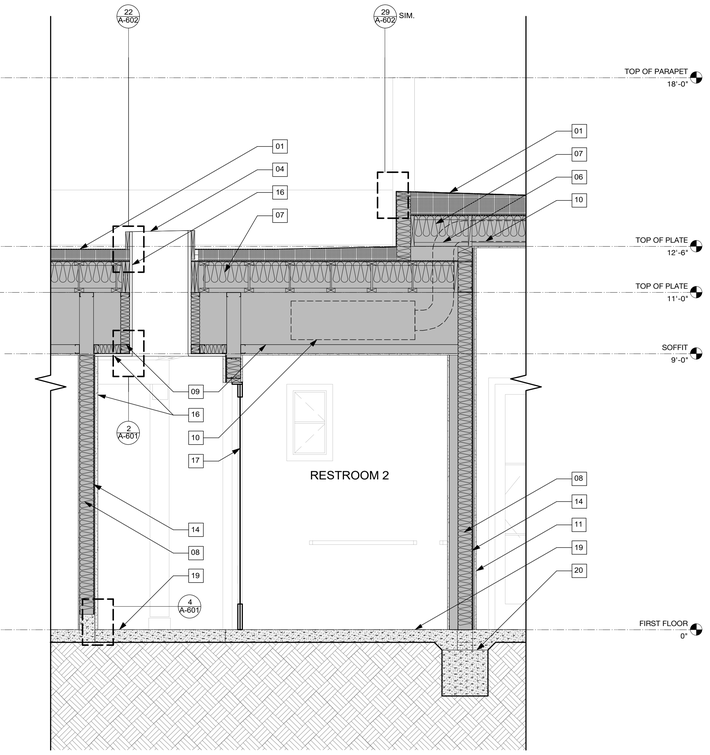
9 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"



10 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"



11 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"



12 ENLARGED WALL SECTION
Scale: 1/2" = 1'-0"

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LICENSED ARCHITECT
JEFF HAMBRICK, A.I.A.
No. C 32179
REN 07.31.19
STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	ENLARGED WALL SECTIONS
DRAWN BY:	JH
CHECKED BY:	

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

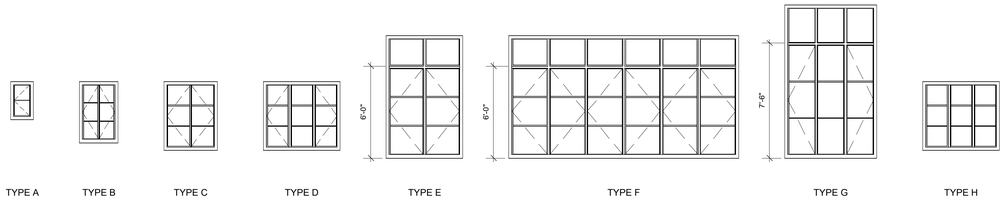
REVISIONS

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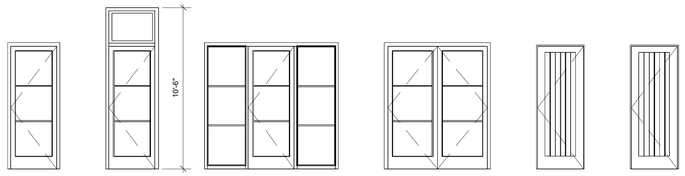
SHEET OF

WINDOW TYPES

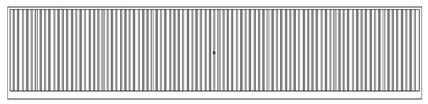


TYPE A TYPE B TYPE C TYPE D TYPE E TYPE F TYPE G TYPE H

DOOR TYPES



TYPE A TYPE B TYPE C TYPE D TYPE E TYPE F



TYPE G

DOOR SCHEDULE

Door ID	Count	Nominal Size W x HT	Thickness	Sidelites L Sidelt Wid	Sidelites R Sidelt Wid	Door Construction Elev Type	Door Construction	Door Construction Door Finish	Door Construction Frame Construction	Door Construction Frame Finish	Door Details A-600 Head Detail	Door Details A-600 Jamb Detail	Door Details A-600 Sill Detail	Hardware Group	Assembly Rating	Comments
D-1	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	16	16	19	01		1
D-2	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	16	16	19	01		1
D-3	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	16	16	19	02		1
D-4	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	16	16	19	01		1
D-5	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	16	16	19	01		1
D-6	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	16	16	19	01		1
D-7	1	3'0" x 8'0"	1 3/4"	0"	0"	B	AL	PF	AL	PF	18	16	25	03		1,3,5
D-8	1	3'0" x 8'0"	1 3/4"	2'6"	2'6"	C	AL	PF	AL	PF	16	18	20	04		1,8
D-9	1	6'6" x 8'0"	1 3/4"	0"	0"	D	AL	PF	AL	PF	16	16	20	05		1,4
D-10	1	6'6" x 8'0"	1 3/4"	0"	0"	D	AL	PF	AL	PF	16	16	25	05		1,4
D-11	1	6'6" x 8'0"	1 3/4"	0"	0"	D	AL	PF	AL	PF	16	16	19	05		1,4
D-12	1	3'0" x 8'0"	1 3/4"	0"	0"	E	WD	ST	WD	ST	21	21	24	06		1
D-13	1	3'0" x 8'0"	1 3/4"	0"	0"	E	WD	ST	WD	ST	21	21	23	06		1
D-14	1	3'0" x 8'0"	1 3/4"	0"	0"	E	WD	ST	WD	ST	21	21	23	06		1
D-15	1	3'0" x 8'0"	1 3/4"	0"	0"	E	WD	ST	WD	ST	21	21	23	07		1
D-16	1	3'0" x 8'0"	1 3/4"	0"	0"	E	WD	ST	WD	ST	21	21	22	08		1,2
D-17	1	3'0" x 8'0"	1 3/4"	0"	0"	E	WD	ST	WD	ST	21	21	22	08		1,2
D-18	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	29	29	-	09		7
D-19	1	3'0" x 8'0"	1 3/4"	0"	0"	A	AL	PF	AL	PF	29	29	-	09		7
D-20	1	3'0" x 8'0"	1 3/4"	0"	0"	F	WD	PT	WD	PT	30	30	-	10		1,7,8
D-21	1	3'0" x 8'0"	1 3/4"	0"	0"	F	WD	PT	WD	PT	30	30	-	11		7
D-22	1	3'0" x 8'0"	1 3/4"	0"	0"	F	WD	PT	WD	PT	30	30	-	12		1,7
G-1	1	3'6" x 6'2"	2"	0"	0"		WI	PT	WI	PT	-	18	-	13		1,2,3,6,8
G-2	1	3'6" x 6'2"	2"	0"	0"		WI	PT	WI	PT	-	17	-	13		1,2,3,6,8
G-3	2	2'0" x 6'0"	2"	0"	0"	G	STL	PT	STL	PT	-	-	-	14		9

WINDOW SCHEDULE

Window ID	Count	Nominal Size W x HT	Head Height	Window Construction Elev Type	Window Construction Window Material	Window Construction Window Finish	Window Construction Window Glazing	Egress/ble	Frame Details A-600 Head Detail	Frame Details A-600 Jamb Detail	Frame Details A-600 Sill Detail	Comments
W-1	4	1'6" x 2'6"	7'0"	A	AL	PF	DUAL	N/A	1	1	3	
W-2	3	1'6" x 2'6"	8'0"	A	AL	PF	DUAL	N/A	1	1	3	
W-3	2	2'6" x 4'0"	8'0"	B	AL	PF	DUAL	N/A	1	1	3	
W-4	11	3'6" x 4'6"	8'0"	C	AL	PF	DUAL	N/A	1	1	3	
W-5	1	3'6" x 5'0"	8'6"	C	AL	PF	DUAL	N/A	1	1	3	
W-6	6	5'0" x 4'6"	8'0"	D	AL	PF	DUAL	N/A	1	1	3	
W-7	1	5'0" x 8'0"	11'0"	E	AL	PF	DUAL	N/A	2	1	3	
W-8	1	15'0" x 8'0"	11'0"	F	AL	PF	DUAL	N/A	2	1	3	
W-9	1	6'0" x 10'0"	13'0"	G	AL	PF	DUAL	N/A	7	9	10	
W-10	2	5'0" x 4'6"	8'0"	H	AL	PF	DUAL	N/A	4	4	5	

DOOR NOTES

DOOR SCHEDULE NOTES

1. SELF CLOSING DOOR. PROVIDE DOOR CLOSER
2. SELF LOCKING HARDWARE
3. PROVIDE PANIC HARDWARE
4. PROVIDE A READILY VISIBLE DURABLE SIGN ABOVE OR ADJACENT TO THE DOOR: "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED"
5. TRANSOM. REFER TO DOOR TYPE ELEVATION TYPE FOR ADDITIONAL INFORMATION
6. CUSTOM FABRICATED GATE. REFER TO DETAILS ON SHEET A-601 FOR ADDITIONAL INFORMATION
7. REFER TO INTERIOR DESIGN DRAWINGS FOR TYPICAL FLOOR TRANSITION DETAIL AT INTERIOR DOORS
8 PROVIDE KEY FOB. MOUNTING HEIGHT SHALL COMPLY WITH ALLOWABLE REACH RANGES
9 FUTURE MOTORIZED ROLLING GATE. PROVIDE ELECTRICAL STUB OUT PER ELECTRICAL DWGS. & LOOP DETECTORS EACH SIDE OF GATE

GENERAL DOOR NOTES

A. DOORS TO BE CENTERED IN WALL OR OFFSET 6" FROM WALL AS SHOWN ON FLOOR PLANS, UNLESS NOTED OTHERWISE
B. REFER TO FLOOR PLANS FOR SWING OF DOORS
C. HEAD HEIGHTS ARE FROM FINISH FLOOR
D. ALL GLASS IN FRENCH DOORS TO BE TEMPERED
E. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   I. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS
   II. ALL SHOWER/TUB ENCLOSURE GLAZING WITHIN 5' OF STANDING SURFACE, INCLUDING WINDOWS.
   III. ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOORWAY AND WITHIN 5' OF THE WALKING SURFACE
   IV. ALL GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE AND WITHIN 5' OF STANDING SURFACE
   V. ALL GLAZING ADJACENT TO STAIRWAYS WITHIN 5' HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE IS LESS THAN 36" ABOVE THE LANDING
F. PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR DOOR OPENINGS
G SEE TYPICAL DETAIL FOR FLASHING & INSTALLATION
H. ALL DOOR THRESHOLDS SHALL BE ACCESSIBLE & COMPLY WITH DETAIL 9/A-701, U.N.O.
I. MAX. EFFORT TO OPERATE INTERIOR SWINGING EGRESS DOORS SHALL NOT EXCEED 5 LBS, OTHER SWINGING DOORS AS WELL AS SLIDING AND FOLDING DOORS SHALL NOT EXCEED 15 LBS. FORCES SHALL BE APPLIED TO THE LATCH SIDE OF THE DOOR.
J. ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT (PER CODE 1008.1.9)
K. DOOR LOCKING/LATCHING HARDWARE SHALL COMPLY WITH THE CALIFORNIA REFERENCED STANDARDS CODE (CRSC), SECTION 12-10-202. LEVER HANDLES SHALL COMPLY WITH SUBSECTION (F): LEVER MUST BE CURVED AND SHALL RETURN TO WITHIN 1/2 INCH OF THE DOOR FOR ALL COMMON AREAS AND EXIT PATHS OF TRAVEL
L. DOOR HANDLES, PULLS, LATCHES, LOCKS AND OTHER OPERATING DEVICES SHALL BE INSTALLED 34" MINIMUM AND 44" MAXIMUM ABOVE THE FINISHED FLOOR.
M. SPECIAL LOCKING DEVICES SHALL BE OF AN APPROVED TYPE
N. THE BOTTOM 10 INCHES (254 MM) OF ALL DOORS SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION. IN-SWINGING DOORS LEADING TO JULIET BALCONIES ARE EXEMPT FROM THIS REQUIREMENT AND DO NOT REQUIRE ACCESSIBLE DOOR THRESHOLDS.
O. BI-FOLD DOOR HARDWARE SHALL BE HAND-ACTIVATED AND SHALL NOT REQUIRE THE ABILITY TO GRASP THE OPENING HARDWARE
Q. DOOR SIZES TO BE VERIFIED IN FIELD BY GC PRIOR TO FABRICATION
R. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL
S. FOR ALL GLAZING MAX. U-VALUE = 0.29 AND MAX. SHGC = 0.31

NOTE: DOOR COUNTS PROVIDED FOR REFERENCE ONLY, GC TO CONFIRM ACTUAL DOOR COUNTS PER PLAN

WINDOW NOTES

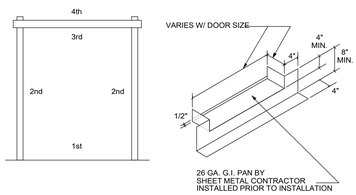
WINDOW SCHEDULE NOTES

GENERAL WINDOW NOTES

A. SEE EXTERIOR ELEVATIONS FOR SWING OF WINDOWS
B. SEE INTERIOR ELEVATIONS FOR SWING OF INTERIOR WINDOWS
C. HEAD HEIGHTS ARE FROM FINISH FLOOR
D. SAFETY GLAZING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:
   I. FIXED AND OPERABLE PANELS OF SWINGING, SLIDING, AND BIFOLD DOORS
   II. ALL SHOWER/TUB ENCLOSURE GLAZING WITHIN 5' OF STANDING SURFACE, INCLUDING WINDOWS.
   III. ALL GLAZING WITHIN A 24" ARC OF EITHER VERTICAL EDGE OF THE DOORWAY AND WITHIN 5' OF THE WALKING SURFACE
   IV. ALL GLAZING ADJACENT TO STAIRWAYS, LANDINGS AND RAMPS WITHIN 36" HORIZONTALLY OF A WALKING SURFACE AND WITHIN 5' OF STANDING SURFACE
   V. ALL GLAZING ADJACENT TO STAIRWAYS WITHIN 5' HORIZONTALLY OF THE BOTTOM TREAD OF A STAIRWAY IN ANY DIRECTION WHEN THE EXPOSED SURFACE IS LESS THAN 36" ABOVE THE LANDING
   VI. FIXED AND OPERABLE PANELS WHICH MEET ALL OF THE FOLLOWING:
      I. EXPOSED AREA OF AN INDIVIDUAL PANE GREATER THAN 9 SQ. FT.
      II. EXPOSED BOTTOM EDGE LESS THAN 18" ABOVE THE FLOOR
      III. EXPOSED TOP EDGE GREATER THAN 36" ABOVE THE FLOOR
      IV. ONE OR MORE WALKING SURFACE(S) ARE WITHIN 36", MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE PLANE OF THE GLAZING
E. ALL EXT. GLAZING LOCATED IN BATHROOMS SHALL BE OPAQUE, U.N.O..
F. PROVIDE WEATHERSTRIPPING FOR ALL EXTERIOR WINDOW OPENINGS
G. SEE TYPICAL DETAIL FOR WINDOW FLASHING & INSTALLATION
H. ALL WINDOW SIZES TO BE VERIFIED IN FIELD BY GC PRIOR TO FABRICATION
I. GC TO PROVIDE SHOP DRAWINGS FOR ARCHITECTS APPROVAL
J. FOR ALL GLAZING MAX. U-VALUE = 0.29 AND MAX. SHGC = 0.31

NOTE: WINDOW COUNTS PROVIDED FOR REFERENCE ONLY, GC TO CONFIRM ACTUAL WINDOW COUNTS PER PLAN

DOOR INSTALLATION NOTES:



INSTALLATION NOTES:

1ST: INSTALL G.I. PAN ALONG THE BOTTOM OF THE OPENING. SEE ILLUSTRATION FOR DIMENSIONS.

2ND: ATTACH 12" MOISTOP ALONG THE VERTICAL SIDES OF THE OPENING FLUSH WITH THE EDGE, MAKING SURE THAT IT IS OVER THE BOTTOM HORIZONTAL STRIP. LENGTH OF THE FLASHING MUST BE LONG ENOUGH TO FALL A MINIMUM OF 12" BEYOND THE OPENING ON TOP AND BOTTOM SO THAT IT IS BEYOND THE TOP HORIZONTAL PIECE THAT IS ATTACHED IN STEP 4 AFTER THE DOOR IS PLACED IN THE OPENING.

3RD: CAULK FACE OF OPENING 1/2" FROM THE INSIDE EDGE. POSITION DOOR IN THE OPENING, PLUMB & SQUARE AND NAIL FLANGE TO STUDS. CAULKING SHOULD EXTRUDE FROM EDGE OF FLANGE

4TH: ATTACH THE FOURTH STRIP OF FLASHING ALONG THE HORIZONTAL EDGE OF THE DOOR MAKING SURE THAT THE FLASHING IS POSITIONED OVER THE DOOR FLANGE AND OVER THE VERTICAL PIECES. THS STRIP MUST FALL A MINIMUM OF 12" BEYOND THE OPENING SO THAT IT IS BEYOND THE VERTICAL PIECES ON EACH SIDE.

5TH: NAIL FRAME 4" FROM EACH END AND 16" O.C. TO STUDS

NOTE: STAPLE PERIMETER OF MOISTOP TO FRAMING MEMBERS 1" FROM OUTSIDE EDGE TO PREVENT WIND DAMAGE.

MATERIALS SPECIFIED:

'MOISTOP' FLASHING PAPER

FEDERAL SPEC. UU-B-790a STYLE 4, GRADE A, B, AND C.

MANUFACTURED BY FORTIFIBER CORPORATION PORTLAND, OREGON

'SUPER JUMBO TEX' 60 MINUTE PAPER

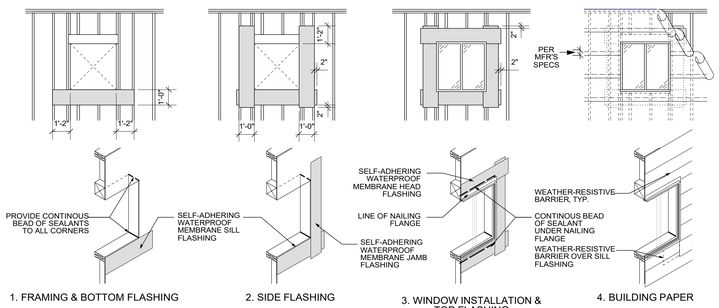
ASPHALT SATURATED PAPER 56 LB. PER 1000 SQ. FT. FEDERAL SPEC. UU-B-790a STYLE 2, GRADE D.

MANUFACTURED BY FORTIFIBER CORPORATION PORTLAND, OREGON

'BITUTHENE' ICE & WATER SHEILD

RUBBERIZED ASPHALT SHEET MEMBRANE

MANUFACTURED BY W.R. GRACE & COMPANY CAMBRIDGE, MASS.



1. FRAMING & BOTTOM FLASHING 2. SIDE FLASHING 3. WINDOW INSTALLATION & TOP FLASHING 4. BUILDING PAPER

WINDOW FLASHING NOTES

1. PROVIDE SOLID BACKING AT ALL AREAS WHERE FLASHING MATERIAL LAPPING WILL OCCUR. ATTACH 12" WIDE SELF-ADHERING WATERPROOF MEMBRANE SILL FLASHING MATERIAL WITH THE TOP EDGE EVEN WITH THE TOP OF THE ROUGH SILL. EXTEND SELF- ADHERING WATER-PROOF MEMBRANE AT LEAST 14" BEYOND THE EDGE OF THE ROUGH OPENING.

2. ATTACH JAMB STRIPS OF 12" WIDE SELF-ADHERING WATER-PROOF MEMBRANE FLASHING MATERIAL WITH INSIDE EDGE EVEN WITH THE JAMB OF THE ROUGH OPENING. START JAMB STRIPS 2" BELOW SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF HEADER.

3. APPLY A CONTINUOUS BEAD OF SEALANT TO THE BACK OF THE WINDOW FRAME NAILING FLANGE. PLACE AND SECURE FRAME INTO ROUGH OPENING WITH FLANGES OVER THE INSTALLED JAMB AND SILL MEMBRANE FLASHING MATERIAL. "SQUEEZE-OUT SHOULD BE SEEN AROUND ENTIRE PERIMETER OF WINDOW NAILING FLANGE. KNOCK-DOWN EXCESS SEALANT WITH A PUTTY KNIFE AROUND ENTIRE PERIMETER OF WINDOW FRAME. APPLY A CONTINOUS BEAD OF SEALANT TO THE FRONT FACE F THE HEAD NAILING FLANGE. "SQUEEZ-OUT" SHOULD BE SEEN AT THE FRONT OF THE TOP NAILING FLANGE. KNOCK-DOWN EXCESS SEALANT WITH A PUTTY KNIFE AT ENTIRE PERIMETER OF TOP NAILING FLANGE. ATTACH 12" WIDE SELF-ADHERING WATERPROOF MEMBRANE FLASHING MATERIAL OVER THE HEAD FLANGE. EXTEND THIS STRIP 2" BEYOND THE OUTER EDGE OF THE JAMB FLASHING.

4. STARTING FROM THE BASE OF THE WALL, APPLY WEATHER-RESISTIVE BARRIER OVER SILL MEMBRANE EXCESS BARRIER THAT MAY EXTEND ABOVE THE SILL FLASHING AND CUT ANY AND BETWEEN THE JAMB OF THE OPENING. APPLY THE NEXT COURSE OF WHEATHER-RESISTIVE BARRIER (BUTTING TO THE FRAME OPENING) OVER THE SELF-ADHERING WATERPROOF MEMBRANE JAMB FLASHING MATERIAL. APPLY SUCCEEDING LAYERS OF WEATHER-RESISTIVE BARRIER IN SHINGLE BOARD FASHION UP THE WALL, LAPPING COURSES PER MFR'S SPECS.

NOTES:
1- CBC SECTION 1405.3 STATES "FLASHING SHALL BE INSTALLED AT THE PERIMETERS OF EXTERIOR DOOR AND WINDOW ASSEMBLIES…AND SIMILAR LOCATIONS WHERE MOISTURE COULD ENTER THE WALL. FLASHING WITH PROJECTING FLANGES SHALL BE INSTALLED ON BOTH SIDES AND THE ENDS OF COPINGS, UNDER SILLS AND CONTINUOUSLY ABOVE PROJECTING TRIM."

2- ALL MATERIALS SHALL BE IN STRICT CONFORMANCE WITH CBC SECTION 1404.

3- APPLICATION OF FINISH MATERIALS OVER FLASHING MATERIALS SHOWN SHALL BE AS SPECIFIED BY CODE REQUIREMENTS, MANUFACTURER'S INSTRUCTIONS AND THE BEST PRACTICES OF THE TRADE.

4- ADDITIONAL MATERIALS, SOME OF WHICH ARE; METAL HEAD FLASHING & SELF-ADHERING WATERPROOF MEMEBRANE, ETC. AND CONDITIONS MAY VARY, DEPENDING ON THE SPECIFIC FINISH MATERIALS BEING USED. REFER TO INDIVIDUAL DETAILS AND MANUFACTURERS INSTRUCTIONS FOR ADDITIONAL INFORMATON.

5- NO VERTICAL SPLICES IN WEATHER RESISTIVE BARRIER UNDER OF WITHIN 24 INCHES OF EACH SIDE OF WINDOW OPENING.

6- KEEP ALL WINDOW FASTENERS AT LEAST 3 INCHES AWAY FROM ALL WINDOW CORNERS AND NAILING FLANGE JOINTS.

7- FASTENERS TO BE DRIVEN FLUSH NOT COUNTER SUNK OR BENT OVER FRAMES. NO CLINCHED FASTENERS ALLOWED. APPLY SEALANT OVER THE NAILING FLANGE OF THE WINDOW AFTER THE NAILING IS COMPLETE.

8- REPAIR TORN DAMAGED FLASHING WITH SEALANT OR SELF-ADHESIVE SEAM TAPE.

TYPICAL DOOR OPENING FLASHING 3"=1'-0"

TYP. WINDOW OPENING FLASHING 1/4"=1'-0"

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LICENSED ARCHITECT JEFF HAMBURGER, CA No. C 32179 REN 07.31.19 STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: DR/WDW SCHEDULES

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

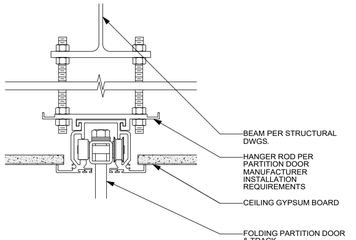
ISSUE DATE: 2/1/19

REVISIONS

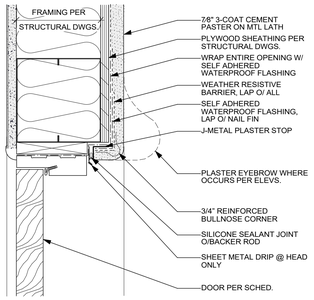
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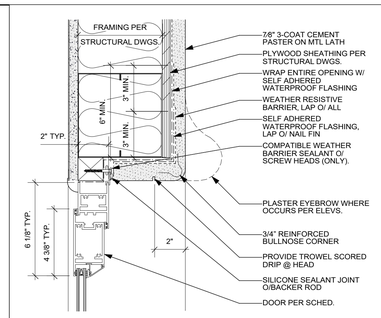
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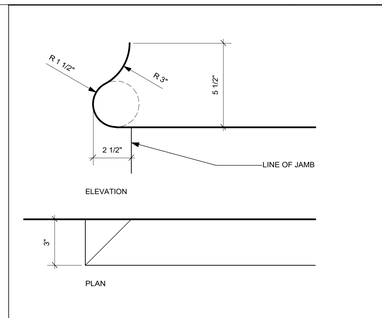
FOLDING PARTITION DOOR HEAD | 3"=1'-0" | 26



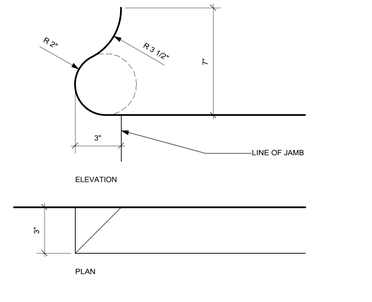
TYPICAL WOOD DOOR HEAD/JAMB | 3"=1'-0" | 21



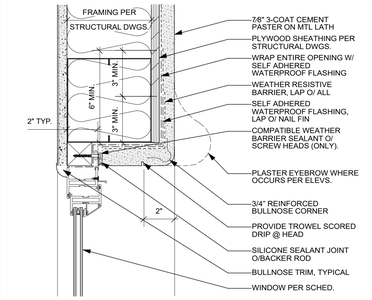
TYPICAL DOOR HEAD/JAMB | 3"=1'-0" | 16



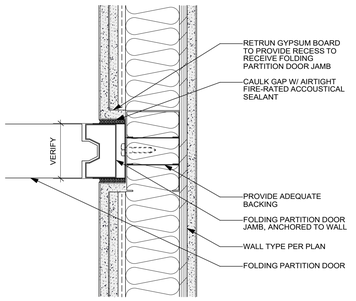
PLASTER EYEBROW - SMALL | 3"=1'-0" | 11



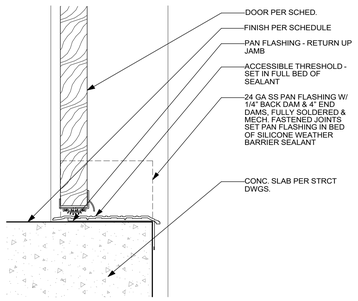
PLASTER EYEBROW - LARGE | 3"=1'-0" | 6



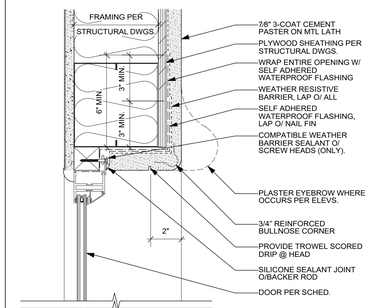
TYPICAL WINDOW HEAD/JAMB | 3"=1'-0" | 1

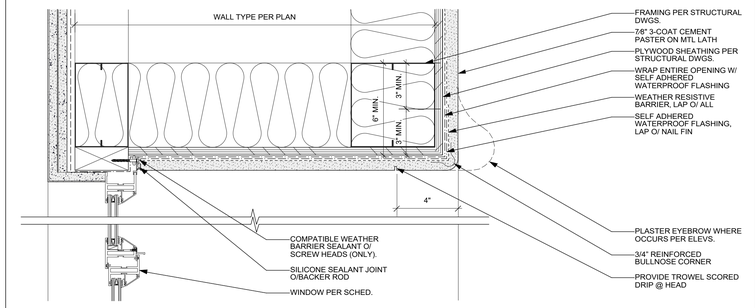


FOLDING PARTITION DOOR JAMB | 3"=1'-0" | 27

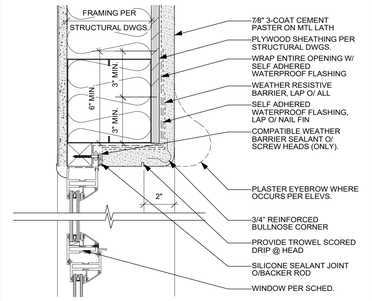


DOOR SILL | 3"=1'-0" | 22

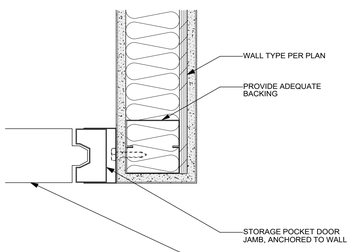




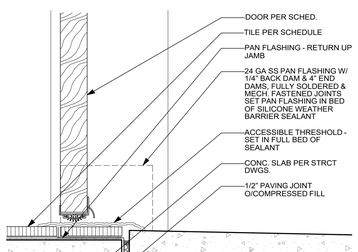
WINDOW HEAD @ DEEP RECESS | 3"=1'-0" | 7



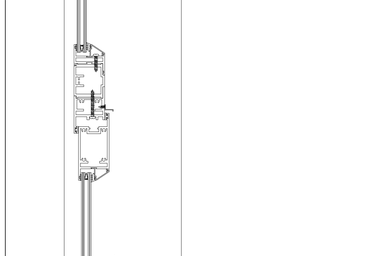
WINDOW HEAD W/ TRANSOM | 3"=1'-0" | 2



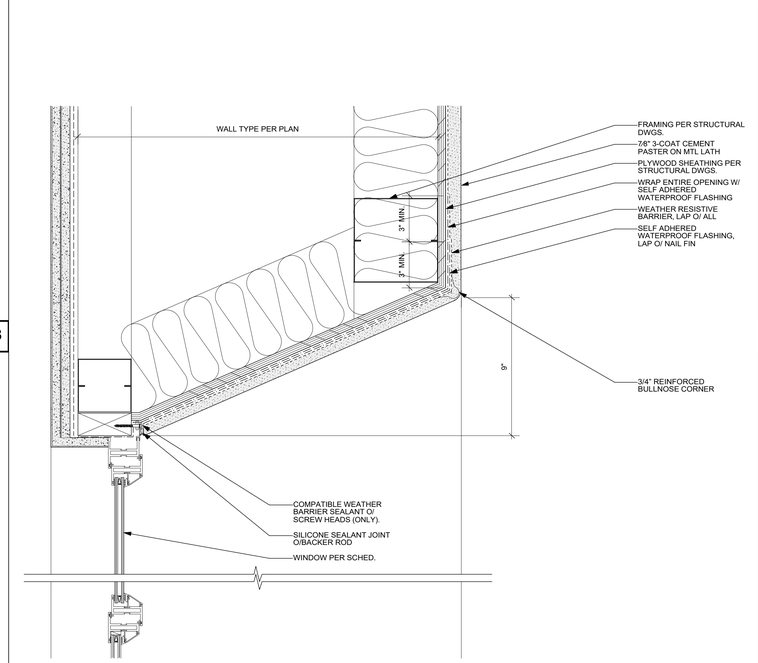
STORAGE POCKET DOOR JAMB | 3"=1'-0" | 28

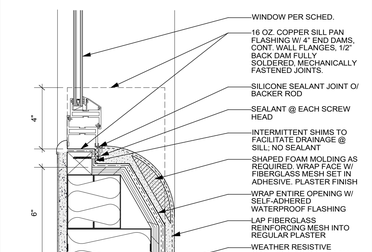


DOOR SILL | 3"=1'-0" | 23

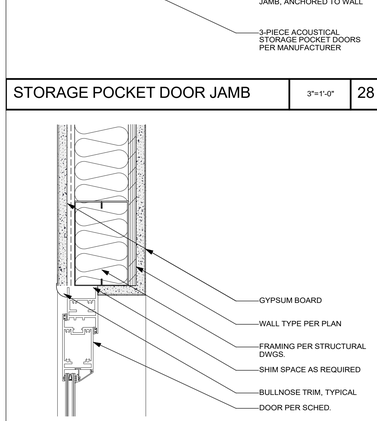


DOOR HEAD/JAMB @ TRANSOM | 3"=1'-0" | 18

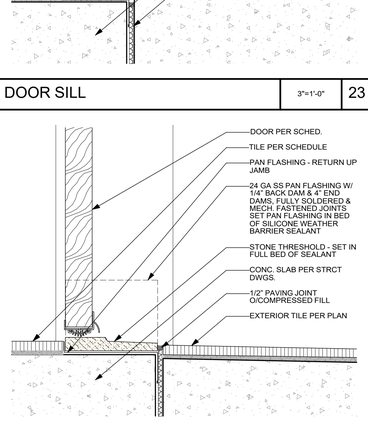




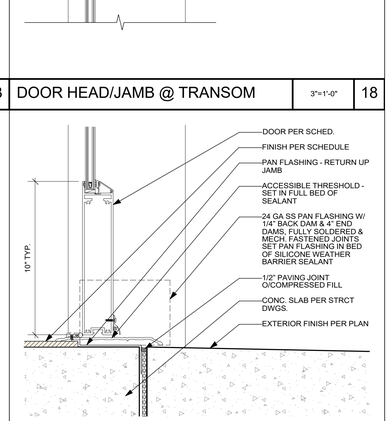
TYPICAL WINDOW SILL | 3"=1'-0" | 3



INTERIOR DOOR HEAD/JAMB | 3"=1'-0" | 30

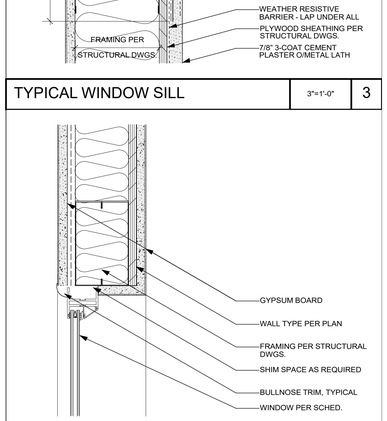


DOOR SILL W/ STONE THRESHOLD | 3"=1'-0" | 25

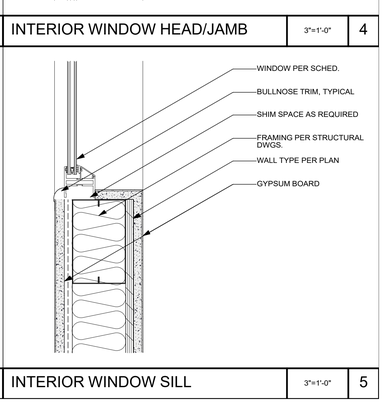


DOOR SILL W/ STONE THRESHOLD | 3"=1'-0" | 20

WINDOW SILL @ DEEP RECESS | 3"=1'-0" | 10



INTERIOR WINDOW HEAD/JAMB | 3"=1'-0" | 4



INTERIOR WINDOW SILL | 3"=1'-0" | 5

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LICENSED ARCHITECT
JEFF HANNUCKLA
No. C 32179
REN. 07.31.19
STATE OF CALIFORNIA

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
DR/WDW DETAILS

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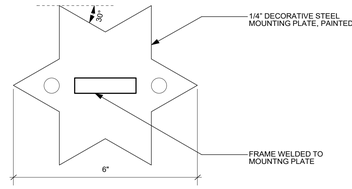
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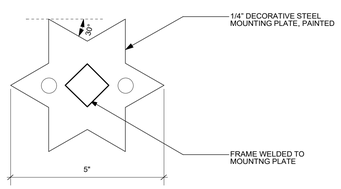
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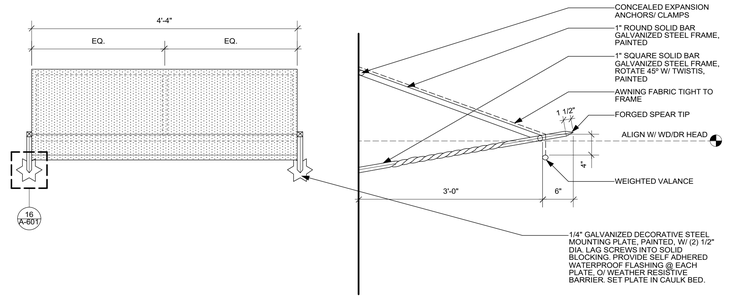
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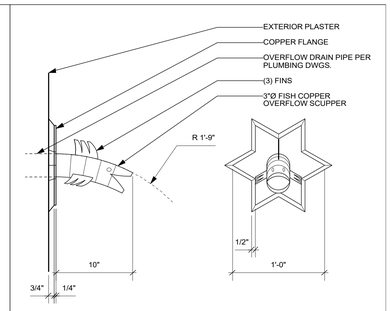
W.I. MOUNTING PLATE	6"=1'-0"	21



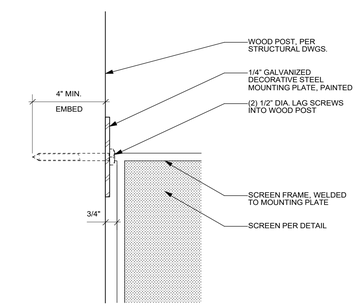
W.I. MOUNTING PLATE	6"=1'-0"	16



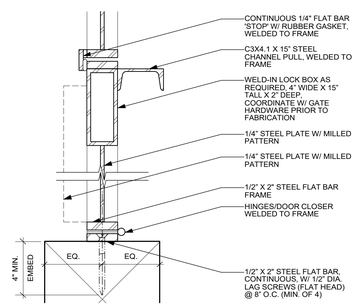
AWNING	1"=1'-0"	6



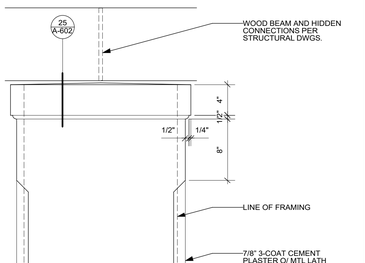
DECORATIVE OVERFLOW SCUPPER	1 1/2"=1'-0"	1



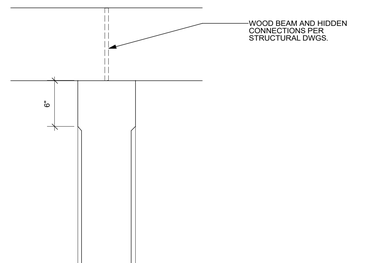
SCREEN TO WOOD POST	3"=1'-0"	22



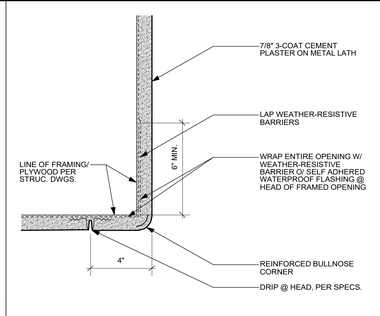
GATE JAMB @ WOOD POST	3"=1'-0"	17



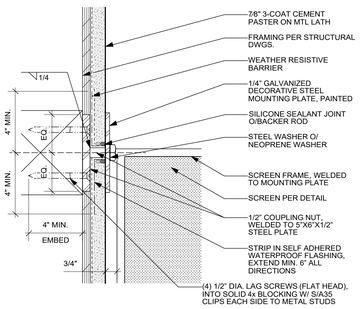
PLASTER COLUMN	1 1/2"=1'-0"	13



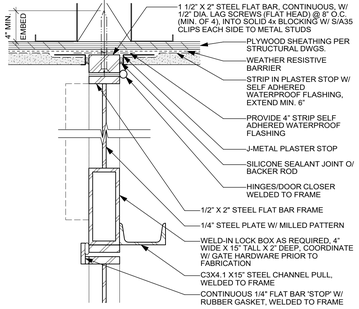
WOOD COLUMN	1 1/2"=1'-0"	8



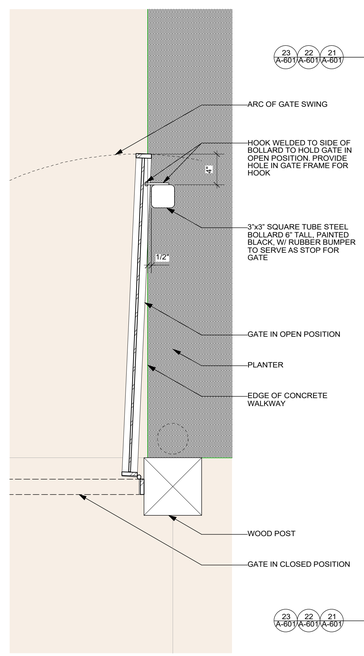
PLASTER CORNER	3"=1'-0"	2



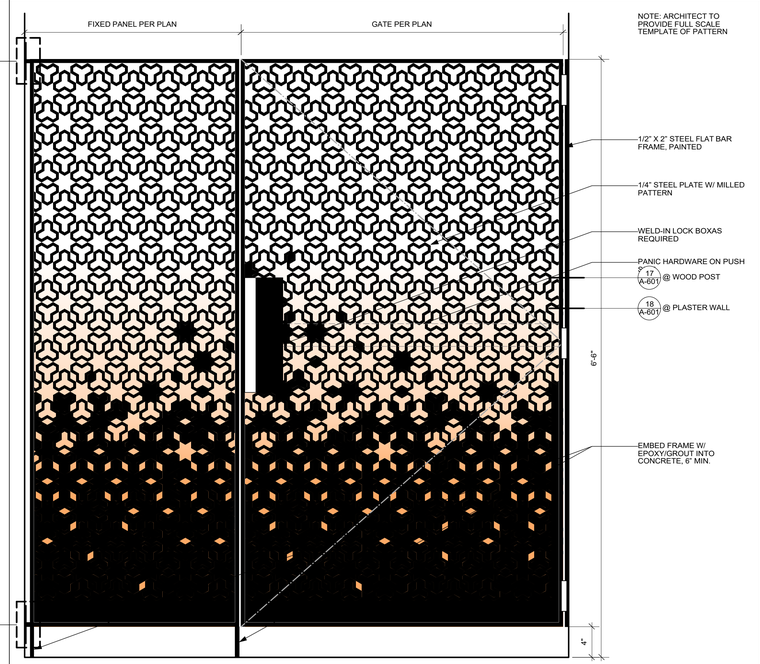
SCREEN TO PLASTER WALL	3"=1'-0"	23



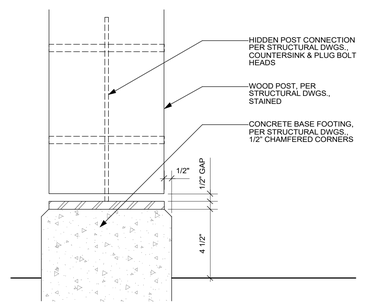
GATE JAMB @ PLASTER WALL	3"=1'-0"	18



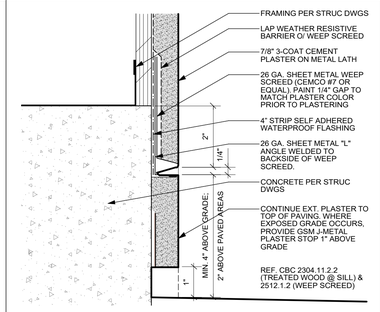
GATE PLAN	1 1/2"=1'-0"	25



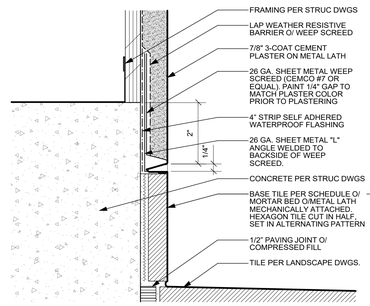
GATE/SCREEN ELEVATION	1 1/2"=1'-0"	15



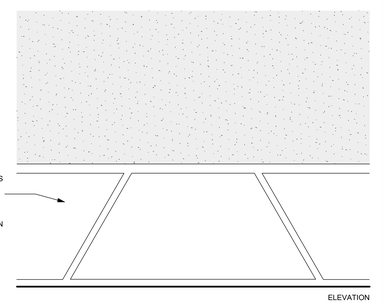
WOOD COLUMN BASE	3"=1'-0"	9



TYPICAL FOUNDATION SILL SCREED	6"=1'-0"	4



FOUNDATION SILL SCREED W/ TILE	6"=1'-0"	5



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LICENSED ARCHITECT
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No. C 32179
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Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
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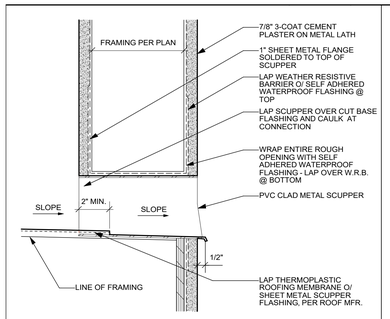
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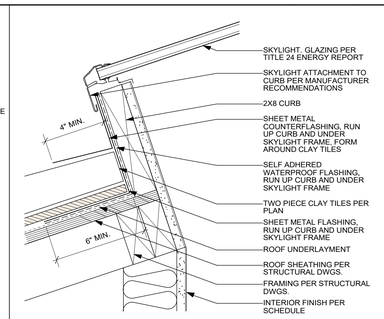
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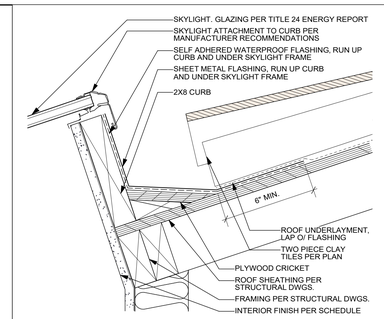
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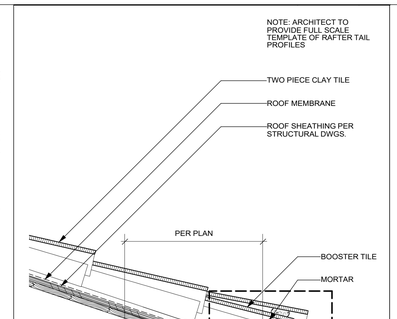
SCUPPER	3"=1'-0"	26



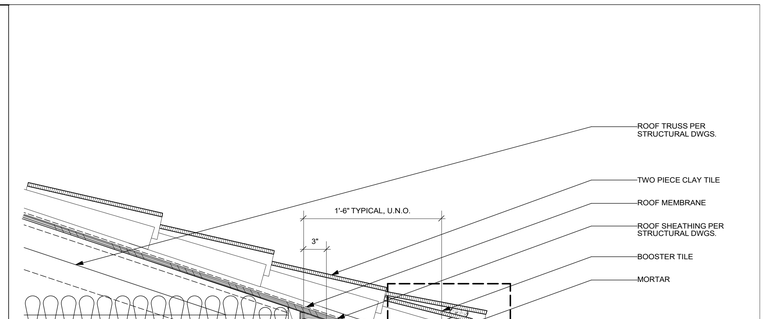
SKYLIGHT CURB DETAIL	3"=1'-0"	21



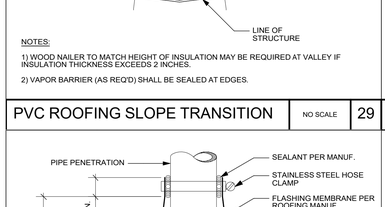
SKYLIGHT CURB/CRICKET DETAIL	3"=1'-0"	16



EAVE @ PATIO	1 1/2"=1'-0"	12



EAVE	1 1/2"=1'-0"	2

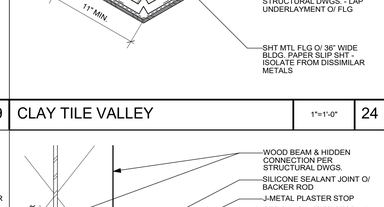


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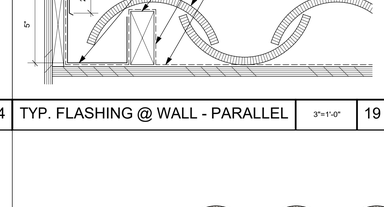
1) VAPOR BARRIER (AS REQ'D) SHALL BE SEALED AT EDGES.

2) PROVIDE OVERFLOW DRAIN & STRAINER AS REQUIRED 2" MIN. ABOVE PRIMARY DRAIN.

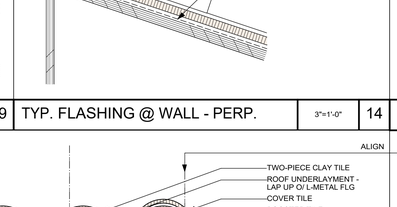
ROOF DRAIN & OVERFLOW	NO SCALE	27



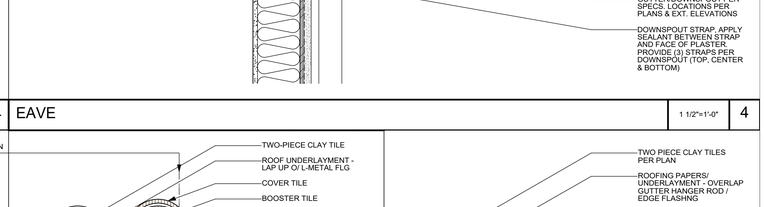
SKYLIGHT CURB DETAIL	3"=1'-0"	22



TILE PARAPET CAP	3"=1'-0"	17



EAVE @ PATIO	1 1/2"=1'-0"	12



EAVE	1 1/2"=1'-0"	4

NOTES:

1) NAILERS SHALL BE SECURELY ANCHORED TO THE DECK TO RESIST A FORCE OF 300 POUNDS PER LINEAL FOOT IN ANY DIRECTION.

2) VAPOR BARRIER (AS REQUIRED) SHALL BE SEALED AT EDGES.

PVC ROOFING EQUIP. SUPPORT	NO SCALE	28

ROOF TO WALL	3"=1'-0"	23

TILE PARAPET CAP	3"=1'-0"	18

TYPICAL RIDGE	1 1/2"=1'-0"	13

EAVE	1 1/2"=1'-0"	4

NOTES:

1) WOOD NAILER TO MATCH HEIGHT OF INSULATION MAY BE REQUIRED AT VALLEY IF INSULATION THICKNESS EXCEEDS 2 INCHES.

2) VAPOR BARRIER (AS REQ'D) SHALL BE SEALED AT EDGES.

PVC ROOFING SLOPE TRANSITION	NO SCALE	29

CLAY TILE VALLEY	1"=1'-0"	24

TYP. FLASHING @ WALL - PARALLEL	3"=1'-0"	19

TYP. FLASHING @ WALL - PERP.	3"=1'-0"	14

NOTE: VERIFY / CONFIRM WITH ROOF MFR. RECOMMENDATIONS

EDGE FLSHG/GUTTER	3"=1'-0"	5

NOTE:

1) VAPOR BARRIER (AS REQ'D) SHALL BE SEALED AT EDGES.

PENETRATION CONE FLASHING	NO SCALE	30

PLASTER COLUMN	3"=1'-0"	25

RAKE END @ PATIO	1 1/2"=1'-0"	15

6" RAKE	1 1/2"=1'-0"	10

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LICENSED ARCHITECT
JEFF HAMBUECHEN
No. C 32179
REN. 07.31.19
STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	ROOF DETAILS
DRAWN BY:	JH
CHECKED BY:	

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SUBMITTALS

DATE	TYPE
7/24/18	SD
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10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

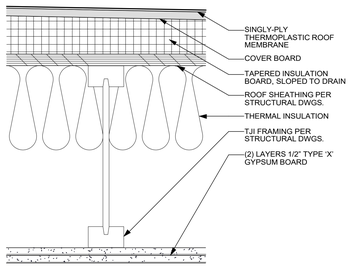
ISSUE DATE: 2/1/19

REVISIONS

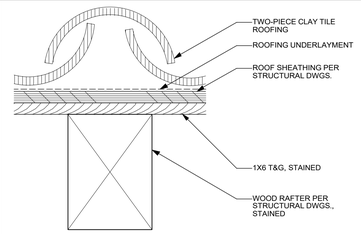
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A-602

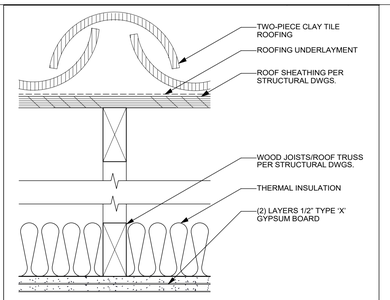
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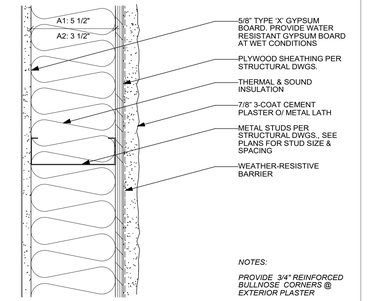
ROOF-CEILING ASSEMBLY	3"=1'-0"	P



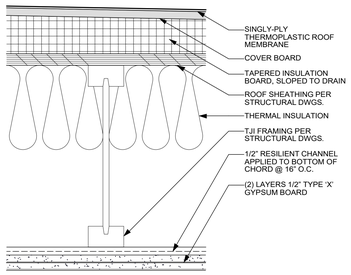
ROOF-CEILING ASSEMBLY	3"=1'-0"	K



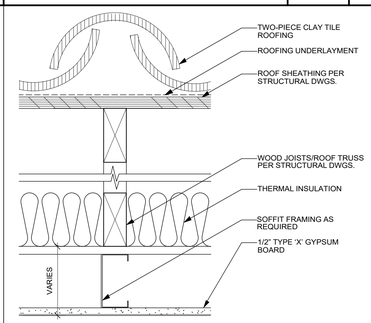
ROOF-CEILING ASSEMBLY	3"=1'-0"	F



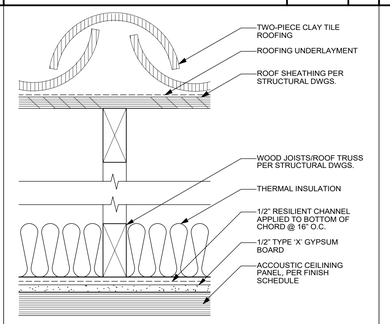
EXTERIOR WALL	3"=1'-0"	A



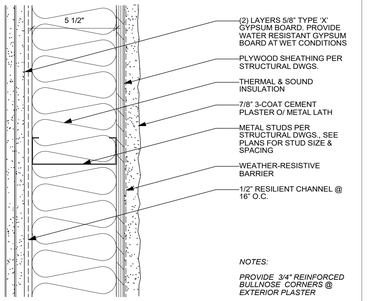
ROOF-CEILING ASSEMBLY	3"=1'-0"	Q



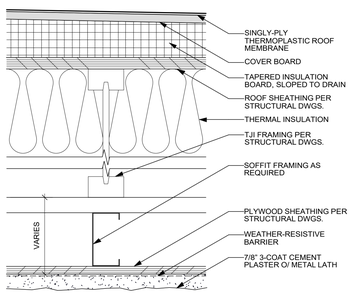
ROOF-CEILING ASSEMBLY	3"=1'-0"	L



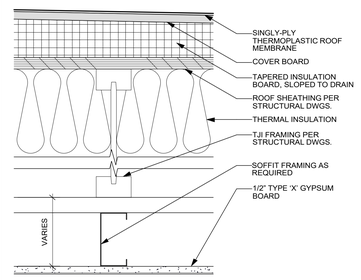
ROOF-CEILING ASSEMBLY	3"=1'-0"	G



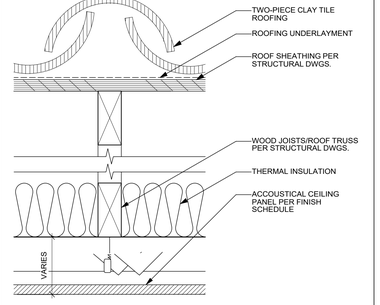
EXTERIOR WALL	3"=1'-0"	B



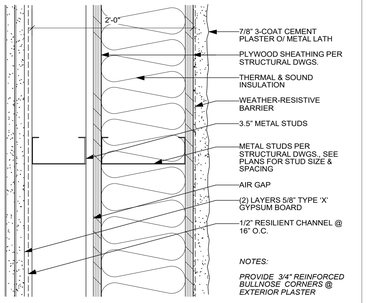
ROOF-CEILING ASSEMBLY	3"=1'-0"	R



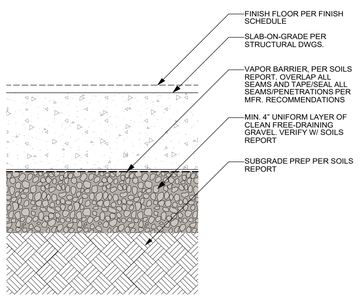
ROOF-CEILING ASSEMBLY	3"=1'-0"	M



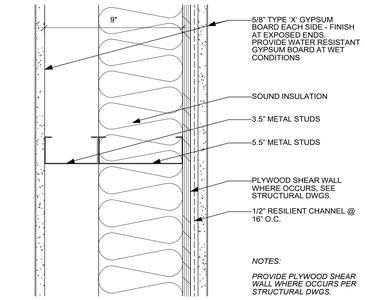
ROOF-CEILING ASSEMBLY	3"=1'-0"	H



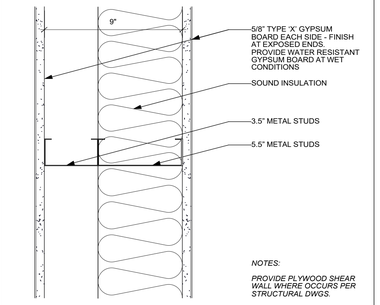
EXTERIOR WALL	3"=1'-0"	C



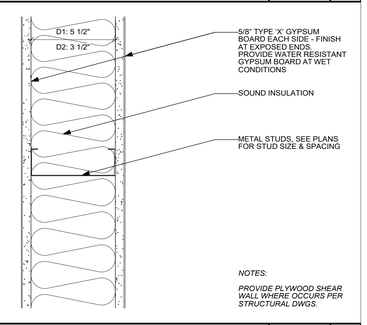
SLAB-ON-GRADE ASSEMBLY	3"=1'-0"	S



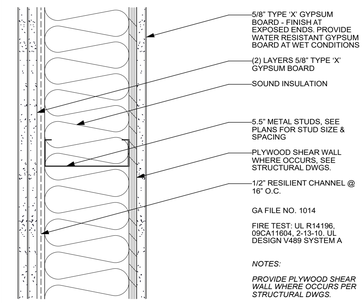
INTERIOR WALL (STC 50-54)	3"=1'-0"	N



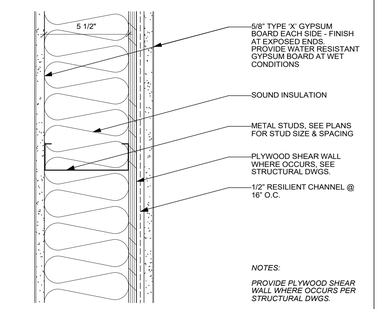
INTERIOR WALL (STC 45-49)	3"=1'-0"	I



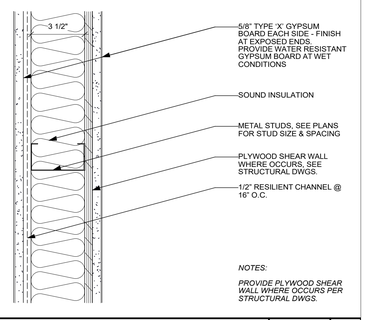
INTERIOR WALL (STC 45-49)	3"=1'-0"	D



INTERIOR WALL - 1 HR (STC 55-59)	3"=1'-0"	O



INTERIOR WALL (STC 50-54)	3"=1'-0"	J



INTERIOR WALL (STC 50-54)	3"=1'-0"	E

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LICENSED ARCHITECT
JEFF HAMBRICK, A.I.A.
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STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
ASSEMBLY DETAILS

DRAWN BY: JH

CHECKED BY:

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DATE	TYPE
7/24/18	SD
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10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

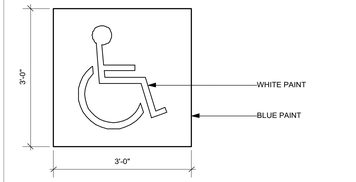
ISSUE DATE: 2/1/19

REVISIONS

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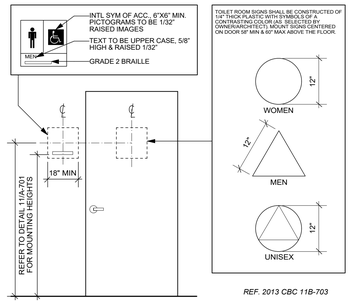
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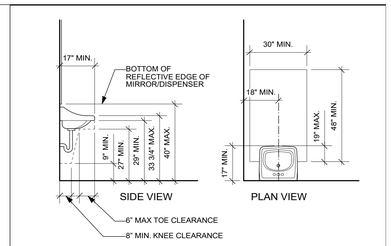
REF. 2013 CBC 11B-502.6

PAINTED ACCESSIBILITY SYMBOL — 3/4"=1'-0" — 11



REF. 2013 CBC 11B-703

SIGNAGE STANDARDS — 1/2"=1'-0" — 6

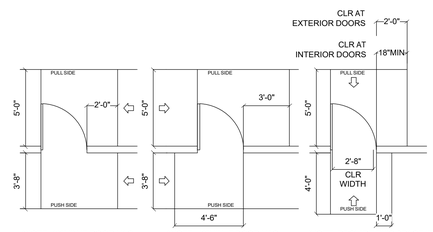


HOT & COLD WATER AND DRAIN PIPES ACCESSIBLE UNDER LAVATORIES SHALL BE INSULATED OR OTHERWISE COVERED.

FAUCET VALVES TO REQUIRE 5 LB. ACTIVATING FORCE MAXIMUM. SELF- CLOSING LEVER TYPE FAUCET VALVES TO REMAIN OPEN 10 SECONDS MIN.

ALL ACCESSIBLE LAVATORIES SHALL CONFORM TO THESE DIMENSIONS. SEE FLOOR PLANS FOR ACTUAL LOCATIONS/CONFIGURATIONS.

LAVATORY — 3/8"=1'-0" — 1



*NOTE: 48"MIN IF DOOR HAS BOTH LATCH AND CLOSER

LATCH APPROACH

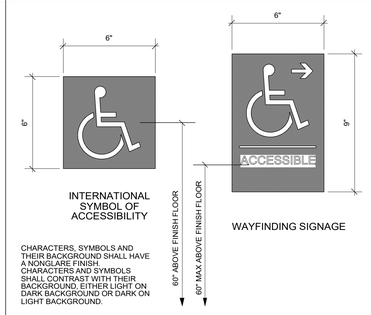
*NOTE: 48"MIN IF DOOR HAS BOTH LATCH AND CLOSER

HINGE APPROACH

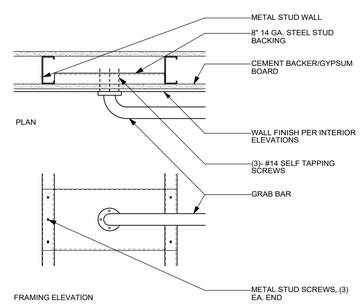
*NOTE: PROVIDE THIS SPACE IF DOOR IS EQUIPPED WITH BOTH LATCH AND CLOSER

FRONT APPROACH

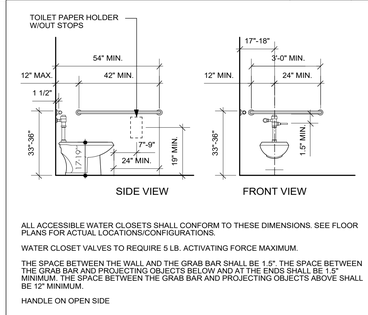
MANEUVERING CLEARANCES AT SWINGING DOORS — 1/4"=1'-0" — 17



ADA SIGNAGE — 3"=1'-0" — 12



GRAB BAR ANCHORAGE — 1 1/2"=1'-0" — 7



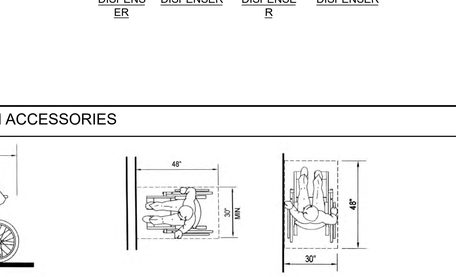
ALL ACCESSIBLE WATER CLOSETS SHALL CONFORM TO THESE DIMENSIONS. SEE FLOOR PLANS FOR ACTUAL LOCATIONS/CONFIGURATIONS.

WATER CLOSET VALVES TO REQUIRE 5 LB. ACTIVATING FORCE MAXIMUM.

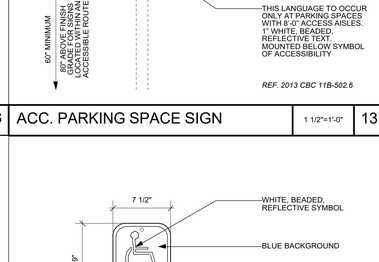
THE SPACE BETWEEN THE WALL AND THE GRAB BAR SHALL BE 1.5", THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS BELOW AND AT THE ENDS SHALL BE 1.5" MINIMUM. THE SPACE BETWEEN THE GRAB BAR AND PROJECTING OBJECTS ABOVE SHALL BE 12" MINIMUM.

HANDLE ON OPEN SIDE

WATER CLOSET — 3/8"=1'-0" — 2



TOILET ROOM ACCESSORIES — 1/4"=1'-0" — 18

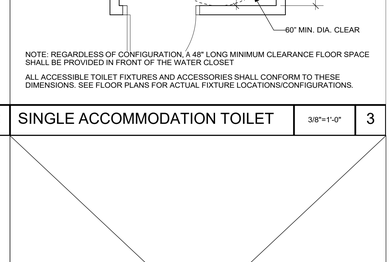


REF. 2013 CBC 11B-502.6

ACC. PARKING SPACE SIGN — 1 1/2"=1'-0" — 13



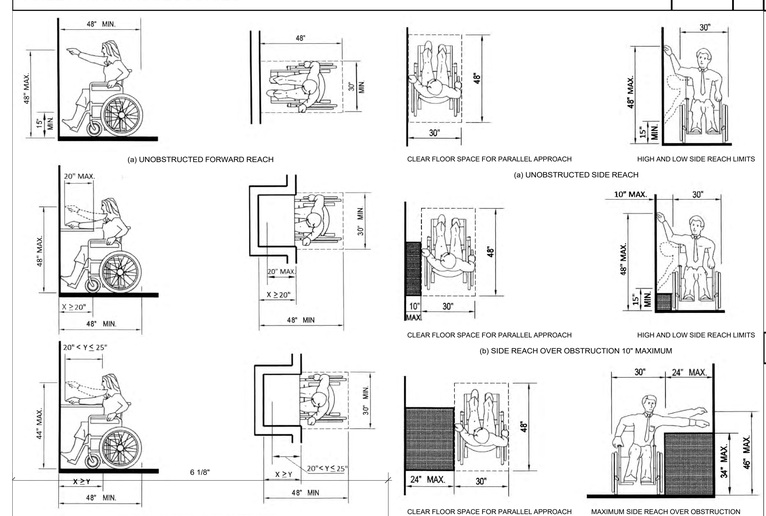
ACCESSIBLE PARKING STALL — 1/8"=1'-0" — 8



NOTE: REGARDLESS OF CONFIGURATION, A 48" LONG MINIMUM CLEARANCE FLOOR SPACE SHALL BE PROVIDED IN FRONT OF THE WATER CLOSET

ALL ACCESSIBLE TOILET FIXTURES AND ACCESSORIES SHALL CONFORM TO THESE DIMENSIONS. SEE FLOOR PLANS FOR ACTUAL FIXTURE LOCATIONS/CONFIGURATIONS.

SINGLE ACCOMMODATION TOILET — 3/8"=1'-0" — 3



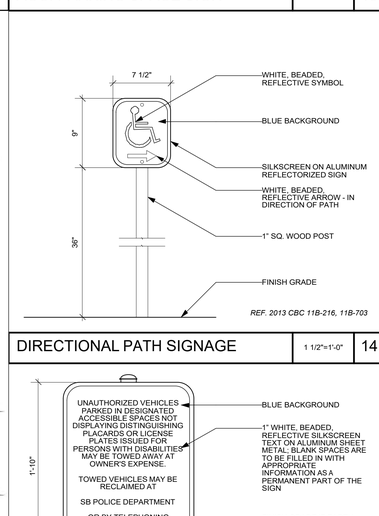
FORWARD REACH **SIDE REACH**

ELECTRICAL RECEPTACLE OUTLETS AND COMMUNICATION SYSTEM RECEPTACLES SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE RECEPTACLE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE RECEPTACLE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET), RECEPTACLES SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED ABOVE. PHYSICAL BARRIERS AND OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH THE RECEPTACLE, PER CBC SECTION 1136A.1.

CONTROLS AND SWITCHES INTENDED TO BE USED BY THE OCCUPANT OF THE ROOM OR AREA TO CONTROL LIGHTING AND RECEPTACLE OUTLETS, APPLIANCES, ALARMS OR COOLING, HEATING AND VENTILATING EQUIPMENT SHALL BE LOCATED NO MORE THAN 48 INCHES MEASURED FROM THE TOP OF THE OUTLET BOX NOR LESS THAN 15 INCHES MEASURED FROM THE BOTTOM OF THE OUTLET BOX TO THE LEVEL OF THE FINISHED FLOOR OR WORKING PLATFORM. IF THE REACH IS OVER A PHYSICAL BARRIER OR AN OBSTRUCTION (FOR EXAMPLE, A KITCHEN BASE CABINET) SWITCHES AND CONTROLS SHALL BE LOCATED WITHIN THE REACH RANGES SPECIFIED ABOVE. PHYSICAL BARRIERS OR OBSTRUCTIONS SHALL NOT EXTEND MORE THAN 25 INCHES FROM THE WALL BENEATH CONTROL, PER CBC SECTION 1136A.2

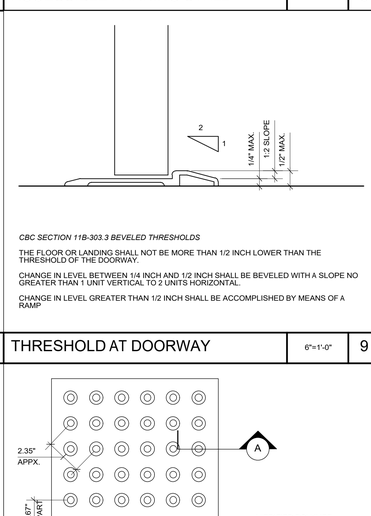
CONTROLS AND OPERATING MECHANISMS SHALL BE OPERABLE WITH ONE HAND AND SHALL NOT REQUIRE TIGHT GRASPING, PINCHING OR TWISTING OF THE WRIST. THE FORCE REQUIRED TO ACTIVATE CONTROLS AND OPERATING MECHANISMS SHALL BE NO GREATER THAN 5 POUNDS, PER CBC SECTION 1138A.4.4

REACH RANGES — NO SCALE — 20



REF. 2013 CBC 11B-216, 11B-703

DIRECTIONAL PATH SIGNAGE — 1 1/2"=1'-0" — 14



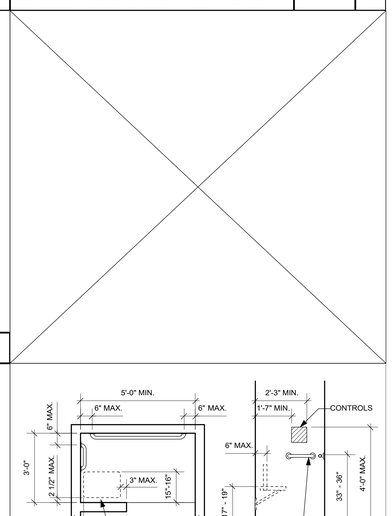
CBC SECTION 11B-303.3 BEVELED THRESHOLDS

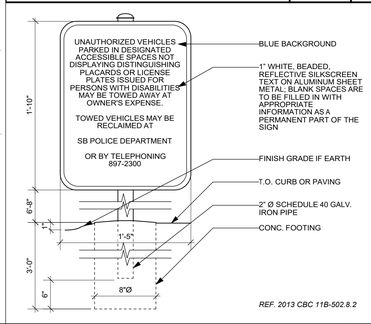
THE FLOOR OR LANDING SHALL NOT BE MORE THAN 1/2 INCH LOWER THAN THE THRESHOLD OF THE DOORWAY.

CHANGE IN LEVEL BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NO GREATER THAN 1 UNIT VERTICAL TO 2 UNITS HORIZONTAL.

CHANGE IN LEVEL GREATER THAN 1/2 INCH SHALL BE ACCOMPLISHED BY MEANS OF A RAMP

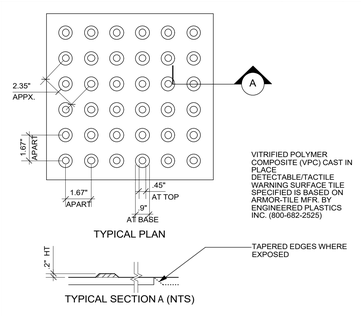
THRESHOLD AT DOORWAY — 6"=1'-0" — 9





REF. 2013 CBC 11B-502.8.2

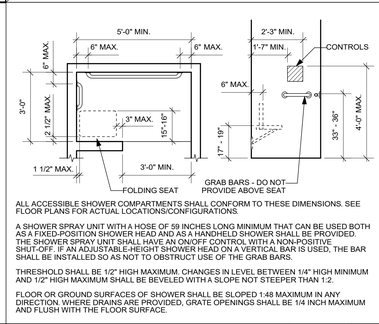
ACC. PKNG. SIGN - POLE MOUNT — 1 1/2"=1'-0" — 15



VITRIFIED POLYMER COMPOSITE (VPC) CAST IN PLACE DETECTABLE/TACTILE WARNING SURFACE TILE SPECIFIED IS BASED ON ARMOR-TILE MFR. BY ENGINEERED PLASTICS INC. (800-682-2525)

TAPERED EDGES WHERE EXPOSED

TYP. TRUNCATED DOMES — 3"=1'-0" — 10



ALL ACCESSIBLE SHOWER COMPARTMENTS SHALL CONFORM TO THESE DIMENSIONS. SEE FLOOR PLANS FOR ACTUAL LOCATIONS/CONFIGURATIONS.

A SHOWER SPRAY UNIT WITH A HOSE OF 59 INCHES LONG MINIMUM THAT CAN BE USED BOTH AS A FIXED-POSITION SHOWER HEAD AND AS A HANDHELD SHOWER SHALL BE PROVIDED. THE SHOWER SPRAY UNIT SHALL HAVE AN ON/OFF CONTROL WITH A NON-POSITIVE SHUT-OFF. IF AN ADJUSTABLE-HEIGHT SHOWER HEAD ON A VERTICAL BAR IS USED, THE BAR SHALL BE INSTALLED SO AS NOT TO OBSTRUCT USE OF THE GRAB BARS.

THRESHOLD SHALL BE 1/2" HIGH MAXIMUM. CHANGES IN LEVEL BETWEEN 1/4" HIGH MINIMUM AND 1/2" HIGH MAXIMUM SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1:2.

FLOOR OR GROUND SURFACES OF SHOWER SHALL BE SLOPED 1:48 MAXIMUM IN ANY DIRECTION. WHERE DRAINS ARE PROVIDED, GRATE OPENINGS SHALL BE 1/4 INCH MAXIMUM AND FLUSH WITH THE FLOOR SURFACE.

ACCESSIBLE SHOWER — 3/8"=1'-0" — 5

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JEFF HAMBRICK, C.S.A.
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STATE OF CALIFORNIA

Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: ACCESSIBILITY DETAILS

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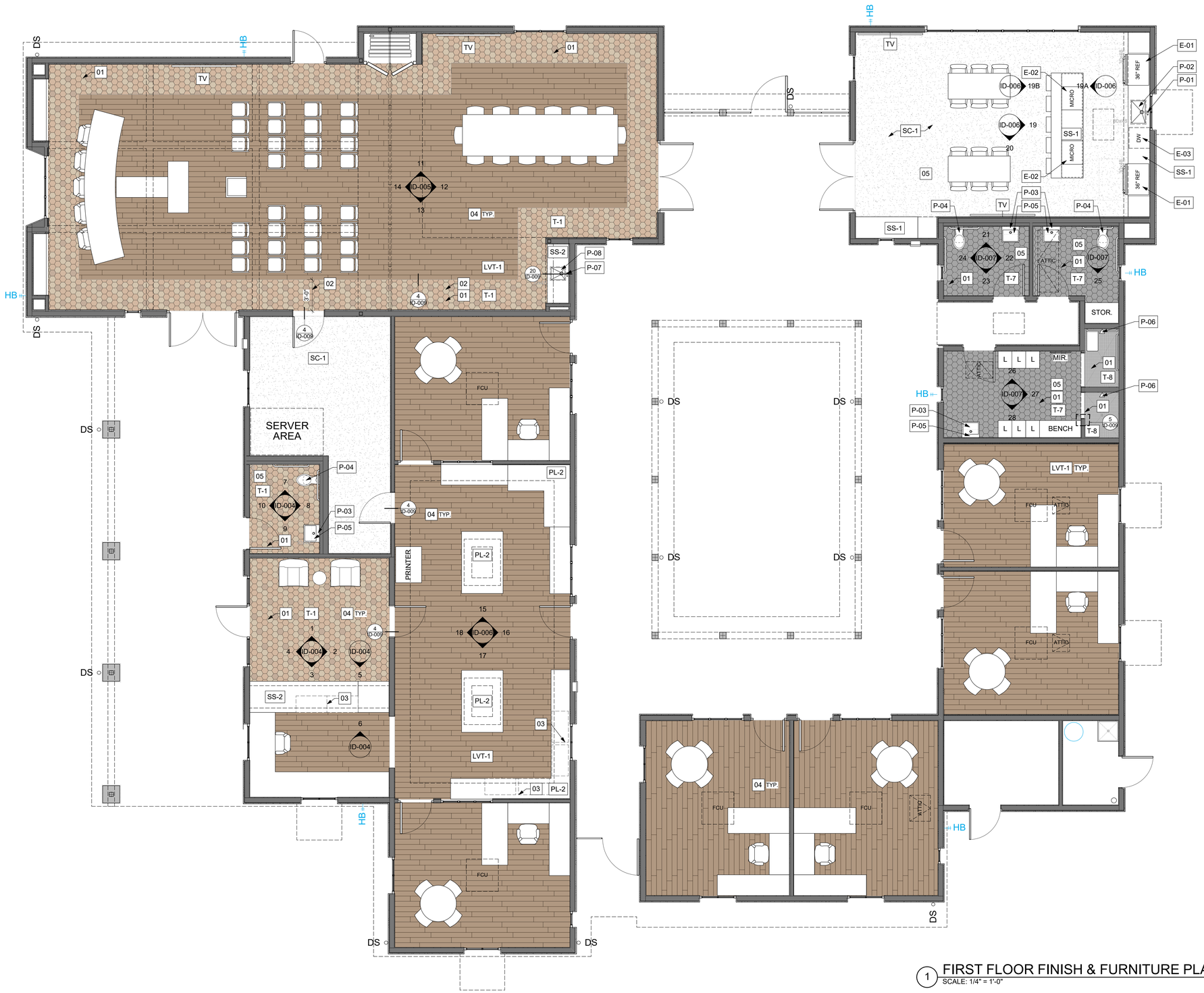
ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

A-701

SHEET OF



1 FIRST FLOOR FINISH & FURNITURE PLAN
SCALE: 1/4" = 1'-0"

FINISH LEGEND

- ARTO BRICK 8" HEXAGONAL TILE
- LVT
- SEALED CONCRETE
- ARTO BRICK 8" HEXAGONAL TILE
- 1" X 1" SHOWER PAN TILE

GENERAL FINISH PLAN NOTES

A. CONTRACTOR SHALL PREPARE SUBSTRATE TO ACCEPT FLOOR FINISHES PER FINISH SCHEDULE.

B. FLOORING MATERIAL TRANSITIONS SHALL NOT BE GREATER THAN 1/4" OR 1/2" BEVELED.

C. PORCELAIN AND STONE TILE TO BE INSTALLED OVER A THIN SET BED.

D. FOLLOW MANUFACTURER'S RECCOMENDATIONS FOR SEALING TILE AND GROUT. GROUT JOINTS TO BE 1/8" TYP. U.N.O.

E. GYP. BD. TO BE SMOOTH FINISH, LEVEL 4 SMOOTH TEXTURE, READY TO RECIEVE PAINT OR WALLPAPER.

F. CONTRACTOR TO PROVIDE SEAMING DIAGRAM TO DESIGNER FOR APPROVAL. CARPET SHALL BE TREATED WITH STAIN GUARD AS REQUIRED.

G. TWO COATS OF WALL PAINT, COLOR AND SHEEN PER FINISH SCHEDULE, OVER ONE COAT PRIMER, TYPICAL AT WALLS. TWO COATS OF PAINT AT CEILINGS.

H. VINYL WRAPPED ACOUSTICAL PANEL, CORE: FIBERGLASS, EDGE DETAIL: 1/4" BEVEL, PATTERN: LBI BOYD SANFOOT VENEER FC SAPELE, MOUNTING METHOD: ADHESIVE AND FINISH NAILS PLUS CONCEALED EDGE CLIPS..

I. TILE WAINSCOT INSTALLED AT WALL TO RUN 48" AFF, TYP. U.N.O

J. REFER TO CALGREEN SECTION 5.504.4.1 ON SHEET G-003 FOR ADHESIVES, SEALANTS, AND CAULKS PROJECT REQUIREMENTS.

K. ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH CALGREEN TABLE 5.504.4.3 UNLESS MORE STRINGENT LOCAL LIMITS APPLY (CALGREEN SECTION 5.504.4.3)

L. REFER TO CALGREEN SECTION 5.504.4.3.1 ON SHEET G-003 FOR AEROSOL PAINTS AND COATINGS PROJECT REQUIREMENTS.

M. REFER TO CALGREEN SECTION 5.504.4.4 ON SHEET G-003 FOR CARPET SYSTEMS PROJECT REQUIREMENTS.

N. REFER TO CALGREEN SECTION 5.504.4.4.1 ON SHEET G-003 FOR CARPET CUSHION PROJECT REQUIREMENTS. A LETTER FROM THE INSTALLER CERTIFYING COMPLIANCE MUST BE SUBMITTED TO BUILDING INSPECTOR.

O. REFER TO CALGREEN SECTION 5.504.4.6 ON SHEET G-003 FOR RESILIENT FLOORING SYSTEMS PROJECT REQUIREMENTS

P. A LETTER FROM CONTRACTOR AND/OR BUILDING OWNER CERTIFYING MATERIAL SPECIFICATION(S) AND COMPLIANCE WITH THE CODE MUST BE SUBMITTED TO THE BUILDING INSPECTOR.

Q. WINDOW COVERINGS PROVIDED BY OTHERS

R. FURNITURE BY OTHERS, TYP.

S. REFER TO FINISH SCHEDULE ON SHEET ID-008 FOR REFERENCED FINISHES, FIXTURES, AND EQUIPMENT.

FINISH PLAN NOTES

01 SLAB TO BE DEPRESSED, COORDINATE W/ STRUCTURAL, SEE DETAIL 03/ID-009
02 TILE BORDER TO BE APPROXIMATELY 3'-0". COORDINATE EXACT WIDTH IN THE FIELD WITH DESIGNER. USE FULL SIZE TILES
03 LATERAL FILING CABINET BELOW COUNTER
04 WALL FINISH TO BE PAINTED P-1 U.N.O.
05 WALL FINISH TO BE PAINTED P-1 U.N.O.

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920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: FINISH PLAN

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ID-001

SHEET OF



1 REFLECTED CEILING PLAN
SCALE: 1/4" = 1'-0"

RCP LEGEND

- 2'x2' ACOUSTICAL TILE AND GRID SYSTEM
- L-10 — 2'X2' LED LIGHT FIXTURE, "FOCAL POINT" DIRECT/INDIRECT, LUNA, DIMMABLE
- L-11 — FOCAL POINT - RECESSED DOWNLIGHT - ID RECESSED DOWNLIGHT, DIMMABLE, OR EQUAL
- L-13 — RECESSED LED WALLWASHER, COOPER LIGHTING - PORTFOLIO, DIMMABLE
- L-04 — VANDOR LINEAR SUSPENSION #700LSVANYS-LED830, 50" X 3.1" X 4"
- L-01 — CUSTOM DECORATIVE FIXTURE BY IRONCAD
- L-03 — CUSTOM DECORATIVE FIXTURE BY IRONCAD
- L-12 — SURFACE MOUNT 12"X48"
- L-05 — PENDANT, REJUVENATION ROD PENDANT
- L-08 — SURFACE MOUNTED FIXTURE
- L-02 — PENDANT
- L-06 — SCONCE

RCP GENERAL NOTES

A. REFLECTED CEILING PLAN NOTES APPLY TO ALL REFLECTED CEILING PLAN SHEETS.

B. ALL CEILING GRIDS / PANELS TO BE CENTERED IN ROOM U.N.O.

C. CEILING HEIGHTS ARE AS NOTED ON REFLECTED CEILING PLAN U.N.O. TYP. CEILING HEIGHTS ARE TO BOTTOM OF FINISHED CEILING.

D. ALL ELECTRICAL FIXTURES, SPEAKERS, SMOKE AND THERMAL DETECTORS, MECHANICAL GRILLS, SPRINKLER HEADS, ETC. SHALL BE CENTERED BETWEEN CEILING GRIDS / PANELS U.N.O. SPRINKLER HEADS SHALL BE WITHIN 3" RADIUS CENTERED BETWEEN CEILING GRIDS.

E. PROVIDE SUSPENSION SYSTEM AROUND ELECTRICAL FIXTURES, MECHANICAL GRILLS, DIFFUSERS, ETC. AT ACOUSTICAL PANEL CEILINGS AS REQUIRED BY CODE.

F. ALL DIMENSIONS ON REFLECTED CEILING PLANS ARE ACTUAL AND ARE TO THE FOLLOWING U.N.O.:
1. FACE OF FINISHED WALL
2. FACE OF FINISHED BULKHEADS
3. CENTERLINE OF COLUMNS
4. CENTERLINE OF TEES

G. IN AREAS WITH EXPOSED STRUCTURAL CEILINGS, COORDINATE EXACT LOCATIONS OF MECHANICAL GRILLS, DIFFUSERS, DUCTWORK, AND ELECTRICAL FIXTURES WITH EACH RESPECTIVE SUBCONTRACTOR. IF CONFLICTS ARISE, CONSULT ARCHITECT / ENGINEER PRIOR TO INSTALLATION OF EQUIPMENT.

H. SEE FINISH SCHEDULE FOR CEILING PRODUCT SPECIFICATIONS AND SIZES.

I. MECHANICAL DIFFUSERS AND EXHAUST GRILL LOCATIONS PER MECHANICAL PLANS.

J. PROVIDE SEISMIC BRACING FOR SUSPENDED CEILINGS OR AS INDICATED ON DRAWINGS.

K. ILLUMINATED EMERGENCY EXIT LIGHTING SHALL BE ARRANGED TO PROVIDE INITIAL ILLUMINATION OF 1 FOOT-CANDLE.

L. EXIT ILLUMINATION LIGHTING SHALL BE CONNECTED TO THE EXISTING POWER SYSTEM THAT PROVIDES POWER FOR A DURATION OF NOT LESS THAN 90 MINUTES. THE EMERGENCY POWER SYTEM SHALL CONSIST OF STORAGE BATTERIES, UNIT EQUIPMENT OR ON-SITE GENERATOR.

CONSTRUCTION NOTES

01 LBI ACOUSTIC CEILING, SEE DETAIL 15/ID-009
02 GYP BD SOFFIT AT T-BAR, SEE DETAIL 11/ID-009
03 CONTRACTOR TO INSTALL CEILING GRID AS SHOWN ON PLAN, SEE DETAIL 08/ID-010
04 COVE CEILING
05 WOOD BEAMS, STAINED TO MATCH LBI BOYD SAMPLE, PROVIDED BY DESIGNER
06 POCKET TO HIDE WINDOW COVERING
07 STEPPED CEILING, SEE DETAIL 22/ID-009
08 GYP BD SOFFIT
09 CENTER FIXTURE ON VANITY BELOW
10 SEE DETAIL 14/ID-009 FOR CLOUD INSTALL

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REVISIONS

NO.	DATE	TYPE

ID-002

SHEET OF



3 CRITICAL POWER & DATA PLAN
SCALE: 1/4" = 1'-0"

POWER & DATA LEGEND

- FLUSH FLOOR MOUNTED OUTLET (2) DUPLEXES, (2) DATA JACKS
- WALL MOUNTED TELEPHONE OUTLET WITH COVERPLATE MOUNTED AT 18" AFF U.N.O.
- WALL MOUNTED DATA WITH COVERPLATE MOUNTED AT 18" AFF U.N.O.
- WALL MOUNTED DUPLEX OUTLET WITH COVERPLATE MOUNTED @ 18" AFF U.N.O.
- WALL MOUNTED FOB, COORDINATE W/ SECURITY
- WALL MOUNTED QUADPLEX OUTLET WITH COVERPLATE
- WALL MOUNTED KEYPAD, PROVIDE CARD KEY ACCESS HARDWARE &/OR PIN PAD, COORDINATE W/ CLIENT
- CAMERA
- TV W/ HDMI
- GROMMET AT BUILT-IN, PROVIDE GROMMET HOLE AT BUILT-IN, CORRDINATE EXACT LOCATION W/ DESIGNER & MILLWORK

POWER NOTES

01	BUTTON TO OPEN ENTRY GATE COORDINATE LOCATIONS & POWER REQUIREMENTS W/ CLIENT
02	DOOR RELEASE BUTTON FOR D-20
03	PRINTER, MODEL TBD
04	COORDINATE SECURITY SYSTEM W/ A/V & ELECTRICAL
05	BUILT-IN TO INCLUDE VENTILATION

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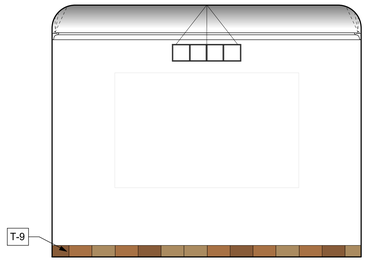
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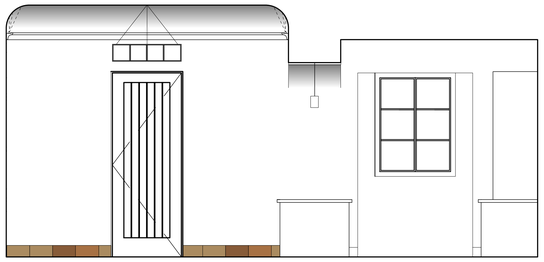
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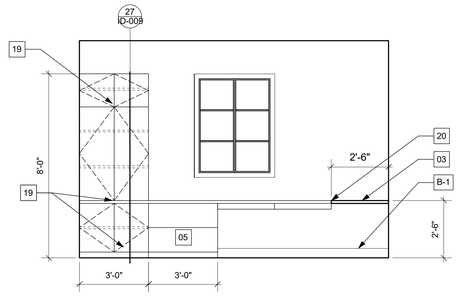
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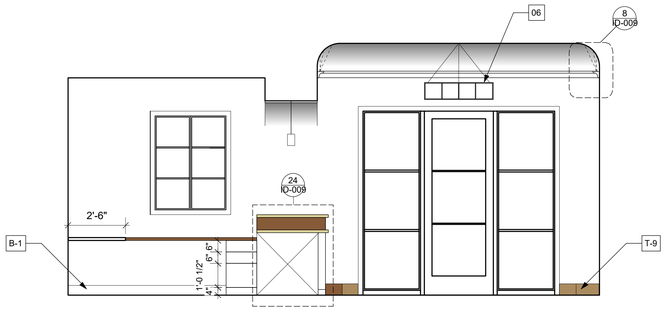
1 LOBBY NORTH ELEVATION
Scale: 3/8" = 1'-0"



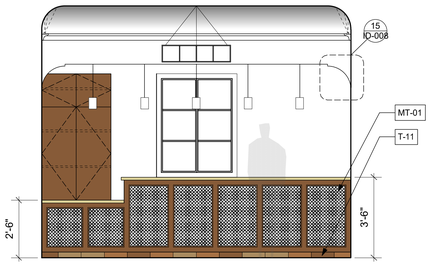
2 LOBBY EAST ELEVATION
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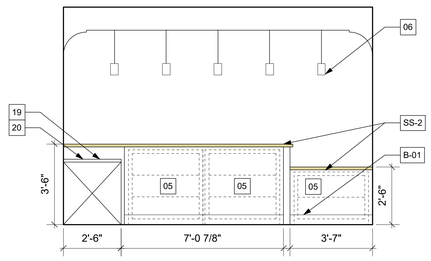
3 LOBBY SOUTH ELEVATION
Scale: 3/8" = 1'-0"



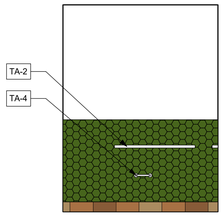
4 LOBBY WEST ELEVATION
Scale: 3/8" = 1'-0"



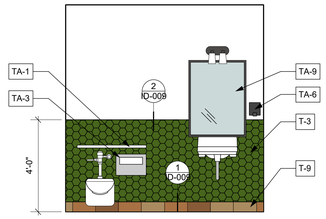
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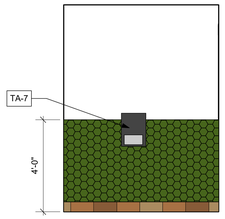
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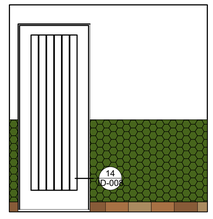
7 RESTROOM 1 NORTH ELEVATION
Scale: 3/8" = 1'-0"



8 RESTROOM 1 EAST ELEVATION
Scale: 3/8" = 1'-0"



9 RESTROOM 1 SOUTH ELEVATION
Scale: 3/8" = 1'-0"



10 RESTROOM 1 WEST ELEVATION
Scale: 3/8" = 1'-0"

ELEVATION NOTES

01	SOFFIT
02	BASE CABINET W/ REMOVABLE TOEBASE AND SHELF NO LOWER THAN 9"
03	COUNTERTOP W/ 1 1/2" MITERED COUNTERTOP FACE
04	TELEVISION PER OWNER
05	LATERAL FILES PER OWNER
06	LIGHT FIXTURE PER ELECTRICAL DWGS.
07	TILE TO GO AROUND ALL FOUR WALLS
08	PUSH LATCH @ CONF CABINET DOORS
09	PROVIDE BACKING INSIDE WALL FOR WALL-MOUNTED TV
10	COPY MACHINE PER OWNER
11	COUNTER FOR ADA
12	ADJUSTABLE OPEN SHELVING TO MATCH CASEWORK
13	BUILT IN DESK PROVIDED BY CONTRACTOR
14	SCHLUTER STRIP @ TILE CAP, SEE DETAIL 2/ID-009 FOR ADDITIONAL INFO.
15	PLASTIC LAMINATE CABINETS, SEE FINISH SCHEDULE
16	DISHWASHER PER APPLIANCE SCHEDULE
17	REFRIGERATOR PER APPLIANCE SCHEDULE
18	UNDERCAB LIGHT PER ELECTRICAL DWGS.
19	STAINED WOOD VENEER, WV-1
20	SOLID WOOD STAINED COUNTER TO MATCH CASEWORK
21	UNDERMOUNT SINK PER PLUMBING SCHEDULE ON ID/008

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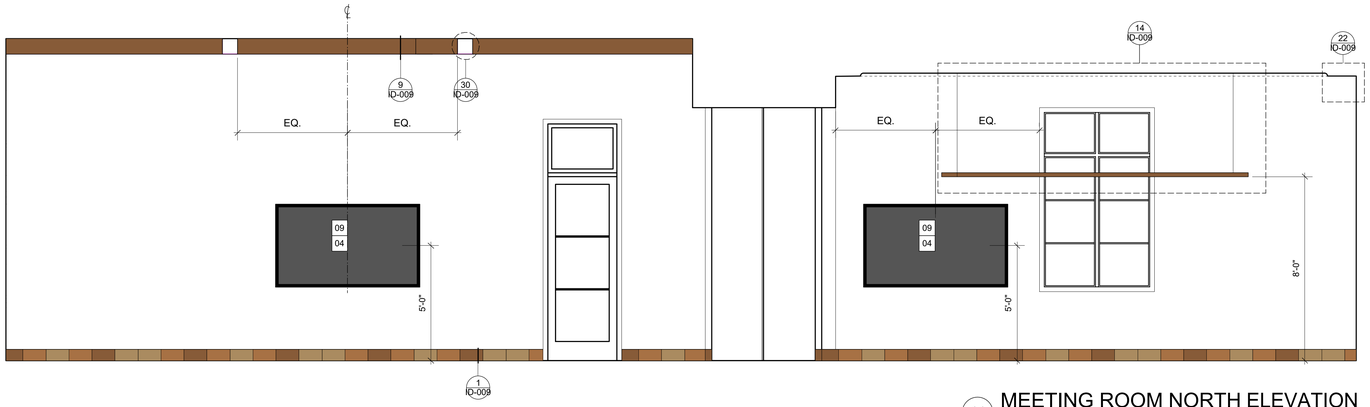
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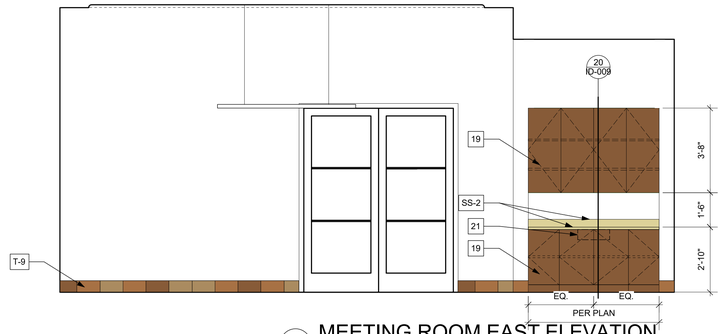
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ID-004

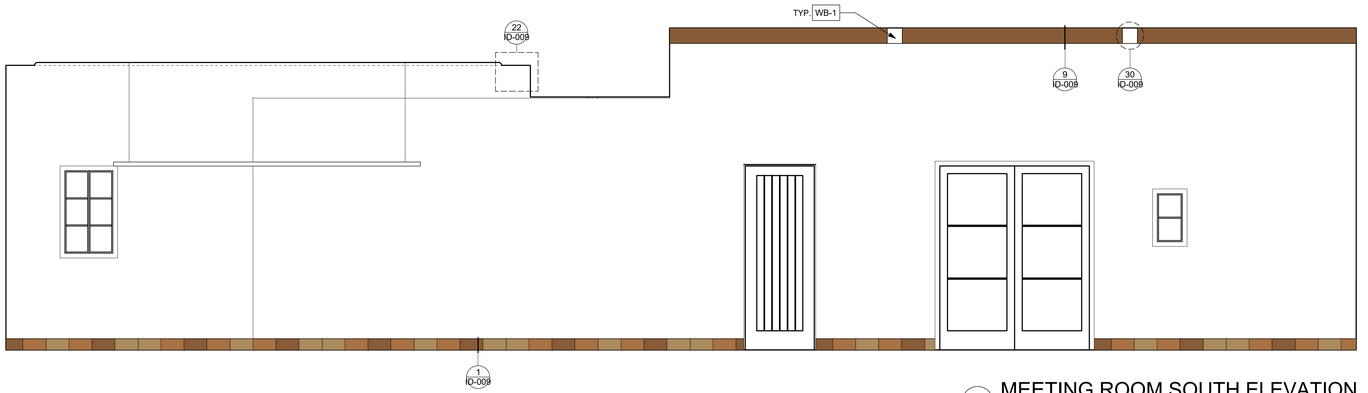
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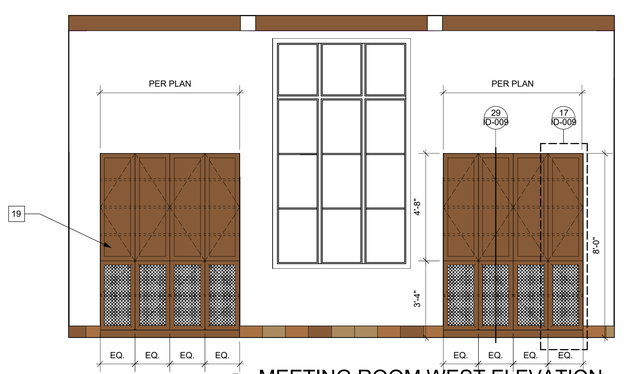
11 MEETING ROOM NORTH ELEVATION
Scale: 3/8" = 1'-0"



12 MEETING ROOM EAST ELEVATION
Scale: 3/8" = 1'-0"



13 MEETING ROOM SOUTH ELEVATION
Scale: 3/8" = 1'-0"



14 MEETING ROOM WEST ELEVATION
Scale: 3/8" = 1'-0"

ELEVATION NOTES

01	SOFFIT
02	BASE CABINET W/ REMOVABLE TOEBASE AND SHELF NO LOWER THAN 9"
03	COUNTERTOP W/ 1 1/2" MITERED COUNTERTOP FACE
04	TELEVISION PER OWNER
05	LATERAL FILES PER OWNER
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15	PLASTIC LAMINATE CABINETS, SEE FINISH SCHEDULE
16	DISHWASHER PER APPLIANCE SCHEDULE
17	REFRIGERATOR PER APPLIANCE SCHEDULE
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19	STAINED WOOD VENEER, WV-1
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Proposed project for:
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920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

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ISSUE DATE: 2/1/19

REVISIONS

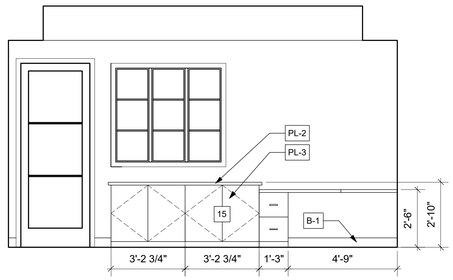
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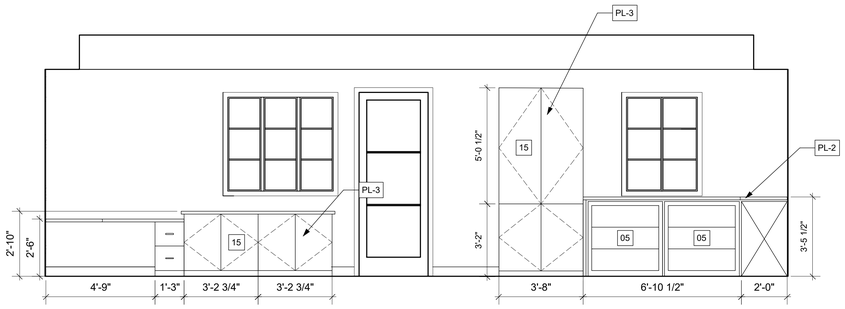
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ELEVATION NOTES

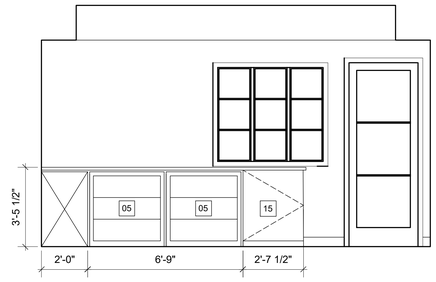
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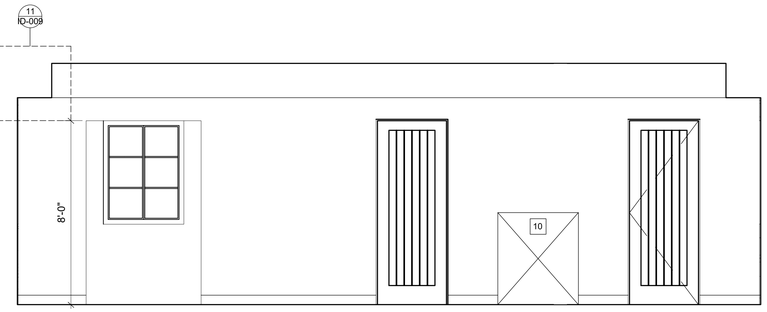
15 WORK ROOM NORTH ELEVATION
Scale: 3/8" = 1'-0"



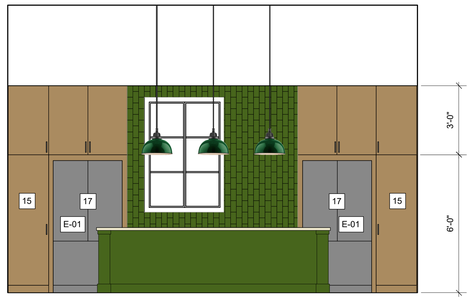
16 WORK ROOM EAST ELEVATION
Scale: 3/8" = 1'-0"



17 WORK ROOM SOUTH ELEVATION
Scale: 3/8" = 1'-0"



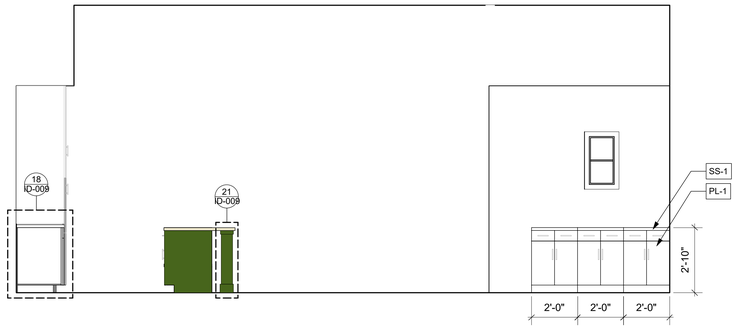
18 WORK ROOM WEST ELEVATION
Scale: 3/8" = 1'-0"



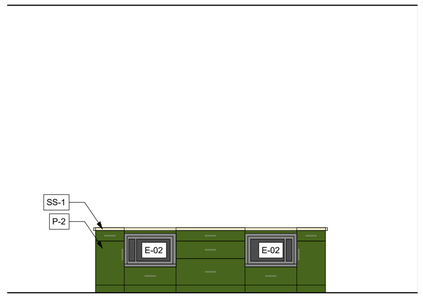
19B ISLAND ELEVATION
Scale: 3/8" = 1'-0"



19 BREAK ROOM EAST ELEVATION
Scale: 3/8" = 1'-0"



20 BREAK ROOM EAST ELEVATION
Scale: 3/8" = 1'-0"



19A ISLAND ELEVATION
Scale: 3/8" = 1'-0"

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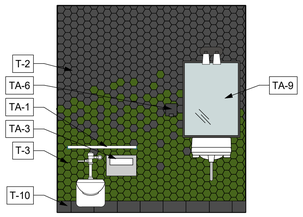
NO.	DATE	TYPE

ID-006

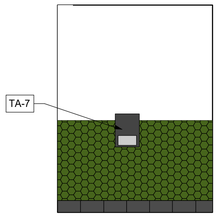
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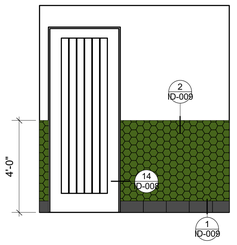
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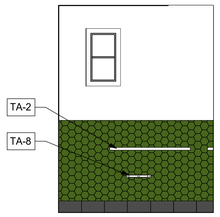
21 RESTROOM 2 NORTH ELEVATION
Scale: 3/8" = 1'-0"



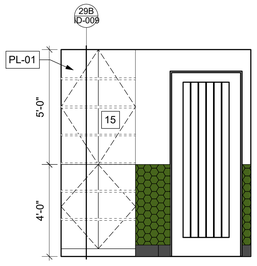
22 RESTROOM 2 EAST ELEVATION
Scale: 3/8" = 1'-0"



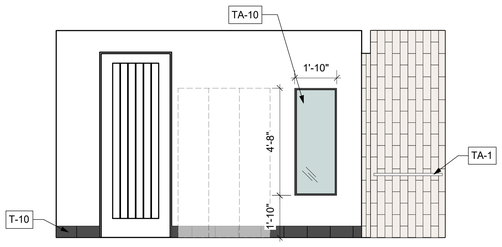
23 RESTROOM 2 SOUTH ELEVATION
Scale: 3/8" = 1'-0"



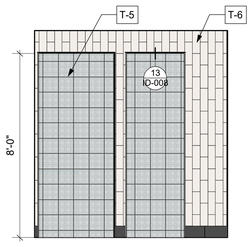
24 RESTROOM 2 WEST ELEVATION
Scale: 3/8" = 1'-0"



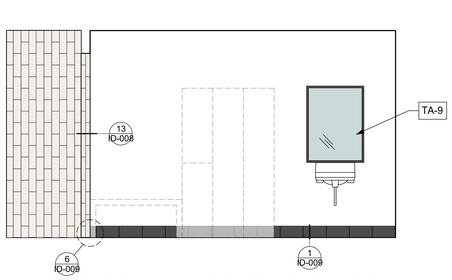
25 RESTROOM 3 SOUTH ELEVATION
Scale: 3/8" = 1'-0"



26 LOCKER ROOM NORTH ELEVATION
Scale: 3/8" = 1'-0"



27 LOCKER ROOM EAST ELEVATION
Scale: 3/8" = 1'-0"



28 LOCKER ROOM SOUTH ELEVATION
Scale: 3/8" = 1'-0"

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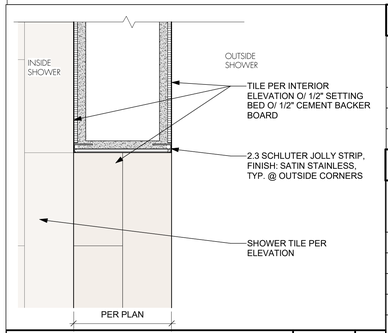
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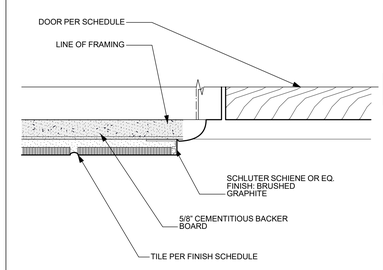
FINISH SCHEDULE

TAG	DESCRIPTION	MANUFACTURER	PRODUCT	COLOR/FINISH	SIZE	NOTES	CONTACT
T-1	TILE	ARTO BRICK	ARTILLO	JOSIE BLEND	8" HEX	SEAL TILE PER MANUFACTURERS RECOMMENDED SPEC, GROUT THICKNESS 1/2"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-2	TILE	TERRAIN	RONT	604 BLACK	4.5" HEX	GROUT THICKNESS 1/8"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-3	TILE	TERRAIN	RONT	608 GREEN	4.5" HEX	GROUT THICKNESS 1/8"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-4	TILE	CROSSVILLE	RETROACTIVE 2.0	RACING GREEN	3" x 6"	GROUT THICKNESS 1/8"	SASHA IKOVIC (718) 290-4912 sikovic@crossvilleinc.com
T-5	TILE	EMSER	PL3-HAVANARETRO	MATTE/SATIN	8" x 8"	GROUT THICKNESS 1/8"	BRANDI SMITH (805) 717-5090 brandismith@emser.com
T-6	TILE	TERRAIN	AR01 412	412	4" x 12"	GROUT THICKNESS 1/8"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-7	TILE	ARTO BRICK	ARTILLO	SMOKE	8" HEX	SEAL TILE PER MANUFACTURERS RECOMMENDED SPEC, GROUT THICKNESS 1/2"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-8	TILE	DALTILE	KEYSTONES	BLACK	1" SQUARE		NOLA STUCKY (805) 962-1422 nola@nsceramic.com
T-9	BASE TILE	ARTO BRICK	ARTILLO COVE BASE W/ BULLNOSE TOP	JOSIE BLEND	6" X 6"	SEAL TILE PER MANUFACTURERS RECOMMENDED SPEC, GROUT THICKNESS 1/2"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-10	BASE TILE	ARTO BRICK	ARTILLO COVE BASE W/ BULLNOSE TOP	SMOKE	6" X 6"	SEAL TILE PER MANUFACTURERS RECOMMENDED SPEC, GROUT THICKNESS 1/2"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
T-11	BASE TILE	ARTO BRICK	ARTILLO TILE W/ BULLNOSE TOP	JOSIE BLIEND	3"X12"	SEAL TILE PER MANUFACTURERS RECOMMENDED SPEC, GROUT THICKNESS 1/2"	NICOLE ARSENAULT (213) 716-4492 nicole@terrainmaterials.com
LVT-1	LUXURY VINYL TILE	MANNINGTON	AMTICO REGENCY	WALNUT	6" x 36"		MONICA GEAR (805) 746-9598 monica_gear@mannington.com
B-1	RUBBER WALL BASE	MANNINGTON	SYNC COVE WALL BASE	904 BARK	4"		MONICA GEAR (805) 746-9598 monica_gear@mannington.com
B-2							
P-1	FIELD PAINT	BENJAMIN MOORE			-	2 COATS, EGGSHELL SHEEN	
P-2	ACCENT PAINT AT ISLAND	BENJAMIN MOORE	INTERIOR LATEX PAINT	HC-121 PEALE GREEN	-	2 COATS, HIGH GLOSS	
P-3	GYP CEILING PAINT	BENJAMIN MOORE			-	2 COATS, FLAT SHEEN	
P-4	FIELD PAINT AT BATHROOMS	BENJAMIN MOORE			-	2 COATS, SEMI GLOSS	
WB-1	WOOD BEAM	TBD	WORMY WALNUT	WALNUT TO MATCH DESIGNER'S SAMPLE		MATCH DESIGNERS SAMPLE	
WV-1	WOOD VENEER	TBD	AMERICAN WALNUT SELECT, VERTICAL GRAIN	STAIN GRADE			
SC-1	SEALED CONCRETE						
SS-1	QUARTZ	CAMBRIA	QUARTZ COUNTER	CASTLEMARTIN			KELLY CAMPISI (310) 265-3489 kelly.campisi@cambriaUSA.com
SS-2	QUARTZ	CAMBRIA	QUARTZ COUNTER	CLYDE			KELLY CAMPISI (310) 265-3489 kelly.campisi@cambriaUSA.com
MTL-1	METAL	MCNICHOLS	MCNICHOLS QUALITY PERFORATED METAL, DECORATIVE PATTERN, CARBON STEEL COLD ROLLED, 20 GAUGE, GOTHIC PATTERN, 58 % OPEN AREA, SHEET	BRONZE		FINISH BY BROTHERS OF INDUSTRY	
PL-1	PLASTIC LAMINATE	FORMICA	8846-58	OILED LEGNO/MATTE	-		ELI LAPSLEY (310) 384-1013 eli.lapsley@formica.com
PL-2	PLASTIC LAMINATE	NEVAMAR	ARMORED PROTECTION	VANILLA BEAN VS2002T	-		SANDRA TODD (310) 490-1221 sandra_todd@panolam.com
PL-3	PLASTIC LAMINATE	NEVAMAR	ARMORED PROTECTION	VOUS FAWN VS2001T	-		SANDRA TODD (310) 490-1221 sandra_todd@panolam.com
C-1	VINYL ACOUSTIC	LBI BOYD	VERTICAL SOLUTIONS, FIBERGLASS, 1/8" HI IMPACT FIBERGLASS, EDGE: SQUARE	MATCH DESIGNER'S SAMPLE	2" THK	PER MANUFACTURERS RECOMMENDED SPEC	STEPHANIE ALLGOOD (818) 961-7048 stephanie@lbiboyd.com
C-2	ACOUSTICAL CEILING	ARMSTRONG	TILE: DL TIMA HIGH NRC, SQUARE LAY-IN, FINE TEXTURE, ITEM #1940, 24"x24"x7/8" GRID: SILHOUETTE XL 9/16", BOLT SLOT 1/8" REVEAL	WHITE	2'X2'	-	SANDRA STAUFFER (877) 276-7876 skstauffer@armstrong.com

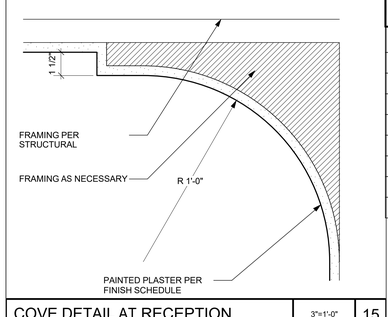
NOTE:
A. PROVIDE SUBMITTAL SAMPLES TO ARCHITECT FOR APPROVAL ON ALL FINISHES
B. SEE ELEVATIONS AND FINISH PLAN FOR TILE LAYOUTS



SHOWER JAMB/HEAD | 3"=1'-0" | 13



WAINSCOT TILE @ JAMB | 6"=1'-0" | 14



COVE DETAIL AT RECEPTION | 3"=1'-0" | 15

EQUIPMENT SCHEDULE

ITEM #	MANUFACTURER & MODEL #	DIMENSIONS D	W	H	SPECIAL OUTLET	EQUIP. PROVIDED BY CLIENT	G.C.	FINISH	NOTES
E-01	LG REFRIGERATOR, LFC21776D	30"	36"	70"	DED. CIRCUIT		X	STAINLESS	QTY OF 2
E-02	GE PROFILE MICROWAVE, PEB7227SF	19.75"	24 1/8"	14"	DED. CIRCUIT		X	STAINLESS	QTY OF 2
E-03	ASKO DISHWASHER, D5549XLFISOF	23 1/4"	23 7/16"	32.6"	DED. CIRCUIT		X	P-LAM	P-LAM DOOR PANEL TO MATCH CABINETS

LIGHT FIXTURE SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER & MODEL #	DIMENSIONS L	W	H	FINISH	NOTES
L-01	LOBBY CHANDELIER	CUSTOM ALCAZAR BY IRONCAD	-	36"		BRONZE	
L-02	RECEPTION PENDANTS	SEA GULL LIGHTING #56116601782	-	4 3/4"	6"	HEIRLOOM BRONZE	
L-03	OUTDOOR PENDANTS	ALEGRE AKERIA CUSTOM BY IRONCAD	-	12"	18"	BRONZE	
L-04	OFFICE LINEAR PENDANTS	CIRCA, VANDOR LINEAR SUSPENSION #700LSVANYS-LED830	50"	3.1"	4"	GRAY RUBBERIZED	
L-05	BREAK ROOM PENDANTS	REJUVENATION, CARSON ROD LED PENDANT #A6613	-	16"	40"	GLOSS GREEN	
L-06	REST ROOM SCONCES	SEA GULL LIGHTING, TWO LIGHT SCONCE #4415202EN3-05	6 3/4" D	12"	9"	BRONZE	
L-07	SOFFIT	JUST LED + LIGHTS, 72W LED TAPE #JLAL-72W-30	16.4"	.39"	.13"	-	
L-08	OUTDOOR HALL FLUSH MOUNT	WAC LIGHTING, TUBE ENERGY STAR FLUSH MOUNT #FM-W26122-BK	-	12"	3.88"	BLACK	
L-09	OUTDOOR SCONCES	CUSTOM STAR SCONCE BY IRONCAD	6.5" D	12"	12"	BRONZE	
L-10	STORAGE & WORK ROOM RECESSED FIXTURES	FOCAL POINT, LED LIGHT FIXTURE, DIRECT/INDIRECT, LUNA DIMMABLE	24"	24"			
L-11	RECESSED DOWNLIGHT, TYP.	FOCAL POINT, RECESSED DOWNLIGHT, DIMMABLE OR EQUAL	-	6"			

BATH ACCESSORY SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER & MODEL #	FINISH	NOTES
TA-1	GRAB BAR	GRAB BAR 36", MFR: SIGNATURE HARDWARE, COLLECTION: CUMBRIA GRAB BAR SIZE: 36", COLOR: OIL RUBBED BRONZE	OIL RUBBED BRONZE	
TA-2	GRAB BAR	GRAB BAR 42", MFR: SIGNATURE HARDWARE, COLLECTION: CUMBRIA GRAB BAR, SIZE: 42",	OIL RUBBED BRONZE	
TA-3	SEAT COVER DISPENSER	MFR: BOBRICK, GAMCO, TSC-1	CUSTOM OIL RUBBED BRONZE	
TA-4	TP DISPENSER	MFR: SIGNATURE HARDWARE, COLLECTION: ARTEMIS, COLOR: OIL RUBBED BRONZE	OIL RUBBED BRONZE	
TA-5	COAT HOOK	MFR: SIGNATURE HARDWARE, COLLECTION: SOLID BRONZE DOUBLE	BRONZE	
TA-6	SOAP DISPENSER	MFR: BOBRICK, B-42 CLASSICSERIES® SURFACE-MOUNTED SOAP DISPENSER	BLACK	
TA-7	PAPER TOWEL DISPENSER	MFR: ASI, 6457-41 PIATTO™ COMPLETELY RECESSED PAPER TOWEL DISPENSER – MATTE BLACK PHENOLIC DOOR	BLACK PHENOLIC	
TA-8	TP DISPENSER	MFR: BOBRICK, GAMCO, B-76867 SURFACE-MOUNTED TOILET TISSUE DISPENSER	CUSTOM OIL RUBBED BRONZE	
TA-9	VANITY MIRROR	MFR: ROOM & BOARD, SOHO, 228767, 30"W X 40"H X 1.5"D	LACQUER	
TA-10	FULL LENGTH MIRROR	MFR: ROOM & BOARD, SOHO, 487188, 22"W X 56"H X 1.5"D	LACQUER	

PLUMBING FIXTURE SCHEDULE

ITEM #	DESCRIPTION	MANUFACTURER & MODEL #	FINISH	NOTES
P-01	KITCHEN FAUCET	SYMMONS, SERENO S-2302-PD	STAINLESS STEEL	
P-02	KITCHEN SINK	LENOVA, SS-ADA-ORI-S2818	STAINLESS STEEL	
P-03	BATH & LOCKER ROOM FAUCET	DELTA, TRINSIC COLLECTION, HIGH ARC SWIVEL SPOUT	CHROME	
P-04	BATH WALL MOUNTED WATER CLOSET	SLOAN, #24501010, ST-2459 WATER CLOSET #2102459, SLOAN 111 FLUSHOMETER #3780018 W/ TOILET SEAT BEMIS MODEL 1955CT	WHITE	
P-05	BATH & LOCKER ROOM WALL MOUNTED SINK	KOHLER, GREENWICH, #K-2031-N	WHITE	
P-06	LOCKER ROOM SHOWER	AMERICAN STANDARD, FLOWISE COMMERCIAL SHOWER SYSTEMS, 1662.213	POLISHED CHROME	
P-07	CONFERENCE ROOM BAR FAUCET	SYMMONS, DIA SPB-3510-1.5	POLISHED CHROME	
P-08	CONFERENCE ROOM BAR SINK	ELKAY, LUSTERTONE CLASSIC STAINLESS STEEL, #ELUHAD141455PD	STAINLESS STEEL	

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
FINISH SCHEDULE

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

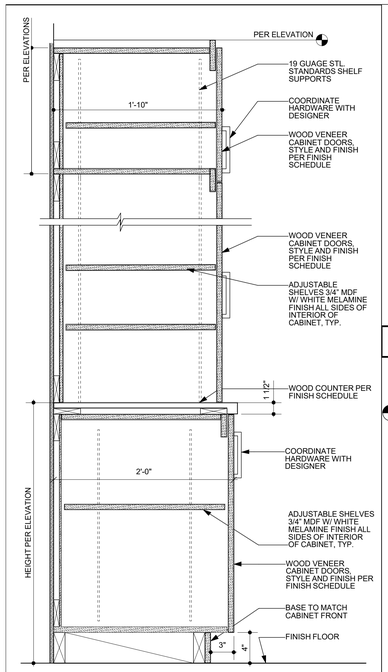
ISSUE DATE: 2/1/19

REVISIONS

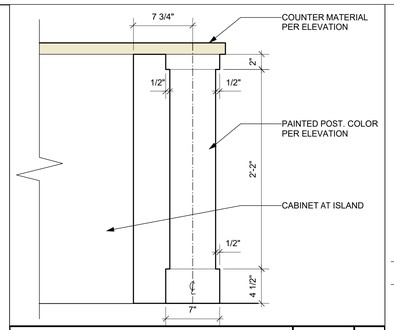
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ID-008

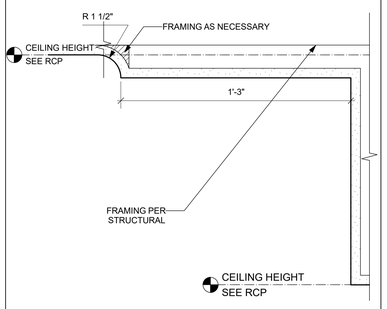
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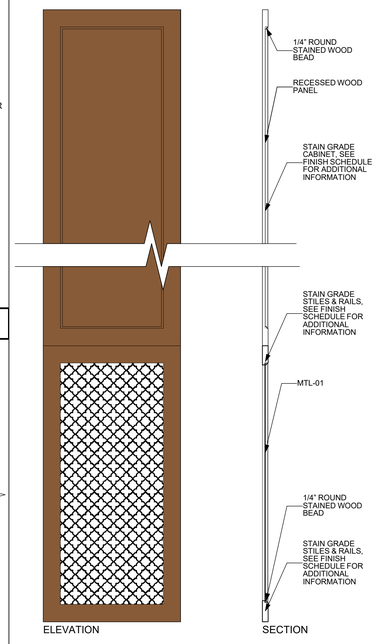
BUILT IN AT RECEPTION | 1 1/2"=1'-0" | 27



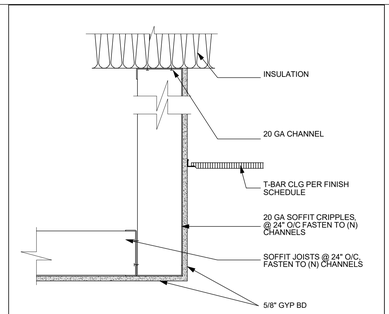
POST AT ISLAND | 1 1/2"=1'-0" | 21



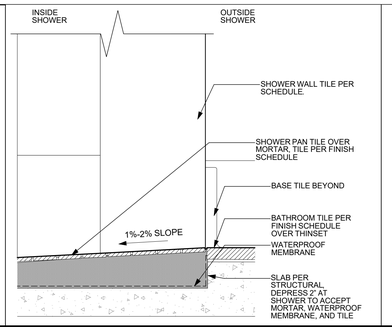
CEILING AT CONF ROOM | 3"=1'-0" | 22



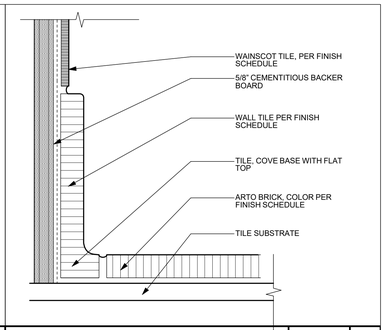
CABINET DETAIL | 1 1/2"=1'-0" | 17



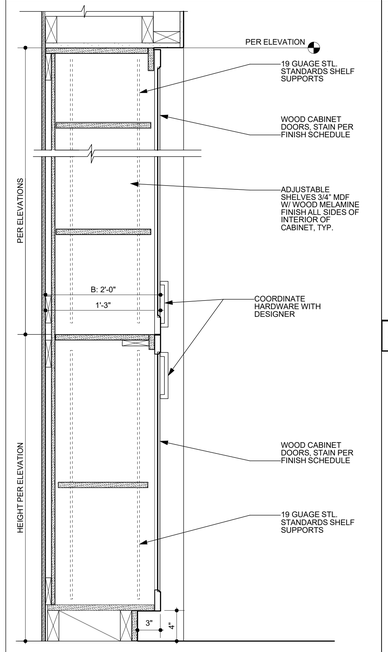
T-BAR CLG AT SOFFIT | 1 1/2"=1'-0" | 11



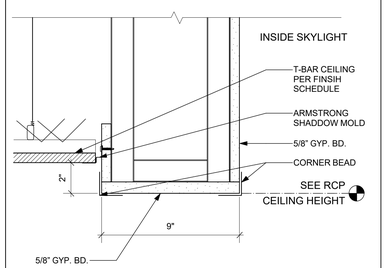
SHOWER THRESHOLD | 3"=1'-0" | 6



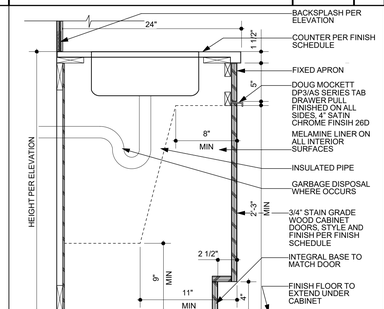
COVE BASE | 6"=1'-0" | 1



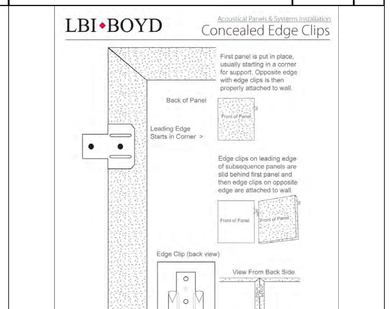
BUILT IN AT MEETING ROOM | 1 1/2"=1'-0" | 29



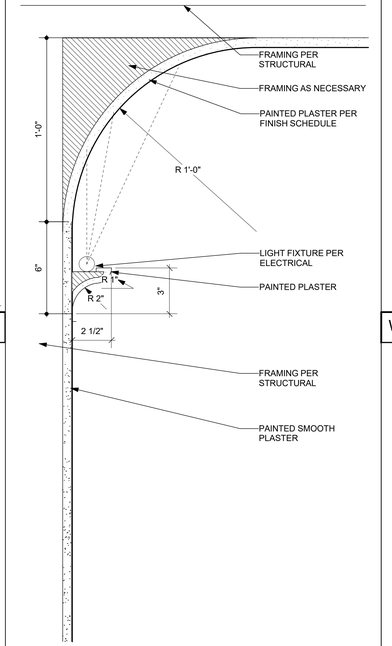
SOFFIT AT SKYLIGHT | 3"=1'-0" | 23



ACCESSIBLE BASE CABINET AT SINK | 1 1/2"=1'-0" | 18

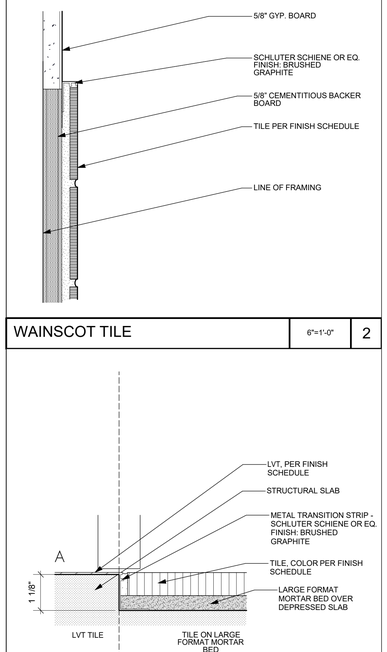


LBI - PANEL CONNECTION | NO SCALE | 13



LOW CEILING TO HIGH CEILING | 3"=1'-0" | 12

COVE CEILING & MOULDING | 3"=1'-0" | 8

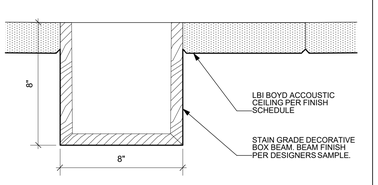


WAINSCOT TILE | 6"=1'-0" | 2

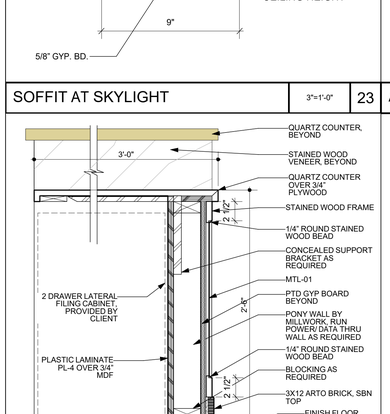
LBI - CLOUD INSTALL | NO SCALE | 14

DECORATIVE ACOUSTICAL CLG | 3"=1'-0" | 9

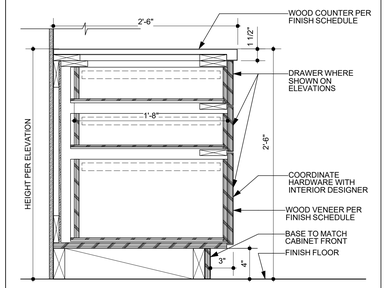
TYP. DOOR/FLOOR TRANSITIONS | 6"=1'-0" | 4



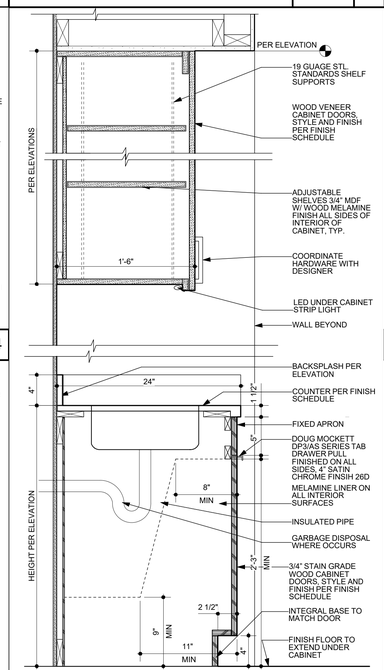
BEAM AT MEETING ROOM | 3"=1'-0" | 30



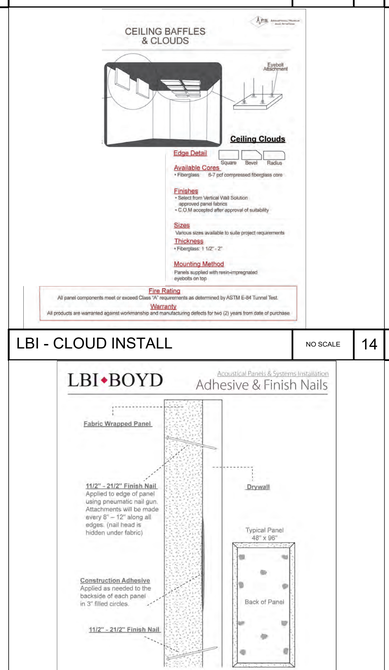
RECEPTION DESK - ADA COUNTER | 1 1/2"=1'-0" | 24



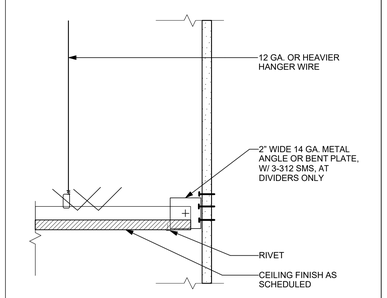
DRAWERS AT RECEPTION | 1 1/2"=1'-0" | 25



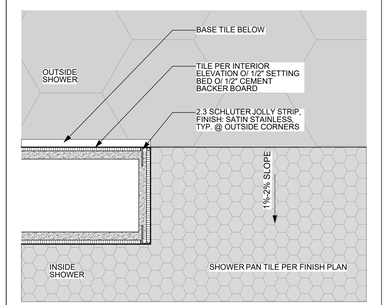
CONF ROOM BUILT IN | 1 1/2"=1'-0" | 20



LBI - CEILING INSTALL | NO SCALE | 15



ACOUSTICAL CLG AT STARTER WALL | 3"=1'-0" | 10



OUTSIDE CORNER AT SHOWER | 3"=1'-0" | 5

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JOB NUMBER: 17003

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ID DETAILS

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

ID-009

SHEET OF

GENERAL NOTES, SPECIFICATIONS, AND PROJECT INFORMATION

STRUCTURAL DESIGN PARAMETERS

GENERAL PARAMETERS

BUILDING CODES

2015 IBC	NDS 2015 / SDPNS-15	
2016 CBC	ACI 318-14	AISC 341-10
ASCE 7-10	ACI 530-13	TMS 402-13
AISC 360-10	AISC 358-10	ASCE 5-13

Max. Height (above grade)	16 ft.
Roof DL/LL	17/20

SOILS VALUES

Bearing Pressure	2500 psf
Lateral Passive	300 pcf
EFP (at-rest, level)	85 pcf
EFP (active, level)	55 pcf
Friction Coefficient	0.35
Soil Classifications	SAND

BUILDING LOADS

Per CBC 1603.1.1
Per CBC 1603.1.2

FLOOR LIVELOADS:

Uniformly Distributed Load = 40psf
Concentrated Load = __
Impact Load = __
Live Load Deduction: Y/N = N
Roof Live Load = 20psf
Roof Dead Load = 30psf
Floor Dead Load = 22psf

WIND DESIGN DATA (per CBC 1603.1.4):

Wind Speed	VULT = 110 mph VASD = 85 mph
Risk Category II	
Exposure Category	C
Internal Pressure Coefficient, GC_{pi}	+/- 0.18

SEISMIC DESIGN DATA (per CBC 1603.1.5):

Risk Category		II
Site Class		D
Seismic Design Category		E
Spectral Response Accelerations	S_S S_1	= 2.848 = 1.002
Spectral Response Coefficients	S_{DS} S_{D1}	= 1.899 = 1.002
Seismic Force Resisting System(s)		A.7*
Response Modification Factor, R		6.5**
Seismic Response Coefficient, C_S		0.266
Design Base Shear (ASD ~ 0.7C_SW)		V = C_SW
Redundancy Factor, p		1.3
Analysis Procedure Used		Equiv. Lat. Force

* See ASCE 7-10 Table 12.2.1

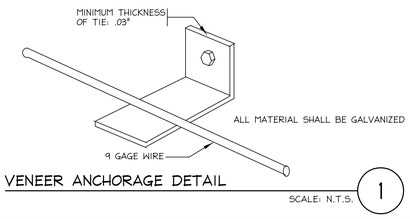
** Design Forces Obtained w/ Most Stringent R-value of 6.5 For Plywood Shearwalls.

VENEER

1. VENEER SHALL BE ADHERED VENEER OR ANCHORED VENEER.
2. VENEER GREATER THAN 3/4" SHALL BE ANCHORED WITH MECHANICAL ANCHORS.
3. SEE STANDARD DETAILS FOR VENEER ANCHORAGE.
4. UNLESS NOTED OTHERWISE, ANCHOR VENEER WITH #9 WIRE IN MORTAR BED TIED TO FRAMING @ 16" O.C. EACH WAY.

ANCHORED VENEER (USE DUR-O-WAL OR SIMILAR)

1. ALL VENEER SHALL BE ANCHORED TO WOOD, CONCRETE, STEEL STUD STEEL FRAME OR CONCRETE MASONRY.
2. FOR ANCHORAGE TO WOOD, STEEL STUD OR STEEL FRAME USE DUR-O-WAL D/A 2135.
3. FOR ANCHORAGE TO CONCRETE OR CONCRETE BLOCK, USE DUR-O-WAL D/A 5213.
4. SPACE ANCHORS @ 16" O.C. EA. WAY, UNLESS SHOWN OTHERWISE IN THE DRAWINGS OR DETAILS.



VENEER ANCHORAGE DETAIL — SCALE: N.T.S. — 1

ABBREVIATIONS

&	AND	FLG	FLANGE	PWJ.	TRUS JOIST PRODUCT
@	AT	FRAMG	FRAMING	RAD	RADIUS
AB	ANCHOR BOLT	FS	FAR SIDE	REINF	REINFORCING
ABV	ABOVE	FT	FOOT	REQ	REQUIRED
ARCH	ARCHITECT	FTG	FOOTING	RET	RETURN
BLK	BLOCK	GA	GAUGE	REV	REVISION
BLKG	BLOCKING	GALV	GALVANIZED	RGH	ROUGH
BLW	BELOW	GB	GRADE BEAM	RWD	REDWOOD
BM	BEAM	GLB	GLUE LAM BEAM	SCH	SCHEDULE
BN	BOUNDARY NAILING	GR	GRADE	SC	SLIP CRITICAL
BOT	BOTTOM	HDR	HEADER	SCR	SCREW
BTWN	BETWEEN	HNGR	HANGER	SDS	
CJ	CONTROL JOINT	HNGRS		SECT	SECTION
CL	CENTERLINE	HT	HEIGHT	SHT	SHEET
CLR	CLEAR	HOR	HORIZONTAL	SHTG	SHEATHING
CMU	CONCRETE MASONRY UNIT	HS	HIGH STRENGTH	SIM	SIMILAR
COL	COLUMN	INFO	INFORMATION	SLO	SHORT LEG OUTSTANDING
COM	COMMON	INT	INTERIOR	SLV	SHORT LEG VERTICAL
CONC	CONCRETE	JT	JOINT	SPEC	SPECIFICATION
COND	CONDITION	JST	JOIST	SQ	SQUARE
CONST	CONSTRUCTION			STD	STANDARD
CONT	CONTINUOUS	KD	KILN DRIED	STL	STEEL
CP	COMPLETE PENETRATION	LLO	LONG LEG OUTSTANDING	STR	STRUCTURAL
CTR	CENTER	LLV	LONG LEG VERTICAL	S4S	SURFACED 4 SIDES
DECKG	DECKING	LTWT	LIGHTWEIGHT	T&B	TOP AND BOTTOM
DET	DETAIL	MAS	MASONRY	T&G	TONGUE AND GROOVE
DF	DOUGLAS FIR	MB	MACHINE BOLT	TEMP	TEMPERATURE
DIAG	DIAGONAL	MATL	MATERIAL	THK	THICK
DIAM	DIAMETER	MAX	MAXIMUM	TOB	TOP OF BLOCK
DIM	DIMENSION	MECH	MECHANICAL	TOC	TOP OF CONCRETE
DNG	DRAWING	MIN	MINIMUM	TOP	TOP OF PARAPET
(E)	EXISTING	(N)	NEW	TOP	
EA	EACH	NIC	NOT IN CONTRACT	T.O. PLY	TOP OF PLYWOOD
ELEV	ELEVATION	NO	NUMBER	TOS	TOP OF SLAB
EN	EDGE NAILING	NS	NEAR SIDE	T.O. STL	TOP OF STEEL
EQUIP	EQUIPMENT	OV	OVER	TSG	TAPERED STEEL GIRDER
E/W	EACH WAY	OC	ON CENTER	TW	TOP OF WALL
EXT	EXTERIOR	OD	OUTSIDE DIAMETER	TYP	TYPICAL
FHWS	FLAT HEAD WOOD SCREW	OPNG	OPENING	UNO	UNLESS NOTED OTHERWISE
FIN	FINISH	PL	PLATE	VERT	VERTICAL
FOC	FACE OF CONCRETE	℄	PLATE	VERTS	
FOB	FACE OF BLOCK	PLWD	PLYWOOD	VIF	VERIFY IN FIELD
FOS	FACE OF STUD	PLY	PLYWOOD	VOL	VOLUME
F.O. PLY	FACE OF PLYWOOD	PNL	PANEL	W/	WITH
FOW	FACE OF WALL	PR	PAIR	W/O	WITHOUT
FL	FLOOR	PT	POINT	WD	WOOD
		PTDF	PRESSURE TREATED DOUGLAS FIR	WT	WEIGHT

CORROSION PROTECTION

1. METAL IN CONTACT WITH MOISTURE AND TREATMENT PRODUCTS SHALL BE PROTECTED AGAINST CORROSION.
2. PROTECTION CAN BE PAINT, GALVANIZATION, OR USE OF STAINLESS STEEL, (NOT TYPE 304).
3. THIS INCLUDES, BUT IS NOT LIMITED TO:
   - REINFORCING STEEL
   - SHEET METAL
   - FASTENERS & NAILS
   - NUTS, BOLTS, WASHERS, SCREWS & LAG BOLTS
   - SHAPES, PLATES, & BARS
4. PROCESSES SHALL BE IN ACCORDANCE WITH ASTM 153, ASTM 123, ASTM B695, OR ASTM A653.

PRODUCT	GALVANIZING	THICKNESS OR AMOUNT
SHAPES	A123	10 MILS DFT
PLATES	A123	10 MILS DFT
BARS	A123	10 MILS DFT
SHEET METAL CONNECTORS	A153	2 OZ PER SF
FASTENERS	A153	2 OZ PER SF
NAILS	TUMBLED	N/A

5. FACTORY COATINGS OF G185, FOR SHEET METAL PRODUCTS IS ACCEPTABLE.
6. THE FOLLOWING STANDARDS SHALL APPLY:
   A143 B487 F1789 A767
   A780 B6 A384
   A90 E376 A385
   A902 F1470 A47
7. CONNECTOR ASSEMBLIES PRIMARILY NUTS, BOLTS, AND WASHERS SHALL BE SHIPPED ASSEMBLED TO ENSURE PROPER FIT.
8. ALTER THREADED PRODUCT DIMENSION TO ENSURE FIT AFTER GALVANIZATION.
9. GALVANIZE ALL PRODUCTS AFTER FABRICATION, UNLESS ITEM IS FACTORY MADE AND/OR DIRECTED BY ENGINEER.

REINFORCING STEEL CONCRETE AND CONCRETE BLOCK

REFERENCE STANDARDS:

CONFORM TO:
(1) ACI 301-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE", SECTION 3 "REINFORCEMENT SUPPORTS."
(2) ACI SP-66 "ACI DETAILING MANUAL" INCLUDING ACI 315 "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT."
(3) CRSI MSP-2-07 "MANUAL OF STANDARD PRACTICE."
(4) ANS/AWS D1.4 "STRUCTURAL WELDING CODE - REINFORCING STEEL."
(5) CBC CHAPTER 19 - CONCRETE.
(6) ACI 318-14 LATEST EDITION.
(7) CONFORM TO ASTM A-185, FOR WELDED WIRE FABRIC

SUBMITTALS:

CONFORM TO ACI SEC. 3.1.1 "SUBMITTALS, DATA AND DRAWINGS." SUBMIT PLACING DRAWINGS SHOWING FABRICATION DIMENSIONS AND LOCATIONS FOR PLACEMENT OF REINFORCEMENT AND REINFORCEMENT SUPPORTS.

MATERIALS:

REINFORCING BARS...ASTM A615, & SUPPLEMENT S1 GRADE 60, DEFORMED BAR'S, Fy = 60,000 PSI
BAR SUPPORTS.....CRSI MSP-2-07, CHAPTER 3 "BAR SUPPORTS."
TIE WIRE.....16.5 GAGE OR HEAVIER, BLACK ANNEALED.
FIBROUS REINFORCEMENT.....FIBERMESH OR APPROVED EQUIVALENT.
.....(SEE CIP CONCRETE FOR SPECIFICATIONS)

FABRICATION:

CONFORM TO ACI 318-11. "FABRICATION", AND ACI SP-66 "ACI DETAILING MANUAL."

WELDING:

BARS SHALL NOT BE WELDED UNLESS AUTHORIZED. WHEN AUTHORIZED, CONFORM TO ACI 318-11, SEC. 12.7, 12.8 AND 12.14 "WELDING" AND PROVIDE ASTM A706, GRADE 60 REINFORCEMENT.

PLACING:

1. CONFORM TO ACI 318-14, SEC. 7.5 "PLACEMENT." PLACING TOLERANCES SHALL CONFORM TO SEC. 3.3.2.1 "TOLERANCES."
2. NO BARS PARTIALLY EMBEDDED IN HARDENED CONCRETE SHALL BE FIELD BENT UNLESS SPECIFICALLY SO DETAILED OR APPROVED BY THE STRUCTURAL ENGINEER.
3. CONCRETE WALL REINFORCING--PROVIDE THE FOLLOWING UNLESS DETAILED OTHERWISE:

6" WALLS	#4 @ 16 HORIZ.	#4 @ 18 VERTICAL	1 CURTAIN
8" WALLS	#4 @ 18 HORIZ.	#4 @ 18 VERTICAL	2 CURTAINS
10" WALLS	#5 @ 18 HORIZ.	#5 @ 18 VERTICAL	2 CURTAINS
12" WALLS	#5 @ 16 HORIZ.	#5 @ 18 VERTICAL	2 CURTAINS

4. REINFORCING STEEL SHALL BE DETAILED (INCLUDING HOOKS AND BENDS) IN ACCORDANCE WITH ACI 315 & 318 CURRENT EDITION.

CONCRETE COVER:

CONFORM TO THE FOLLOWING COVER REQUIREMENTS FROM ACI 318-14, TABLE 7.5.2.1:

CONCRETE CAST AGAINST EARTH.....3"
CONCRETE EXPOSED TO EARTH OR WEATHER.....2"
TIES IN COLUMNS AND BEAMS.....1 -1/2"
BARS IN SLABS AND WALLS.....3/4"
EXTERIOR BARS IN TILT-UP PANELS.....1"

SPLICES:

CONFORM TO ACI 318-14, SEC. 12.2.2 AND 12.15. REFER TO "LAP SPLICE SCHEDULE", S3.1 TYPICAL SPLICES. THE SPLICES INDICATED ON INDIVIDUAL SHEETS CONTROL OVER THE SCHEDULE. USE CLASS B SPLICES UNLESS NOTED. MECHANICAL CONNECTIONS MAY BE USED WHEN APPROVED BY THE ENGINEER.

5 / S1.2

FIELD BENDING:

CONFORM TO ACI 318-14, SEC. 7.3 "FIELD BENDING OR STRAIGHTENING." BAR SIZES #3 THROUGH #5 MAY BE FIELD BENT COLD THE FIRST TIME. OTHER BARS REQUIRE PREHEATING. DO NOT TWIST BARS.

GENERAL

1. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT AND STRUCTURAL ENGINEER.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO INSTALL ALL TEMPORARY BRACING AND SHORING TO INSURE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
3. SEE ARCHITECTURAL DRAWINGS FOR THE FOLLOWING ITEMS:
   A. SIZE AND LOCATION OF ALL DOOR AND WINDOW OPENINGS.
   B. LOCATION OF ALL INTERIOR NON-BEARING WALLS.
   C. LOCATION OF ALL CONCRETE CURBS, FLOOR DRAINS, SLOPES, DEPRESSED AREAS, ETC.
4. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO STARTING WORK. THE ARCHITECT AND STRUCTURAL ENGINEER SHALL BE NOTIFIED OF ANY DISCREPANCIES OR INCONSISTENCIES. THE CONTRACTOR IS RESPONSIBLE FOR CHECKING AND COORDINATING ALL DIMENSIONS.
5. PROVIDE EARTH EXCAVATION, EARTH SHORING WORK AND REPAIR DAMAGE TO EXISTING FACILITIES AND ADJOINING PROPERTY RESULTING FROM PERFORMING THE WORK UNDER THIS CONTRACT.
6. ALL SCAFFOLDING AND SHORING SHALL COMPLY WITH THE RULES AND REGULATIONS OF THE INDUSTRIAL SAFETY COMMISSION OF THE STATE OF CALIFORNIA.
7. ALL ELECTRICAL WORK SHALL CONFORM TO THE REQUIREMENTS OF THE NATIONAL ELECTRIC CODE AS AMENDED BY APPLICABLE ORDINANCES.
8. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO INSURE THAT ALL APPLICABLE SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT.
9. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO PROVIDE SUPERVISION OF THE CONSTRUCTION WORK TO INSURE THAT IT IS BUILT IN CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. THE STRUCTURAL ENGINEER WILL PROVIDE ONLY PERIODIC OBSERVATION OF THE WORK.
10. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE OWNER, THE ARCHITECT, AND THE STRUCTURAL ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER, ARCHITECT, OR STRUCTURAL ENGINEER.
11. THIS STRUCTURAL ENGINEERING WORK WAS CONDUCTED IN ACCORDANCE WITH PRESENTLY ACCEPTED PROCEDURES CONSISTENT WITH THE SCOPE OF THE PROJECT AND NO WARRANTY IS IMPLIED.
12. BIDDERS MUST VISIT THE BUILDING SITE AND FAMILIARIZE THEMSELVES WITH EXISTING CONDITIONS. THE INTENT OF THESE DRAWINGS AND SPECIFICATIONS IS TO PROVIDE A PROJECT COMPLETE IN EVERY DETAIL AND READY FOR OCCUPANCY. DISCREPANCIES OR DELETIONS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT AND STRUCTURAL ENGINEER BEFORE THE BID DATE FOR CORRECTION.
13. ARTICLE 11.1 OF THE GENERAL CONDITIONS, "CONTRACTOR'S LIABILITY INSURANCE," SHALL BE SUPPLEMENTED AS FOLLOWS: (TO INCLUDE GENERAL CONTRACTOR AND ALL SUB-CONTRACTORS)
   A. WORKMEN'S COMPENSATION, AS REQUIRED BY THE LABOR LAWS.
   B. PUBLIC LIABILITY IN THE AMOUNT OF NOT LESS THAN $200,000.00.
   C. PROPERTY DAMAGE IN THE AMOUNT OF NOT LESS THAN $250,000.00.
   D. CONTRACTOR SHALL NAME THE ARCHITECT, STRUCTURAL ENGINEER, AND OWNER, AS INSURED MEMBERS ON THE CONTRACTOR'S CERTIFICATES.
   E. THE ARCHITECT SHALL RECEIVE AND APPROVE ALL CERTIFICATES PRIOR TO CONSTRUCTION.
14. THE CONTRACTOR SHALL MAKE AND KEEP CURRENT A SET OF "RECORD DRAWINGS" SHOWING EXACT DIMENSIONED LOCATIONS OF UNDERGROUND UTILITIES, STUB OUTS, CONSTRUCTION CHANGES, ETC.
15. DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED IN A MANNER SIMILAR TO THE DETAILS THAT ARE SHOWN FOR LIKE CONDITIONS. THESE ITEMS SHALL BE BROUGHT TO THE ATTENTION OF THE STRUCTURAL ENGINEER AS SOON AS POSSIBLE FOR HIS APPROVAL. APPROVAL SHALL BE OBTAINED PRIOR TO INSTALLATION.
16. SEE MECHANICAL DRAWINGS FOR SIZE AND LOCATION OF MECHANICAL EQUIPMENT AND OPENINGS IN ROOF, FLOOR, AND WALLS.
17. THE STRUCTURAL ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE WORK PRODUCT, THE STRUCTURAL ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE STRUCTURAL ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE STRUCTURAL ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH DISCREPANCIES. ACTIONS WITHOUT THE KNOWLEDGE AND CONSENT OF THE STRUCTURAL ENGINEER OR IN CONTRADICTION TO THE STRUCTURAL ENGINEERS WORK PRODUCT OR RECOMMENDATIONS SHALL BECOME THE RESPONSIBILITY NOT OF THE STRUCTURAL ENGINEER BY OF THE PARTIES RESPONSIBLE TAKEN SUCH ACTION.
18. THESE PLANS AND DESIGN ARE THE EXCLUSIVE PROPERTY OF STUDIO ENGINEERS INC. AND CANNOT BE USED OR REPRODUCED WITHOUT THE STRUCTURAL ENGINEERS WRITTEN CONSENT.

Structural Schedule of Special Inspections - STEEL CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.3	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Material verification of high-strength bolts, nuts and washers:						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	S		Applicable ASTM material specifications: AISC 335, Section A3.4; AISC LRFD, Section A3.3		PE/SI or EIT	
b. Manufacturer's certificate of compliance required.	S				PE/SI or EIT	
2. Inspection of high-strength bolting:						
a. Bearing-type connections.	P		AISC LRFD Section M2.5		AWS/AISC-SSI	
b. Slip-critical connections.	C or P (method dependent)		IBC Sect 1704.3.3		AWS/AISC-SSI	
3. Material verification of structural steel (IBC Sect 1708.4):						
a. Identification markings to conform to ASTM standards specified in the approved construction documents.	S		ASTM A 6 or ASTM A 568 IBC Sect 1708.4		PE/SI or EIT	
b. Manufacturers' certified mill test reports.	S		ASTM A 6 or ASTM A 568 IBC Sect 1708.4		PE/SI or EIT	
4. Material verification of weld filler materials:						
a. Identification markings to conform to AWS specification in the approved construction documents.	S		AISC, ASD, Section A3.6; AISC LRFD, Section A3.5		PE/SI or EIT	
b. Manufacturer's certificate of compliance required.	S				PE/SI or EIT	
5. Submit current AWS D1.1 welder certificate for all field welders who will be welding on this project.	S		AWS D1.1		PE/SI or EIT	
6. Inspection of welding (IBC 1704.3.1):						
a. Structural steel:						
1) Complete and partial penetration groove welds.	C		AWS D1.1		AWS-CWI	
2) Multipass fillet welds.	C				AWS-CWI	
3) Single-pass fillet welds< 5/16"	C				AWS-CWI	
4) Single-pass fillet welds> 5/16"	P				AWS-CWI	
5) Floor and deck welds.	P				AWS-CWI	
b. Reinforcing steel (IBC Sect 1903.5.2):						
1) Verification of weldability of reinforcing steel other than ASTM A706.	C		AWS D1.4 ACI 318: 3.5.2		AWS-CWI	
2) Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement.	C				AWS-CWI	
3) Shear reinforcement.	C				AWS-CWI	
4) Other reinforcing steel.	P				AWS-CWI	
7. Inspection of steel frame joint details for compliance (IBC Sect 1704.3.2) with approved construction documents:						
a. Details such as bracing and stiffening.	P				PE/SI or EIT	
b. Member locations.	P				PE/SI or EIT	
c. Application of joint details at each connection.	P				PE/SI or EIT	

Structural Schedule of Special Inspections
CONCRETE CONSTRUCTION

VERIFICATION AND INSPECTION IBC Section 1704.4	Y/N	EXTENT: CONTINUOUS, PERIODIC, SUBMITTAL, OR NONE	COMMENTS	AGENT	AGENT QUALIFICATION	TASK COMPLETED
1. Inspection of reinforcing steel, including prestressing tendons, and placement		P	ACI 318: 3.5, 7.1-7.7		PE/SI or EIT	
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B			Welding of Reinf Not Allowed		AWS-CWI	
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased		C	IBC 1912.5		PE/SI or EIT	
4. Verifying use of required design mix		P	ACI 318: Ch 4, 5.2-5.4		PE/SI or EIT	
5. At time fresh concrete is sampled to fabricate specimens for strength test, perform slump and air content test and temperature		C	ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8		ACI-CFTT or ACI-SITT	
6. Inspection of concrete and shotcrete placement for proper application techniques		C	ACI 318: 5.9, 5.10		PE/SI or EIT	
7. Inspection for maintenance of specified curing temperature and techniques		P	ACI 318: 5.11-5.13		PE/SI or EIT	
8. Inspection of Prestressed Concrete						
a. Application of prestressing force.		C	ACI 318: 18.20		PE/SI or EIT	
b. Grouting of bonded prestressing tendons in seismic force resisting system		C	ACI 318: 18.18.4		PE/SI or EIT	
9. Erection of precast concrete members		P	ACI 318: Ch 16		PE/SI or EIT	
10. Verification of in-situ concrete strength, prior to stressing of tendons in post-tensioned concrete and prior to removal of shores and forms beams and structural slabs		P	ACI 318: 6.2		ACI-SITT	

GENERAL INFORMATION

CONFLICTS & RESOLUTION OF DISCREPANCIES:

CONFLICTS IN NOTES AND BETWEEN NOTES, PLANS, AND DETAILS WILL OCCUR. IF NOT NOTED, OR UNLESS NOTED OTHERWISE, APPLY THE MOST STRINGENT REQUIREMENT TO THE PROJECT. FOR DEVIATIONS FROM THIS, OBTAIN WRITTEN APPROVAL FROM THE STRUCTURAL ENGINEER.

WHERE DIMENSIONS DIFFER BETWEEN ARCHITECTURAL AND STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

BE AWARE THAT THE STRUCTURAL ENGINEER HAS NOT SEEN THE ENTIRE SET OF DOCUMENTS THAT YOU ARE LOOKING AT, IN THEIR FINAL FORM.

EVERY CONCEIVABLE AND PRACTICAL EFFORT HAS BEEN MADE TO PROVIDE COORDINATED DOCUMENTS BASED ON THE EXPERIENCE, EXPERTISE, AND JUDGMENT OF THE STRUCTURAL ENGINEER.

WHERE CHANGES TO WORK ARISE OUT OF LACK OF COORDINATED DOCUMENTS, THE STRUCTURAL ENGINEER WILL NOT ACCEPT BACK CHARGES OF ANY KIND, FROM THIS ADDITIONAL WORK.

EXTRA'S WHICH STEM FROM DIFFERENCES AND DISCREPANCIES BETWEEN DISCIPLINES SHALL BE WORKED OUT BETWEEN THE CONTRACTOR, OWNER, AND ARCHITECT/DESIGNER. THE STRUCTURAL ENGINEER SHALL NOT BE PART OF THIS PROCESS.

AT NO ADDITIONAL CHARGE, THE STRUCTURAL ENGINEER MAY PRODUCE DOCUMENTATION TO EXPEDITE RESOLUTION OF THESE ISSUES.

THE STRUCTURAL ENGINEER GENERALLY DOES NOT HAVE ANY KNOWLEDGE OF CONTRACT PRICING, ENTIRETY OF DOCUMENTS ON WHICH PRICING IS BASED, OR WHAT HAS BEEN INCLUDED IN THE CONTRACT AMOUNTS.

FURTHER CHANGES MAY REQUIRED TO DOCUMENTS ISSUED FOR PRICING BASED ON BUILDING DEPARTMENT CORRECTIONS & COORDINATION WITH OTHER DISCIPLINES.

WHERE SEPARATE SPECIFICATIONS ARE USED, THE ORDER OF PRECEDENCE FOR SOLVING DISCREPANCIES SHALL BE:
DRAWING SHEETS LABELED WITH 'S'
SPECIFICATIONS

ITEMS COVERED & NOT COVERED IN THE STRUCTURAL DRAWINGS:

THE ENTIRETY OF CONSTRUCTION IS NOT COVERED IN THE STRUCTURAL DRAWINGS. THIS INCLUDES, BUT IS NOT LIMITED TO THE LIST BELOW. IT IS THE INTENT OF THE STRUCTURAL DRAWINGS TO CLEARLY DEFINE THE STRUCTURAL FRAME FOR THE BUILDING, I.E., THAT SYSTEM WHICH PREVENTS COLLAPSE.

ARCHITECTURAL ITEMS

WATERPROOFING & MOISTURE PROTECTION
PEST & RODENT PROTECTION
HANDRAILS & GUARDRAILS
STAIRS
FIREPLACES
THERMAL & MOISTURE TREATMENT
VAPORS, FUMES, AND OFF-GASSING OF CONSTRUCTION MATERIALS
CONVEYANCE SUPPORT SYSTEMS
UNDERFLOOR DRAINAGE

MECHANICAL ITEMS

SOLAR SYSTEMS
HEATING, VENTILATING, AND AIR CONDITIONING
RADIANT/HYDRONIC HEATING SYSTEMS
PLUMBING & PIPING AND ITS SUPPORTS
FIRE SPRINKLING SYSTEMS
DUCTING AND ITS SUPPORTS

ELECTRICAL ITEMS

HEATING OR LIGHTING SYSTEMS

THESE ITEMS MAY BE ADDRESSED WITH VARIOUS AMOUNTS OF INFORMATION IN THE DRAWINGS. INFORMATION IS SHOWN FOR COORDINATION PURPOSES BETWEEN DISCIPLINES ONLY. VARIOUS REASONS FOR THIS MAY BE:

i. IT HAS BEEN REQUIRED BY THE BUILDING OFFICIAL
ii. IT HAS BEEN SHOWN TO FACILITATE PROJECT COORDINATION.

EVEN THOUGH THE ENTIRETY OF THESE ITEMS HAVE NOT BEEN SHOWN, WHAT IS SHOWN IS STRUCTURALLY ADEQUATE TO SUPPORT LOADS FOR WHICH THOSE ELEMENTS HAVE BEEN DESIGNED.

THE CONTRACTOR, PROJECT OWNER, AND PROJECT PARTICIPANTS SHALL NOT CONSTRUE THE STRUCTURAL DRAWINGS TO COMPLETELY COVER ALL ASPECTS OF THE ITEMS NOTED ABOVE. FOR EXAMPLE, RETAINING WALLS WILL WITHSTAND LOADS FOR WHICH THEY ARE DESIGNED BUT NOT BE WATERPROOFED, OR COMPLETELY THERMAL RESISTANT.

PROJECT PARTICIPANTS SHOULD NOT LOOK TO THE STRUCTURAL DRAWINGS TO FULFILL ALL THE FUNCTIONS THAT NORMALLY OCCUR WITH THE SYSTEMS ABOVE. THE STRUCTURAL DRAWINGS DO NOT COVER THE ENTIRETY OF THIS INFORMATION.

THE CONTRACTOR AND PROJECT OWNER SHALL MAKE EVERY ATTEMPT POSSIBLE TO INSTALL MATERIALS WHICH DO NOT GIVE RISE TO HARMFUL FUMES, VAPORS, MOLD, PEST ATTRACTION, ETC., OR THAT EXACERBATE THE NOT COVERED ITEMS ABOVE.

WHERE THE PROJECT REQUIRES EXPOSED LUMBER, AND OTHER MATERIALS THAT MAY BE SENSITIVE TO CRACKING OR OTHER DISTORTION IN ITS FINAL CONDITION. THERE SHALL BE A MEETING PRIOR TO ACQUIRING SUCH MATERIALS WITH THE CONTRACTOR, OWNER, AND ARCHITECT TO ENSURE THAT INSTALLED ADVERSE CONDITIONS ARE ABLE TO BE MINIMIZED, SHOULD THEY OCCUR.

ITEMS NOT ADDRESSED IN THE STRUCTURAL DRAWINGS, HAVE NOT BEEN ADDRESSED INTENTIONALLY AS THEY ARE NOT PART OF THE STRUCTURAL SYSTEM OR SCOPE. CHARGES INVOLVED IN ITEMS THAT HAVE NOT BEEN ADDRESSED SHALL NOT BE DIRECTED TO THE STRUCTURAL ENGINEER.

DEMOLITION

OF ANY OR ALL EXISTING CONSTRUCTION
DO NOT DAMAGE EXIST. CONSTRUCTION TO REMAIN

1. DEMOLITION: THE CONTRACTOR SHALL FURNISH A DEMOLITION PRICE TO THE OWNER, THAT IS SEPARATE FROM ALL OTHER PRICES IN THE CONTRACT. THE CONTRACTOR SHALL FURNISH TWO PRICES FOR DEMOLITION:
   - A PRICE THAT IS THE LOWEST PRICE TO ACCOMPLISH THE CONTRACT WORK.
   - A BUDGETARY RANGE FOR DEMOLITION, BASED ON (E) COND., EXPERIENCE, AND THIS CONTRACT.
2. THE CONTRACTOR MAY REMOVE (E) CONSTRUCTION AND REPLACE IN KIND PROVIDED IT MEETS WITH BUILDING DEPARTMENT APPROVAL AND IS ACCEPTABLE TO THE STRUCTURAL ENGINEER. IF IT FACILITATES THE CONTRACTORS ABILITY TO WORK, (E) CONSTRUCTION MAY BE REMOVED TO ASSIST IN SUCH WORK, IE. IT MAY BE LESS WORK TO COMPLETELY REMOVE FLOOR JOISTS AND INSTALL NEW JOISTS, AS OPPOSED TO WORKING AS SHOWN.
3. THE EXTENT OF DEMOLITION MAY OR MAY NOT BE SHOWN IN THESE CONSTRUCTION DOCUMENTS. THE CONSULTANTS SHALL NOT BE BACK CHARGED OR RESPONSIBLE FOR SHOWING OR NOT SHOWING THE ENTIRE EXTENT OF DEMOLITION

CONTRACT ALLOWANCE

IN ADDITION TO THE WORK OUTLINED IN THE PLANS AND SPECIFICATIONS, THE CONTRACTOR SHALL HAVE AN ALLOWANCE FOR FURNISHING AND/OR INSTALLING THE FOLLOWING ITEMS & QUANTITIES:

ITEM	QUANTITY	REMARKS
EXCAVATION:	50 CY	WITHIN BUILDING FOOTPRINT
REINFORCING STEEL	3000 LBS	FOR CONCRETE OR CONCRETE BLOCK
CAST IN PLACE CONCRETE	10 CY	FORMED AND CAST IN PLACE
SAWN LUMBER	1000 BF	
ENGINEERED LUMBER	300 LF	
STRUCTURAL STEEL	1500 LBS	
WELDING (1/4" FILLETS)	50 IN.	FIELD OR SHOP
SIMPSON HARDWARE HDUB OR SIM.	10	EPOXY OR CAST IN PLACE (OR SUBSTITUTE STRAPS)

THESE ITEMS SHALL BE AVAILABLE TO BE INSTALLED AS DIRECTED AND AT THE DIRECTION OF THE ARCHITECT/ENGINEER.

THE UNUSED PORTION OF THE ABOVE ITEMS SHALL BE CREDITED TO THE CONTRACT AT THE END OF THE PROJECT.

ADVISORY NOTES

BE AWARE THAT THERE IS A SCHOOL OF THOUGHT WHICH ATTRIBUTES MOLD TO OSB SHEATHING GETTING AND REMAINING MOIST OR WET. IT IS STRONGLY RECOMMENDED THAT 5 PLY SHEET TYPE PLYWOOD, EXTERIOR GRADE WITH EXTERIOR GLUE, BE USED. THESE AND OTHER SIMILAR PRODUCTS HAVE BEEN DEVELOPED TO ALLEVIATE THIS ISSUE. THESE

GENERAL NOTES

TIMBER & LUMBER CONT.

LUMBER MATERIALS TABLE SAWN LUMBER

FRAMING MEMBER	SIZE	SPECIES	GRADE	REMARKS
ROOF RAFTERS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
CEILING JOISTS	2X, 3X, 4X	DF	#2 OR BETTER	S4S
FLOOR JOISTS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
WALL STUDS	2X, 3X, 4X	DF	STUD GRADE	S4S
SILL PLATES	2X, 3X, 4X	DF	UTILITY OR BETTER	S4S
TOP PLATES	2X, 3X, 4X	DF	STUD GRADE	S4S
HEADERS & BEAMS	2X, 3X, 4X	DF	#1 OR BETTER	S4S
POSTS	6X & LARGER	DF	#1 OR BETTER	S4S
BEAMS	6X & LARGER	DF	#1 OR BETTER	S4S

PLYWOOD

DOUGLAS FIR-THICKNESS AS SHOWN ON THE PLANS
(INTERIOR TYPE, EXTERIOR GLUE) GRADE CDX, 5 PLY MINIMUM
MINIMUM SHEET SIZE 2FT. X 4FT.
APA RATED SHEATHING MAY ALSO BE USED
SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.

ALL SHEATING SHALL HAVE THE TYPICAL TRADEMARK

APA "RATED SHEATHING" STRUCTURAL I 32/16 XX/XX INCH EXPOSURE 1 PS 1-95 C-D PRP-108

NAILS COMMON
BOLTS AND THREADED ROD ASTM A307 (OFF THE SHELF @ HARDWARE STORE)

17. ALL 2X MEMBERS THAT ARE PART OF THE FLOOR FRAMING SYSTEM SHALL BE KILN DRIED, #2 GRADE OR BETTER, DOUGLAS FIR. 85% OF MATERIAL SHALL HAVE A MOISTURE CONTENT OF 15% OR LESS MAXIMUM MOISTURE SHALL BE 19% EACH PIECE SHALL BE GRADE MARKED INDICATING KILN DRIED WITH A STAMP MARK "S-DRY".
18. NON-BEARING 2 X 4 STUD WALLS, STRIPPING, BLOCKING, BACKING, AND OTHER NON-STRUCTURAL LUMBER SHALL BE NO. 2 GRADE OR BETTER DOUGLAS FIR, OR STANDARD OR BETTER DOUGLAS FIR, S4S.
19. ALL NAILS SHALL BE COMMON SIZE.
20. HOLES IN WOOD FOR BOLTS SHALL BE DRILLED 1/16" LARGER THAN THE NOMINAL SIZE OF THE BOLT.
21. ALL BOLTS SHALL HAVE MALLEABLE IRON OR PLATE WASHERS UNDER HEAD AND NUTS. SEE WASHER SCHEDULE FOR SIZES.
22. ALL JOISTS SHALL BE SOLID BLOCKED AT POINTS OF BEARING. WOOD CROSS-BRIDGING, NOT LESS THAN 2 INCHES BY 3 INCHES (2" X 3") NOMINAL, METAL CROSS-BRIDGING OF EQUAL STRENGTH, OR SOLID BLOCKING SHALL BE PLACED BETWEEN JOISTS WHERE THE JOIST SPAN EXCEEDS EIGHT (8) FEET. THE DISTANCE BETWEEN LINES OF BRIDGING OR BETWEEN BRIDGING AND BEARING SHALL NOT EXCEED EIGHT (8) FEET. CROSSBRIDGING MAY BE OMITTED FOR ROOF AND CEILING JOISTS EIGHT INCHES (8") AND LESS DEPTH.
23. MINIMUM DIMENSION OF ANY PLYWOOD SHEET SHALL BE 24" AND THE MINIMUM AREA SHALL BE SIX (6) SQUARE FEET.
24. USE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS ABOVE.
25. MACHINE APPLIED NAILING: SATISFACTORY INSTALLATION SHALL BE DEMONSTRATED ON THE JOB AND THE ACCEPTANCE OF THE FIELD REPRESENTATIVE OF THE OSA AND THE ARCHITECT AND/OR STRUCTURAL ENGINEER SHALL BE OBTAINED BEFORE THE USE OF MACHINE-APPLIED NAILS CAN BE APPROVED. APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
26. ALL NAILS AND TIMBER CONNECTORS SHALL BE GALVANIZED.
27. STEEL JOISTS HANGERS, FASTENERS, AND OTHER SUCH CONNECTION DEVICES SHALL BE OF STANDARD MANUFACTURE, HAVING A CURRENT ICBO APPROVAL, OF THE TYPES REQUIRED BY THE DRAWINGS. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THIS SPECIFIC USE. DEVICES SHALL BE GALVANIZED. SIMPSON PART NUMBERS ARE SHOWN ON DRAWINGS; EQUIVALENT UNION STAMPING, KC ARE ACCEPTABLE.
28. ALL PLYWOOD FLOORING SHALL BE GLUED TO THE FLOOR JOISTS. GLUE SHALL BE PL400 HEAVY DUTY SUBFLOOR ADHESIVE AS MANUFACTURED BY CONTECK CO.
29. INSPECTION SHALL BE PROVIDED OF ALL WOOD FRAMING MEMBERS WITH A MOISTURE METER, WITH MOISTURE CONTENT MEASURING LESS THAN 19% BEFORE COVERING FRAMING MEMBERS. PER SECTION 4.505.3 OF THE GREEN BUILDING STANDARDS CODE.

MANUFACTURED/ENGINEERED LUMBER

PSL-PARALLEL STRAND LUMBER (NER-481)-PARALLAM
LSL-LAMINATED STRAND LUMBER (NER-481)
LVL- LAMINATED VENEER LUMBER (NER-481)-MICROLAM
NON-WOLMANIZED MATERIAL

	E (PSI)	G (PSI)	F_b (PSI)	F_v (PSI)
PSL	2.0×10^6	125,000	2900	290
LVL	1.9×10^6	125,000	2900	290
LSL	1.9×10^6	125,000	2900	290

WOLMANIZED MATERIAL PSL ONLY

	SERVICE LEVEL 1	SERVICE LEVEL 2	SERVICE LEVEL 3
G (PSI)	111,250	108,750	102,500
E (PSI)	1.78×10^6	1.74×10^6	1.64×10^6
F_b (PSI)	2175	2090	1915
F_v (PSI)	190	175	160

1. ADHESIVES SHALL BE WATERPROOF AND CONFORM TO THE REQUIREMENTS OF ASTM D-2559.
2. HOLES, CUTTING AND NOTCHING SHALL BE AS SHOWN IN THE STRUCTURAL DRAWINGS OR AS APPROVED BY THE STRUCTURAL ENGINEER.
3. HOLES, CUTTING AND NOTCHING IN WOLMANIZED MEMBERS SHALL BE COATED WITH HENRY'S ROOFING TAR.

TJ-MEMBERS (TRUSS JOIST TYPE PRODUCTS)

SOLID WEB PRODUCTS (NER-200)

1. WEB MATERIAL SHALL BE STRUCTURAL I PLYWOOD OR PERFORMANCE PLUS PLUS MATERIAL (OSB) AS MANUFACTURED BY TRUS JOIST MACMILLAN.
2. CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.

OPEN WEB PRODUCTS (NER-148)

1. CHORD MEMBERS SHALL BE LVL OR MSR SAWN LUMBER.
2. WEB MEMBERS SHALL BE DIE STAMPED FROM ELECTRICALLY WELDED, COLD ROLLED STEEL TUBING HAVING A MINIMUM YIELD STRENGTH OF 45,000 PSI.
3. PIN MATERIAL SHALL BE OF A DIAMETER REQUIRED BY DESIGN, AND SHALL BE DESIGNED AND INSTALLED BY TRUSS JOIST MACMILLAN. PIN MATERIAL SHALL BE OF A307 STRENGTH, MINIMUM.

UNLESS NOTED OTHERWISE, MSR SHALL HAVE THE FOLLOWING VALUES:

E (PSI) 2.0×10^6
F_b (PSI) 2400
F_v (PSI) 90

GLU-LAMINATED LUMBER: GLB

1. GLUE LAMINATED SHALL BE OF DOUGLAS FIR MATERIAL, AND FABRICATED IN ACCORDANCE WITH AITC 117- CURRENT EDITION. (AITC A-190)
2. LAMINATION SHALL BE PLACED HORIZONTALLY.
3. LAMINATED TIMBER SHALL BE OF THE FOLLOWING COMBINATION SYMBOL, AND VALUES:
   24F-V8 DF/DF E (PSI) = 1.8×10^6
   F_b (PSI) = 2400 F_v (PSI) = 190
4. GLB SHALL MEET THE APPEARANCE REQUIREMENTS OF ARCHITECTURAL GRADE.
5. MEMBERS SHALL BE INDIVIDUALLY WRAPPED.
6. MEMBERS EXPOSED TO AMBIENT CONDITIONS OR GRADE, SHALL BE TREATED WITH A PRESERVATIVE MEETING THE FOLLOWING REQUIREMENTS:
   AITC-109
   MINIMUM CHEMICAL RETENTION 0.40 PCF
7. ADHESIVES SHALL BE WATERPROOF. ALL BORED HOLES SHALL BE DRILLED AND APPLIED WITH TREATMENT. FOLLOW THE REQUIREMENTS OF AITC A190.1. PROVIDE WET USE ADHESIVES.

STRUCTURAL CARBON STEEL

STRUCTURAL STEEL & STRUCTURAL STEEL WELDING

1. STRUCTURAL SHAPES SHALL CONFORM TO THE REQUIREMENTS OF ASTM A6.

ITEM	ASTM REQUIREMENT	MIN. YIELD	MAX CE
W SHAPES	A36, A572, A992, A913	50 KSI	.30
M SHAPES	A36, A572, A992, A913	50 KSI	.30
S SHAPES	A36, A572, A992, A913	50 KSI	.30
HP SHAPES	A36, A572, A992, A913	50 KSI	.30
STANDARD C-CHANNELS	A36	36 KSI	.30
MC-CHANNELS	A36	36 KSI	.30
ANGLES L	A36	36 KSI	.30
FLAT PL. & BAR	A36, A572	36 KSI	.30
RECT./SQUARE (STRAIGHT SEAM)	A500 GR. B	46 KSI	.30
ROUND PIPE (SPIRAL)	A500 GR. C	42 KSI	.30
PIPE (ROUND)	A53 TYPE E GR. B	35 KSI	.30
SEAMLESS TUBING (ROUND)	A53 TYPE S GR. B	42 KSI	.30

2. WELDING ELECTRODES SHALL CONFORM TO E70XX, LOW HYDROGEN TYPE ELECTRODES. AWS D1.1 CURRENT EDITION APPLIES.
3. WELDING INDICATED HEREIN MAY BE DONE IN THE SHOP OR IN THE FIELD, UNLESS SPECIFICALLY DIRECTED OTHERWISE. FIELD WELDING SHALL BE INSPECTED AS DESCRIBED HEREIN. MULTI-PASS WELDING SHALL BE CONTINUOUSLY INSPECTED.
4. CONNECTIONS NOT SPECIFICALLY DETAILED ON THE PLANS SHALL BE DETAILED BY THE STEEL FRABRICATOR & SHALL BE SUBMITTED ON SHOP DRAWINGS FOR REVIEW BY THE STRUCTURAL ENGINEER.
5. THE FOLLOWING ELECTRODES(FILLER METAL) ARE NOT ALLOWED:
   E70T-10 E71T-14 E71T-7 E71T-11
   E71TG-G E70T-7 E70T-4
6. WELDERS SHALL CARRY CURRENT CERTIFICATION FOR EACH WELDING PROCESS USED.
7. ALL WELDING SHALL BE DONE IN/BY THE SHOP OF AN APPROVED FABRICATOR. AISC OR JURISDICTIONAL EQUIVALENT.
8. HIGH STRENGTH BOLTS SHALL BE A325SC, UNO. INSTALLATION SHALL BE CONTINUOUSLY INSPECTED.
9. BOLT HOLES FOR MACHINE BOLTS (A307) SHALL BE 1/16" IN DIA. LARGER THAN THE BOLT DIA..
10. THE STEEL FABRICATOR & DETAILER SHALL CHECK & VERIFY ALL DIMENSIONS USED IN ALLTHE DRAWING DISCIPLINES CONTAINED HEREIN. COORDINATE WITH THE MECHANICAL SCBCONTRACTOR FOR DUCT OPENING LOCATIONS AND SIZES, & OBTAIN APPROVAL FROM THE STRUCTURAL ENGINEER.

TIMBER& LUMBER

1. MATERIAL SPECIFICATIONS:(USE UNO-TABLE BELOW GOVERNS)
   DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S (STUDS, JOISTS, RAFTERS, LEDGERS)
   TIMBERS ——— DOUGLAS FIR-LARCH, NO. 1 S4S F.O.H.C. (BEAMS, HEADERS, POSTS)
   OTHER DIMENSION LUMBER—— DOUGLAS FIR-LARCH, NO. 2 S4S (2X4 STUDS, STRIPPING, BLOCKING, ETC.)
   PLYWOOD—— DOUGLAS FIR, STRUCTURAL I (INTERIOR TYPE, EXTERIOR GLUE) GRADE C-D, 5 PLY MINIMUM
   MINIMUM SHEET SIZE 2FT. X 4FT.
   APA RATED SHEATHING MAY ALSO BE USED
   SEE FRAMING SHEETS FOR SPECIFIC CALL OUTS.
   NAILS —— COMMON
   BOLTS AND THREADED ROD —— ASTM A307
2. SILL PLATES ON CONCRETE: 3" IN. NOMINAL THICK (4"@ V350 PLF) WITH ACZA PRESSURE TREATMENT. BOLT TO CONCRETE WITH 5/8 INCH DIA. X 12 IN. LONG ANCHOR BOLTS (7" MIN EMBED.) AT 4'-0" MAXIMUM SPACING CENTER TO CENTER. SEE SECTIONS & DETAILS FOR SPECIFIC INFORMATION REGARDING THE SPACING. PLACE FIRST BOLT 9" FROM END OF SILL PLATE. THIS DOES NOT APPLY TO HOLDOWN BOLTS. ALL WASHERS FOR ANCHOR BOLTS ARE SIMPSON BP 5/8 WASHERS SQUARE CUT, 3" x 3" x 0.229". SILL PL. 4" @ NAIL SP. 4" OR CLOSER. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
3. WHERE STUD WALLS FRAME TO CONCRETE OR CONCRETE BLOCK WALLS, ANCHOR THE END STUD TO THE WALL 12 INCHES FROM THE TOP AND BOTTOM OF THE STUD, AND ABOVE AND BELOW THE FIRE BLOCKING. 4 BOLTS TOTAL ARE REQUIRED. THE BOLTS SHALL BE 5/8 IN DIA. AND BE EMBEDDED 5" INTO THE CONCRETE OR CONCRETE BLOCK.
4. DO NOT CUT STRUCTURAL FRAMING, (JOISTS, BEAMS, STUDS, SILLS, ETC.) FOR PIPES, VENTS, DUCTS, CONDUIT, OR OTHER ITEMS UNLESS SPECIFICALLY INSTRUCTED ON THE CONSTRUCTION DOCUMENTS. INSTALL HORIZONTAL FRAMING CROWN UP.
5. PLACE 2X SOLID BLOCKING BETWEEN ALL JOISTS AND RAFTERS AT ALL POINTS OF SUPPORT AND UNDER ALL SUPPORTED TRANSVERSE PARTITIONS. 2X SOLID BLOCKING, FULL DEPTH, SHALL BE PLACED BETWEEN ALL JOISTS AND RAFTERS GREATER THAN 8" IN DEPTH AS FOLLOWS: ROOF RAFTERS - 10 FOOT INTERVALS, FLOOR JOISTS - 8 FOOT INTERVALS. METAL JOIST BRIDGING IN THE PRECEEDING LOCATIONS MAY BE USED AS REQUIRED.
6. LAP SPLICE ALL DOUBLE TOP PLATES AT THE TOP OF ALL WALLS WITH A 4'-0" MINIMUM SPLICE. PROVIDE 8-16d NAILS EACH SIDE OF EACH SPLICE.
7. PROVIDE DOUBLED FRAMING MEMBERS, SAME SIZE AS ADJACENT MEMBERS, UNDER ALL PARTITIONS PARALLEL TO JOISTS OR RAFTERS.
8. ALL HOLES FOR BOLTS SHALL BE 1/16" LARGER DIA. THAN THE BOLT. PROVIDE WASHERS FOR ALL BOLTS THRU WOOD MEMBERS EXCEPT AT ANCHOR BOLT CONDITIONS. SEE WASHER SCHEDULE.
9. ANCHOR NON-STRUCTURAL WALLS WITH 1/2" DIAMETER ANCHOR BOLTS 6 INCHES LONG, SCOOP OUT BELOW SLAB TO PROVIDE 3" MINIMUM COVERAGE. PLACE BOLTS AT 4'-0" ON CENTER. USE PONDER DRIVEN PINS @ 32 INCHES ON CENTER AS AN ALTERNATE METHOD OF ANCHORAGE. POWDER DRIVEN PINS SHALL EXTEND 1 INCH MINIMUM INTO THE CONCRETE.
10. FOR MINIMUM NAILING, REFER TO THE NAILING SCHEDULE IN THE TYPICAL DETAILS.
11. MACHINE APPLIED NAILING IS ACCEPTABLE, BUT SATISFACTORY PERFORMANCE SHALL BE DEMONSTRATED DURING INSTALLATION. ACCEPTANCE IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE.
12. 2 X 6 T&G DECKING MAY BE USED. DECKING IS 4 SPAN MINIMUM IN LENGTH AND IS NAILED TO THE SUPPORTS WITH 2 - 16d NAILS. BUTT SPLICE THE DECKING AT THE SUPPORTS.
13. SHEET METAL CONNECTORS ARE AS MANUFACTURED BY THE SIMPSON COMPANY OR APPROVED EQUAL. NAILS SHALL BE THOSE FURNISHED BY THE MANUFACTURER FOR THE SPECIFIC USE SHOWN. THE CONNECTOR TYPE IS FURNISHED, THE CONTRACTOR INSURES THE HANGER DIMENSIONS FIT THE APPROPRIATE APPLICATION.
14. SHEAR WALL LENGTHS ARE WITHIN 10 % OF CONSTRUCTED LENGTH UNO.
15. CONNECTOR PLATES & HARDWARE MAY BE DAPPED, ROTATED & STRAPS ROTATED TO FIT FINAL CONSTRUCTED CONDITION.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING WOOD BUILDING PRODUCTS THAT ARE FREE OF EMMISSION OF HARMFUL OR CAUSTIC FUMES AS A RESULT OF CHEMICAL, MOISTURE OR THERMAL PROCESSES ASSOCIATED WITH THOSE BUILDING PRODUCTS.

CAST IN PLACE CONCRETE CONT.

(5) NO ADDITIVES CONTAINING CHLORIDES SHALL BE USED. USE "POZZUTEC 20" BY MASTER BUILDERS OR "POLARSET" BY WR GRACE OR PRE-APPROVED EQUAL.

CONDITION OF PLACEMENT AND CURING		WALLS & SLABS	FOOTINGS
MIN. TEMP. FRESH CONCRETE AS MIXED FOR WEATHER INDICATED, DEGREES F.	ABOVE 30 DEG. F.	60	55
	0 TO 30 DEG. F.	65	60
	BELOW 0 DEG. F.	70	65
MIN. TEMP. FRESH CONCRETE AS PLACED AND MAINTAINED. DEGREES F.		55	50
MAX. ALLOWABLE GRADUAL DROP IN TEMP. THROUGHOUT FIRST 24 AFTER END OF PROTECTION. DEGREES F.		50	40

CONCRETE MASONRY

CONCRETE BLOCK (MAY BE USED IN LIEU OF CONCRETE WALLS MATCH THICKNESS SHOWN ON DRAWINGS)

1. CONCRETE BLOCK IS DESIGNED USING F'm=1500 PSI. SPECIAL INSPECTION IS REQUIRED. CONSTRUCT WALLS SOLID GROUTED.
2. PROVIDE TYPE I, MEDIUM WEIGHT, OPEN END LOAD BEARING CONCRETE MASONRY UNITS. ASTM C-90
3. MORTAR SHALL CONFORM TO TYPE "S" OF CALIFORNIA BUILDING CODE. MORTAR MIX SHALL BE:
   1 PART PORTLAND CEMENT
   1/3 PART HYDRATED LIME
   3-1/2 PARTS SAND
   MINIMUM ULTIMATE COMPRESSIVE STRENGTH @28 DAYS SHALL BE 1,800 PSI.
4. GROUT: TRANSIT MIXED, 7 SACKS OF CEMENT PER CUBIC YARD.
   MIX IN THE FOLLOWING PROPORTIONS:
   1 PART CEMENT, TYPE II LOW ALKALI.
   3 PARTS SAND
   2 PARTS PEA GRAVEL
   9 1/2 INCH MAXIMUM SLUMP
   f'c = 2000 PSI @ 28 DAYS.
5. PROVIDE CLEANOUTS IN EACH VERTICAL CELL LINE CONTAINING REINFORCING AT THE BOTTOM OF EACH LIFT. GROUT LIFTS SHALL NOT EXCEED 5'-0" DO NOT LAY BLOCK HIGHER THAN GROUT LIFT. VIBRATE GROUT DURING PLACING
6. ACCURATELY AND SECURLEY TIE REINFORCING IN PLACE PRIOR TO GROUTING. TIE SECURELY TO AVOID MOVEMENT DURING PLACING. UNLESS NOTED, VERITICAL BARS SHALL BE PLACED AT THE CENTER OF THE CELLS.
7. INSTALL REINFORCING STEEL IN BOND BEAM BLOCKS.
8. LAY BLOCK IN A COMMON BOND PATTERN.
9. SAND BLAST SURFACES ON WHICH BLOCK IS LAID, PRIOR TO PLACING BLOCK
10. LAY OPEN END AGAINST CLOSED END. DOUBLE OPEN BLOCK IS PERMITTED.
11. OVERDRILL HOLES IN BLOCK RECEIVING BOLTS TO PROVIDE A 1" ANNULUS AROUND ALL ANCHOR BOLTS PLACED IN BLOCK. (NOT FOR EPOXY APP.) APPLIES TO BOTH VERTICAL AND HORIZONTAL APPLICATIONS.
12. OPEN END BLOCK SHALL BE USED THROUGHOUT.
13. THE MAXIMUM HEIGHT OF ANY GROUT LIFT SHALL NOT EXCEED 8'-0". BLOCK SHALL NOT BE LAID HIGHER THAN GROUT LIFT.
14. SPLICES IN REINFORCING STEEL SHALL BE LAPPED A MINIMUM OF 48 DIAMETERS.
15. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS EXCEPT AT LINTELS WHERE LINTEL BLOCKS SHALL BE USED.
16. HORIZONTAL REINFORCING STEEL SHALL BE PLACED IN BOND BEAM BLOCKS.
17. ALL WALLS SHALL BE SOLID GROUTED. GROUT SHALL BE WELL RODDED.
18. ALL BLOCK WALLS SHALL BE ANCHORED TO WOODEN ROOF AND FLOOR SYSTEMS WITH STEEL JOIST ANCHORS AT 4'-0" O.C.
19. SHOULD THE TYPICAL JOIST ANCHORS AS DETAILED NOT BE APPLICABLE TO PARTICULAR CONDITIONS, THEN THE DETAILS OF THE JOIST ANCHORS SHALL BE AS DETAILED BY THE STRUCTURAL ENGINEER.
20. ALL BOLTS WHICH ARE EMBEDDED IN MASONRY SHALL BE GROUTED SOLIDLY IN PLACE WITH NOT LESS THAN 1" OF GROUT BETWEEN MASONRY AND BOLT SHANK. VERTICAL BOLTS SHALL BE PLACED 4" FROM THE FACE OF MASONRY AND SHALL BE PLACED INSIDE THE HORIZONTAL TIES AT TOPS OF PIERS OR COLUMNS. ALL BOLTS SHALL BE ACCURATELY SET WITH TEMPLATES.
21. BACKFILL BEHIND RETAINING WALL SHALL NOT BE PLACED SOONER THAN FOURTEEN (14) DAYS AFTER LAST GROUT IS PLACED IN WALL.
22. MORTAR SHALL HAVE COLORING ADDED TO MATCH COLOR OF BLOCK.
23. ALL SURFACES ON WHICH BLOCK IS TO BE LAID SHALL BE SAND-BLASTED CLEAN PRIOR TO LAYING BLOCK.
24. ALL NEW OPENINGS IN EXISTING MASONRY WALLS SHALL BE MADE BY THE USE OF A CONCRETE SAW THAT CUTS COMPLETELY THROUGH THE WALL. OPENINGS IN EXISTING MASONRY WALLS SHALL NOT BE OVERCUT BEYOND THE ROUGH OPENING SIZE. DRILL 1" ROUND HOLES AT ALL CORNERS OF NEW OPENING PRIOR TO SAW CUTTING. DO NOT SAW CUT BEYOND 1" ROUND HOLES.
25. BASEMENT WALLS SHALL NOT BE BACKFILLED UNTIL FLOOR AT TOP OF WALL IS IN PLACE.

STEEL

1. ALL STEEL ON THE EXTERIOR OF THE BUILDING SHALL BE HOT DIPPED GALVANIZED AFTER FABRICATION.
2. STEEL DECKING SHALL BE OF LIGHT GAUGE STEEL CONFORMING TO THE ASTM A-611 OR A-446, GRADE A. DECK SHALL BE GALVANIZED. ALL WELDING OF STEEL DECKING SHALL BE PERFORMED BY A CERTIFIED AND APPROVED LICENSED LIGHT GAUGE WELDER. GALVANIZING SHALL BE IN ACCORDANCE WITH A-525.
3. ALL STEEL NOT ENCASED IN CONCRETE OR CONCRETE BLOCK SHALL HAVE ONE SHOP COAT OF RED OXIDE OR ZINC CHROMATE. PORTIONS INACCESSIBLE AFTER ASSEMBLY SHALL HAVE TWO COATS OF SHOP PAINT. AFTER ERECTION, ALL NUTS, BOLT HEADS, AND ABRASIONS TO THE SHOP COAT SHALL RECEIVE A TOUCH-UP COAT.
4. WHEREVER A STEEL COLUMN IS EMBEDDED IN A MASONRY WALL, REINFORCING BARS SHALL BE WELDED TO COLUMN TO MATCH WALL REINFORCING.
5. WHERE A STEEL COLUMN OCCURS AT THE INTERSECTION OR END OF STUD WALLS, 1/2" BOLT STUDS SHALL BE WELDED TO COLUMN AT TOP, BOTTOM, AND MID-HEIGHT TO RECEIVE WOOD FRAMING.
6. ALL WELDING SHALL BE DONE BY THE SHIELDED ARC METHOD. ALL WELDERS SHALL BE PROPERLY QUALIFIED. SURPLUS METAL SHALL BE DRESSED OFF TO SMOOTH, EVEN SURFACES WHERE WELDS ARE EXPOSED TO VIEW. ALL WELDING SHALL CONFORM TO AWS USING E70XX ELECTRODES.
7. ALL WELDING SHALL BE DONE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF SECTION B2714, TITLE 24.
8. USE LOW HYDROGEN ELECTRODES FOR WELDING REINFORCING STEEL.
9. SHOP DRAWINGS OF STEEL WORK SHALL BE SUBMITTED TO THE STRUCTURAL ENGINEER FOR APPROVAL. SUFFICIENT COPIES OF SHOP DRAWINGS SHALL BE SUBMITTED SO THAT THE ARCHITECT AND ENGINEER MAY EACH RETAIN ONE COPY FOR THEIR RECORD. ANY FABRICATION PRIOR TO THE RECEIPT OF APPROVED SHOP DRAWINGS SHALL BE DONE AT THE SOLE RISK OF THE CONTRACTOR.
10. DRYPACK UNDER BASE PLATES SHALL BE MIXED IN THE PROPORTIONS OF 1 PART PORTLAND CEMENT TO 2-1/2 PARTS SAND.
11. STEEL JOIST DESIGNATIONS SHOWN ON THE DRAWINGS ARE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE. THE MANUFACTURER OF THE STEEL JOISTS SHALL BE IN STRICT COMPLIANCE WITH THE STANDARD SPECIFICATIONS OF THE STEEL JOIST INSTITUTE.
12. ELECTRODES FOR WELDING SHALL CONFORM TO E70XX OF THE AWS.
13. NO LOAD SHALL BE HUNG FROM STEEL DECK OTHER THAN ACOUSTIC TILE CEILING. ALL OTHER ITEMS SHALL BE HUNG FROM SUPPORTING BEAMS.
14. UNISTRUT METAL FRAMING SHALL BE OF THE SIZE AND TYPE SHOWN ON THE DRAWINGS AND MANUFACTURED BY UNISTRUT CORPORATION. AN EQUAL SECTION MANUFACTURED BY A DIFFERENT COMPANY MAY BE USED ONLY AFTER SUBMITTING MANUFACTURER SPECIFICATIONS TO THE STRUCTURAL ENGINEER AND RECEIVING THE STRUCTURAL ENGINEER'S APPROVAL.
15. ALL GALVANIZING SHALL BE HEAVY COATING PER ASTM A-123.
16. ALL STEEL ITEMS AND CONNECTIONS NOT SPECIFICALLY SHOWN IN THE DRAWINGS SHALL BE DETAILED AND SUBMITTED TO THE STRUCTURAL ENGINEER IN THE FORM OF SHOP DRAWINGS FOR REVIEW AND APPROVAL.

CAST IN PLACE CONCRETE

REFERENCE STANDARDS:

CONFORM TO:

(1) ACI 318-14 "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE",
(2) CBC CHAPTER 19-CONCRETE

FIELD REFERENCE:

THE CONTRACTOR SHALL KEEP A COPY OF ACI FIELD REFERENCE MANUAL, SP-15, "STANDARD SPECIFICATIONS FOR STRUCTURAL CONCRETE (ACI 301) WITH SELECTED ACI AND ASTM REFERENCES." AVAILABLE AT THE JOB SITE.

CONCRETE MIXTURES:

CONFORM TO ACI 301 SEC. 4 "CONCRETE MIXTURES."

MATERIALS:

CONFORM TO ACI 301 SEC. 4.2.1 "MATERIALS FOR REQUIREMENTS FOR CEMENTITIOUS MATERIALS, AGGREGATES, MIXING WATER AND ADMIXTURES."

SUBMITTALS:

PROVIDE ALL SUBMITTALS REQUIRED BY ACI 301 SEC. 4.1.2 SUBMIT MIX DESIGNS FOR EACH MIX IN THE TABLE BELOW.

DESIGN MIX NOTES:

(1) W/C RATIO: WATER-CEMENTITIOUS MATERIAL RATIOS SHALL BE BASED ON THE TOTAL WEIGHT OF CEMENTITIOUS MATERIALS. RATIOS NOT SHOWN IN THE TABLE ABOVE ARE CONTROLLED BY STRENGTH REQUIREMENTS.

(2) CEMENTITIOUS CONTENT:
   (a) THE USE OF FLY ASH, OTHER POZZOLANS, SILICA FUME, OR SLAG SHALL CONFORM TO ACI 301 SEC. 4.2.2.b. MAXIMUM AMOUNT OF FLY ASH BE 20 % OF TOTAL CEMENTITIOUS CONTENT UNLESS REVIEWED AND APPROVED OTHERWISE BY SER.
   (B) FOR CONCRETE USED IN ELEVATED FLOORS, PORTLAND CEMENT CONTENT SHALL CONFORM TO ACI 301 SEC. 4.2.2.1. ACCEPTANCE OF LOWER CEMENT CONTENT IS CONTINGENT ON PROVIDING SUPPORTING DATA TO THE ARCHITECT/ENGINEER FOR REVIEW AND ACCEPTANCE.

(3) AIR CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.4. HORIZONTAL EXTERIOR SURFACES IN CONTACT WITH THE SOIL REQUIRE ENTRAINED AIR. USE "MODERATE EXPOSURE." VERTICAL EXTERIOR SHALL BE MEASURED AT POINT OF PLACEMENT.
   SURFACES REQUIRE "MODERATE EXPOSURE." TOLERANCE IS ±1-1/2 %. AIR CONTENT

(4) SLUMP: CONFORM TO ACI 301 SEC. 4.2.2.2. SLUMP SHALL BE DETERMINED AT POINT OF PLACEMENT.

(5) SHRINKAGE LIMIT: CONCRETE USED IN ELEVATED SLABS AND BEAMS SHALL HAVE A SHRINKAGE LIMIT OF 0.45% AT 28 DAYS MEASURED IN ACCORDANCE WITH ASTM C157.

(6) CHLORIDE CONTENT: CONFORM TO ACI 301 SEC. 4.2.2.6 (7).

(7) NON-CHLORIDE ACCELERATOR: NON-CHLORIDE ACCELERATING ADMIXTURE MAY BE USED IN CONCRETE SLABS PLACED AT AMBIENT TEMPERATURES BELOW 50 F AT THE CONTRACTOR'S OPTION.

(8) CALCIUM NITRITE: BEAMS AND PILE CAPS WITH A MARINE EXPOSURE SHALL CONTAIN 4-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD. TOPPING SLABS EXPOSED TO DEICING SALTS SHALL CONTAIN 2-1/2 GALLONS OF CALCIUM NITRITE PER CUBIC YARD.

(9) FIBROUS REINFORCEMENT: FIBRILLATED POLYPROPYLENE FIBERS SHALL BE USED WHERE NOTED. SUBMIT PRODUCT DATA FOR REVIEW. ADD FIBERS TO MIX AND FINISH IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

(10) FORMWORK: CONFORM TO ACI 301 SEC. 2 "FORMWORK AND FORM ACCESSORIES." REMOVAL OF FORMS SHALL CONFORM TO SEC. 2.3.2 EXCEPT STRENGTH INDICATED IN SEC. 2.3.2.5 SHALL BE 0.75 f'c.

MEASURING, MIXING, AND DELIVERY:

CONFORM TO ACI 301 SEC. 4.3.

HANDLING, PLACING, CONSTRUCTION AND CURING:

CONFORM TO ACI 301 SEC. 5.

CONCRETE CURING:

PROVIDE CURING COMPOUNDS FOR CONCRETE AS FOLLOWS:

(1) APPLY SPECIFIED CURING COMPOUND TO CONCRETE SLABS AS SOON AS FINAL FINISHING OPERATIONS ARE COMPLETE (WITHIN 2 HOURS AND AFTER SURFACE WATER SHEEN HAS DISAPPEARED). APPLY UNIFORMLY IN CONTINUOUS OPERATION BY POWER SPRAY OR ROLLER IN ACCORDANCE WITH MANUFACTURER'S DIRECTIONS. RECOAT AREAS SUBJECT TO HEAVY RAINFALL WITHIN HOURS AFTER INITIAL APPLICATION. MAINTAIN CONTINUITY OF COATING AND REPAIR DAMAGE DURING CURING PERIOD.

(2) USE MEMBRANE CURING COMPOUNDS THAT WILL NOT AFFECT SURFACES TO BE COVERED WITH FINISH MATERIALS APPLIED DIRECTLY TO CONCRETE.

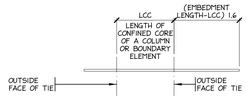
(3) APPLY CURING COMPOUND AT RATE EQUIVALENT TO RATE OF APPLICATION AT WHICH CURING COMPOUND WAS ORIGINALLY TESTED FOR CONFORMANCE TO REQUIREMENTS OF ASTM C 309.

(4) USE CURING COMPOUND COMPATIBLE WITH AND APPLIED UNDER DIRECTION OF SYSTEM MANUFACTURER OF PROTECTIVE SEALER.

(5) ALL CONCRETE MUST ACHIEVE 1000 PSI COMPRESSIVE STRENGTH BEFORE BEING SUBJECTED TO FREEZING OR THAWING CYCLES.

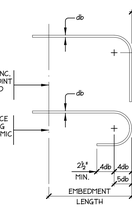
(6) APPLY TWO SEPARATE COATS WITH FIRST ALLOWED TO BECOME TACKY BEFORE APPLYING SECOND. DIRECTION OF SECOND APPLICATION SHALL BE AT RIGHT ANGLES TO DIRECTION OF FIRST.

| ITEM | DESIGN F'c (PSI) (1) | MAX. W/C RATIO NON-AIR ENTRAINED (3 AND2) | MAX SLUMP (INCHES) BASIC MIX | MAX SLUMP (INCHES) W/WATER REDUCER | MIN CEMENT (SACKS/YARD) BASIC MIX | MIN CEMENT (SACKS/YARD) W/WATER RED



NOTES:
1. STRAIGHT BARS TERMINATED AT A JOINT SHALL PASS THROUGH THE CONFINED CORE OF A SEISMIC COLUMN OR BOUNDARY ELEMENT. ANY PORTION OF THE STRAIGHT EMBEDMENT NOT WITHIN THE CONFINED CORE SHALL BE INCREASED BY A FACTOR OF 1.6.

STRAIGHT BARS AT A JOINT (FOR MOMENT FRAME ONLY)



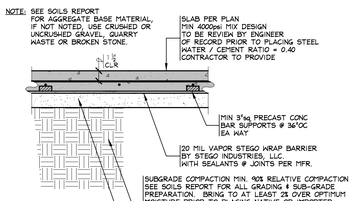
NOTES:
1. ALL HOOKED BARS SHALL EXTEND AS FAR AS POSSIBLE TO THE OPPOSITE FACE WITH A MINIMUM 2" END COVER AND EMBEDMENT NOT LESS THAN THE SCHEDULE.
2. MINIMUM SIDE COVER = 2½"
3. FOR WALL FOOTING DOWEL EMBEDMENT LENGTHS SEE "TYPICAL CONCRETE WALL DOWEL EMBEDMENT AND LAP SCHEDULE"

STANDARD HOOK DETAILS

BAR			AREA (sq.in.)	0.11		0.20		0.31		0.44		0.60		0.79		1.00		1.27		1.55	
			DIAMETER db	0.375		0.500		0.625		0.750		0.875		1.000		1.128		1.270		1.410	
DEVELOPMENT TYPE	CATEGORY	DESCRIPTION	NORMAL WEIGHT CONCRETE f'c PSI	#3		#4		#5		#6		#7		#8		#9		#10		#11	
				TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT	TOP	BOT
	1	COVER ≥2db CLEAR SPACING ≥4db	3000	16	12	18	14	22	17	26	20	36	29	43	33	49	37	55	42	61	47
			4000	14	12	16	12	19	15	23	18	33	25	37	29	42	33	47	37	53	41
			5000	14	12	16	12	17	13	20	16	29	23	34	26	38	29	43	33	47	36
			6000	14	12	16	12	16	12	19	14	27	21	31	24	34	27	39	30	43	33
	2	ALL OTHERS	3000	22	17	29	22	36	28	43	33	63	48	72	55	81	62	91	70	101	78
			4000	19	15	25	19	31	24	37	29	54	42	62	48	70	54	79	61	87	67
			5000	17	13	23	17	28	22	34	26	49	38	56	43	63	48	71	54	78	60
			6000	16	12	21	16	26	20	31	24	45	34	51	39	57	44	64	50	71	55
	3	COVER ≤2db CLEAR SPACING ≤2db	3000					54	42	65	50	94	72	107	83	121	93	136	105	151	115
			4000					47	38	56	43	81	63	93	72	105	81	118	91	131	101
			5000					42	32	50	39	73	56	83	64	94	72	106	81	117	90
			6000					38	30	46	35	67	51	76	59	85	66	96	74	107	82
	SPIRAL IN SEISMIC FRAME COLUPN	STRAIGHT BAR ANCHORED	3000	23	16	30	22	37	27	45	32	52	37	59	43	67	48	75	54	84	60
			4000	21	15	26	19	32	23	39	28	45	32	52	37	58	42	65	47	73	52
			5000	21	15	23	17	29	21	35	25	40	29	46	33	52	37	59	42	65	47
			6000	21	15	21	15	27	19	32	23	37	27	42	30	47	34	53	38	59	43
HOOK EMBEDMENT	STIRRUP OR TIE	STANDARD ALL OTHERS	3000	6		8		10		12		14		16		18		20		22	
			4000	6		7		9		10		12		14		16		17		19	
			5000	6		6		8		9		11		12		14		16		17	
			6000	6		6		7		9		10		11		13		14		16	
		HOOK ANCHORED IN SEISMIC FRAME COLUPN	3000	7		9		11		13		15		17		19		22		24	
			4000	6		8		10		11		13		15		17		1/9		21	
			5000	6		7		9		10		12		14		15		17		19	
			6000	6		6		8		9		11		12		14		16		17	

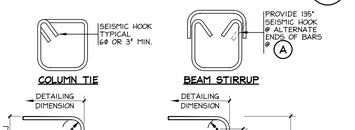
CLASS A - TYPICAL STRAIGHT AND HOOKED EMBEDMENT LENGTH SCHEDULE

NOTE: SEE SOILS REPORT FOR AGGREGATE BASE MATERIAL, IF NOT NOTED, USE CRUSHED OR UNCRUSHED GRAVEL, QUARRY WASTE OR BROKEN STONE.



SLAB ON GRADE

SCALE: N.T.S. 1

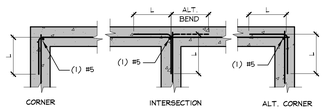


BAR SIZE	DIM. D	DIM. J	DIM. A
#3	2 ½"	3"	6"
#4	3"	4"	8"
#5	3 ¾"	5"	10"
#6	4 ½"	6"	12"
#7	5 ¼"	7"	1'-2"
#8	6"	8"	1'-4"
#9	9 ½"	11 ¾"	1'-7"
#10	10 ¾"	1'-1 ¼"	1'-10"
#11	12"	1'-2 ¾"	2'-0"
#14	1'-6 ¾"	1'-9 ¾"	2'-7"
#18	2'-0"	2'-4 ½"	3'-5"

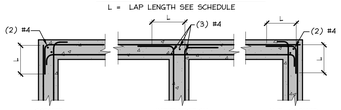
STANDARD REINFORCING HOOKS

SCALE: N.T.S. 2

NOTE: ALL HORIZONTAL BARS IN FOOTINGS, GRADE BEAM AND BOND BEAMS SHALL BE CONT. AROUND CORNERS AND INTERSECTIONS.



SINGLE LAYER OF REINFORCMENT
L = LAP LENGTH SEE SCHEDULE



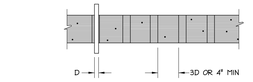
DOUBLE LAYER OF REINFORCMENT
L = LAP LENGTH SEE SCHEDULE

TYPICAL CORNER REINFORCEMENT (FOOTINGS, GRADE BEAMS AND WALLS)

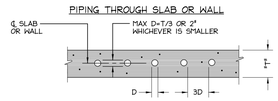
SCALE: N.T.S. 3

REINFORCING EMBEDMENT NOTES

1. TOP BARS ARE HORIZONTAL BARS WITH MORE THAN 12" OF CONCRETE CAST BELOW THE BARS.
2. BOTTOM BARS ARE ALL VERTICAL BARS AND HORIZONTAL BARS WITH LESS THAT 12" OF CONCRETE CAST BELOW HORIZONTAL BARS.
3. FOR LIGHTWEIGHT CONCRETE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.3.
4. FOR GRADE 75 REINFORCING MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.25.
5. FOR 3 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.20. FOR 4 BAR BUNDLE MULTIPLY THE LENGTHS IN THE SCHEDULE BY 1.33.
6. FOR BUNDLED BARS, AN EFFECTIVE BAR DIAMETER SHALL BE USED FOR DETERMINING COVER AND SPACING LIMITATIONS.
   A. FOR 2 BAR BUNDLE db = 1.60 ( )
   B. FOR 3 BAR BUNDLE db = 1.95 ( )
   C. FOR 4 BAR BUNDLE db = 2.26 ( )



PIPING THROUGH SLAB OR WALL

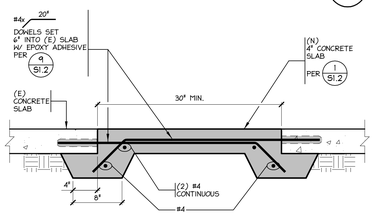


CONDUIT IN SLAB OR WALL

NOTE: WHERE CLEAR DISTANCE BETWEEN SLEEVES IS IMPOSSIBLE, THIS AREA SHALL BE TREATED AS A SLAB OPENING PER TYPICAL DETAIL REINFORCING AROUND STRUCTURAL SLAB OPENINGS.

SUGGESTED SLAB CONTROL JOINTS

SCALE: N.T.S. 14



MAXIMUM SPACING OF CONTROL JOINTS*

(BASED ON SLAB THICKNESS)

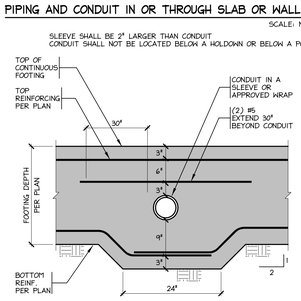
CONC. SLAB-ON-GRADE THICKNESS	SPACING IF MAX. AGGREGATE SIZE IS LESS THAN 3/4"	SPACING IF MAX. AGGREGATE SIZE IS 3/4" OR LARGER	CONTROL JOINT DEPTH
4"	8'-0" O.C. MAX.	10'-0" O.C. MAX.	1"/8"
5"	10'-0" O.C. MAX.	13'-0" O.C. MAX.	1"
6"	12'-0" O.C. MAX.	15'-0" O.C. MAX.	1 1/4"

* FINAL EXACT LOCATIONS AND CONFIGURATIONS OF CONTROL JOINTS SHALL BE APPROVED BY THE ARCHITECT AND COORDINATED BETWEEN THE ARCHITECT AND THE CONTRACTOR. THE CONTROL JOINT DETAIL AND SPACINGS SHOWN HERE ARE ONLY SUGGESTIONS (THIS IS NOT A STRUCTURAL ISSUE). THE USE OF CONTROL JOINTS IS INTENDED TO HELP CONTROL WHERE MOST OF THE CRACKING WILL OCCUR, FOR VISUAL PURPOSES, NOT TO PREVENT CRACKING.

(NOTE: SUGGESTIONS ARE BASED ON CONCRETE FLOORS ON GROUND, 2ND ED., 1983, BY THE PORTLAND CEMENT ASSOC. AND CONCRETE BASICS, PART II, 2000, BY WORLD OF CONCRET SEMINARS AND THE ABERDEEN GROUP.)

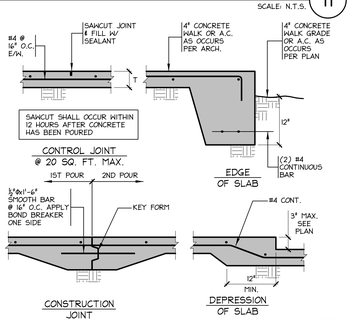
PIPING AND CONDUIT IN OR THROUGH SLAB OR WALL

SCALE: N.T.S. 10



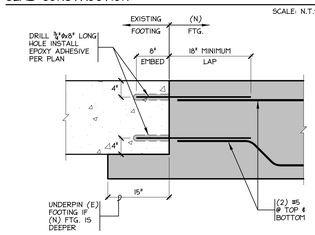
PIPE THRU CONTINUOUS FOOTING

SCALE: N.T.S. 11



SLAB CONSTRUCTION

SCALE: N.T.S. 12

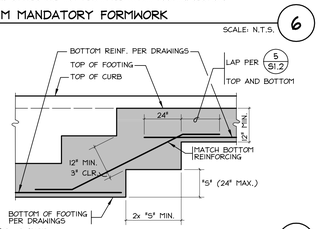


TYPICAL (N) FOOTING TO (E) FTG.

SCALE: N.T.S. 13

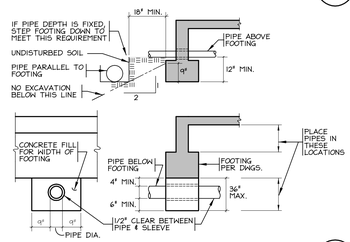
MINIMUM MANDATORY FORMWORK

SCALE: N.T.S. 6



FOOTING STEP

SCALE: N.T.S. 7



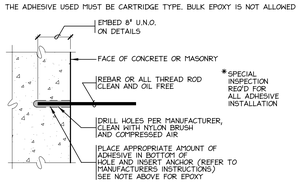
PIPE SLEEVE & TRENCH

SCALE: N.T.S. 8

NOTE:
1. THIS DETAIL MAY NOT BE USED FOR NEW CONSTRUCTION OMISSIONS UNLESS APPROVED IN ADVANCE BY THE STRUCTURAL ENGINEER.
2. HOLE SIZE VARIES BETWEEN MANUFACTURERS. VERIFY HOLE SIZE.

ADHESIVE THAT MAY BE USED ON THIS PROJECT		
MANUFACTURER	PRODUCT	ICC-ES REPORT NO.
HILTI	HIT HY-200	3187
SIMPSON STRONG-TIE	SET-XP	2508

THE ADHESIVE USED MUST BE CARTRIDGE TYPE. BULK EPOXY IS NOT ALLOWED



ADHESIVE ANCHOR

SCALE: N.T.S. 9

REINFORCING BAR SOFT METRIC CONVERSION TABLE

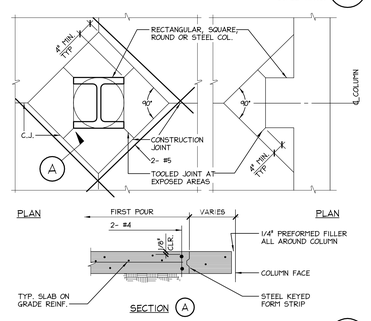
INCH-POUND BAR SIZE #	APPROXIMATE DIAMETER	SOFT METRIC BAR SIZE #
#3	3/8"	#10
#4	1/2"	#13
#5	5/8"	#16
#6	3/4"	#19
#7	7/8"	#22
#8	1"	#25
#9	1 1/8"	#29
#10	1 1/4"	#32
#11	1 3/8"	#36
#14	1 3/4"	#43
#18	2 1/4"	#57

DESIGNATION USED ON THE STRUCTURAL DRAWINGS.

SCALE: N.T.S. 4

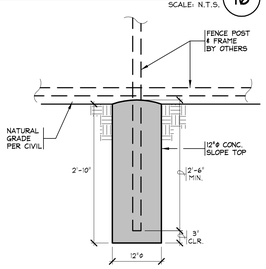
TYPICAL CONCRETE SLAB PATCH

SCALE: N.T.S. 15



CONSTRUCTION JOINTS AT COLUMN SLAB ON GRADE

SCALE: N.T.S. 16



TYPICAL FENCE POST FOUNDATION

SCALE: N.T.S. 17

July 13, 2017 -6- Lab No: 116738-2 File No: 17-12043E-2

3. Footings below two-story portions of the structure shall extend 18 inches below compacted ground surface.
4. All footings shall contain a minimum of two No. 4 horizontal rebar placed - one in the base and one in the stem of the footing. The Project Civil or Structural Engineer shall specify the foundation steel reinforcement.
5. Isolated piers may be utilized and shall extend a minimum of 18 inches below compacted ground surface.
6. Concrete slab-on-grade floors shall be placed over a subgrade soil conforming to the GRADING recommendations of this report.
7. As a minimum, concrete slabs on grade shall be a full 4 inches thick and shall contain No. 3 rebar spaced 24 inches on center each way. The steel reinforcement shall be placed near the center of the slab. Concrete slabs on grade shall be doweled into all adjacent footings using No. 3 rebar spaced 24 inches on center. The tractional or conventional subgrade preparation below a concrete slab-on-grade floor is some variation of the following: A minimum 4-inch coarse, washed concrete sand layer is placed over the soil subgrade. A 10-mil or heavier impervious membrane is placed over the sand layer. These concrete slab-on-grade and sand layer recommendations shall be modified and/or eliminated as needed by the designers for surcharge loads, wheel loads, concentrated loads, or for moisture control. The floor covering supplier or manufacturer should be contacted for their specifications for design features, which will result in a successful bond between the concrete slab and floor covering. Floor flatness and shrinkage crack control must be addressed by a competent contractor experienced in the skill of concrete placement. The owners or their agents shall inform those designing, building, and installing the concrete slab on grade and flooring of the performance and aesthetics expected. It is the sole purpose of the recommendations contained in this report to analyze the mechanical properties of the soil with respect to achieving a stable soil subgrade. By stable, we refer to the settlement or heave properties of the subgrade soil.
8. If footings are to be located on, adjacent to, or within 10 feet of the top of a slope, these footings shall extend to such a depth so that the horizontal distance between the bottom outside edge of the footing and the face of the adjacent slope is a minimum distance of 10 feet. The slope setback required by the CBC, Figure 1808.7.1, shall also apply.
9. This Laboratory shall be requested to inspect the footing excavation prior to placement of reinforcing steel and timber form boards.
10. Based upon compliance with the above recommendations, an allowable soil bearing value for compacted soil of 1,300 psf for 12-inch deep footings and 1,500 psf for 18-inch deep footings, with a one-third increase when considering wind or seismic forces, may be assumed.

July 13, 2017 -7- Lab No: 116738-2 File No: 17-12043E-2

Pacific Materials Laboratory of Santa Barbara, Inc.

11. Floor elevations located lower than the surrounding exterior grades are recommended to be protected from moisture intrusion. Please consult the building designer for details, such as waterproofing and French drains.

RESISTANCE TO LATERAL LOADS

Lateral loads may be resisted by frictional resistance along the foundation base and passive earth pressures along the foundation sides. An allowable friction coefficient of 0.35 may be used. The passive pressures of 350 pcf of footing may be used. A triangular distribution should be used. The frictional resistance and the passive pressure may be combined without reduction. The resistance may be increased by one-third for wind or seismic loading.

ADJACENT LOADS

Where footings are placed at varying elevations, the effect of adjacent loads may be calculated using the widely published Formulas for Stresses in Semi-infinite Elastic Foundations or the Boussinesq figures and equations for both vertical and horizontal surcharge loads.

SETTLEMENT

It is the intent of the recommendations contained in this report to achieve angular distortions[1] of approximately 1/480. A total settlement of approximately 1 inch or less is anticipated for foundations supported on the undisturbed native soil and approximately 1% to 1.5% of the fill height is the anticipated total settlement at areas where compacted fill soil is placed in accordance with the GRADING recommendations provided in this soil engineering report. The soil bearing values and estimated settlements contained in this report are preliminary and may need to be modified after the foundation and grading plans are substantially complete.

CONSTRUCTION OBSERVATION

The owner or his agent shall request the Project Geotechnical Engineer to observe all excavations prior to placement of compacted soil, gravel backfill, or rebar and concrete.

PLAN REVIEW

We request the grading and foundation plans be submitted to our office for a general review to verify substantial compliance to the recommendations contained in this report.

[1] Angular distortion is the ratio of the vertical differential settlement divided by the horizontal distance over which the vertical differential is measured.

July 13, 2017 -8- Lab No: 116738-2 File No: 17-12043E-2

Pacific Materials Laboratory of Santa Barbara, Inc.

CLOSURE

The recommendations contained herein are for the sole use of our client and are based upon this Laboratory's understanding of the project which has been described herein. If the project scope, location, or conceptual design is subsequently altered, this Laboratory shall be requested to modify, as necessary, the recommendations contained herein as is appropriate for the new development concept. If the recommendations of this report are not implemented within one year, we recommend an update and review of the contents of this report be performed by this Laboratory.

The recommendations contained herein are based upon the assumption that Pacific Materials Laboratory shall be requested to perform the testing and observation services which will be required during the grading and foundation operations in order to verify that the actual soil conditions encountered and the construction procedures are consistent with the recommendations contained herein. If this service is performed by others, only the technical correctness of the actual analytical soil tests described here is attested to by this Laboratory.

Thank you for the opportunity of providing this service. If you have any questions regarding this matter, please do not hesitate to call.

Respectfully submitted,

PACIFIC MATERIALS LABORATORY, INC.

Ronald J. Pike
Geotechnical Engineer, G. E. 2291

RJP:vh

cc: Addressee (3)
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PRELIMINARY GEOTECHNICAL INVESTIGATION

Proposed Administration Building

910 Channel Drive

County of Santa Barbara

California

CLIENT
Montecito Sanitary District
Attn: Carrie E. Poytress
1042 Monte Cristo Lane
Santa Barbara, CA 93108

July 13, 2017
Lab No: 116738-2
File No: 17-12043E-2

"We Test The Earth"

July 13, 2017 -1- Lab No: 116738-2 File No: 17-12043E-2

SOIL CONDITIONS

1. A saturated soil condition was encountered at a depth of 6 feet in exploratory Trench No. 1, at a depth of 4 feet in exploratory Trench No. 2, and at a depth of 5 feet in exploratory Trench No. 4. In each case, the water was found to be a perched water table resting on a firm brown clay at a depth of 6 to 8 feet below the existing grade. That underlying clay layer was found to be firm and moist, but not saturated. It should be recognized that water table elevations, even seasonal perched water tables, might fluctuate with time, being dependent upon seasonal precipitation, irrigation, land use, and climatic conditions, as well as other factors. Therefore, water level observations at the time of the field investigation may vary from those encountered during the construction phase of the project. The evaluation of such factors is beyond the scope of this report.
2. The surface soils were found to be an artificial fill soil to depths ranging from 4 to 6 feet, underlain by the original black clay topsoil. The black clay topsoil is approximately 2 to 4 feet in thickness and is saturated. The firm clay located below the topsoil layer is considered the stable "bedrock".
3. The soil profile at this site is judged to be stiff soil corresponding to a Site Class D as specified in Section 1613.3.2 of the 2016 California Building Code (CBC). This estimate is based on the trenches, which encountered the geologic formation known as the Older Alluvium , which is widely regarded as a Type D soil profile since the Standard Penetration Resistance typically results in blow counts having a range of between 15 to 50.
4. There is a potential for liquefaction to occur in the deeper subsurface soils.

LIQUEFACTION ANALYSIS

Liquefaction is a phenomenon which occurs in a specific soil condition when disturbed by ground motions. The specific soil condition conducive to liquefaction is loose sands and silty sands below the water table and typically within the top 50 feet of the ground surface. Ground motions are typically the result of a seismic event. Soils which have the potential to liquefy were encountered at this site between the depths of 21 to 37 feet below the present grade.

A liquefaction analysis was performed based on the evaluation method presented in Reference No. 3 (NCEER, 1997 Method). The "Liquefaction Analyses and Summary" is presented in Appendix D. The data for these analyses was a correlation between the CPT results and the probable ground motions for the site. The computation was performed utilizing the computer program "Liquefy2". The last column in the Liquefaction Analyses Summary indicates the Factor of Safety for liquefaction to occur. It should be noted, the potential for liquefaction to occur is considered low to non-existent for Factors of Safety of 1.2 to 1.5. The results of the analyses for the on-site soils indicate the Liquefaction Factor of Safety to be from 0.18 and 0.31 in selected layers between the depths of 21 to 37 feet.

July 13, 2017 -4- Lab No: 116738-2 File No: 17-12043E-2

Pacific Materials Laboratory of Santa Barbara, Inc.

Due to the topography of the building site, the potential mode of seismically induced settlement is anticipated to be the result of volumetric compression. An estimate of the potential settlement due to volumetric compression has been tabulated in Table A below and is based on procedures proposed by Tokimatsu & Seed, Reference No. 2. The calculation is also based on the soil profile as discovered in the CPT soundings. The CPT soundings were converted to N_1 Values in accordance with the methods referenced above.

TABLE A
Possible Settlement Due to Liquefaction

LOCATION	SOIL LAYERS DEPTH (FT) FROM	TO	STRATA THICKNESS (inches)	CORRECTED SPT (N_1)$_{60}$ VALUE	INDUCED STRESS RATIO CSR$_{eq}$	ESTIMATED VOLUMETRIC STRAIN* (STATIC)	ANTICIPATED GROUND SETTLEMENT (inches)
CPT-1	21.0	22.0	12.0	29.6	1.46	1.0	0.1
	30.0	31.0	12.0	22.3	1.42	1.2	0.1
	33.6	34.0	12.0	25.8	1.38	1.1	0.1
	35.0	37.0	24.0	23.4	1.35	1.1	0.3
						Total CPT-1	0.6
CPT-2				No Liquefiable Layers Exist			--
						Total CPT-2	--

* Based upon Figure 9 in Tokimatsu & Seed (August 1987 Geotechnical Journal)

The total anticipated settlement of 0.6 inches due to volumetric compression, as shown in Table A, would probably contribute a differential settlement of 0.3 inches to the proposed structure in a seismic event. Cosmetic damage to the building due to the settlement will require repair and the floor system may require re-leveling; however, risk to the human occupancy is extremely low to unlikely provided the recommendations given below are implemented into the design and construction.

PRELIMINARY CONCLUSIONS AND RECOMMENDATIONS

It is the opinion of this Laboratory the proposed grading and construction are feasible from a soil-engineering perspective provided the recommendations contained in this soil engineering report are incorporated into the design and implemented during construction. Due to the nominal amount of settlement expected from liquefaction, it is not necessary to design a liquefaction resistant foundation. A standard foundation consisting of a concrete slab-on-grade and shallow spread footing is feasible.

It is the understanding of this Laboratory the proposed Administration building will be a one- and/or two-story structure with a concrete slab-on-grade floor. Based upon this understanding, we present the following preliminary recommendations:

July 13, 2017 Pacific Materials Laboratory of Santa Barbara, Inc. Lab No: 116738-2 File No: 17-12043E-2

GRADING

1. The area to be graded shall be cleared of surface vegetation, including roots and root structures.
2. If, during the grading operations, previously placed undocumented fill material is encountered, this fill material shall be removed under the direction of this Laboratory prior to commencement of the filling operations.
3. The footings of the proposed structures shall be supported completely by a **uniform** thickness of compacted soil. **The structures shall not be supported over a cut/fill transition.**
4. Beneath the proposed structures and for a minimum distance of 5 feet beyond the exterior perimeters, the old fill soil, the original topsoil and compressible surface soils shall be removed and observed by a representative of our firm. Upon approval of excavation, the exposed ground surface shall be scarified an additional 6 to 8 inches, moistened or dried to near the optimum moisture content, and compacted to 90% of the relative compaction. We anticipate the depth of the surface soil removal to be 8 feet below the existing grade.
5. The removed surface soils and/or imported approved fill may then be placed in loose lifts of approximately 6 inches, thoroughly mixed, moistened or dried to near optimum moisture content, and compacted to a minimum of 90% relative compaction.
6. Rocks greater than 6 inches in size shall be removed from the soil being spread for compaction.
7. Import soils, if required for compacted fill, shall be granular, non-expansive soils which are equal to, or superior in quality to, the on-site soils as determined by this Laboratory prior to importation of the fill material to the site.
8. The compaction standard shall be the latest adoption of the ASTM D-1557 method of compaction.
9. Positive surface drainage shall direct water away from all slopes and away from the foundation system of the proposed structure.

FOUNDATIONS

1. These recommendations assume a uniform thickness of compacted soil will support the proposed footings.
2. All continuous exterior footings for one-story portions of the structure shall extend a minimum of 18 inches and all continuous interior one-story footings shall extend a minimum distance of 12 inches below compacted ground surface.

Pacific Materials Laboratory of Santa Barbara, Inc.

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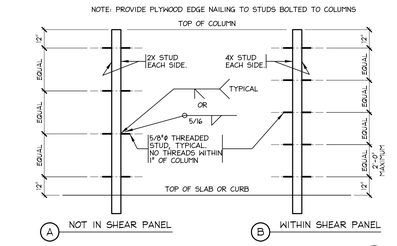
LICENSED PROFESSIONAL ENGINEER JOSEPH ANTHONY JUCCI C 83131 EXP. 03-31-2019 STATE OF CALIFORNIA

se#17-85

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

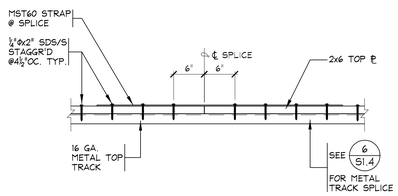
JOB NUMBER:	17003
CONTENTS:	SOILS REPORT TYPICAL DETAILS
DRAWN BY:	JAT
CHECKED BY:	JAT

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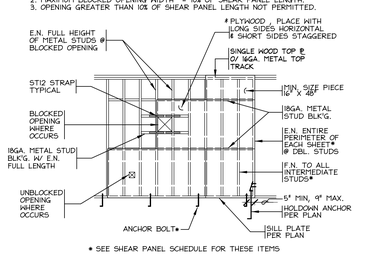
TYPICAL STEEL COLUMN IN STUD WALL

SCALE: N.T.S. 18



TYPICAL WOOD TOP PLATE TO METAL TOP TRACK

SCALE: 1"=1'-0" 19



ELEVATION - SHEAR WALL

SCALE: N.T.S. 20

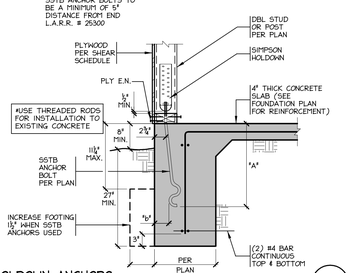
NOTE: SEE BELOW FOR CODE REPORTS:

HDU2-SDS2.5 TO HDU14-SDS2.5 ESR-2611, LARR 25720
HDQ8-SDS3 ESR-2611, LARR 25540, 25720, ER-5956

HOLDOWN SCHEDULE

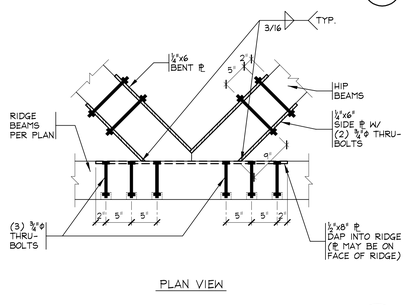
HOLDOWN MARK	SSTB ANCHOR BOLT	MINIMUM EMBEDMENT "A"	EDGE DISTANCE "b"	FASTENER TO WOOD MEMBER
HDU2-SDS 2.5	SSTB20	17"	4"	(10) SDS ¼"ø x3"
HDU4-SDS 2.5	SSTB24	21"	4"	(14) SDS ¼"ø x3"
HDU8-SDS 2.5	SSTB36	29"	5"	(18) SDS ¼"ø x3"
HDU11-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼"ø x3"
HDU14-SDS 2.5	SSTB36	29"	6"	(24) SDS ¼"ø x3"
HDQ8	SSTB36	29"	6"	(24) SDS ¼"ø x3"
HDQ5-SDS 2.5	SSTB34	29"	4"	(16) SDS ¼"ø x3"

SSTB ANCHOR BOLTS TO BE A MINIMUM OF 5" DISTANCE FROM END
L.A.R.R. # 25300



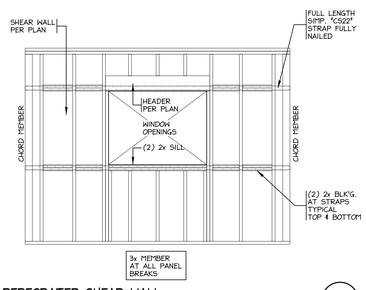
HOLDOWN ANCHORS

SCALE: N.T.S. 21



RIDGE CONNECTION TO VALLEY / HIPS

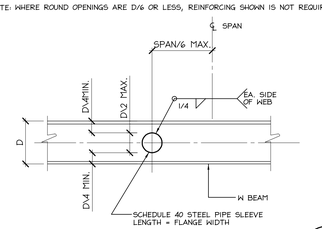
SCALE: 1"=1'-0" 22



PERFORATED SHEAR WALL

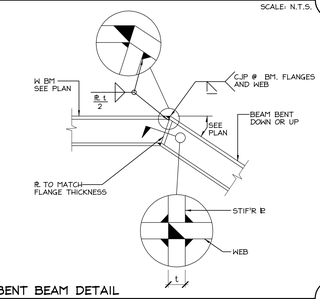
SCALE: N.T.S. 23

NOTE: WHERE ROUND OPENINGS ARE D/6 OR LESS, REINFORCING SHOWN IS NOT REQUIRED.



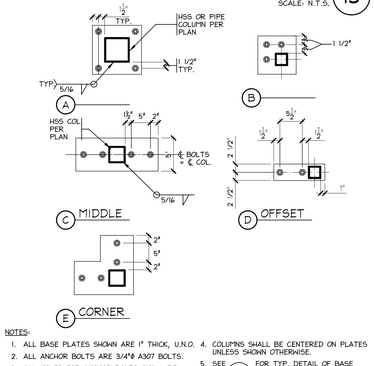
DETAIL AT ROUND OPENING

SCALE: N.T.S. 12



BENT BEAM DETAIL

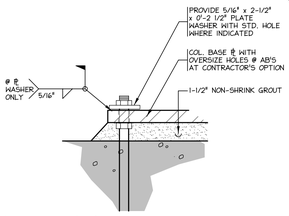
SCALE: N.T.S. 13



NOTES:
1. ALL BASE PLATES SHOWN ARE 1" THICK, U.N.O.
2. ALL ANCHOR BOLTS ARE 3/4"ø A307 BOLTS.
3. ALL HOLES FOR ANCHOR BOLTS SHALL BE 3/16" (MAX.) OVERSIZE UNLESS WELD WASHERS ARE INSTALLED PER 15 S1.3
4. COLUMNS SHALL BE CENTERED ON PLATES UNLESS SHOWN OTHERWISE.
5. SEE 16 S1.3 FOR TYP. DETAIL OF BASE CONNECTION.
6. STEEL FABRICATOR SHALL PROVIDE PLYWOOD TEMPLATES FOR ANCHOR BOLT SETTING, TO BE PLACED BY CONTRACTOR.

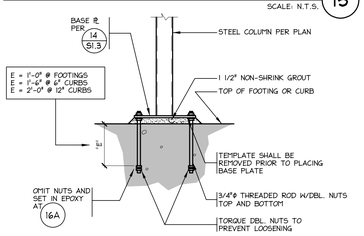
TYPICAL BASE PLATE

SCALE: N.T.S. 14



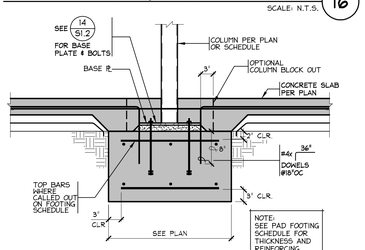
TYPICAL WELD WASHER

SCALE: N.T.S. 15



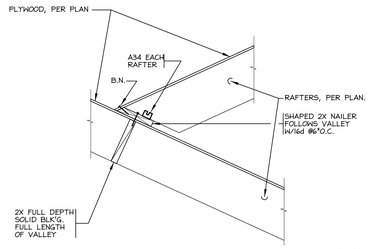
TYPICAL COLUMN BASE, U.N.O.

SCALE: N.T.S. 16



STEEL COLUMN AT PAD FOOTING CONNECTION

SCALE: N.T.S. 17



TYPICAL VALLEY FRAMING

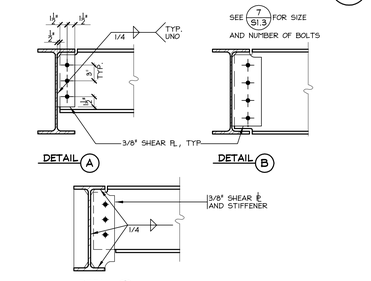
SCALE: N.T.S. 6

NOTES:
1. PROVIDE HIGH STRENGTH BOLTS ASTM A325 SC (SLIP CRITICAL)
2. USE TWIST-OFF BOLTS OR PRE TENSION ACCORDING TO ASTM A325 SPECIFICATIONS.

BEAM SIZE	BOLTS
W8, W10	2- 7/8"ø
W12, W14	3- 7/8"ø
W16	4- 7/8"ø
W18, W21	5- 7/8"ø
W24, W27	6- 7/8"ø
W30, W33	7- 7/8"ø

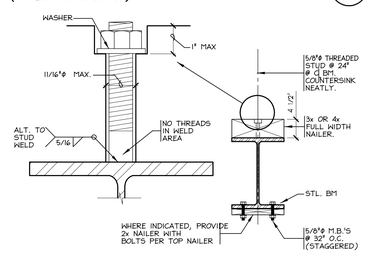
BOLTED CONNECTION SCHEDULE

SCALE: N.T.S. 7



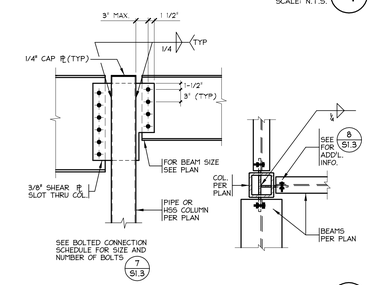
BEAM TO BEAM CONNECTION (SINGLE SHEAR PLATE)

SCALE: N.T.S. 8



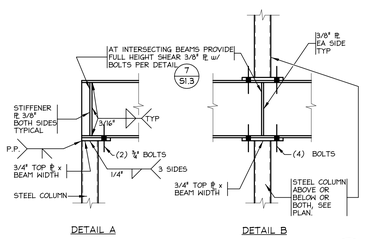
TYPICAL WOOD NAILER TO STEEL BEAM

SCALE: N.T.S. 9



BEAM TO COLUMN CONNECTION

SCALE: N.T.S. 10



BEAM TO COLUMN CONNECTION

SCALE: N.T.S. 11

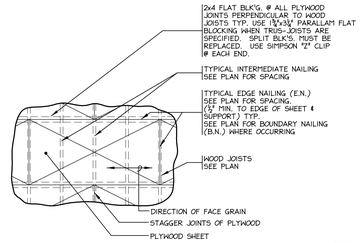
NAILING SCHEDULE
(NAILING TO BE IN COMPLIANCE WITH TABLE 2304.10.1 per 2016 CBC.)

CONNECTION	NAILING
JOIST TO SILL OR GIRDER, TOE NAIL	3-10d
BRIDGING TO JOIST, TOENAIL EACH END	2-10d
1"x6" (25mm X 150mm) SUBFLOOR OR LESS TO EACH JOIST, FACE NAIL	2-10d
WIDER THAN 1" X 6" (25mm x 150mm) SUBFLOOR TO EACH JOIST, FACE NAIL	3-10d
2" (51mm) SUBFLOOR TO JOIST OR GIRDER, BLIND AND FACE NAIL	2-16d
SOLE PLATE TO JOIST OR BLOCKING, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
SOLE PLATE TO JOIST OR BLOCKING, AT BRACED WALL PANELS	3-16d PER 16" (406mm)
TOP PLATE TO STUD, END NAIL	2-16d
STUD TO SOLE PLATE	4-8d, TOENAIL OR 2-16d, END NAIL
DOUBLE STUDS, FACE NAIL	16d AT 24" (610mm) O.C.
DOUBLED TOP PLATES, TYPICAL FACE NAIL	16d AT 16" (406mm) O.C.
DOUBLE TOP PLATES, LAP SPLICE	12-16d
BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE, TOENAIL	3-10d
RIM JOIST TO TOP PLATE, TOENAIL	8d AT 6" (152mm) O.C.
TOP PLATES, LAPS AND INTERSECTIONS, FACE NAIL	3-16d
CONTINUOUS HEADER, TWO PIECES	16d AT 16" (406mm) O.C. ALONG EACH EDGE
CEILING JOISTS TO PLATE, TOENAIL	3-10d
CONTINUOUS HEADER TO STUD, TOENAIL	4-10d
CEILING JOISTS, LAPS OVER PARTITIONS, FACE NAIL	3-16d
CEILING JOISTS TO PARALLEL RAFTERS, FACE NAIL	3-16d
RAFTER TO PLATE, TOENAIL	3-10d
1" (25mm) BRACE TO EACH STUD AND PLATE, FACE NAIL	3-10d
1"x8" (25mm X 203mm) SHEATHING OR LESS TO EACH BEARING, FACE NAIL	3-10d
WIDER THAN 1" X 8" (25mm X 203mm) SHEATHING TO EACH BEARING, FACE NAIL	3-10d
BUILT-UP CORNER STUDS	16d AT 24" (610mm) O.C.
BUILT-UP GIRDER AND BEAMS	20d AT 32" (813mm) O.C. AT TOP AND BOTTOM AND STAGGERED 2-20d AT ENDS AND AT EACH SPLICE
2" (51mm) PLANKS	3-16d AT EACH BEARING

NAILING SCHEDULE

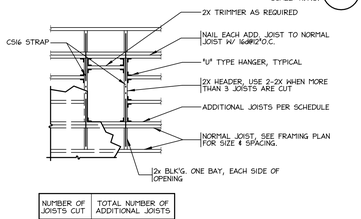
SCALE: N.T.S. 1

NOTES:
1. 4'-0" SIDE OF PLYWOOD SHEETS TO SPLICE OVER ROOF JOIST TYPICAL. NO PLYWOOD SHEETS TO BE LESS THAN 2'-0"x4'-0" IN SIZE.
2. AT FLOORS USE RING SHANKED STRONGHOLD NAILS BY STRONGHOLD LINE.
3. USE OF MACHINE NAILING IS SUBJECT TO A SATISFACTORY JOBSITE DEMONSTRATION AND THE APPROVAL BY THE ARCHITECT OR STRUCTURAL ENGINEER. THE APPROVAL IS SUBJECT TO CONTINUED SATISFACTORY PERFORMANCE. IF NAILHEADS PENETRATE THE OUTER PLY MORE THAN WOULD BE NORMAL FOR A HAND HAMMER OR IF MINIMUM ALLOWABLE EDGE DISTANCES ARE NOT MAINTAINED THE PERFORMANCE WILL BE DEEMED UNSATISFACTORY.



PLAN - FLOOR / ROOF SHEATHING

SCALE: N.T.S. 2



NUMBER OF JOISTS CUT	TOTAL NUMBER OF ADDITIONAL JOISTS
1	2
2	2
3	4
4	4

PLAN - FLOOR / ROOF OPENING

SCALE: N.T.S. 3

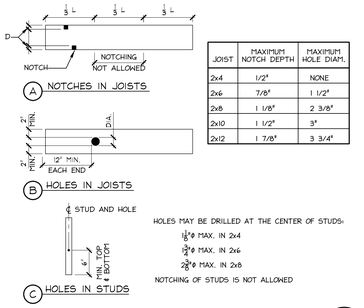
WASHER SCHEDULE

BOLT	MALLEABLE IRON WASHER	HEAVY PLATE WASHER	STANDARD CUT WASHER
1/2" DIAM.	2-1/2" DIAM x 1/4"	3"x 3"x 5/16"	1-3/8" DIAM x 3/32"
5/8" DIAM.	2-3/4" DIAM x 5/16"	3"x 3"x 5/16"	1-3/4" DIAM x 1/8"
3/4" DIAM.	3" DIAM x 7/16"	3"x 3"x 5/16"	2" DIAM x 5/32"
7/8" DIAM.	3 1/2" DIAM. x 7/16"	3"x 3"x 5/16"	2-1/4" DIAM x 11/64"
1" DIAM	4" DIAM x 1/2"	3 1/2"x 3 1/2"x 3/8"	2-1/2" DIAM x 11/64"

*USE UNDER NUT OF ALL ANCHOR BOLTS

WASHER SCHEDULE

SCALE: N.T.S. 4



JOIST	MAXIMUM NOTCH DEPTH	MAXIMUM HOLE DIAM.
2x4	1/2"	NONE
2x6	7/8"	1 1/2"
2x8	1 1/8"	2 3/8"
2x10	1 1/2"	3"
2x12	1 7/8"	3 3/4"

HOLES MAY BE DRILLED AT THE CENTER OF STUDS:
- 1⅛"ø MAX. IN 2x4
- 2¼"ø MAX. IN 2x6
- 2⅝"ø MAX. IN 2x8

NOTCHING OF STUDS IS NOT ALLOWED

ALLOWABLE NOTCHES/HOLES IN WOOD FRAMING

SCALE: N.T.S. 5

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C 83131
EXP: 03-31-2019
STATE OF CALIFORNIA
sei# 17-85

Proposed project for:

MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: TYPICAL DETAILS

DRAWN BY: JAT

CHECKED BY: JAT

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

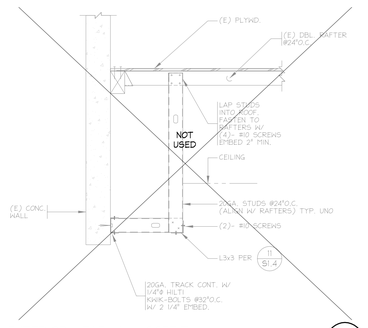
ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

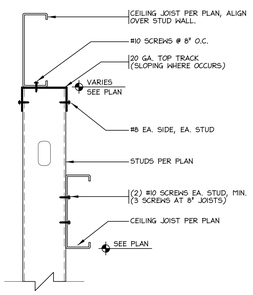
S1.3

SHEET OF



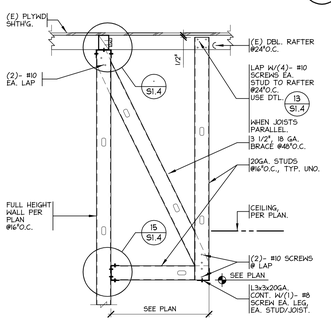
EXTERIOR HEADWALL SOFFIT

SCALE: N.T.S. 17



CEILING TRANSITION

SCALE: N.T.S. 18

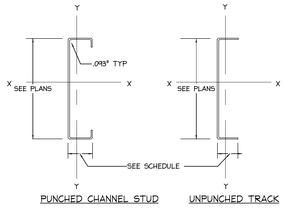


SOFFIT FRAMING

SCALE: N.T.S. 19

METAL STUD PROPERTIES

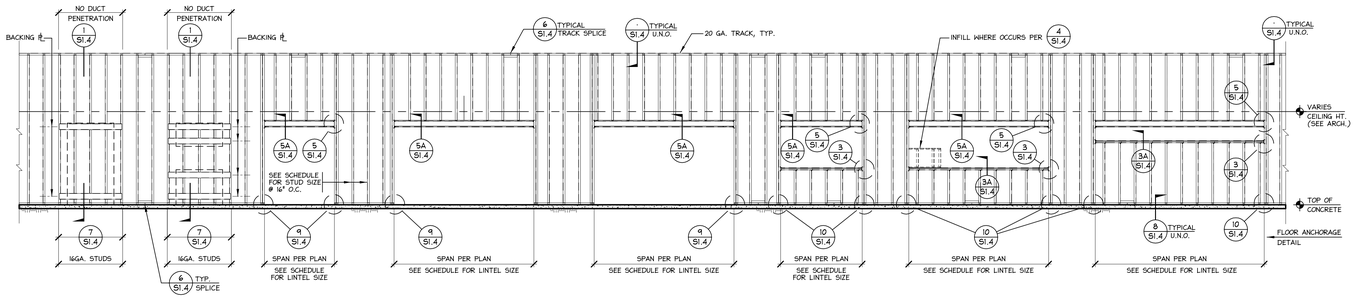
STUD SIZE 'D'	GAUGE	AREA in^2	I in^4	S in^3
2-1/2" x 1-5/8"	20	.171	.377	.232
	16	.377	.917	.508
3-5/8" x 1-5/8"	18	.304	.744	.411
	20	.208	.539	.297
	16	.354	1.150	.575
4" x 1-5/8"	18	.310	.933	.466
	20	.221	.6379	.340
	16	.528	2.326	.846
5-1/2" x 1-5/8"	18	.424	1.884	.685
	20	.329	1.471	.535
	16	.444	2.97	.990
6" x 1-5/8"	18	.358	2.403	.801
	20	.257	1.740	.580
8" x 1-5/8"	16	.563	6.038	1.509
	18	.453	4.876	1.219
10" x 1-5/8"	16	.783	9.958	1.992
	18	.627	8.027	1.605



NOTES:
1. AREA SHOWN FOR STUDS IS THE NET AREA
2. CURRENT ICBO AND MANUFACTURER'S DATA TO BE SUBMITTED
3. SECTION PROPERTIES ABOVE ARE MINIMUM PROPERTIES

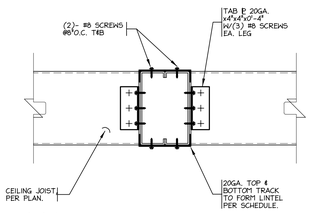
STUD PROPERTIES

SCALE: N.T.S. 20



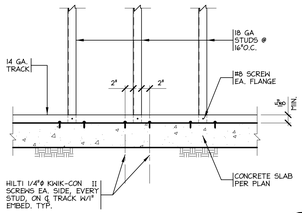
TYPICAL METAL STUD WALL FRAMING ELEVATION

SCALE: N.T.S.



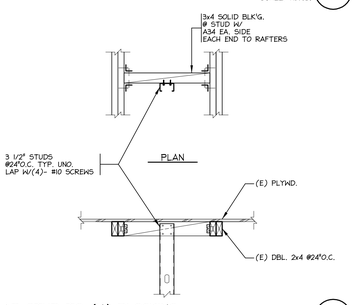
FLUSH HEADER

SCALE: N.T.S. 12



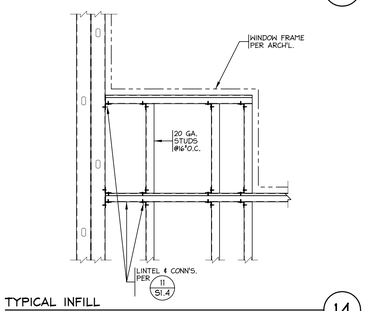
ANCHOR STUDS & BOT. TRACK AT CABINETRY

SCALE: N.T.S. 7



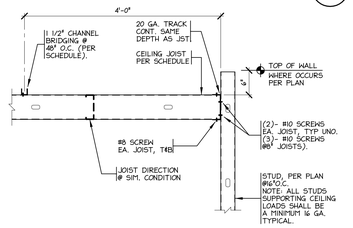
LAP STUD TO (N) BLOCKING

SCALE: N.T.S. 13



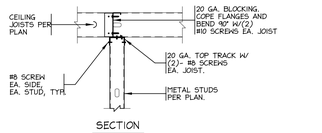
TYPICAL INFILL

SCALE: N.T.S. 14



JOIST TO STUD CONNECTION

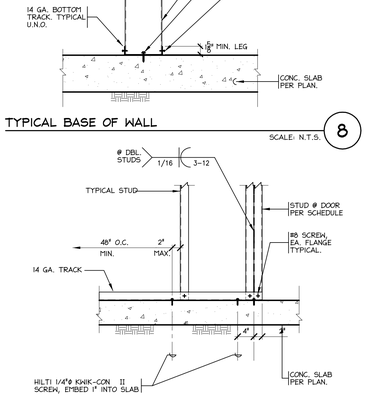
SCALE: N.T.S. 15



INTERIOR BEARING WALL FOR CEILING ONLY

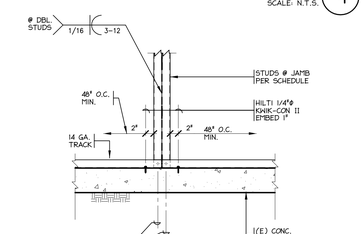
WALL CONNECTIONS @ (E) ROOF & (N) CEILING

SCALE: N.T.S. 16



KING STUDS @ BASE OF DOOR

SCALE: N.T.S. 9

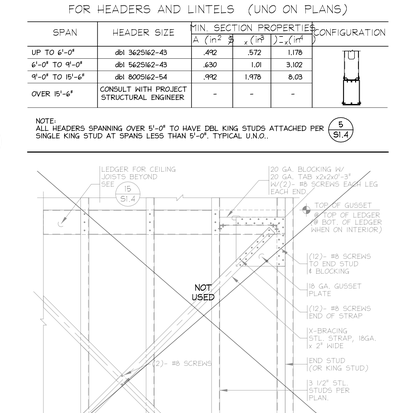


KING STUDS @ BASE OF WINDOW

SCALE: N.T.S. 10

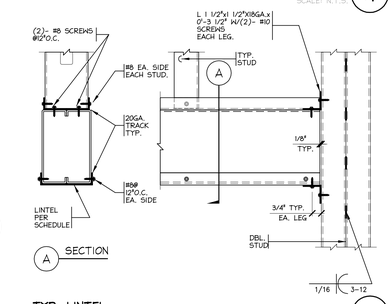
TYPICAL SILL

SCALE: N.T.S. 11



CROSS BRACING @ TOP OF WALL

SCALE: N.T.S. 4



FOR CEILING JOISTS (UNO ON PLANS)

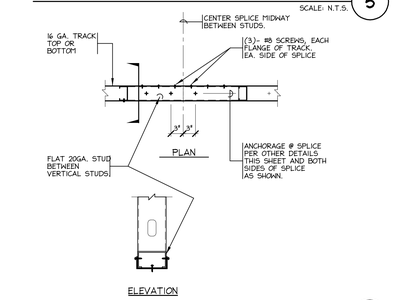
JOIST	SECTION PROPERTIES A (in^2)	I_x (in^4)	S_x (in^3)	NO BRIDGING JOIST SPACING @ 16" O.C.	NO BRIDGING JOIST SPACING @ 24" O.C.	BRIDGING @ 48" O.C. JOIST SPACING @ 16" O.C.	BRIDGING @ 48" O.C. JOIST SPACING @ 24" O.C.
3505C20	.228	.238	.431	7'-3"	6'-6"	13'-1"	10'-8"
4005C20	.246	.286	.589	7'-8"	6'-8"	14'-1"	11'-6"
6005C20	.315	.505	1.551	7'-11"	7'-1"	17'-7"	14'-4"
8005C20	.384	.661	3.142	8'-2"	7'-5"	20'-6"	16'-9"

NOTE:
BRIDGING SHALL CONSIST OF 1 1/2" COLD ROLLED CHANNEL. FASTEN ATOP EVERY JOIST W/#10 SCREW THRU TOP FLANGE OF JOIST. (OR 20 GAUGE X 1 1/2" CONTINUOUS STRAP SCREWED TO EACH FLANGE OF JOIST.)

FOR HEADERS AND LINTELS (UNO ON PLANS)

SPAN	HEADER SIZE	MIN. SECTION PROPERTIES A (in^2)	S_x (in^3)	I_x (in^4)	CONFIGURATION
UP TO 6'-0"	dbl 3625162-43	.492	.572	1.178	
6'-0" TO 9'-0"	dbl 5625162-43	.630	1.01	3.102	
9'-0" TO 15'-6"	dbl 8005162-54	.982	1.978	8.03	
OVER 15'-6"	CONSULT WITH PROJECT STRUCTURAL ENGINEER	-	-	-	

NOTE:
ALL HEADERS SPANNING OVER 5'-0" TO HAVE DBL KING STUDS ATTACHED PER 5 S1.4

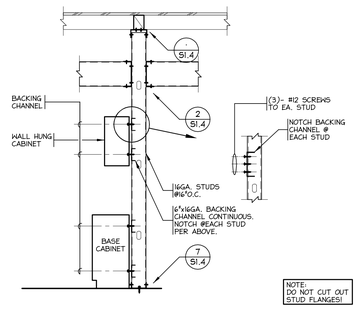


TRACK SPLICE

SCALE: N.T.S. 6

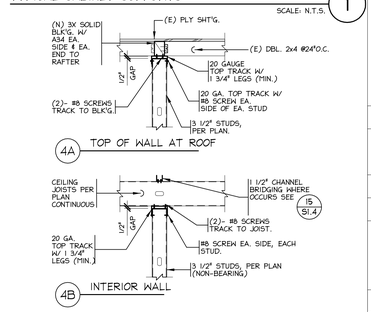
METAL STUD NOTES

1. ALL STRUCTURAL STEEL FRAMING MEMBERS, INCLUDING BUT NOT LIMITED TO, STUDS TRACKS, BRIDGING, HEADERS, AND BRACING OF THE TYPE AND SIZE SHOWN ON THE PLANS AND SPECIFICATIONS SHALL BE "ANGELEUS METAL SYSTEMS" OR EQUIVALENT.
2. GALVANIZED STEEL MUST MEET THE MINIMUM REQUIREMENTS OF ASTM A446 GRADE D (F_y=50ksi) FOR 12, 14, AND 16 GAUGE. GRADE A (F_y=33ksi) FOR 18 GAUGE AND LIGHTER FOR THE ITEM AND USE INTENDED. GALVANIZED COATINGS MUST MEET ASTM A525 SPECIFICATION.
3. CARBON SHEET STEEL MUST MEET THE MINIMUM REQUIREMENTS OF ASTM A570 GRADE 50 ksi FOR 12, 14, AND 16 GAUGE, GRADE 33 ksi FOR 18 GAUGE AND LIGHTER MEMBERS. CARBON SHEET STEEL PRODUCTS MUST BE THOROUGHLY COATED WITH A RUST INHIBITIVE PAINT.
4. STRUCTURAL STEEL FRAMING COMPONENTS SHALL BE CUT SQUARELY OR AS REQUIRED TO FIT NEATLY AGAINST ABUTTING MEMBERS. MEMBERS SHALL BE HELD FIRMLY IN PLACE UNTIL PROPERLY FASTENED.
5. JOINING OF MEMBERS SHALL BE DONE BY FILLET, PLUG, BUTT OR SEAM WELDING, SCREWS, OR BOLTING. WIRE TYPING OF STRUCTURAL STEEL FRAMING SHALL NOT BE PERMITTED. SCREWS SHALL BE #8x7/16" HAFER HEAD STITCHERS EXCEPT AS NOTED OTHERWISE.
6. STUDS TO BE OF THE SIZES INDICATED AND SHALL BE SEATED SQUARELY IN THE TRACKS WITH THE STUD WEB AND FLANGES ABUTTING THE TRACT WEB AND SHALL BE SECURELY ATTACHED BY WELDING, SCREWING, OR BOLTING. TRACK SHALL BE SECURELY ANCHORED TO THE FLOOR AND OVER-HEAD STRUCTURE OR MEMBER. TRACK SHALL BE BUTT WELDED OR JOINED BY SPLICE PLATES AS REQUIRED.
7. ALL STUDS SHALL HAVE BEARING ON BOTTOM TRACK WITH MINIMUM 1 5/8" DEEP LEG.
8. ALL STUDS WHICH SUPPORT EQUIPMENT, CABINETS, HANDRAILS, GRAB BARS, ETC., SHALL BE 16 GAUGE, UNLESS NOTED OTHERWISE.
9. ALL STUDS WHICH DEFINE ELECTRICAL ROOM TO FULL HEIGHT TO ROOF STRUCTURE AND 16 GAUGE.
10. ALL STUD, TRACK, AND BRIDGING CONNECTIONS SHALL BE WELDED BY AWS CERTIFIED LIGHT GAGE WELDERS. CURRENT CERTIFICATION SHALL BE DISPLAYED. NO INSPECTION IS REQUIRED.
11. CONTINUOUS COLD ROLLED CHANNEL SHALL BE WELDED TO STUDS A 4'-0" MINIMUM FROM POINT OF LATERAL SUPPORT.
12. REFER TO PROVIDED SPAN CHARTS FOR STUDS, JOISTS, & HEADERS, TYPICAL U.N.O..



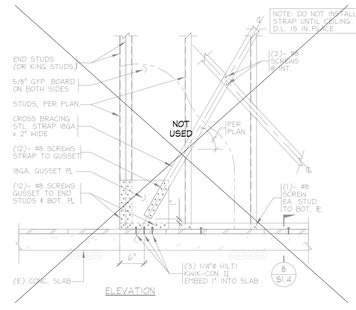
TYPICAL CABINET SUPPORTS

SCALE: N.T.S. 1



NON-BEARING

SCALE: N.T.S. 2



TYPICAL CROSS BRACING @ BOTTOM OF WALL

SCALE: N.T.S. 3

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sei# 17-85

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	METAL STUD TYPICAL DETAILS
DRAWN BY:	JAT
CHECKED BY:	JAT

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

S1.4

SHEET OF

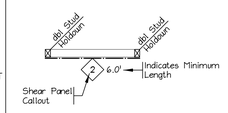
2016 CBC SHEARWALL SCHEDULE

NO.	DESCRIPTION: SHEATHING MATERIAL	NO. OF SIDES	SCREWS[1] SIZE	SCREWS[1] BOUNDARY SPACING	SCREWS[1] EDGE SPACING	TRANSFER ALTERNATIVES (SPACING) 5/8" A.B. (10000#)*	SDS[2] SCREW (7500#)*	3/4" A.B. Lag (7500#)*	LTP4 (5600#)*	LTP5 (5600#)*	A35 (5600#)*	RBC (5920#)*	HGA10 (9620#)*	VALUE (plf)
1	1/2" STI PLYWOOD/OSB	1	#10x1½"	6"	6"	48"	8"	8"	16"	12"	10"	10"	24"	420
2	1/2" STI PLYWOOD/OSB	1	#10x1½"	4"	4"	44"	6"	6"	12"	10"	8"	8"	21"	549
3	1/2" STI PLYWOOD/OSB	1	#10x1½"	3"	3"	34"	5"	4.5"	9"	8"	6"	6"	16"	927
4	1/2" STI PLYWOOD/OSB	1	#10x1½"	2"	2"	26"	4"	3.5"	7"	6"	–	–	12"	1236
5	1/2" STI PLYWOOD/OSB	2	#10x1½"	4"	4"	22"	3.5"	3"	6"	–	–	–	11"	1020
6	1/2" STI PLYWOOD/OSB	2	#10x1½"	2"	2"	14"	2.5"	2"	4"[3]	–	–	–	8"	1450

FOOTNOTES / NOTES:

1. USE COMMON NAILS ONLY FOR ALL SHEATHING. FIELD NAILING IS 12" O.C. PROVIDE 3x OR 2-2x FRAMING AT ALL PANEL EDGES.
2. ALL ANCHOR BOLTS FOR SHEARWALLS SHALL INCLUDE 3" x3" x 0.229" THICK PLATE WASHERS MIN. (2016 CBC 2305.3.11)
3. USE 1/4" x 4 1/2" SDS SCREWS THROUGH 2x SILLS AND 1/4" x 6" SDS SCREWS THROUGH 3x SILLS. (ICC ESR-2236)
4. EMBED 3/8" LAGS 2" MIN. INTO FRAMING BELOW PER PLAN (USUALLY 5" LAGS AT 2x SILLS & 6" LAGS AT 3x SILLS, V.I.F.).
5. INSTALL RIM/BLOCKING TO MATCH FULL WIDTH OF TOP PLATES, AND STAGGER CLIPS ON EACH SIDE OF WALL.
6. VALUES BASED ON 2015 NDS FOR LIGHT-FRAMED CONSTRUCTION, AS REFERENCED IN SEAOC ARTICLE 12.04.030, JUNE 2009
7. ALLOWABLE LOADS HAVE BEEN REDUCED TO (1/1.25) OF ALLOWABLE VALUES DUE TO PLAN IRREGULARITY. (ASCE 7-10 12.3.3.4)
8. SEE DETAIL 20/S1.3 FOR TYPICAL PLYWOOD SHEAR WALL CONSTRUCTION.
9. PROVIDE 7" MINIMUM EMBEDMENT OF ANCHOR BOLTS INTO FOOTING, EMBEDMENT DEPTH BEGINS BELOW SLAB SAND LAYER & BELOW BOTTOM OF ANY CURBS OR STEM WALLS.
10. NOT USED.
11. WHERE PLYWOOD SHEAR PANELS OCCUR ON BOTH SIDES OF A WALL, OFFSET PLYWOOD EDGES ON EACH SIDE TO FALL ON DIFFERENT STUDS.
12. WHERE NEW PLYWOOD IS INDICATED ON EXISTING STUD WALLS, REMOVE EXISTING GYPSUM BOARD OR PLASTER AND NAIL PLYWOOD TO FACE OF STUDS.
13. ALL EXTERIOR WALLS SHALL HAVE SHEATHING & ANCHOR BOLTS PER 1 SHOWN ABOVE. MINIMUM OF 5625162-6B BOTTOM TRACK SILL PLATE REQUIRED.
14. ANCHOR BOLTS & FASTENERS INTO GREEN SEAL PRESSURE TREATED PLATES SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL.
15. SEE 21/S1.3 FOR TYPICAL HOLDOWN INSTALLATION
16. PLYWOOD SHALL BE DOUGLAS-FIR-LARCH PER (SPDWS-2015 NOTE 3 OF TABLE 4.3A)
17. CONTINUE PLYWOOD @ INTERIOR SHEARWALLS FOR FULL LENGTH OF WALL LINE BEYOND SHEAR WALL LENGTH TO PROVIDE FLUSH SURFACES.
18. PERIODIC SPECIAL INSPECTION IS REQUIRED FOR NAILING, BOLTING, ANCHORING & OTHER FASTNER COMPONENTS IN SHEAR WALLS & DIAPHRAMS, WHEN NAILING IS 4" O.C. OR LESS.

KEY



*NOTE: PER 2016 CBC 1705.12.2 PERIODIC SPECIAL INSPECTION IS REQ'D FOR NAILING, BOLTING, ANCHORING & OTHER FASTENING OF COMPONENTS WITHIN THE SEISMIC FORCE RESISTING SYSTEM (WOOD SHEAR WALLS & DIAPHRAMS) WHERE THE FASTENING OF THE SHEATHING IS 4" O.C. OR LESS.

FOUNDATION PLAN NOTES

1. SEE ARCHITECTURAL DRAWINGS FOR SLAB SLOPES, DEPRESSIONS, CURBS, AND FLOOR DRAINS.
2. NO SLEEVING OF ANY GRADE BEAM OR FOOTING IS ALLOWED UNLESS SPECIFICALLY DETAILED ON THE STRUCTURAL DRAWINGS.
3. ALL SLEEVES THROUGH FOUNDATION WALLS AND UNDER FOOTINGS SHALL BE INSTALLED PRIOR TO FOUNDATION POUR.
4. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
5. DIMENSIONS ARE TO FACE OF BLOCK (F.O.B.) AND FACE OF PLYWOOD (F.O.P.). THE FACE OF PLYWOOD SHALL BE EQUAL TO THE FACE OF CONCRETE (F.O.C.).
6. BACKFILLING OF RETAINING WALLS AND WALL CONSTRUCTION BELOW GRADE MAY BE DONE AFTER WALL HAS BEEN PLACED 14 DAYS MINIMUM.
7. NO ELECTRICAL PANEL, COMMUNICATIONS PANEL, FIRE HOSE CABINETS, ETC. IS PERMITTED IN ANY SHEAR WALL. FACE MOUNT ALL SUCH EQUIPMENT. UNLESS SPECIFICALLY DETAILED.
8. PROVIDE PLYWOOD ON INTERIOR WALLS ADJACENT TO SHEAR WALLS TO PROVIDE FLUSH SURFACE FOR FINISH MATERIALS.
9. ALL FRAMING IS NEW UNLESS NOTED AS EXISTING (E).
10. ALL HOLDOWNS & ANCHOR BOLTS AT SHEARWALLS SHALL BE SET IN PLACE BY TEMPLATES PRIOR TO FOUNDATIONS INSPECTION.
11. ALL HARDWARE SHALL BE TIED IN PLACE PRIOR TO POURING CONCRETE & INSPECTION.
12. PRIOR TO THE CONTRACTOR REQUESTING FOR A FOUNDATION INSPECTION, THE FOLLOWING REPORTS/APPROVALS SHALL BE PREPARED BY THE SOILS ENGINEER AND SUBMITTED TO THE DIVISION OF BUILDING AND SAFETY.
    A. THE PAD COMPACTIONS REPORT.
    B. APPROVAL OF THE FOUNDATION EXCAVATION.
    C. APPROVAL OF BACKFILL OF UTILITY TRENCHES.
13. SET THRD'D ROD ANCHOR BOLTS 8" & THRD'D ROD HD BOLTS 15" INTO (E) FTG W/ SIMPSON SET XP.

ROOF FRAMING NOTES

1. REFER TO ARCHITECTURAL DRAWINGS FOR ROOF SLOPES, GUTTERS, VENTS, DRAINS, ETC. AND DIMENSIONS NOT SHOWN.
2. ALL DIMENSIONS PER ARCHITECTURAL PLANS. CONTRACTOR TO VERIFY DIMENSIONS PRIOR TO COMMENCEMENT OF CONSTRUCTION.
3. BEAMS SHALL BEAR ON PLATES WITH INDICATED POST OF DOUBLER BELOW UNLESS NOTED OTHERWISE.
7. PROVIDE 2 ROWS OF PLYWOOD BOUNDARY NAILING (B.N.) TO ALL FRAMING MEMBERS NOTED "DRAG".
8. INSTALL TIE STRAPS OVER TOP OF PLYWOOD, INTO FRAMING MEMBERS. OMIT PLYWOOD NAILING UNDER TIE STRAPS.
9. FOR TYPICAL INTERIOR PARTITION LATERAL BRACING SEE SHEET S1.4.
10. DESIGNATES OPENING IN ROOF, FOR TYPICAL FRAMING SEE 3/S1.3
11. FOR TYPICAL DOUBLE TOP PLATE SPLICE SEE 19/S1.3

LEGEND

- W COLUMN, HSS COLUMN OR PIPE COLUMN
- WOOD POST, FULL HEIGHT TO TOP & OR BOTTOM OF BEAM.
- B — CONCRETE PAD FOOTING SCHEDULE
- dbl stud holdown / dbl stud holdown / 2 / 6.0' — INDICATES SHEAR PANE AND MINIMUM LENGTH SEE SHEAR PANEL SCHEDULE
- SHEAR WALL LENGTH (MIN.) — INDICATES SHEAR PANE AND MINIMUM LENGTH
- 2x WOOD STUD WALLS ABOVE
- 2x WOOD STUD WALLS BELOW
- CONC CURB OR WALL
- C.J. — INDICATES CONTROL JOINT OR CONSTRUCTION JOINT. SEE 12/S1.2 & 14/S1.2
- INDICATES 1'-6" MAX. STEP IN FTG. SEE 7/S1.2
- 97-6 — ELEVATION BOTTOM OF FOOTING
- 8'-0" — TOP OF PLATE ELEVATION ABOVE FLOOR PLYWOOD BELOW
- GB1 — 18"x24" GRADE BEAM w/ (4) #5 HORIZ. TOP & BOTTOM AND #4 TIES @ 7" O.C.
- RECESS SLAB, SEE "D", INTERIOR DESIGN PLANS FOR DEPTH OF RECESS AND DIMENSIONS. MAINTAIN SLAB THICKNESS PER 1/S1.2 & RECESS PER 12/S1.2

PAD FOOTING SCHEDULE

MARK	SIZE	THICKNESS	REINFORCING
A	3'-0"x3'-0"	1'-6"	(4)#5x2'-6" ea. way
B	4'-0"x4'-0"	1'-6"	(5)#5x3'-6" E/W.
C			
D			

NOTES:

1. CENTER PAD FOOTING UNDER COLUMN OR WALL UNLESS OTHERWISE NOTED.
2. FOOTING DEPTHS NOTED ARE MINIMUM. INCREASE DEPTH AS REQUIRED TO COMPLY WITH DETAILS AND BOTTOM OF FOOTING ELEVATIONS NOTED ON PLAN.
3. SPACE REINFORCING UNIFORMLY OVER FOOTING WIDTH.
4. WHERE CONTINUOUS FOOTINGS INTERSECT PAD FOOTINGS, RUN CONTINUOUS REINFORCING THROUGH PAD FOOTINGS.

NOTE:
SEE 1/S1.1a FOR TYPICAL VENEER ANCHORAGE

NUMBERED NOTES THIS SHEET ONLY

1. 6x8 RAFTERS SPACED EVENLY SEE ARCH. (30"O.C. MAX).
2. NOTE: U.N.O. OTHERWISE, SEE SHEET S1.4 CHART FOR TYPICAL HEADER SIZES & FOR TYPICAL METAL STUD DETAILS.
3. CS16x20'-0" ACROSS TOP E'S & ROOF, O/ PLY ROOF SHT'G.
4. CS16x20'-0" TOP E OF SHEARWALL TO 6x8 DRAG (2 ROWS OF PLY B.N.).
5. CS16x14'-0" TOP E, ALIGN W/ 6x RAFTERS, O/ TOP OF PLY SHT'G.
6. CS16x14'-0" 6x BEAM TO 6x8 BLK'G. BTWN ROOF JOISTS.

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se#: 17-85

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: SCHEDULES & LEGENDS

DRAWN BY: JAT

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11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

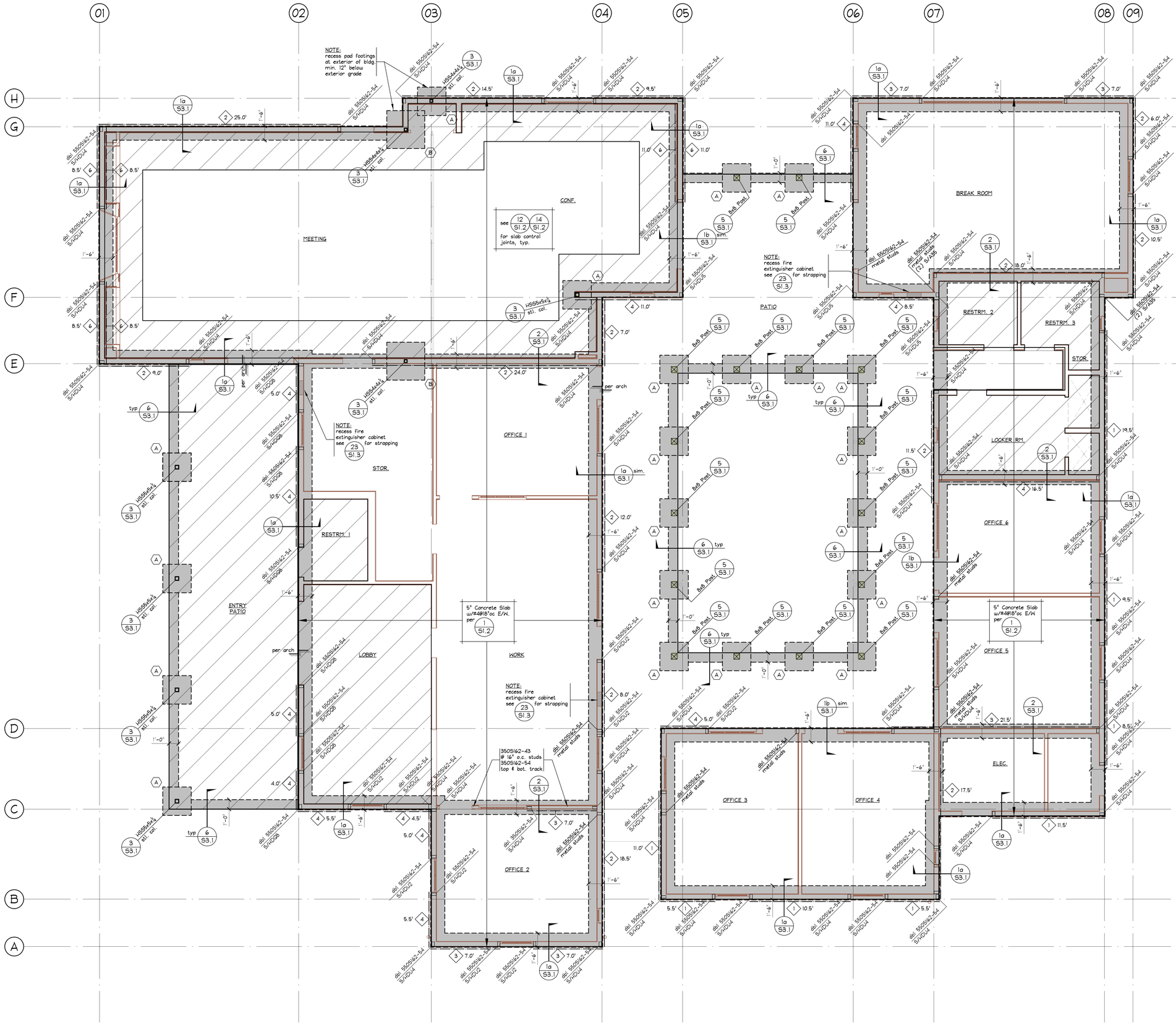
ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

S2.0

SHEET OF



FOUNDATION PLAN

SCALE: 1/4" =1'-0"

NOTE:
SEE SOILS REPORT EXCERPTS ON SHEET S1.2 FOR TYPICAL RECOMMENDATIONS.
ALL FOOTING BOTTOMS & SUB-GRADE COMPACTION SHALL BE APPROVED BY THE SOILS ENGINEER OF RECORD PRIOR TO PLACING REINFORCING STEEL.

TYPICAL METAL STUD WALLS (U.N.O.)

BEARING & SHEAR WALLS

1. STUDS SHALL BE 5505162-43 @ 16" O.C.
2. TOP TRACK SHALL BE 5505162-54
3. BOTTOM TRACK SHALL BE 5505162-14 GA.

INTERIOR - NON-BEARING WALLS (U.N.O.)

1. STUDS SHALL BE 3505162-43 @ 16" O.C.
2. TOP TRACK SHALL BE 3505162-43
3. BOTTOM TRACK SHALL BE 3505162-43

FOR PLAN NOTES, SCHEDULES, AND LEGEND SEE SHEET S2.0

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MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: FOUNDATION PLAN

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10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB

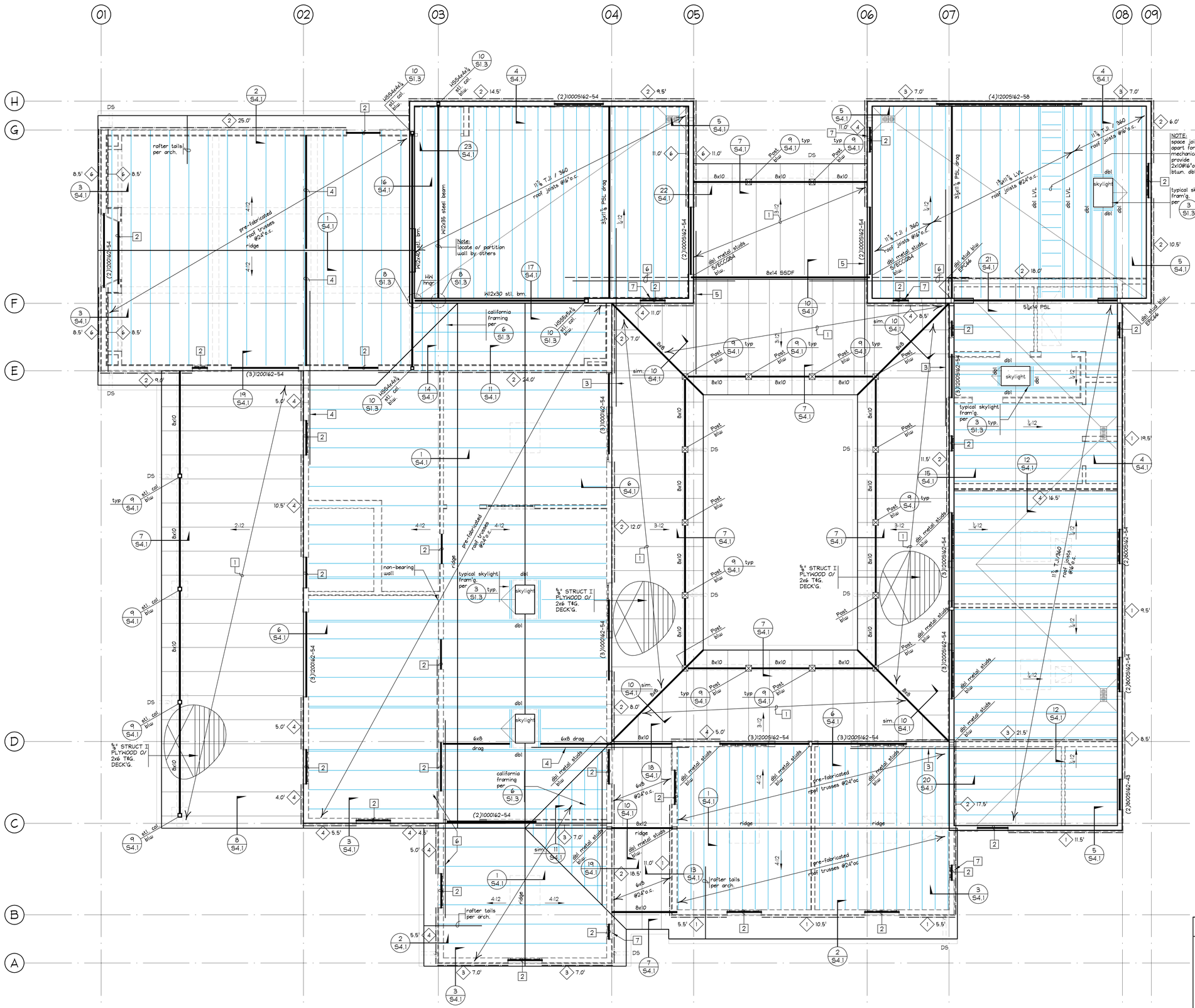
ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

S2.1

SHEET OF



ROOF FRAMING PLAN

SCALE: 1/4" =1'-0"

NUMBERED NOTES THIS SHEET ONLY

1. 6x8 RAFTERS SPACED EVENLY SEE ARCH. (30"O.C. MAX).
2. NOTE: U.N.O. OTHERWISE, SEE SHEET S1.4 CHART FOR TYPICAL HEADER SIZES & FOR TYPICAL METAL STUD DETAILS.
3. CS16x20'-0" ACROSS TOP E'S & ROOF, O/ PLY ROOF SHT'G.
4. CS16x20'-0" TOP E OF SHEARWALL TO 6x8 DRAG (2 ROWS OF PLY B.N.).
5. CS16x14'-0" TOP E, ALIGN W/ 6x RAFTERS, O/ TOP OF PLY SHT'G.
6. CS16x14'-0" 6x BEAM TO 6x8 BLK'G. BTWN ROOF JOISTS.
7. CONTINUOUS CS16 STRAPS TOP & BOTTOM OF OPENING IN SHEAR WALL TO 5505162-54 BLK'G. BTWN. STUDS.

FOR PLAN NOTES, SCHEDULES, AND LEGEND SEE SHEET S2.0

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C 83131
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STATE OF CALIFORNIA

se# 17-85

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: ROOF FRAMING PLAN

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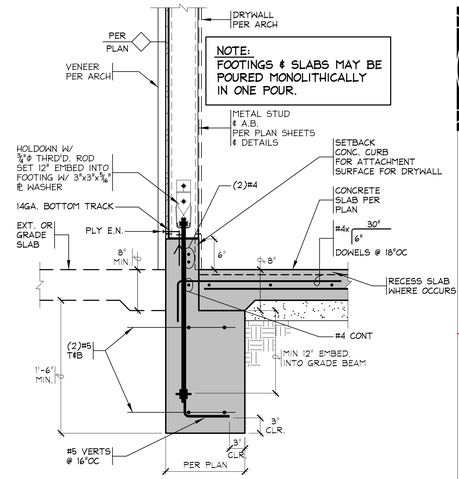
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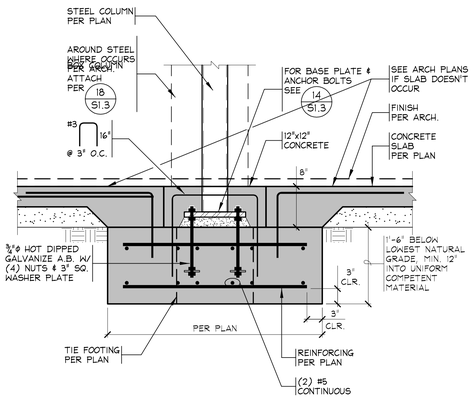
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SHEET OF



EXTERIOR FOOTING W/ CURB

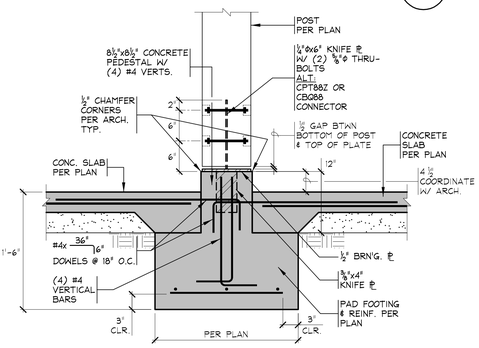
SCALE: 1"=1'-0" 1a



PAD FOUNDATION W/ STEEL COLUMN

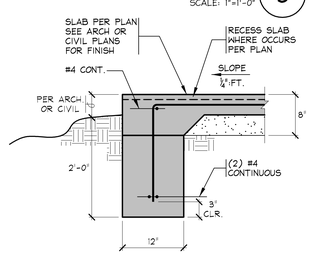
SCALE: 1"=1'-0" 3

NOT USED 4



TYPICAL EXTERIOR PAD FOOTING @ POST

SCALE: 1"=1'-0" 5

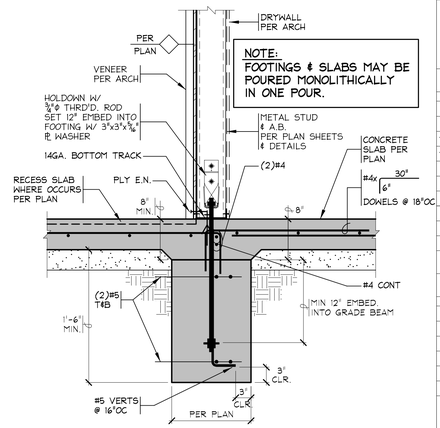


SLAB PATIO EDGE

SCALE: 1"=1'-0" 6

EXTERIOR FOOTING W/O CURB

SCALE: 1"=1'-0" 1b



TYPICAL INTERIOR FOOTING

SCALE: 1"=1'-0" 2

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sei# 17-85

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: FOUNDATION DETAILS

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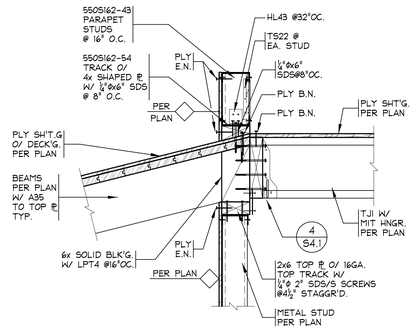
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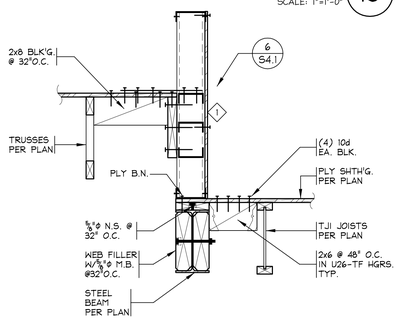
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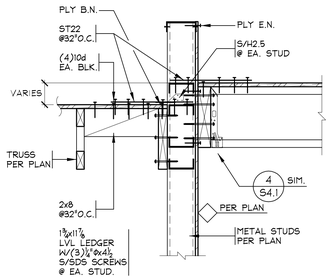
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SHEET OF

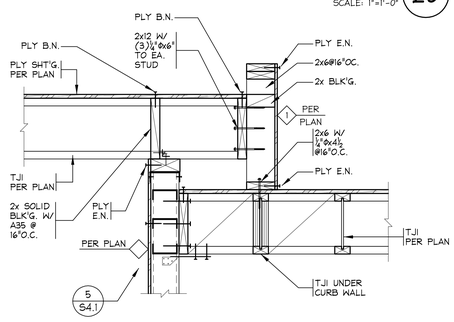


ROOF TRANSITION @ PATIO ROOF — SCALE: 1"=1'-0" — 15

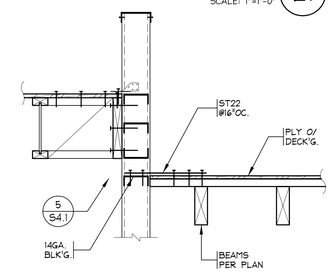




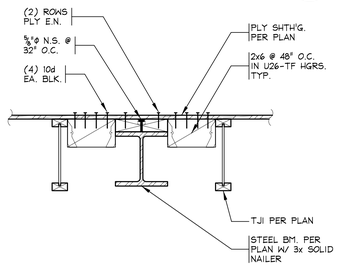
ROOF TRANSITION — SCALE: 1"=1'-0" — 20



ROOF TRANSITION — SCALE: 1"=1'-0" — 21

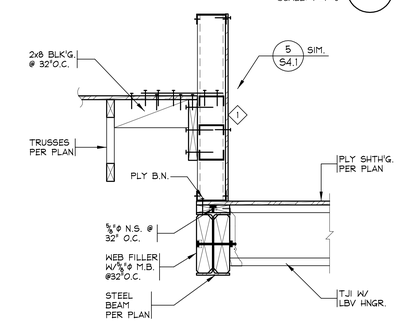


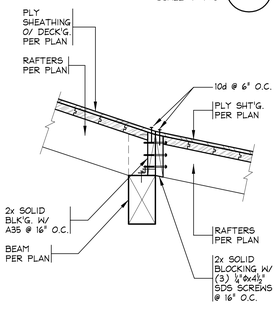
ROOF TRANSITION @ EXTERIOR — SCALE: 1"=1'-0" — 22



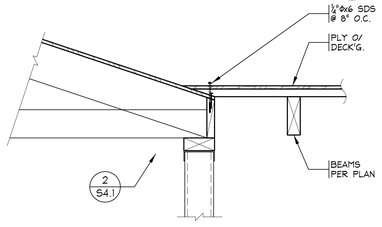
FLUSH STEEL BEAM — SCALE: 1"=1'-0" — 23

TRUSSES TO FLAT ROOF TRANSITION — SCALE: 1"=1'-0" — 16

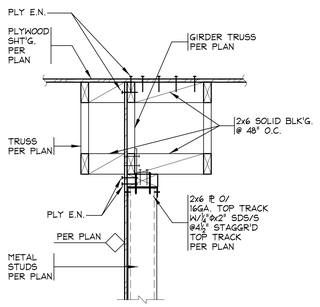




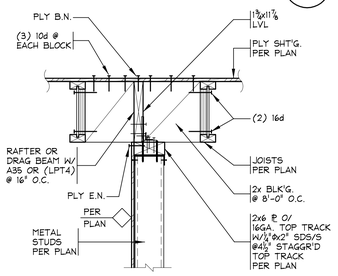
ROOF TRANSITION @ PATIO ROOF — SCALE: 1"=1'-0" — 18



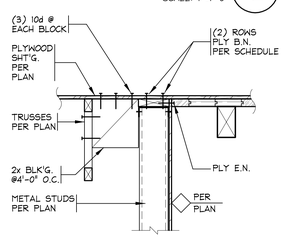
INTERIOR SHEAR WALL @ ROOF TRANSITION — SCALE: 1"=1'-0" — 19



SHEAR TRANSFER @ INTERIOR PARALLEL TRUSSES — SCALE: 1"=1'-0" — 11

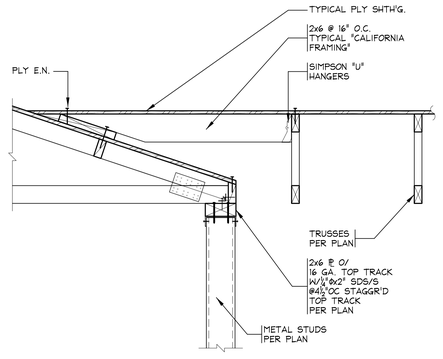


INTERIOR SHEAR WALL PARALLEL TO ROOF JOISTS — SCALE: 1"=1'-0" — 12

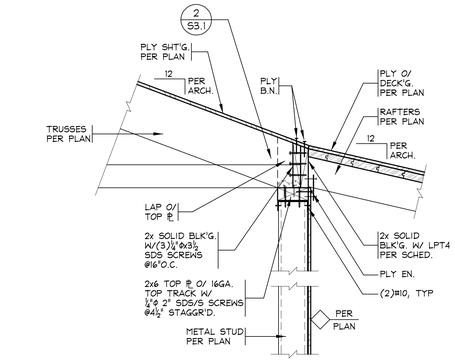


ROOF TRANSITION — SCALE: 1"=1'-0" — 13

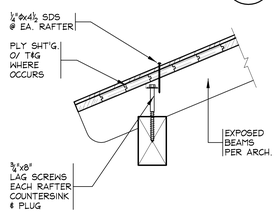
ROOF EAVE & BEAM/COLUMN CONNECTION — SCALE: 1"=1'-0" — 9



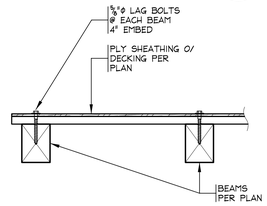
ROOF TRANSITION @ INTERIOR TRUSSES — SCALE: 1"=1'-0" — 14



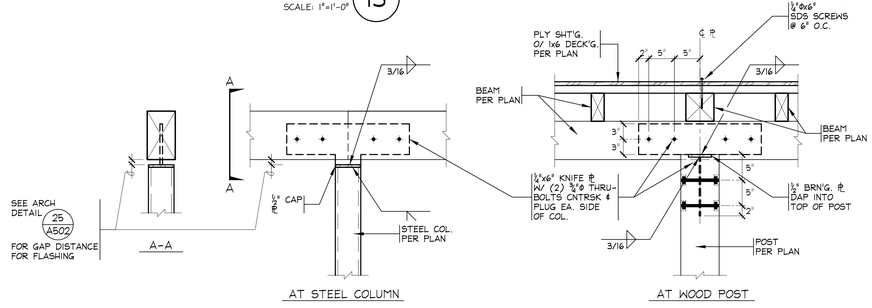
ROOF TRANSITION - TRUSSES TO PORCH — SCALE: 1"=1'-0" — 6



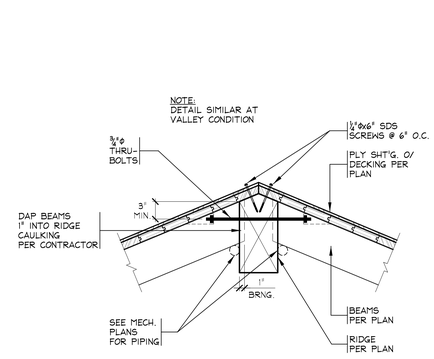
PATIO & ENTRY EAVES — SCALE: 1"=1'-0" — 7



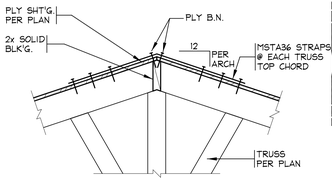
RAKE - VAULTED CEILING @ PATIO ENTRY — SCALE: 1"=1'-0" — 8



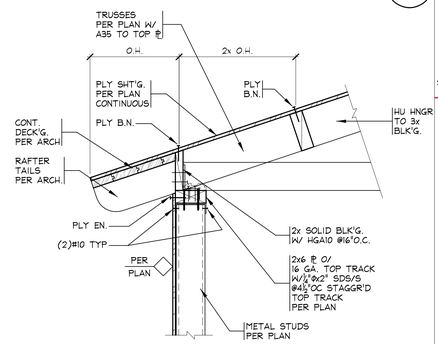
ROOF EAVE & BEAM/COLUMN CONNECTION — SCALE: 1"=1'-0" — 9



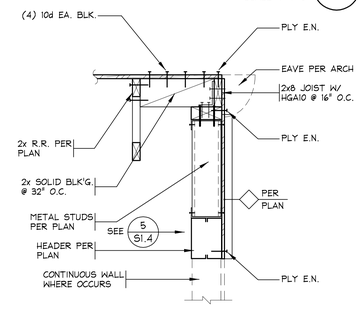
HIP / RIDGE BEAM @ COVERED WALKWAY — SCALE: 1"=1'-0" — 10



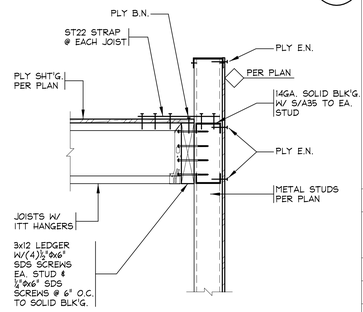
TYPICAL TRUSS @ RIDGE LINE — SCALE: 1"=1'-0" — 1



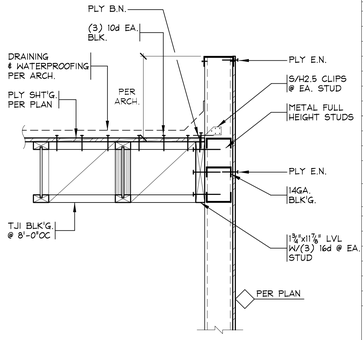
TYPICAL EAVE — SCALE: 1"=1'-0" — 2



RAKE EAVE DETAIL — SCALE: 1"=1'-0" — 3



TJI ROOF JOISTS W/ PARAPET (PERPENDICULAR) — SCALE: 1"=1'-0" — 4



TJI ROOF JOISTS W/ PARAPET (PARALLEL) — SCALE: 1"=1'-0" — 5

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STATE OF CALIFORNIA

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Proposed project for:

MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	FRAMING DETAILS
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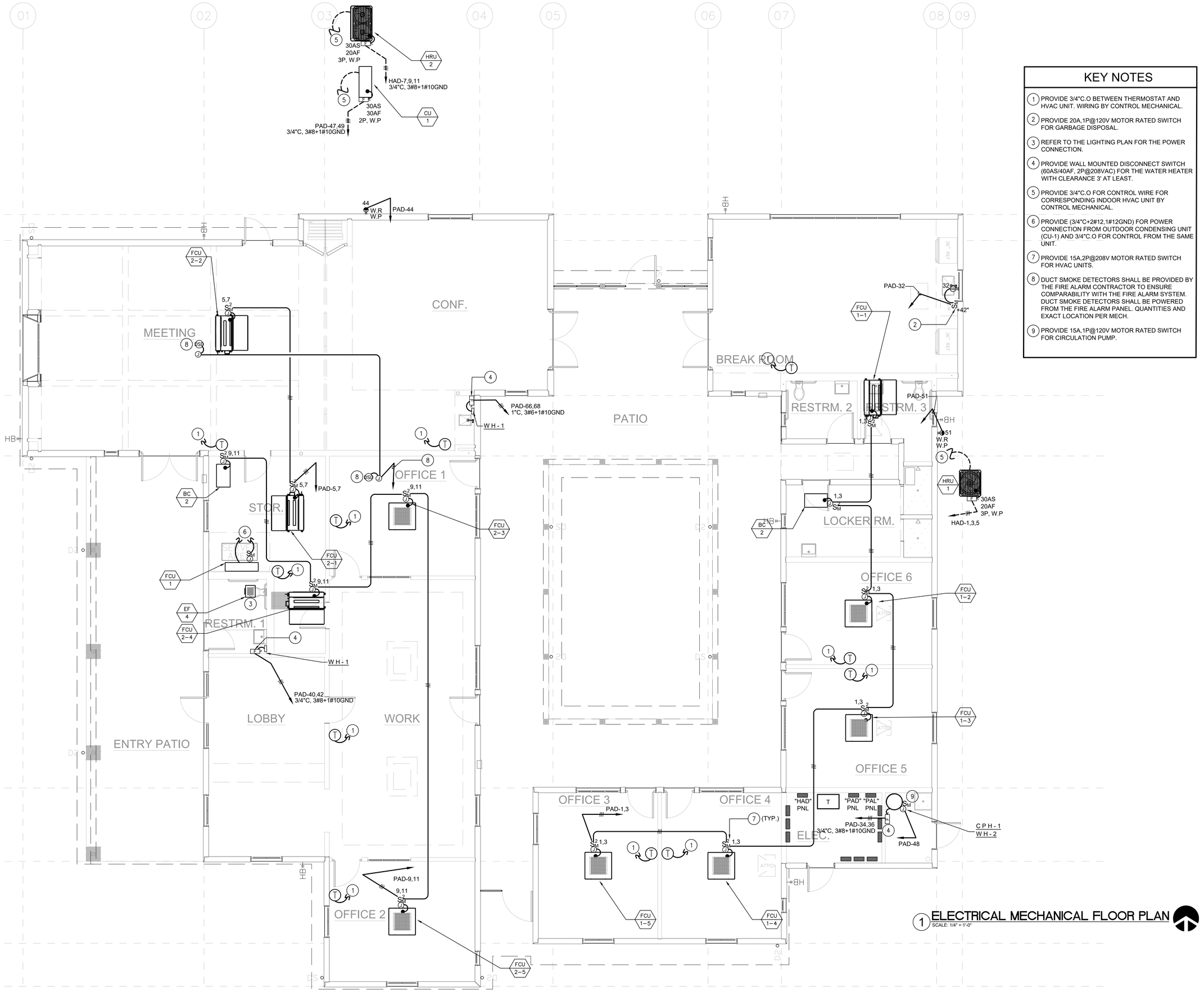
ISSUE DATE: 2/1/19

REVISIONS

NO.	DATE	TYPE

S4.1

SHEET OF



KEY NOTES

1. PROVIDE 3/4"C.O BETWEEN THERMOSTAT AND HVAC UNIT. WIRING BY CONTROL MECHANICAL.
2. PROVIDE 20A,1P@120V MOTOR RATED SWITCH FOR GARBAGE DISPOSAL.
3. REFER TO THE LIGHTING PLAN FOR THE POWER CONNECTION.
4. PROVIDE WALL MOUNTED DISCONNECT SWITCH (60AS/40AF, 2P@208VAC) FOR THE WATER HEATER WITH CLEARANCE 3' AT LEAST.
5. PROVIDE 3/4"C.O FOR CONTROL WIRE FOR CORRESPONDING INDOOR HVAC UNIT BY CONTROL MECHANICAL.
6. PROVIDE (3/4"C+2#12,1#12GND) FOR POWER CONNECTION FROM OUTDOOR CONDENSING UNIT (CU-1) AND 3/4"C.O FOR CONTROL FROM THE SAME UNIT.
7. PROVIDE 15A,2P@208V MOTOR RATED SWITCH FOR HVAC UNITS.
8. DUCT SMOKE DETECTORS SHALL BE PROVIDED BY THE FIRE ALARM CONTRACTOR TO ENSURE COMPARABILITY WITH THE FIRE ALARM SYSTEM. DUCT SMOKE DETECTORS SHALL BE POWERED FROM THE FIRE ALARM PANEL. QUANTITIES AND EXACT LOCATION PER MECH.
9. PROVIDE 15A,1P@120V MOTOR RATED SWITCH FOR CIRCULATION PUMP.

1 ELECTRICAL MECHANICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"

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TEL: (805)987-4297
GLENDALE OFFICE
2144 NORTH BLVD, STE 203
GLENDALE, CA 91207
TEL: (818)246-4292

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: ELECTRICAL MECHANICAL FLOOR PLAN

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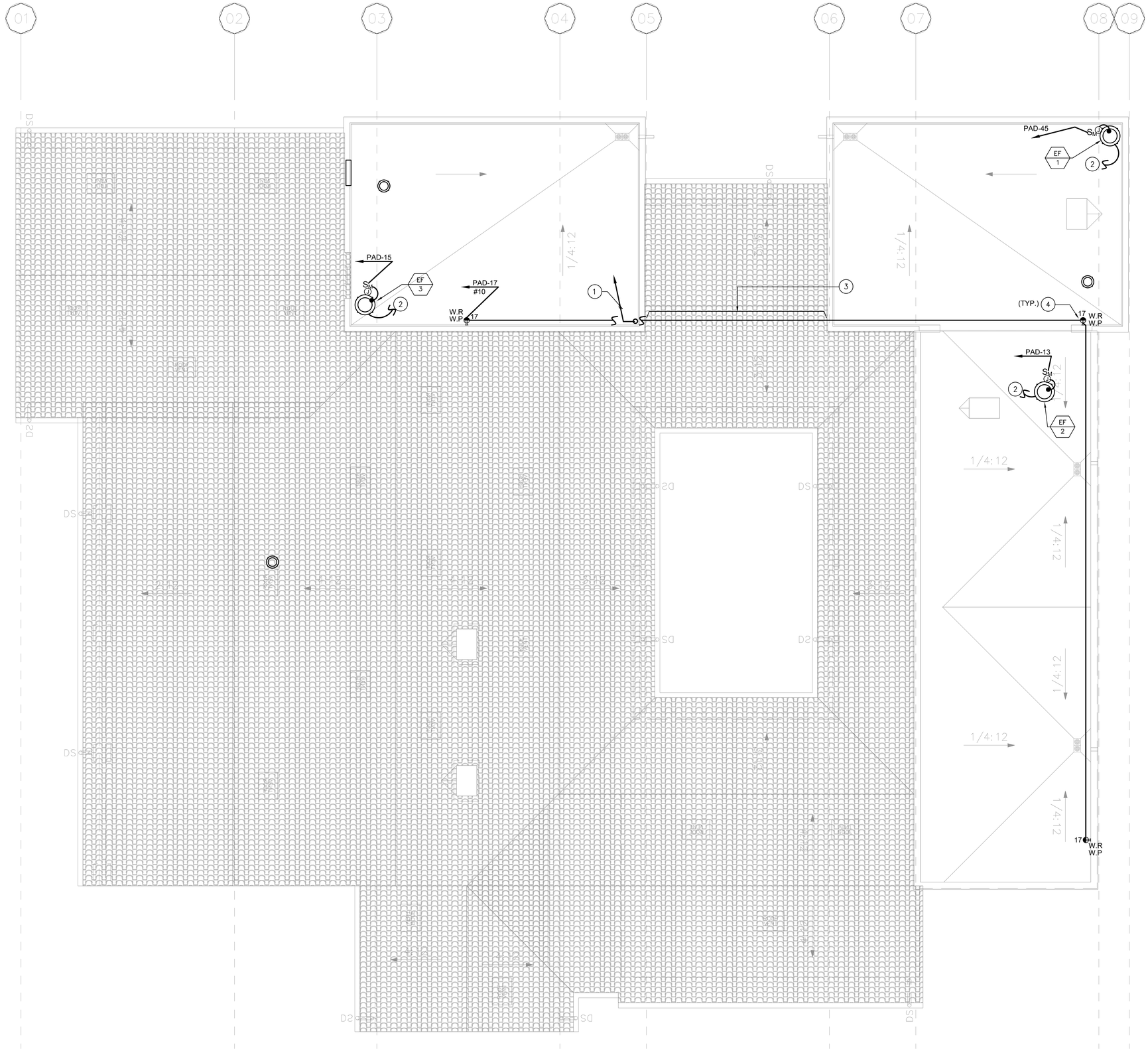
ISSUE DATE: 3/25/19

REVISIONS

NO.	DATE	TYPE

E-303

SHEET OF



KEY NOTES

1. PROVIDE 2"C WITH PULL ROPE FOR FUTURE PHOTOVOLTAIC SYSTEM. REFER TO SHEET#E-301 FOR THE LOCATION OF FUTURE PHOTOVOLTAIC PANEL. FIELD VERIFY THE EXACT ROUTING.
2. PROVIDE 3/4"C.O FOR WIRING CONTROL BETWEEN THE EXHAUST FANS AND CORRESPONDING INDOOR UNITS.
3. PAINT EXPOSED CONDUIT UNDERSIDE THE ROOF TO MATCH WOOD BEAMS COLOR .
4. ALL ROOF RECEPTACLES SHALL BE WEATHER RESISTANT & GFI PROTECTED IN WEATHERPROOF ENCLOSURE, LISTED/IDENTIFIED AS " EXTRA DUTY" COVER.

1 ELECTRICAL ROOF PLAN
SCALE: 1/4" = 1'-0"

CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

REGISTERED PROFESSIONAL ENGINEER
CARLOS JULIO ALVAREZ
E13427
ELECTRICAL
STATE OF CALIFORNIA

BUDLONG & ASSOCIATES, INC
ENGINEER CONSULTANTS
Job No: 17-132
CAMARILLO OFFICE
414 MOORPARK BLVD, STE 202
CAMARILLO, CA 93010
TEL: (805)987-4297
GLENDALE OFFICE
2144 NORTH ALLEN ST
GLENDALE, CA 91207
TEL: (818)240-4297

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	ELECTRICAL ROOF PLAN
DRAWN BY:	
CHECKED BY:	

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
3/25/19	PLN CHK RESUB

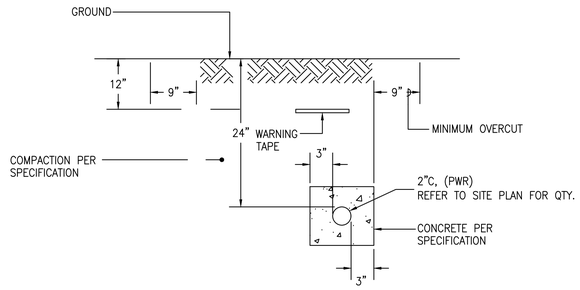
ISSUE DATE: 3/25/19

REVISIONS

NO.	DATE	TYPE

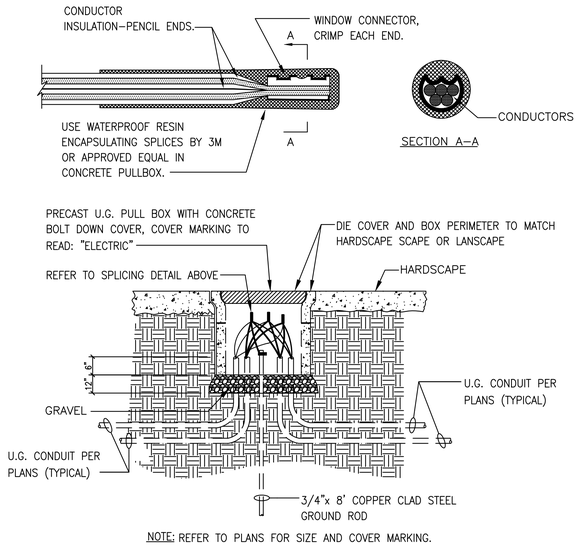
E-304

SHEET OF



1 TYPICAL DUCT BANK DETAIL

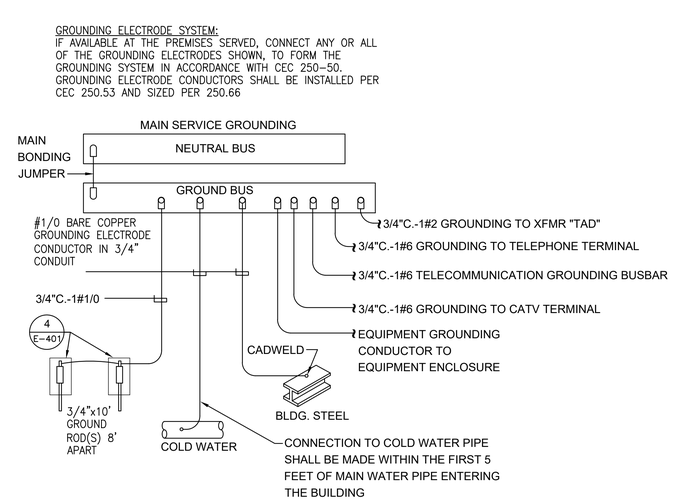
SCALE: NONE



NOTE: REFER TO PLANS FOR SIZE AND COVER MARKING.

2 TYPICAL PULL BOX DETAIL

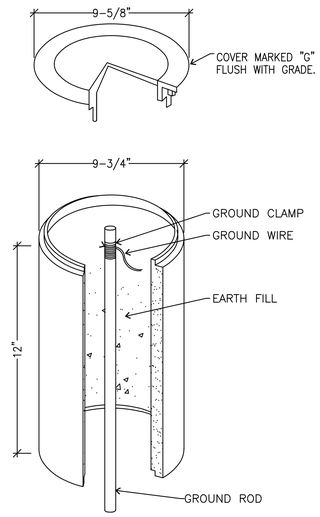
SCALE: NONE



NOTE:
BONDING POINTS SHALL BE ACCESSIBLE AS REQUIRED PER CEC 250.104

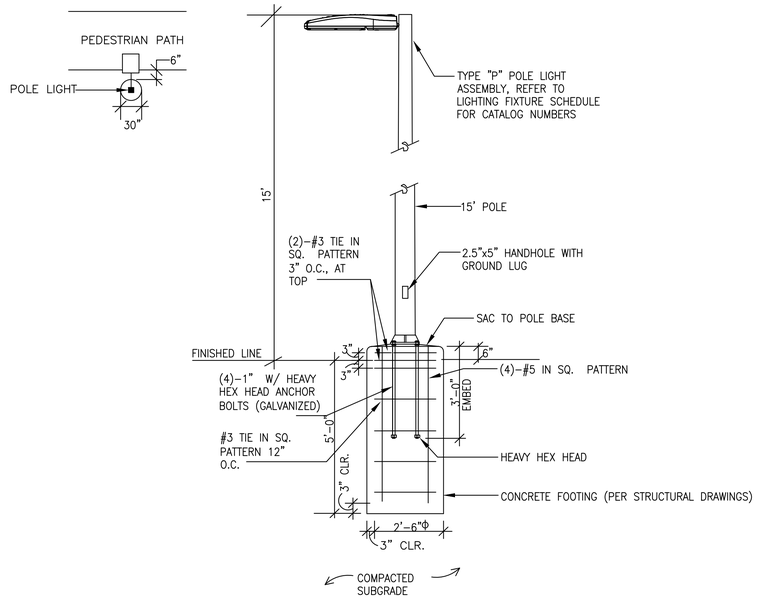
3 SERVICE GROUNDING DETAIL

SCALE: NONE



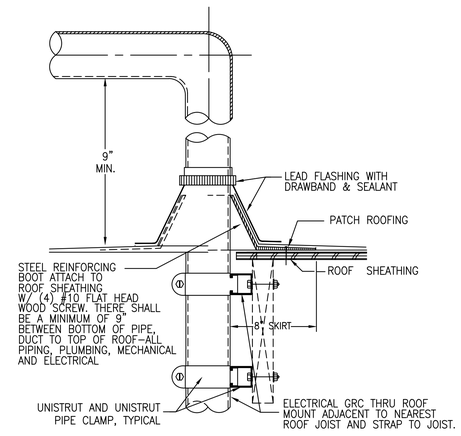
4 GROUND BOX DETAIL

SCALE: NONE



5 LIGHT POLE ASSEMBLY DETAIL

SCALE: NONE



6 TYPICAL ROOF PENETRATION DETAIL

SCALE: NONE

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STATE OF CALIFORNIA

BUDLONG & ASSOCIATES, INC
ENGINEERS CONSULTANTS
JOB No: 17-157
CAMARILLO OFFICE
GLENDALE OFFICE

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	ELECTRICAL DETAILS
DRAWN BY:	
CHECKED BY:	

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11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
3/25/19	PLN CHK RESUB

ISSUE DATE: 3/25/19

REVISIONS

NO.	DATE	TYPE

E-401

SHEET OF

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE NRCC-LTI-E

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.1, §140.6, and §141.0(b)2 for indoor lighting scopes using the prescriptive path.

Project Name: Montecito Sanitary District — Report Page: Page 1 of 7
Project Address: — Date Prepared: 2/5/2019

A. GENERAL INFORMATION

01	Project Location (city)	Santa Barbara	04	Total Conditioned Floor Area (ft²)	5,135.7
02	Climate Zone	6	05	Total Unconditioned Floor Area (ft²)	0
03	Occupancy Types Within Project (select all that apply):		06	# of Stories (Habitable Above Grade)	1

☑ Office ☐ Retail ☐ Warehouse ☐ Hotel/Motel ☐ School ☑ Support Areas
☐ Parking Garage ☐ High-Rise Residential ☐ Relocatable ☑ Other (write in):

B. PROJECT SCOPE

Table Instructions: Include any lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.6 or §141.0(b)2 for alterations. WARNING: Changing the Calculation Method in this table will result in the deletion of data previously input. If you need to change the calculation method, please open a new form or use "Save As".

Scope of Work		Conditioned Spaces		Unconditioned Spaces	
01		02	03	04	05
My Project Consists of (check all that apply):		Calculation Method	Area (ft²)	Calculation Method	Area (ft²)
☑	New Lighting System	Area Category	5,135.7	Area Category	0
☐	Altered Lighting System				
	Total Area of Work (ft²):		**5,135.7**		**0**

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Lighting in conditioned and unconditioned spaces must not be combined for compliance per §140.6(b)1.

Allowed Lighting Power per §140.6(b) (Watts)

01		02		03		04		05		
Complete Building §140.6(c)1		Area Category §140.6(c)2		Area Category Footnotes §140.6(c)2G (+)		Tailored §140.6(c)3 (+)	=	**Total Allowed** (Watts)	x	
(See Table I)		(See Table I)		(See Table K)		(See Table L)				
Conditioned:		4,906.67					=	**4,906.67**	x	4,818
Unconditioned:							=		x	

Actual Lighting Power per §140.6(a) (Watts)

06		07		08		09	
Total Designed (Watts)		Adjustments Portable Lighting §140.6(a) (-)		PAF Control Credits §140.6(a)2 (-)	=	**Total Actual** (Watts) *Includes Adjustments	
(See Table F)		(See Table J)		(See Table R)			
					=	**4,818**	
					=		

Compliance Results	
10	
05 Must be ≥ 09 §140.6	
COMPLIES	

Controls Compliance (See Table H for Details): COMPLIES with Exceptional Conditions
Rated Power Reduction Compliance (See Table S for Details): Not Applicable

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table H. Indoor Lighting Controls Permit Applicant Notes:
Storage: Occupancy Sensor
Lobby: Autotimeswitch
Locker: Occupancy Sensor
Break Room: Occupancy Sensor
Meeting: Occupancy Sensor
Office < 250: Occupancy Sensor
Electrical: Occupancy Sensor
Workroom: Occupancy Sensor
Office # 2: Occupancy Sensor

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. INDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: Include all permanent designed lighting and all portable lighting in offices.

01	02	03		04	05	06	07	08	09	
Name or Item Tag	Complete Luminaire Description	Specialized Luminaire Types: Track	Portable	Watts per luminaire[1]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector: Pass	Fail
L1	STEVEN HANDELMAN STUDIO # ALC4	☐	☐	180	Mfr. Spec[1]	1	☐	180	☐	☐
L10	FOCAL POINTFFLUL-24-PS-4000L-35K	☐	☐	43	Mfr. Spec[1]	16	☐	688	☐	☐
L11	FOCAL POINTFFLCGD-RF-3000L-120-(	☐	☐	36	Mfr. Spec[1]	60	☐	2,160	☐	☐
L12	FOCAL POINTFFLC3OT4-RO-1000L-12	☐	☐	13	Mfr. Spec[1]	42	☐	546	☐	☐
L13	EATON (PORTFOLIO) # LD6B-20-D01C	☐	☐	21	Mfr. Spec[1]	3	☐	63	☐	☐
L15	EATON (METALLIX) # 4APVTLD-40LB	☐	☐	39	Mfr. Spec[1]	2	☐	78	☐	☐
L2	SEA GULL LIGHTING # 56`6601782	☐	☐	75	Mfr. Spec[1]	5	☐	375	☐	☐
L4	CIRCA LIGHTING # 7005VANYS-LEDB3	☐	☐	49	Mfr. Spec[1]	12	☐	588	☐	☐
L6	SEA GULL LIGHTING # 4415202EN3-(	☐	☐	20	Mfr. Spec[1]	4	☐	80	☐	☐
L8	WAC LIGHTING # FM-W2612-8K	☐	☐	30	Mfr. Spec[1]	2	☐	60	☐	☐

Table Continued

01	02	03		04	05	06	07	08	09	
Name or Item Tag	Complete Luminaire Description	Specialized Luminaire Types: Track	Portable	Watts per luminaire[1]	How Wattage is determined	Total number luminaires	Exempt per §140.6(a)3	Design Watts	Field Inspector: Pass	Fail
						Total Designed Watts CONDITIONED SPACES:		**4,818**		

[1] *NOTES: Authority Having Jurisdiction may ask for Luminaire cut sheets to confirm wattage used for compliance per §130.0(c) Wattage used must be the maximum rated for the luminaire, not the lamp.*

G. TRACK LIGHTING

This Section Does Not Apply

H. INDOOR LIGHTING CONTROLS (Not Including PAFs)

Table Instructions:
*Please include lighting controls for conditioned and unconditioned spaces in this table. When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank.*

Building Level Controls

01		02		03	
Mandatory Demand Response §130.1(e)		Shut-off Controls §130.1(c)		Field Inspector: Pass	Fail
Required > 10,000 SF		Whole Building: Automatic Time Switch		☐	☐

Area Level Controls

04	05	06	07	08	09	10	11	12		
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector: Pass	Fail
Meeting		Manual ON/OFF	Dimmer	Occ Sensor	Exempt *	Exempt *	☐	☐	☐
Storage	Corridor, Restrm, Stair, Support	Manual ON/OFF	Exempt *	Occ Sensor	Exempt *	Exempt *	☐	☐	☐
Lobby	Main Entry Lobby	Manual ON/OFF	Exempt *	Auto Timeswitch	Included	Exempt *	☐	☐	☐
Office < 250	Office (<= 250 square feet)	Manual ON/OFF	Dimmer	Occ Sensor	Exempt *	Exempt *	☐	☐	☐
Workroom	Office (> 250 square feet)	Manual ON/OFF	Dimmer	Occ Sensor	Included	Exempt *	☐	☐	☐
Electrical	Elec, Mech, Telephone	Manual ON/OFF	Dimmer	Occ Sensor	Exempt *	Exempt *	☐	☐	☐
Locker	Locker/Dressing Room	Manual ON/OFF	Exempt *	Occ Sensor	Exempt *	Exempt *	☐	☐	☐
Break Room	Lounge	Manual ON/OFF	Exempt *	Occ Sensor	Included	Exempt *	☐	☐	☐
Office # 2	Office (<= 250 square feet)	Manual ON/OFF	Exempt *	Occ Sensor	Included	Exempt *	☐	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved. 13

Table Continued

04	05	06	07	08	09	10	11	12	
Area Description	Complete Building or Area Category Primary Function Area	Area Controls §130.1(a)	Multi-Level Controls §130.1(b)	Shut-Off Controls §130.1(c)	Primary/Skylit Daylighting §130.1(d)	Secondary Daylighting §140.6(d)	Interlocked Systems §140.6(a)1	Field Inspector: Pass	Fail

EX: Conference 1: Primary/Skylight Daylighting: Exempt because less than 120 watts of general lighting; EXCEPTION 1 to §130.1(d)2

Storage Occupancy Sensor
Lobby Autotimeswitch
Locker Occupancy Sensor
Break Room Occupancy Sensor
Meeting Occupancy Sensor
Office < 250 Occupancy Sensor
Electrical Occupancy Sensor
Workroom Occupancy Sensor
Office # 2 Occupancy Sensor

Plan Sheet Showing Daylit Zones:

I. LIGHTING POWER ALLOWANCE: COMPLETE BUILDING OR AREA CATEGORY METHODS

Table Instructions: Complete the table for each area complying using the Complete Building or Area Category Methods per §140.6(b). Indicate if additional lighting power allowances per §140.6(c) or adjustments per §140.6(d) are being used.

Conditioned Spaces

01	02	03	04	05	06		
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustments: Footnotes	PAF	Portable Ltg
Meeting Zone	Convention, Conf., Meeting	1.2	1,485	1,782	☐	☐	☐
Storage Zone	Corridor, Restrm, Stair, Support	0.6	511.4	306.84	☐	☐	☐
Lobby Zone	Main Entry Lobby	0.95	322.2	306.09	☐	☐	☐
Office < 250 Zone	Office (<= 250 square feet)	1	1,417	1,417	☐	☐	☐
Office > 250 Zone	Office (> 250 square feet)	0.75	563	422.25	☐	☐	☐
Electrical Zone	Elec, Mech, Telephone	0.55	142	78.1	☐	☐	☐
Break Room Zone	Lounge	0.9	539.1	485.19	☐	☐	☐
Locker Zone	Locker/Dressing Room	0.7	156	109.2	☐	☐	☐
		TOTAL:	**5,135.7**	**4,906.67**	See Tables J, K, R for detail		

Table Continued

01	02	03	04	05	06		
Area Description	Complete Building or Area Category Primary Function Area	Allowed Density (W/ft²)	Area (ft²)	Allowed Wattage (Watts)	Additional Allowances / Adjustments: Footnotes	PAF	Portable Ltg

J. POWER ADJUSTMENT: PORTABLE LIGHTING IN OFFICES

This Section Does Not Apply

K. ADDITIONAL LIGHTING ALLOWANCE: AREA CATEGORY METHOD FOOTNOTES

This Section Does Not Apply

L. TAILORED METHOD GENERAL LIGHTING POWER ALLOWANCE

This Section Does Not Apply

M. ADDITIONAL LIGHTING ALLOWANCE: TAILORED SPECIAL FUNCTION AREAS

This Section Does Not Apply

N. ADDITIONAL LIGHTING ALLOWANCE: TAILORED WALL DISPLAY

This Section Does Not Apply

O. ADDITIONAL LIGHTING ALLOWANCE: TAILORED FLOOR AND TASK LIGHTING

This Section Does Not Apply

P. ADDITIONAL LIGHTING ALLOWANCE: TAILORED ORNAMENTAL/SPECIAL EFFECTS

This Section Does Not Apply

Q. ADDITIONAL LIGHTING ALLOWANCE: TAILORED VERY VALUABLE MERCHANDISE

This Section Does Not Apply

R. POWER ADJUSTMENT: LIGHTING CONTROL CREDIT (PAF)

This Section Does Not Apply

S. RATED POWER REDUCTION COMPLIANCE BY SPACE

This Section Does Not Apply

T. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at http://www.energy.ca.gov/2015publications/CEC-400-2015-033/appendices/forms/NRCI

YES	NO	Form/Title	Field Inspector: Pass	Fail
◉	○	NRCI-LTI-01-E - Must be submitted for all buildings	☐	☐
◉	○	NRCI-LTI-02-E - Must be submitted for a lighting control system, or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-03-E - Must be submitted for a line-voltage track lighting integral current limiter, or for a supplementary overcurrent protection panel used to energize only line-voltage track lighting, to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-04-E - Must be submitted for two interlocked systems serving an auditorium, a convention center, a conference room, a multipurpose room, or a theater to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-05-E - Must be submitted for a Power Adjustment Factor (PAF) to be recognized for compliance.	☐	☐
○	◉	NRCI-LTI-06-E - Must be submitted for additional wattage installed in a video conferencing studio to be recognized for compliance.	☐	☐

U. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector: Pass	Fail
◉	○	NRCA-LTI-02-A - Must be submitted for occupancy sensors and automatic time switch controls.	☐	☐
◉	○	NRCA-LTI-03-A - Must be submitted for automatic daylight controls.	☐	☐
◉	○	NRCA-LTI-04-A - Must be submitted for demand responsive lighting controls.	☐	☐
○	◉	NRCA-LTI-05-A - Must be submitted for institutional tuning power adjustment factor (PAF).	☐	☐

STATE OF CALIFORNIA
Indoor Lighting
NRCC-LTI-E (Created 7/18) CALIFORNIA ENERGY COMMISSION
CERTIFICATE OF COMPLIANCE NRCC-LTI-E
Project Name: Montecito Sanitary District — Report Page: Page 7 of 7
Project Address: — Date Prepared: 2/5/2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name:	Anatoliy Shalygin	Documentation Author Signature:	
Company:	Budlong & Associates	Signature Date:	02/05/2019
Address:	315 Arden Ave Suite 23	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Glendale, CA 91203	Phone:	(818) 638-8780

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Carlos Jullo Aldas	Responsible Designer Signature:	
Company :	Budlong & Associates	Date Signed:	02/05/2019
Address:	400 W. Ventura Blvd Suite 240	License:	E 13327
City/State/Zip:	Camarillo, CA 93010	Phone:	(805) 987-4001

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ENGINEERS CONSULTANTS
JOB NO: 17-152
CAMARILLO OFFICE
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TEL: (805)987-4001

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
TITLE 24 INDOOR ENERGY COMPLIANCE FORMS

DRAWN BY:

CHECKED BY:

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10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
3/25/19	PLN CHK RESUB

ISSUE DATE: 3/25/19

REVISIONS

NO:	DATE	TYPE

E-501

SHEET OF

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Montecito Sanitary District	Report Page:	Page 1 of 6
Project Address:	Date Prepared:	2/5/2019

This document is used to demonstrate compliance with requirements in §110.9, §130.0, §130.2, §140.7, and §141.0(b)2I for outdoor lighting scopes using the prescriptive path.

A. GENERAL INFORMATION

01	Project Location (city)	Santa Barbara	04	Total Illuminated Hardscape Area (ft²)	11,705.7
02	Climate Zone	6			

03 Outdoor Lighting Zone per Title 24, Part 1 § 10-114 or as designated by Authority Having Jurisdiction (AHJ):

☐ LZ-0: Very Low - Undeveloped Parkland ☐ LZ-2: Moderate - Rural Areas ☐ LZ-4: High - Must be reviewed by CA Energy Commission for Approval
☐ LZ-1: Low - Developed Parkland ☑ LZ-3: Moderately High - Urban Areas

B. PROJECT SCOPE

Table Instructions: Include any outdoor lighting systems that are within the scope of the permit application and are demonstrating compliance using the prescriptive path outlined in §140.7 or §141.0(b)2I, for alterations.

My project consists of:

01	02
☑ New Lighting System	Must Comply with Allowances from §140.7.
☐ Altered Lighting System	Is your alteration increasing the connected lighting load (Watts)? ◯Yes ◯No

**FOOTNOTES: % of Existing Luminaires Being Altered = [Sum Total of Luminaires Being Added or Altered / Existing Luminaires within the Scope of the Permit Application] x 100*

C. COMPLIANCE RESULTS

Table Instructions: If any cell on this table says "DOES NOT COMPLY" or "COMPLIES with Exceptional Conditions" refer to Table D, for guidance.

Calculation of Total Allowed Lighting Power (Watts) §140.7 or §141.0(b)2L												Compliance Results
01		02		03		04		05		06		07		08		09
General Hardscape Allowance §140.7(d)1	+	Per Application §140.7(d)2	+	Sales Frontage §140.7(d)2	+	Ornamental §140.7(d)2	+	Per Specific Area §140.7(d)2	OR	Existing Power §141.0(b)2L	=	Total Allowed (Watts)	≥	Total Actual (Watts)		07 Must be ≥ 08
(See Table I)		(See Table J)		(See Table K)		(See Table L)		(See Table M)		(See Table N)				(See Table F)		
1,338.578	+		+		+		+		OR		=	1,338.578	≥	979		COMPLIES
Cutoff Compliance (See Table G for Details)												Not Applicable				
Controls Compliance (See Table H for Details)												COMPLIES with Exceptional Conditions				

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Montecito Sanitary District	Report Page:	Page 2 of 6
Project Address:	Date Prepared:	2/5/2019

D. EXCEPTIONAL CONDITIONS

This table is auto-filled with uneditable comments because of selections made or data entered in tables throughout the form.

Table H. Outdoor Lighting Controls Permit Applicant Notes:
Entry Patio: Astronomical Timer
Patio: Astronomical Timer
Walkway: Astronomical Timer
Parking: Astronomical Timer

E. ADDITIONAL REMARKS

This table includes remarks made by the permit applicant to the Authority Having Jurisdiction.

F. OUTDOOR LIGHTING FIXTURE SCHEDULE

Table Instructions: For new or altered lighting systems demonstrating compliance with §140.7 (ie Table I has expanded for input), include all luminaires being installed and any existing luminaires remaining or being moved within the spaces covered by the permit application in the Table below. For altered lighting systems using the Existing Power method per §141.0(b)2L (ie Table N has expanded for input), include only new luminaires being installed and replacement luminaires being installed as part of the project scope (ie, do not include existing luminaires remaining or existing luminaires being moved).

Designed Wattage:

01	02	03	04	05	06	07	08	09	10	
Name or Item Tag	Complete Luminaire Description	Watts per luminaire[1]	How Wattage is determined	Total number luminaires	Luminaire Status[2]	Excluded per §140.7(a)	Design Watts	Cutoff Req. > 150W §130.2(b)[3]	Field Inspector Pass	Fail
L14	SPJLIGHTING SPJ-FESTIVAL FLEX GLOS	57	Mfr. Spec[1]	1	New	☐	57		☐	☐
L3	STEVEN HANDELMAN STUDIO # ALGE	60	Mfr. Spec[1]	5	New	☐	300		☐	☐
L9	IRONCAD # CUSTOM MADE	20	Mfr. Spec[1]	12	New	☐	240		☐	☐
M	SPJ LIGHTING SPJ-BG1	2	Mfr. Spec[1]	29	New	☐	58		☐	☐
N	SPJ LIGHTING MR UNIVERSE	3	Mfr. Spec[1]	8	New	☐	24		☐	☐
P	LSI (MIRADA) # MRM-LED-18L-SIL-FT	150	Mfr. Spec[1]	2	New	☐	300		☐	☐
						Total Designed Watts:	979			

* NOTES: Selections with a * require a note in the space below explaining how compliance is achieved.
EX: Luminaire is lighting a statue; EXCEPTION 2 to §130.2(b),

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 2017

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Montecito Sanitary District	Report Page:	Page 3 of 6
Project Address:	Date Prepared:	2/5/2019

G. CUTOFF REQUIREMENTS (BUG)

This Section Does Not Apply

H. OUTDOOR LIGHTING CONTROLS

Table Instructions: Complete this table demonstrating compliance with controls requirements for all new or altered luminaires installed as part of the permit application. For alteration projects, luminaires which are existing to remain (ie untouched) and luminaires which are removed and reinstalled (wiring only) do not need to be included in this table even if they are within the spaces covered by the permit application.
*When an option having a * is selected, the notes section of this table must be completed. The lighting controls section of the Compliance Summary Table on the first page will show "DOES NOT COMPLY" if the notes are left blank. For each requirement in columns 02 through 07, do not leave the field blank, instead select NA or Exempt* from the dropdown list to indicate not applicable or an exemption.*

Mandatory Controls

01	02	03	04	05	06	07	08	
Area Description	Motion Sensor: Incandescent>100W §130.2(a)	Shut-Off §130.2(c)1	Auto-Schedule §130.2(c)2	Motion Sensor §130.2(c)3	Sales Frontage §130.2(c)4	Façade, Ornament, Outdoor Dining §130.2(c)5	Field Inspector Pass	Fail
Entry Patio	NA: No Incand>100W	Astronomical Timer	Yes	Exempt *	Exempt *	Exempt *	☐	☐
Patio	NA: No Incand>100W	Astronomical Timer	Yes	Exempt *	Exempt *	Exempt *	☐	☐
Walkway	NA: No Incand>100W	Astronomical Timer	Yes	Exempt *	Exempt *	Exempt *	☐	☐
Parking	NA: No Incand>100W	Astronomical Timer	Yes	Exempt *	Exempt *	Exempt *	☐	☐

*NOTES: Controls with a * require a note in the space below explaining how compliance is achieved.
EX: Not permitted by health & safety to be turned off; EXCEPTION 1 to §130.2(c),

Entry Patio	Astronomical Timer
Patio	Astronomical Timer
Walkway	Astronomical Timer
Parking	Astronomical Timer

I. LIGHTING POWER ALLOWANCE (per §140.7)

Table Continued

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 2017

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Montecito Sanitary District	Report Page:	Page 4 of 6
Project Address:	Date Prepared:	2/5/2019

Table Continued

Table Instructions: Please complete this table for areas using the allowance calculations per §140.7. General Hardscape Allowance is per Table 140.7-A while "Use it or lose it" Allowances are per Table 140.7-B. Indicate which allowances are being used to expand sections for user input. Luminaires that qualify for one of the "Use it or lose it" allowances shall not qualify for another "Use it or lose it" allowance.

		01				
		"Use it or lose it" Allowance (Watts)				
	General Hardscape Allowance	Per Application	Sales Frontage	Ornamental	Per Specific Area	
	☑	☐	☐	☐	☐	
	Table I (below)	Table J	Table K	Table L	Table M	

Calculated General Hardscape Lighting Power Allowance per Table 140.7-A

02	03	04	05	06	07	08	09
Area Description	Area Wattage Allowance (AWA)			Linear Wattage Allowance (LWA)			Total General AWA + LWA (Watts)
	Illuminated Area (ft²)	Allowed Density (W/ft²)	Area Allowance (Watts)	Perimeter Length (lf)	Allowed Density (W/lf)	Linear Allowance (Watts)	
Entry Patio	692.3	0.04	27.692	120	0.35	42	69.692
Patio	1,551.4	0.04	62.056	201	0.35	70.35	132.406
Walkway	3,500	0.04	140	350	0.35	122.5	262.5
Parking	5,962	0.04	238.48	330	0.35	115.5	353.98
						Initial Wattage Allowance for Entire Site (Watts):	520
						Total General Hardscape Allowance (Watts):	1,338.578

J. LIGHTING ALLOWANCE: PER APPLICATION

This Section Does Not Apply

K. LIGHTING ALLOWANCE: SALES FRONTAGE

This Section Does Not Apply

L. LIGHTING ALLOWANCE: ORNAMENTAL

This Section Does Not Apply

M. LIGHTING ALLOWANCE: PER SPECIFIC AREA

This Section Does Not Apply

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 2017

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Montecito Sanitary District	Report Page:	Page 5 of 6
Project Address:	Date Prepared:	2/5/2019

N. EXISTING CONDITIONS POWER ALLOWANCE (alterations only)

This Section Does Not Apply

O. DECLARATION OF REQUIRED CERTIFICATES OF INSTALLATION

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E, Additional Remarks. These documents must be provided to the building inspector during construction and can be found online at http://www.energy.ca.gov/2015publications/CEC-400-2015-033/appendices/forms/NRCI

YES	NO	Form/Title	Field Inspector Pass	Fail
◉	◯	NRCI-LTO-01-E - Must be submitted for all buildings.	☐	☐
◉	◯	NRCI-LTO-02-E - Must be submitted for a lighting control system; or for an Energy Management Control System (EMCS), to be recognized for compliance.	☐	☐

P. DECLARATION OF REQUIRED CERTIFICATES OF ACCEPTANCE

Table Instructions: Selections have been made based on information provided in previous tables of this document. If any selection needs to be changed, please explain why in Table E. Additional Remarks. These documents must be provided to the building inspector during construction and must be completed through an Acceptance Test Technician Certification Provider (ATTCP). For more information visit: http://www.energy.ca.gov/title24/attcp/providers.html

YES	NO	Form/Title	Field Inspector Pass	Fail
◉	◯	NRCA-LTO-02-A - Must be submitted for all outdoor lighting controls except for alterations where controls area added to ≤ 20 luminaires.	☐	☐

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 2017

STATE OF CALIFORNIA
Outdoor Lighting
NRCC-LTO-E (Created 9/17)
CALIFORNIA ENERGY COMMISSION

CERTIFICATE OF COMPLIANCE		NRCC-LTO-E
Project Name: Montecito Sanitary District	Report Page:	Page 6 of 6
Project Address:	Date Prepared:	2/5/2019

DOCUMENTATION AUTHOR'S DECLARATION STATEMENT

Documentation Author Name:	Anatolly Shalygin	Documentation Author Signature:	
Company:	Budlong & Associates	Signature Date:	02/05/2019
Address:	315 Arden Ave Suite 23	CEA/ HERS Certification Identification (if applicable):	
City/State/Zip:	Glendale, CA 91203	Phone:	(818) 638-8780

RESPONSIBLE PERSON'S DECLARATION STATEMENT
I certify the following under penalty of perjury, under the laws of the State of California:
1. The information provided on this Certificate of Compliance is true and correct.
2. I am eligible under Division 3 of the Business and Professions Code to accept responsibility for the building design or system design identified on this Certificate of Compliance (responsible designer)
3. The energy features and performance specifications, materials, components, and manufactured devices for the building design or system design identified on this Certificate of Compliance conform to the requirements of Title 24, Part 1 and Part 6 of the California Code of Regulations.
4. The building design features or system design features identified on this Certificate of Compliance are consistent with the information provided on other applicable compliance documents, worksheets, calculations, plans and specifications submitted to the enforcement agency for approval with this building permit application.
5. I will ensure that a completed signed copy of this Certificate of Compliance shall be made available with the building permit(s) issued for the building, and made available to the enforcement agency for all applicable inspections. I understand that a completed signed copy of this Certificate of Compliance is required to be included with the documentation the builder provides to the building owner at occupancy.

Responsible Designer Name:	Carlos Julio Aldas	Responsible Designer Signature:	
Company :	Budlong & Associates	Date Signed:	02/05/2019
Address:	400 W. Ventura Blvd Suite 240	License:	E 13227
City/State/Zip:	Camarillo, CA 93010	Phone:	(805) 987-4001

CA Building Energy Efficiency Standards - 2016 Nonresidential Compliance: http://www.energy.ca.gov/title24/2016standards September 2017

CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

REGISTERED PROFESSIONAL ENGINEER
CARLOS JULIO ALDAS
E 13227
CIVIL
STATE OF CALIFORNIA

BUDLONG & ASSOCIATES, INC
ENGINEERS CONSULTANTS
JOB No: 17-157
CAMARILLO OFFICE
214 DAILY DR, STE 23
CAMARILLO, CA 93010
TEL: (805)482-4007
GLENDALE OFFICE
400 W VENTURA BLVD, STE 240
GLENDALE, CA 91204
TEL: (818)638-8780

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
TITLE 24 OUTDOOR ENERGY COMPLIANCE FORMS

DRAWN BY:

CHECKED BY:

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
3/25/19	PLN CHK RESUB

ISSUE DATE: 3/25/19

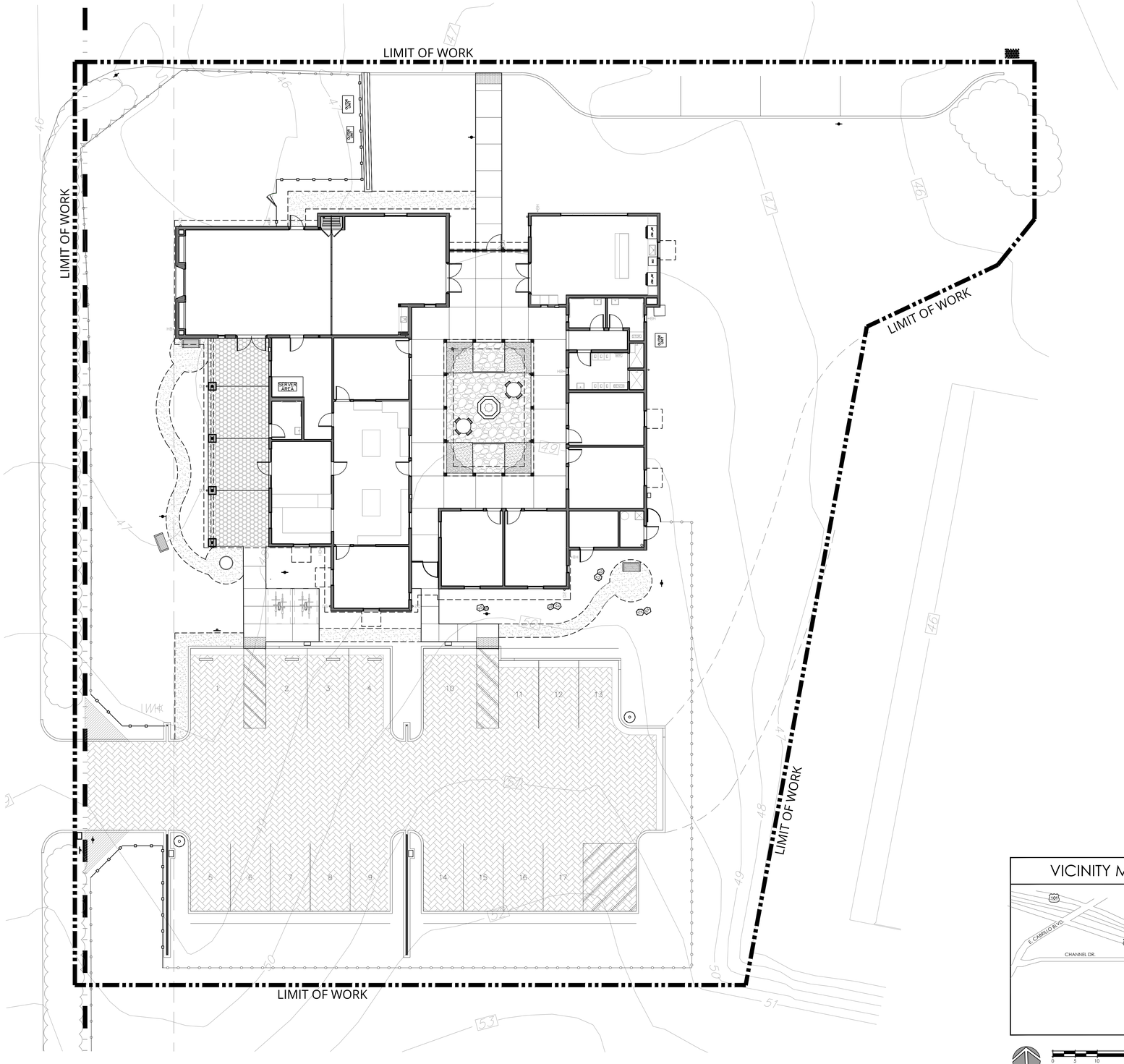
REVISIONS

NO.	DATE	TYPE

E-502

SHEET OF

MONTECITO SANITARY DISTRICT
LANDSCAPE PLANS



PROJECT CONTACTS

OWNER
Montecito Sanitary District
Contact: Carrie Poytress
Phone: 805.969.4200

ARCHITECT
The Cearnal Collective, LLP
Contact: Jeff Hornbuckle
Phone: 805.963.8077x207

CIVIL ENGINEER
Stantec
Contact: Wayne Fitch
Phone: 805.963.9532

LANDSCAPE ARCHITECT
CJM::LA
Contact: Katie Klein
Phone: 805.698.2120

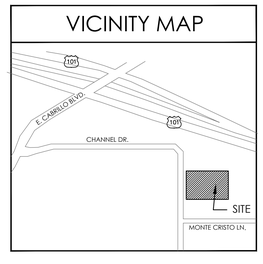
SHEET INDEX

LANDSCAPE PLANS	
L-0	Title Sheet
L-1	Construction Plan
L-2	Planting Plan
L-3.1	Irrigation Plan
L-3.2	Irrigation Notes & Calculations
L-4	Lighting Plan
L-5.1	Construction Details
L-5.2	Construction Details
L-5.3	Planting Details
L-5.4	Irrigation Details
L-5.5	Irrigation Details
L-6.1	Planting Specifications
L-6.2	Planting Specifications
L-6.3	Irrigation Specifications
L-6.4	Irrigation Specifications

PROJECT STATISTICS

TOTAL LANDSCAPE AREA: 19, 485 SF

VICINITY MAP



SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

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TITLE SHEET

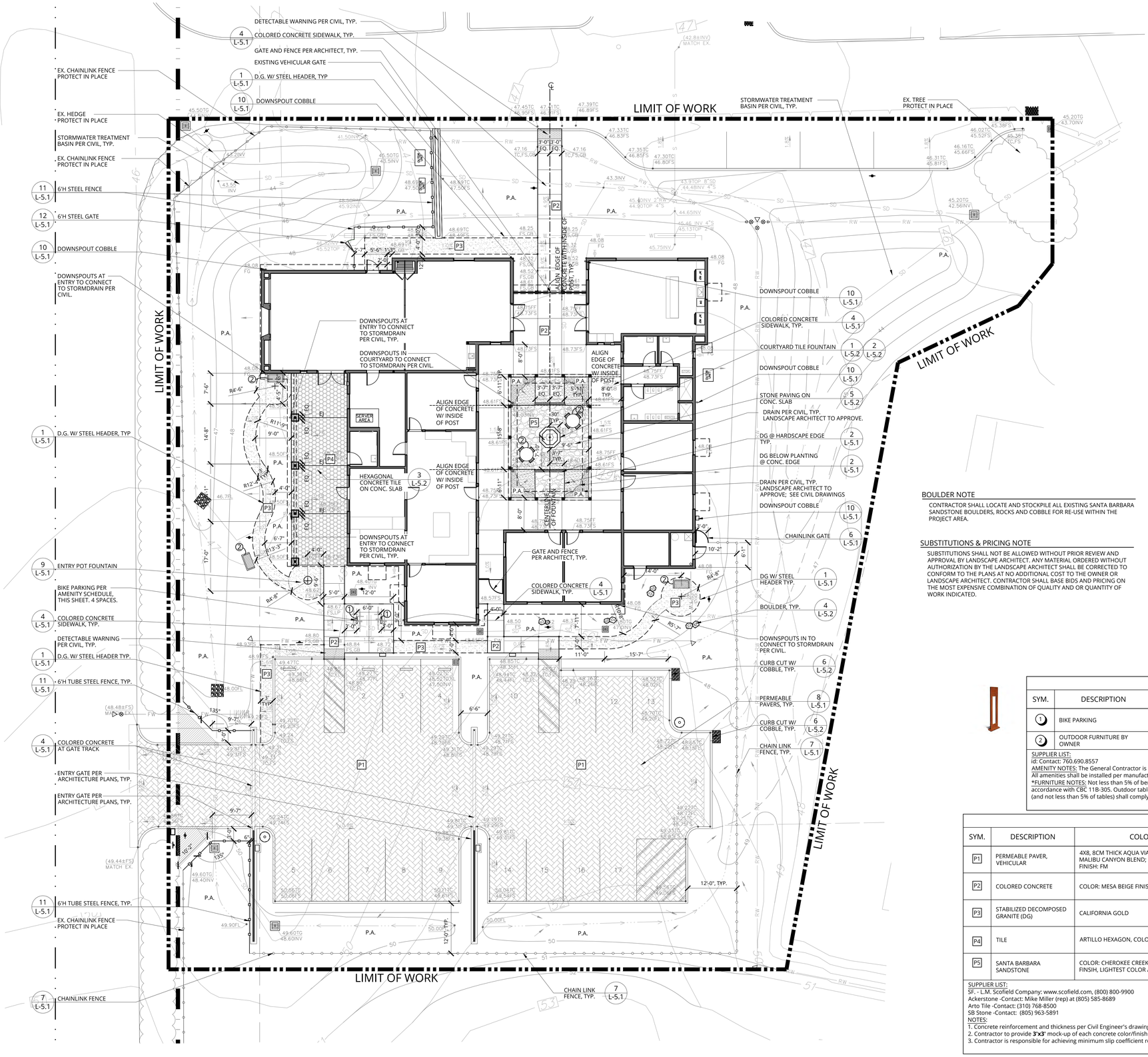
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 6187
Signature
12/31/20
Renewal Date
02/01/19
Date
STATE OF CALIFORNIA

REVISIONS
- 08/24/18 25% SET
- 10/02/18 50% SET
- 11/14/18 80% SET
- 12/06/18 PLAN CHECK
- 02/01/19 Plan Check Resub

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-0



CONSTRUCTION NOTES

CONSTRUCTION SHALL CONFORM TO ALL LOCAL CITY, COUNTY, STATE AND INTERNATIONAL CODES.

CONTRACTOR SHALL NOT MAKE FIELD CHANGES UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM TO THE PLANS, AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY FIELD CHANGES ARE NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND SHALL REPLACE OR REPAIR SAME AS REQUIRED AT HIS EXPENSE.

CONTRACTOR SHALL COORDINATE ELECTRICAL AND IRRIGATION CONDUIT SLEEVES PRIOR TO INSTALLATION OF NEW PAVEMENT.

CONTRACTOR TO REVIEW SITE FOR PROPER DRAINAGE AND REPORT APPARENT PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL MATERIALS, COLORS AND FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN SAMPLES OF ALL CONCRETE COLOR & FINISHES, TILE, BRICK, PAVERS, ETC. FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

LANDSCAPE ARCHITECT SHALL REVIEW ALL FORMING AND SCORE LINE "SNAP LINES" BEFORE CONCRETE IS POURED OR CUT. ALLOW 24 HRS. LEAD TIME.

CONTRACTOR SHALL STAKE LOCATIONS FOR LAWN HEADERS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN TREE BOX SIZE AND HARDSCAPE. FIELD CHANGES SHALL BE MADE EXPRESSLY BY THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL PROTECT TREE ROOTS AND TRUNKS FROM COMPACTION AND DAMAGE DURING CONSTRUCTION. TRENCHING ADJACENT TO EXISTING TREE DRIPLINES SHALL BE DONE BY HAND TO AVOID ROOT DAMAGE.

PAVING SUB-BASE AND REINFORCEMENT SHALL BE PER THE GEOTECHNICAL SOILS REPORT AND STRUCTURAL DETAILS.

REFER TO THE CIVIL ENGINEER'S PLANS FOR DRAIN LOCATIONS AND DETAILS.

UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE FINISH OF STRUCTURE.

BOULDER NOTE

CONTRACTOR SHALL LOCATE AND STOCKPILE ALL EXISTING SANTA BARBARA SANDSTONE BOULDERS, ROCKS AND COBBLE FOR RE-USE WITHIN THE PROJECT AREA.

SUBSTITUTIONS & PRICING NOTE

SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ANY MATERIAL ORDERED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT SHALL BE CORRECTED TO CONFORM TO THE PLANS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL BASE BIDS AND PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND OR QUANTITY OF WORK INDICATED.

CONSTRUCTION LEGEND

A.C.	Asphaltic Concrete
B.C.R.	Beginning Curve Radius
B.O.C.	Back of Curb
C.J.	Cold Joint
C.L.	Center Line
CLR.	Clear/Clearance
CONC.	Concrete
CONT.	Continuous
DIA.	Diameter
D.G.	Decomposed Granite
EA.	Each
E.C.R.	End Curve Radius
E.J.	Expansion Joint
EQ.	Equal
EX.	Existing
F.O.B.	Face of Building
F.O.W.	Face of Wall
F.O.C.	Face of Curb
F.G.	Finish Grade
F.S.	Finish Surface
FTG.	Footing
GALV.	Galvanized
H.B.	Header Board
MAX.	Maximum
MIN.	Minimum
M.B.	Mail Box
NAT.	Natural
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
P.A.	Planting Area
P.I.P.	Poured In Place
P.L.	Property Line
R.	Radius
R.S.	Resawn
R.O.S.	Rough Sawn
RWD.	Redwood
S.D.	Slot Drain
SHT.	Sheet
S.L.	Score Line
SQ.	Square
S4S	Surfaced Four Sides
STD.	Standard
T.F.	Top of footing
T.W.	Top of wall
TRANS.	Transformer
TYP.	Typical
W.I.	Wrought Iron

DIMENSION LEGEND

- Point of reference
- (A) Radius = 2'-0"
- (B) Radius = 2'-6"
- (C) Radius = 3'-0"
- (D) Radius = 4'-0"
- (E) Radius = 5'-0"
- (F) Radius = 6'-0"
- (G) Radius = 18"

AMENITY SCHEDULE

SYM.	DESCRIPTION	QTY	MODEL	MANUF.	COLOR/FINISH	NOTES
1	BIKE PARKING	2	CLOS	id	POWDERCOAT BLACK	INSTALL PER MANUFACTURER
2	OUTDOOR FURNITURE BY OWNER					

SUPPLIER LIST:
id: Contact: 760.690.8557
AMENITY NOTES: The General Contractor is responsible for ordering and installing all amenities.
All amenities shall be installed per manufacturer's specifications.
*FURNITURE NOTES: Not less than 5% of benches or groups of benches shall provide a clear space (30" x 48" minimum) to one side in accordance with CBC 11B-305. Outdoor tables and chairs shall be pre-fabricated and moveable except as noted in schedule. At least one table (and not less than 5% of tables) shall comply with CBC 11B-902.

PAVING SCHEDULE

SYM.	DESCRIPTION	COLOR/FINISH	MANUF.	NOTES	DETAIL
P1	PERMEABLE PAVER, VEHICULAR	4X8, 8CM THICK AQUA VIA W/ MICROCHAMFER; COLOR: MALIBU CANYON BLEND; PATTERN: HERRINGBONE; FINISH: FM	ACKERSTONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	8 L-5.1
P2	COLORED CONCRETE	COLOR: MESA BEIGE FINISH: LIGHT BROOM	SF	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	4 L-5.1, 5 L-5.1
P3	STABILIZED DECOMPOSED GRANITE (DG)	CALIFORNIA GOLD	SB STONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	2 L-5.1, 1 L-5.1
P4	TILE	ARTILLO HEXAGON, COLOR: JOSIE BLEND	ARTO TILE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	3 L-5.2
P5	SANTA BARBARA SANDSTONE	COLOR: CHEROKEE CREEK (NATURAL COLOR AND FINSIH, LIGHTEST COLOR AVAILABLE)	SB STONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	5 L-5.2

SUPPLIER LIST:
SF. - L.M. Scofield Company: www.scofield.com, (800) 800-9900
Ackerstone -Contact: Mike Miller (rep) at (805) 585-8689
Arto Tile -Contact: (310) 768-8500
SB Stone -Contact: (805) 963-5891
NOTES:
1. Concrete reinforcement and thickness per Civil Engineer's drawings.
2. Contractor to provide **3'x3'** mock-up of each concrete color/finish combination Landscape Architect review & approcal prior to the start of construction.
3. Contractor is responsible for achieving minimum slip coefficient requirements for all exterior finishes.

SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

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CONSTRUCTION PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller No. 5854
Signature
4/20/20
Renewal Date
08/01/21
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-1

PLANTING NOTES

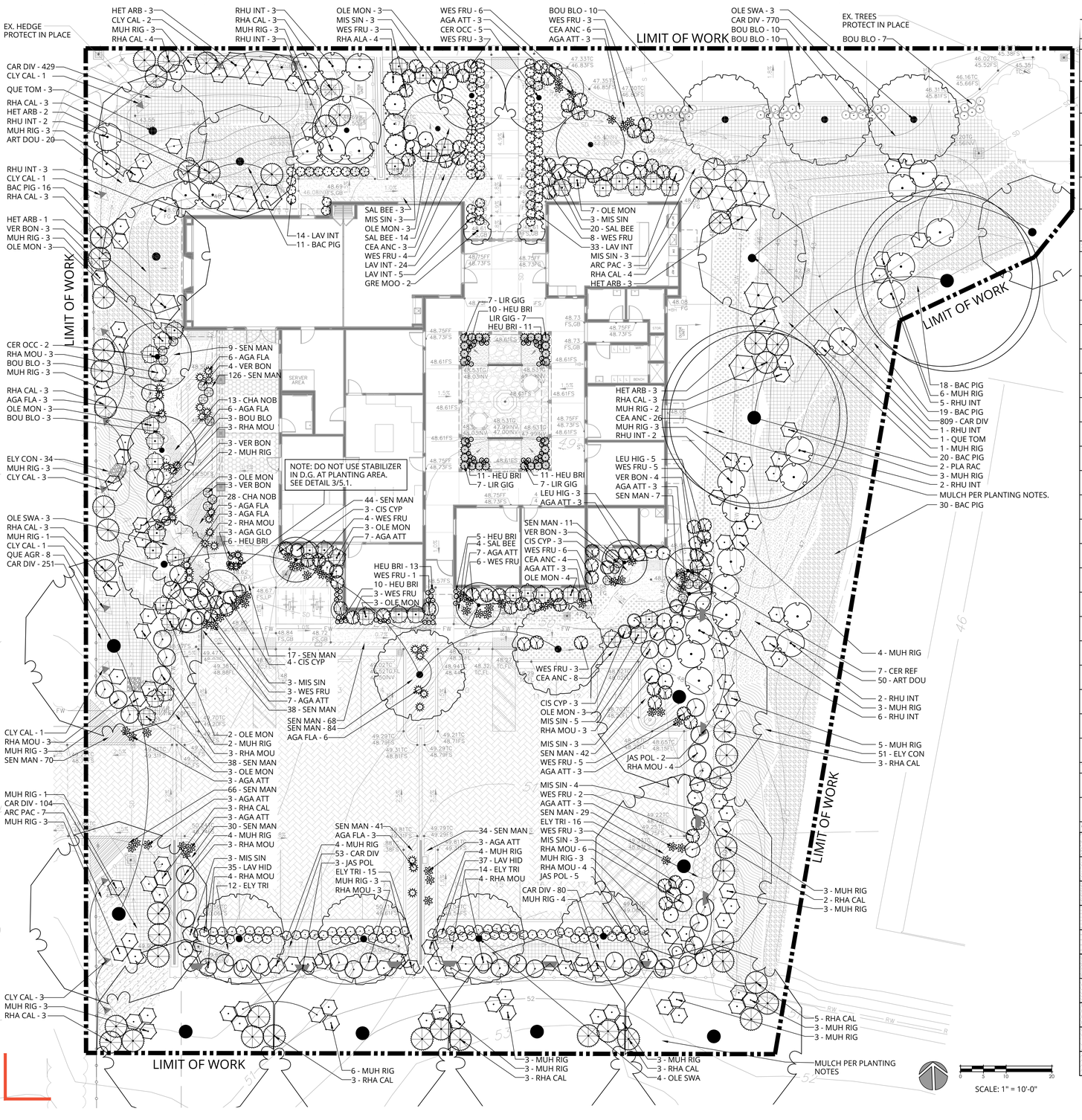
1. PLANT MATERIAL SHALL MEET THE HIGHEST QUALITY INDUSTRY STANDARD.
2. PLANT MATERIAL SHALL BE SOURCED WITHIN TWO WEEKS OF AWARD OF CONTRACT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SOURCING DIFFICULTY.
3. CONTRACTOR SHALL VERIFY PLANTING INSTALLATION DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DELIVERED TO THE SITE THAT IS SUBSTANDARD. CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT MATERIAL AT NO ADDITIONAL COST TO OWNER.
5. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 5 GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 15 GALLON AND LARGER AND TRANSPLANTS FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE. CONTRACTOR SHALL REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD.
6. CONTRACTOR SHALL CHALK OUT LOCATIONS OF VINE TIE CONNECTORS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL PLACE ALL PLANT MATERIAL IN LOCATIONS AS INDICATED ON THE PLANS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. LANDSCAPE ARCHITECT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PLANT PLACEMENT.
8. CONTRACTOR SHALL VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN. IF DISCREPANCIES EXIST, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
9. PLANT MATERIAL SHALL BE PLANTED PER DETAILS AND SPECIFICATIONS. SOIL PREPARATION, WEED REMOVAL AND AMENDMENTS SHALL BE PER THE SPECIFICATIONS OR RECOMMENDATIONS OF THE SOILS SUITABILITY REPORT (IF AVAILABLE).
10. CONTRACTOR SHALL PROVIDE AND INSTALL 3" MIN. DEPTH SHREDDED BARK MULCH OR GRAVEL IN PLANTED AREAS PER SPECIFICATIONS AND AS SHOWN ON THE PLANTING PLANS. CONTRACTOR SHALL PROVIDE MULCH AND/OR GRAVEL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND MAKE RECOMMENDATIONS FOR SOLUTION.
12. CONTRACTOR SHALL PROVIDE NINETY (90)-DAY MAINTENANCE PERIOD AS PART OF THE CONTRACT. THIS PERIOD SHALL BEGIN AFTER INSTALLATION AND EXTEND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL ACCEPTANCE.

PLANTING NOTE FOR GENERAL CONTRACTOR

PLANTING IS PER OWNER. PLANTING IS NOT IN THE GENERAL CONTRACTOR'S CONTRACT.

PLANTING DETAILS NOTE

REFER TO TYP. PLANTING DETAILS ON SHEET L-5.3.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING		REMARKS
	CER OCC	7	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	LOW	MULTI		
	CER REF	7	CERCIS RENIFORMIS ``TEXAS WHITE``	TEXAS WHITE REDBUD	24"BOX	MEDIUM	STD.		
	OLE SWA	10	OLEA EUROPAEA ``SWAN HILL`` TM	SWAN HILL OLIVE	36"BOX	LOW	STD.		(1) MULTI
	PLA RAC	2	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36"BOX	MEDIUM	STD.		
	QUE AGR	8	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"BOX	LOW	STD.		
	QUE TOM	7	QUERCUS TOMENTELLA	ISLAND LIVE OAK	24"BOX	LOW	STD.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		SPACING	REMARKS
	AGA ATT	54	AGAVE ATTENUATA	AGAVE	5 GAL	LOW		24" o.c.	
	AGA FLA	32	AGAVE X ``BLUE FLAME``	BLUE FLAME AGAVE	5 GAL	LOW		24" o.c.	
	AGA GLO	3	AGAVE X ``BLUE GLOW``	BLUE GLOW AGAVE	5 GAL	LOW		24" o.c.	
	BOU BLO	46	BOUTELOUA GRACILIS ``BLONDE AMBITION``	BLUE GRAMA	1 GAL	LOW		24" o.c.	
	CIS CYP	13	CISTUS X CYPRIUS	BICOLOR ROCK ROSE	5 GAL	LOW		36" o.c.	
	GRE MOO	2	GREVILLEA X ``MOONLIGHT``	GREVILLEA	15 GAL	LOW		72" o.c.	
	HET ARB	12	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW		72" o.c.	
	HEU BRI	77	HEUCHERA X BRIZOIDES ``BRESSINGHAM WHITE``	CORAL BELLS	1 GAL	LOW		12" o.c.	
	LAV HID	72	LAVANDULA ANGUSTIFOLIA ``HIDCOTE``	HIDCOTE LAVENDER	1 GAL	LOW		24" o.c.	
	LAV INT	76	LAVANDULA X INTERMEDIA ``PROVENCE``	PROVENCE LAVENDIN	1 GAL	LOW		24" o.c.	
	LEU HIG	8	LEUCOSPERMUM X ``HIGH GOLD``	NODDING PINCUSHION	15 GAL	MEDIUM		36" o.c.	
	LIR GIG	28	LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL	MEDIUM		24" o.c.	
	MIS SIN	33	MISCANTHUS SINENSIS ``MORNING LIGHT``	EULALIA GRASS	5 GAL	LOW		42" o.c.	
	MUH RIG	109	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW		42" o.c.	
	OLE MON	40	OLEA EUROPAEA ``MONTRA``	LITTLE OLIVE	5 GAL	LOW		48" o.c.	
	RHA ALA	4	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	5 GAL	LOW		60" o.c.	
	RHA CAL	51	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL	LOW		60" o.c.	
	RHA MOU	45	RHAMNUS CALIFORNICA ``MOUND SAN BRUNO``	CALIFORNIA COFFEEBERRY	5 GAL	LOW		48" o.c.	
	RHU INT	29	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	LOW		72" o.c.	
	VER BON	20	VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL	LOW		24" o.c.	
	WES FRU	68	WESTRINGIA FRUTICOSA ``MORNING LIGHT``	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW		36" o.c.	
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		SPACING	REMARKS
	CLY CAL	12	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	15 GAL	MEDIUM		36" o.c.	
	JAS POL	10	JASMINUM POLYANTHUM	PINK JASMINE TRELLIS	15 GAL	MEDIUM		36" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE		SPACING	REMARKS
	ARC PAC	10	ARCTOSTAPHYLOS X ``PACIFIC MIST``	PACIFIC MIST MANZANITA	1 GAL	LOW		72" o.c.	
	ART DOU	70	ARTEMISIA DOUGLASIANA	MUGWORT	1 GAL	MEDIUM		36" o.c.	
	BAC PIG	110	BACCHARIS PILULARIS ``PIGEON POINT``	COYOTE BRUSH	1 GAL	LOW		60" o.c.	
	CAR DIV	2,634	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MEDIUM		12" o.c.	
	CEA ANC	47	CEANOTHUS GLORIOSUS ``ANCHOR BAY``	ANCHOR BAY LILAC	1 GAL	LOW		48" o.c.	
	CHA NOB	41	CHAMAEMELUM NOBILE	CHAMOMILE	1 GAL	LOW		18" o.c.	
	ELY CON	85	ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW		36" o.c.	
	ELY TRI	57	ELYMUS TRITICOIDES	ALKALI RYE	1 GAL	LOW		24" o.c.	
	SAL BEE	38	SALVIA X ``BEE`S BLISS``	SAGE	1 GAL	LOW		36" o.c.	
	SEN MAN	754	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW		12" o.c.	

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

NOT IN GENERAL CONTRACTOR CONTRACT

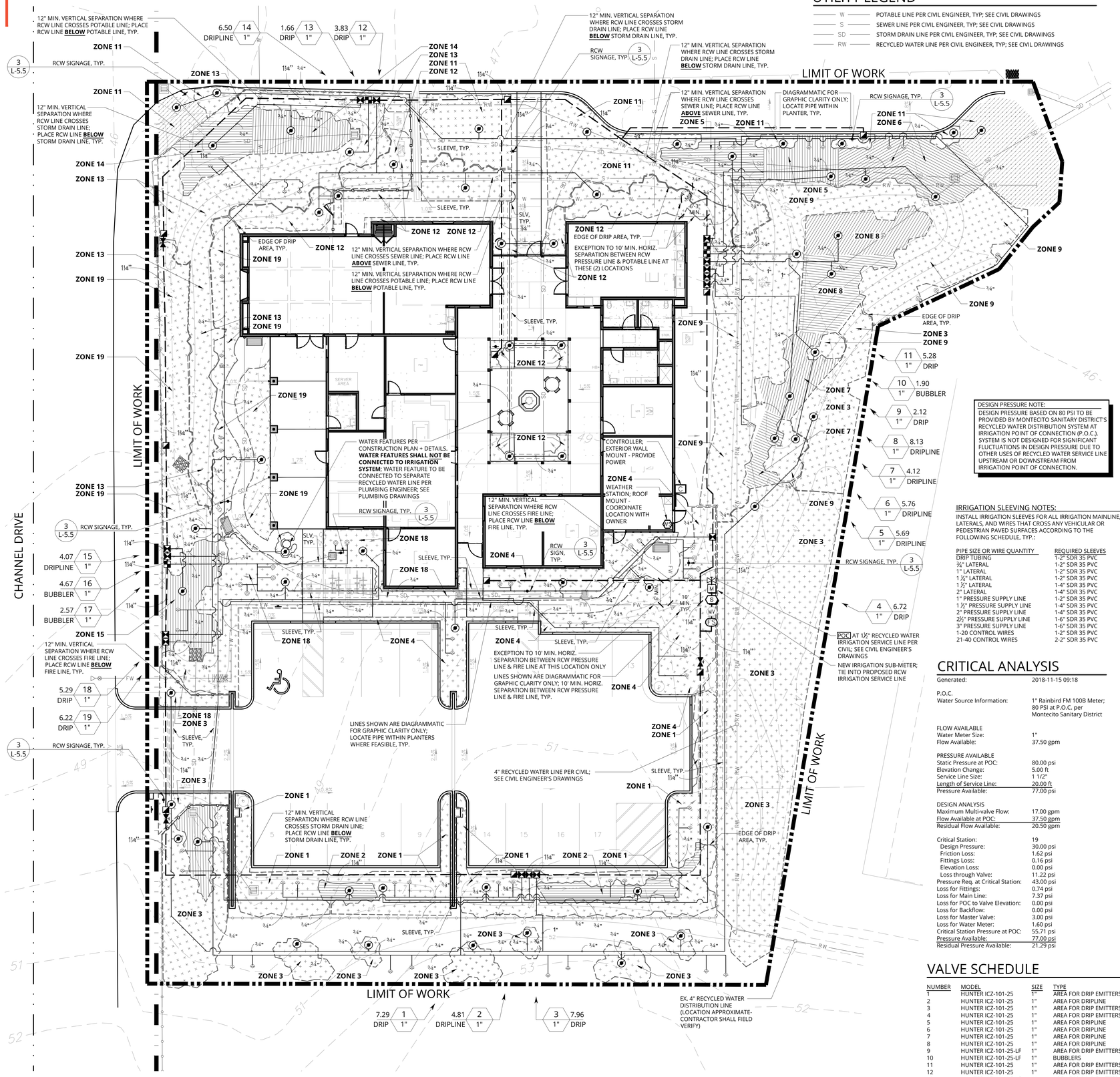
PLANTING PLAN

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 5641
Signature
12/20/19
Renewal Date
02/01/19
Date
STATE OF CALIFORNIA

REVISIONS
- 08/24/18 25% SET
- 10/02/18 50% SET
- 11/14/18 80% SET
- 12/06/18 PLAN CHECK
- 02/01/19 Plan Check Resub

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER L-2



UTILITY LEGEND

W	POTABLE LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS
S	SEWER LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS
SD	STORM DRAIN LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS
RW	RECYCLED WATER LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	EXISTING AREA WITH DRIP EMITTERS, LOW- DENSITY PLANTING EXISIITNG DRIP EMITTERS- EXTEND INTO NON-SHADE AREAS @ PARKING AREAS	554.0 S.F.	0.30 in/h	25	2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	15
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	4
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	60
	HUNTER PLD-BV (LOCATIONS NOT SHOWN ON PLAN) DRIP FLUSH VALVE TO BE INSTALLED IN VALVE BOX PER IRRIGATION DETAILS AND MANUFACTURER`S SPECIFICATIONS. FLUSH VALVES NOT INDICATED ON IRRIGATION PLAN.	
	RAIN BIRD ARV050 (LOCATIONS NOT SHOWN ON PLAN) 1/2" DRIP AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS. INSTALL IN VALVE BOX PER IRRIGATION DETAILS AND MANUFACTURER SPECIFICATIONS. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE. LOCATIONS NOT SHOWN ON PLAN.	
5.0 7.0 10.0	RAIN BIRD PCT SINGLE OUTLET EMITTER PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	68
	AREA TO RECEIVE DRIP EMITTERS TORO T-DPJ-A SINGLE-OUTLET, SELF-FLUSHING, PRESSURE COMPENSATING EMITTER. MALE ADAPTER WITH BUG SHIELD, AND COLOR-CODED 0.5GPH=BLUE; 1.0GPH=BLACK; 2.0GPH=RED. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (3 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	14,236 S.F. 1,510 108 1,042
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-R HDL-09-12-R: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH PURPLE STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. RECLAIMED PURPLE.	2,606 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	10
	MATCO-NORCA 772ST SCH 80 PVC BALL VALVE, TRUE UNION, 1/2", 3/4", 1", 1-1/4", 1-1/2" AND 2". BOTH SOLVENT AND THREADED ENDS IN BOX. SAME SIZE AS MAINLINE.	3
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
MV	HUNTER IBV-R 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID PURPLE TAG.	1
	NETAFIM TLCV050M1-B (LOCATIONS NOT SHOWN ON PLAN) IN LINE CHECK VALVE WITH 1/2" MALE PIPE THREAD. LARGE INLET OPENING. FLOW RATE: 0.9GPM TO 4.4GPM. INSTALL AS REQUIRED TO PREVENT BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS.	
C	HUNTER IC-2400-SS (HUNTER I-CORE) MODULAR CONTROLLER, 24 STATIONS, OUTDOOR MODEL, STAINLESS STEEL CABINET. COMMERCIAL USE. WITH THREE ICM-600 MODULES INCLUDED.	1
WS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER I-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.	1
FS	HUNTER HFS-100 + FCT 100 FLOW SENSOR FOR USE WITH I-CORE CONTROLLER, 1" SCHEDULE 40 SENSOR BODY(RATED FOR 2 GPM - 17 GPM FLOW RANGE) + RECEPTACLE TEE, 24 VAC, 2 AMP.	1
S	ZURN WILKENS SXL 1" CAST BRONZE "Y" TYPE STRAINER W/ 20 MESH STAINLESS STEEL SCREEN; INSTALL PER DETAIL AND MANUFACTURER SPECIFICATIONS. ADD PRESSURE REGULATOR IF PRESSURE IS ABOVE 80 PSI.	1
M	WATER METER 1" 1" RAINBIRD FM 100B METER; 80 PSI AT P.O.C. PER MONTECITO SANITARY DISTRICT; INSTALL PER DETAILS & MANUFACTURER`S SPECIFICATIONS	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP PVC SCHEDULE 40 IRRIGATION PIPE. PURPLE RECLAIMED.	2,916 L.F.
	IRRIGATION MAINLINE: PVC SCHEDULE 40-NP PVC SCHEDULE 40 IRRIGATION PIPE. PURPLE RECLAIMED.	808.3 L.F.
	PIPE SLEEVE: PVC CLASS 160 SDR 26 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING CONSTRUCTION. PURPLE RECLAIMED.	341.6 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

DESIGN PRESSURE NOTE:
DESIGN PRESSURE BASED ON 80 PSI TO BE PROVIDED BY MONTECITO SANITARY DISTRICT'S RECYCLED WATER DISTRIBUTION SYSTEM AT IRRIGATION POINT OF CONNECTION (P.O.C.). SYSTEM IS NOT DESIGNED FOR SIGNIFICANT FLUCTUATIONS IN DESIGN PRESSURE DUE TO OTHER USES OF RECYCLED WATER SERVICE LINE UPSTREAM OR DOWNSTREAM FROM IRRIGATION POINT OF CONNECTION.

IRRIGATION SLEEVING NOTES:
INSTALL IRRIGATION SLEEVES FOR ALL IRRIGATION MAINLINE, LATERALS, AND WIRES THAT CROSS ANY VEHICULAR OR PEDESTRIAN PAVED SURFACES ACCORDING TO THE FOLLOWING SCHEDULE, TYP.:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVES
DRIP TUBING	1-2" SDR 35 PVC
¾" LATERAL	1-2" SDR 35 PVC
1" LATERAL	1-2" SDR 35 PVC
1 ¼" LATERAL	1-2" SDR 35 PVC
1 ½" LATERAL	1-4" SDR 35 PVC
2" LATERAL	1-4" SDR 35 PVC
1" PRESSURE SUPPLY LINE	1-2" SDR 35 PVC
1 ½" PRESSURE SUPPLY LINE	1-4" SDR 35 PVC
2" PRESSURE SUPPLY LINE	1-4" SDR 35 PVC
2½" PRESSURE SUPPLY LINE	1-6" SDR 35 PVC
3" PRESSURE SUPPLY LINE	1-6" SDR 35 PVC
1-20 CONTROL WIRES	1-2" SDR 35 PVC
21-40 CONTROL WIRES	2-2" SDR 35 PVC

CRITICAL ANALYSIS

Generated:	2018-11-15 09:18
P.O.C.	
Water Source Information:	1" Rainbird FM 100B Meter; 80 PSI at P.O.C. per Montecito Sanitary District
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	80.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	77.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	17.00 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	20.50 gpm
Critical Station:	19
Design Pressure:	30.00 psi
Friction Loss:	1.62 psi
Fittings Loss:	0.16 psi
Elevation Loss:	0.00 psi
Loss through Valve:	11.22 psi
Pressure Req. at Critical Station:	43.00 psi
Loss for Fittings:	0.74 psi
Loss for Main Line:	7.37 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.00 psi
Loss for Water Meter:	1.60 psi
Critical Station Pressure at POC:	55.71 psi
Pressure Available:	77.00 psi
Residual Pressure Available:	21.29 psi

EQUIPMENT QUANTITY NOTE:
IRRIGATION EQUIPMENT QUANTITY COUNTS ARE FOR CONVENIENCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL EQUIPMENT QUANTITIES AND REQUIRED ACCESSORY MATERIALS PRIOR TO FINAL BID AND INSTALLATION.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	HEAD ELEV	PRECIP
1	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	7.29	43.70	50.87	1.00 ft	0.74 in/h
2	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.81	40.66	47.80	0.00 ft	1.44 in/h
3	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	7.96	47.25	54.36	3.50 ft	2.51 in/h
4	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	6.72	43.64	48.86	0.75 ft	4.11 in/h
5	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.69	41.93	48.38	0.00 ft	1.44 in/h
6	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.76	43.15	49.64	0.00 ft	1.44 in/h
7	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.12	40.97	47.49	0.00 ft	1.44 in/h
8	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.13	43.86	50.42	0.00 ft	1.44 in/h
9	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.12	39.75	46.35	0.00 ft	0.24 in/h
10	HUNTER ICZ-101-25-LF	1"	BUBBLERS	1.90	39.85	46.49	0.00 ft	4.16 in/h
11	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	5.28	41.40	48.07	0.00 ft	0.33 in/h
12	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	3.83	41.14	49.74	0.75 ft	0.66 in/h
13	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.66	39.80	48.43	0.00 ft	0.22 in/h
14	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.50	42.55	51.23	0.00 ft	1.44 in/h
15	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.07	40.25	51.68	0.00 ft	1.44 in/h
16	HUNTER ICZ-101-25	1"	BUBBLERS	4.67	43.92	55.37	6.25 ft	3.58 in/h
17	HUNTER ICZ-101-25-LF	1"	BUBBLERS	2.57	39.96	51.45	0.00 ft	5.62 in/h
18	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	5.29	41.59	53.57	0.00 ft	1.03 in/h
19	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	6.22	43.00	55.71	0.00 ft	2.20 in/h

NOTE:
REFER TO TYPICAL IRRIGATION DETAILS ON SHEET L-5.4 & L-5.5

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

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office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

IRRIGATION PLAN

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, Inc. No. 5291
Signature
12/20/20
Renewal Date
02/01/19
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'-0"
PRINT DATE
02/01/19

SHEET NUMBER
L-3.1

WATER BUDGET

Montecito Sanitary District
11/5/2018

Water Budget Calculations
MAWA = {ET_o}(0.62){(0.45 x **LA**) + (0.55 x SLA)}

MAWA = Maximum applied water allowance (gallons per year)
ET_o = Reference evapotranspiration from Appendix A (inches per year)
0.45 = 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)
0.55 = The additional ET adjustment factor for special landscape area (1.0 - 0.45 = 0.55)

Calculations
MAWA = {43.49}(0.62){(0.45 X 17,377) + (0.55 X 17,377)
MAWA = 468,550 gallons per year

Estimated Total Water Use (ETWU)
ETWU = (ET_o) x (0.62) x (PF/IE) x (LA)
Estimated Total Water Use = 182,908 gallons

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	ET_o	Plant Factor (PF)*	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
SLA 1 - Recycled Drip - Sun	Low	43.49	0.30	0.62	0.81	10,178	101,644
SLA 2 - Recycled Drip - Shade	Low	43.49	0.30	0.62	0.81	1,020	10,084
SLA 3 - Recycled Drip - Slope	Low	43.49	0.33	0.62	0.81	3,384	37,174
SLA 4 - Recycled Dripline	Medium	43.49	0.39	0.62	0.84	2,669	33,413
SLA 5 - Recycled Bubbler	Low	43.49	0.09	0.62	0.81	117	351
SLA 6 - Water Feature	High	43.49	1.00	0.62	1.00	9	243
					Total:	**17,377**	**182,908**

*Yearly ET_o taken from CIMIS station #107 for CIMIS region CCV - Central Coast Valleys (September 28, 2018)
**Area totals for Tree Bubbler Hydrozones (#10, #17, #18) were established assuming an 18" diameter irrigated area for each bubbler used on irrigation plan. Area totals for bubblers were then deducted from area totals of the drip and dripline hydrozones which the trees were located within.

NOTE: ESTIMATED TOTAL WATER USE (ETWU) IS LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE PROJECT

PF for SLA 1: Kl=Ks x Kd x Kmc

Ks	Kd	Kmc	Kl
0.3	1.1	1	0.33

PF for SLA 2: Kl=Ks x Kd x Kmc

Ks	Kd	Kmc	Kl
0.3	1.1	0.9	0.297

PF for SLA 3: Kl=Ks x Kd x Kmc

Ks	Kd	Kmc	Kl
0.3	1.1	1	0.33

PF for SLA 4: Kl=Ks x Kd x Kmc

Ks	Kd	Kmc	Kl
0.3	1.3	1	0.39

PF for SLA 5: Kl=Ks x Kd x Kmc

Ks	Kd	Kmc	Kl
0.3	0.3	1	0.09

Species Factor (ks)	
Very Low	< 0.1
Low	0.1 - 0.3
Average	0.4 - 0.6
High	0.7 - 0.9

Density Factor (kd)	
Low	0.5 - 0.9
Moderate	1.0
High	1.1 - 1.3

Microclimate Factor (kmc)	
Low	0.5 - 0.9
Moderate	1.0
High	1.1 - 1.4

IE
Spray= 0.60
Micro Spray= 0.70
Rotors= 0.75
Rotating= 0.80
Bubblers= 0.81
Drip= 0.81
Dripline=0.84

Hydrozone Information Table

Hydrozone*	Zone/valve no.	Irrigation Method**	Area (SF)	% of Landscape
SLA 1 - LW	1	D	1,466	8.44%
SLA 4 - MW	2	DL	321	1.85%
SLA 1 - LW	3	D	3,694	21.26%
SLA 1	4	D	1,245	7.16%
SLA 4 - MW	5	DL	379	2.18%
SLA 4 - MW	6	DL	384	2.21%
SLA 4 - MW	7	DL	347	2.00%
SLA 4 - MW	8	DL	542	3.12%
SLA 3	9	D	2,087	12.01%
SLA 5	10	B	32	0.18%
SLA 1	11	D	1,782	10.25%
SLA 2	12	D	1,020	5.87%
SLA 3	13	D	1,297	7.46%
SLA 4 - MW	14	DL	434	2.50%
SLA 4 - MW	15	DL	262	1.51%
SLA 5	16	B	60	0.35%
SLA 5	17	B	25	0.14%
SLA 1	18	D	761	4.38%
SLA 1	19	D	1,230	7.08%
SLA 6	20	N/A	9	0.05%
		Total:	**17,377**	**100.00%**

***Hydrozone**
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants
Plant factors utilize coefficients obtained from WUCOLS IV (2014)

****Irrigation Method**
B = Bubbler
D = Drip
DL = Dripline

IRRIGATION & MAINTENANCE SCHEDULES

1. CONTRACTOR SHALL PERFORM AND/OR SUPPLY INFORMATION REQUESTED IN THE "COUNTY OF SANTA BARBARA'S W.E.L.O. (2015) SUPPLEMENT LANDSCAPE DOCUMENTATION PACKAGE & CERTIFICATION FORMS" W.E.L.O. CERTIFICATE OF COMPLETION + APPENDIX 'C' CERTIFICATE OF COMPLETION. COORDINATE WITH ARCHITECT & LANDSCAPE ARCHITECT AS NEEDED FOR SUBMITTAL.
2. CONTRACTOR SHALL OBTAIN AN IRRIGATION AUDIT REPORT PER W.E.L.O. ORDINANCE.
3. CONTRACTOR SHALL PREPARE IRRIGATION SCHEDULE (UTILIZING AUDIT DATA) FOR (A) ESTABLISHMENT PERIOD & (B) ESTABLISHED LANDSCAPE + SUBMIT TO LANDSCAPE ARCHITECT FOR INCLUSION IN CERTIFICATE OF COMPLETION SUBMITTAL.
4. CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE LANDSCAPE ARCHITECT A MAINTENANCE SCHEDULE FOR INCLUSION IN THE CERTIFICATE OF COMPLETION AS REQUIRED BY WELO. MAINTENANCE ITEMS SHALL INCLUDE, BUT ARE NOT LIMITED TO, ROUTINE INSPECTION AND ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, REPLENISHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. MAINTENANCE SCHEDULE SHALL ALSO INCLUDE TESTING & CLEANING OF DRIP IRRIGATION FILTER AND CHECKING OF POINT SOURCE EMITTERS.

STATEMENTS & CERTIFICATIONS

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7 §492.6, §492.7, §492.9)

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
2. CHECK VALVES AND ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
3. AREAS LESS THAN 10 FEET IN ANY WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUB-SURFACE OR DRIP IRRIGATION.
4. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
5. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
6. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
8. THE IRRIGATION CONTROLLER PROGRAM SHALL BE ADJUSTED PER THE RESULTS OF THE IRRIGATION AUDIT. A COPY OF THE PROGRAM SHALL BE KEPT INSIDE OF THE CONTROLLER BOX AND SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

SANTA BARBARA COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

SIGNATURE: COURTNEY JANE MILLER - CA LICENSE #5581

IRRIGATION NOTES

1. SYSTEM DESIGN BASED ON THE FOLLOWING:
   A. 80 PSI STATIC PRESSURE ACCORDING TO MONTECITO SANITARY DISTRICT (MSD)
   B. 1½" SCHEDULE 40 PVC SERVICE LINE
   C. 1" WATER METER
   D. AVAILABLE FLOW = 37.5 GPM (17 GPM MAXIMUM MULTI-STATION FLOW)
2. RECYCLED IRRIGATION PARALLEL CONSTRUCTION: THE HORIZONTAL DISTANCE BETWEEN DOMESTIC WATER AND RECYCLED WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET, REFERENCE MSD SPECIFICATIONS.
3. RECYCLED IRRIGATION PERPENDICULAR CONSTRUCTION (CROSSING): RECYCLED WATER LINES SHALL BE ONE FOOT **BELOW** DOMESTIC WATER LINES WHERE LINES MUST CROSS. RECYCLED WATER LINES SHALL BE ONE FOOT **ABOVE** SANITARY SEWER LINES WHERE LINES MUST CROSS.
4. ALL PIPE (PRESSURE AND NON-PRESSURE LINES) UNDER PAVING (ASPHALT, AC, CONCRETE, ETC.) SHALL BE INSTALLED IN SLEEVES A MINIMUM OF:
   -PRESSURE LINES 3" AND LARGER: 24" MIN. COVER
   -PRESSURE LINES 2 1/2" AND SMALLER: 18" MIN. COVER
   -SPRINKLER LATERALS: 12" MIN. COVER
5. TIE INTO RECYCLED WATER SERVICE LINE (RW) WITH IRRIGATION FLOW METER & LINE SIZE BALL VALVE. RECYCLED WATER SERVICE LINE SHOWN AS DIAGRAMMATIC ONLY BASED ON CIVIL ENGINEER'S PLANS. CONTRACTOR SHALL VERIFY LOCATION IN THE FIELD WITH OWNER'S REPRESENTATIVE. CONFIRM TEMPORARY CONNECTION WITH MSD REPRESENTATIVE AND MSD-APPOINTED INSPECTOR PRIOR TO FINAL CONNECTION TO RECYCLED WATER LINE; REFERENCE CIVIL ENGINEER'S DRAWINGS.
6. CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. PLACE ALL CONTROL WIRE SPLICES IN VALVE BOXES WITH SCOTCHLOK CONNECTIONS WITH GELCAP PER SPECIFICATIONS. SUBMIT SAMPLE.
8. CONTROLLER - PROVIDE AS SPECIFIED ON DRAWINGS. WIRE CONTROLLER TO RECLAIMED FLOW SENSOR. CONNECT TO ELECTRICAL SOURCE PROVIDED; REFERENCE ELECTRICAL PLANS THIS SET.
9. CONTROLLER SHALL BE PROGRAMMED TO RUN ALL IRRIGATION STATIONS BETWEEN A MIDNIGHT AND 6 AM WATERING WINDOW.
10. LOCATION OF LINES AND VALVES IS DIAGRAMMATIC ONLY. LOCATE IN PLANTING AREAS WHEREVER POSSIBLE.
11. VERIFY DIMENSIONS AND MAKE ADJUSTMENTS IN SYSTEM AS REQUIRED TO PROVIDE COMPLETE HEAD TO HEAD OR DRIP IRRIGATION COVERAGE TO ALL PLANTINGS. REFER TO WRITTEN SPECIFICATIONS ACCOMPANYING THESE PLANS.
12. LOCATE WEATHER STATION PER PLAN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
13. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN A CLEAN JOB SITE. SWEEP HARDSCAPE AT THE END OF EACH DAY. DISPOSE OF TRASH IN TRASH CANS - NO LITTERING SHALL OCCUR ON JOB SITE.
14. ALL POTS SHALL BE HAND-WATERED.
15. CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM DRAINING OUT OF LOWER ELEVATION DRIPLINE WHEN SYSTEM IS TURNED OFF.
16. ALL RECYCLED WATER QUICK COUPLERS SHALL BE 1" IN SIZE PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND INSTALL RECYCLED IRRIGATION CAUTION SIGNS PER PLANS & DETAILS. CONTRACTOR SHALL PROVIDE POST AND OTHER MATERIALS AS SHOWN ON INSTALLATION DETAIL.
18. CONTRACTOR SHALL ATTEND FINAL MONTECITO SANITARY DISTRICT (MSD) WALK-THRU WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO OBTAIN FINAL APPROVAL BY MSD, AND TO CONNECT SYSTEM TO RECYCLED WATER.
19. THE CONTRACTOR SHALL FURNISH TO THE LANDSCAPE ARCHITECT A COMPLETE 'AS BUILT' RECORD DRAWINGS PER SPECIFICATIONS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION.
20. CONTRACTOR SHALL FURNISH A REDUCED AND LAMINATED IRRIGATION PLAN SERVING AS CONTROLLER CHART ALL ITEMS INSTALLED, WITH STATIONS COLOR-CODED, PER SPECIFICATIONS. MOUNT TO INSIDE OF CONTROLLER.
21. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF 90 DAYS PER SPECIFICATIONS.
22. CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FROM FINAL ACCEPTANCE.
23. CONTRACTOR IS RESPONSIBLE FOR PLUMBING PERMITS AND INSPECTIONS REQUIRED FROM THE BUILDING INSPECTOR FOR INSTALLATION OF THE IRRIGATION SYSTEMS SHOWN ON THIS DRAWING.
24. CONTRACTOR SHALL CONSTRUCT PROJECT WITH A POTABLE WATER SOURCE FOR PRESSURE TEST. DISCONNECT FROM POTABLE AND CONNECT TO RECYCLED WATER SOURCE ONLY AFTER APPROVAL FROM MSD REPRESENTATIVE. REFERENCE NOTES AND SPECIFICATIONS.

MONTECITO SANITARY DISTRICT RECYCLED WATER GENERAL NOTES

1. ALL REGULATIONS AND STANDARD DETAILS AND SPECIFICATIONS OF MONTECITO WATER DISTRICT WHICH GOVERN POTABLE WATER USE ALSO APPLY TO RECYCLED WATER USE.
2. CONTRACTOR SHALL CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL BE REQUESTED IN WRITING AND APPROVED BY MONTECITO SANITARY DISTRICT (MSD) IN ADVANCE OF CONSTRUCTION. PLAN CHANGES SHALL BE RECORDED BY THE CONTRACTOR ON A "REDLINE" SET OF PLANS MAINTAINED FOR THAT PURPOSE. THE "REDLINE" SET SHALL BE MAINTAINED AND UPDATED THROUGHOUT THE DURATION OF CONSTRUCTION. AT THE CONCLUSION OF CONSTRUCTION A COPY OF THE "REDLINE" SET SHALL BE PROVIDED TO MSD AND THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT TO PREPARE RECORD DRAWINGS FOR THE PROJECT. RECORD DRAWINGS SHALL BE SUBMITTED TO MSD FOR REVIEW AND APPROVAL. WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION.
3. ON-SITE CROSS-CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.
4. THE USE OF RECYCLED WATER FOR IRRIGATION PURPOSES SHALL MINIMIZE EXPOSURE OF THE RECYCLED WATER SPRAY TO DRINKING FOUNTAINS AND PICNIC TABLES THROUGH SELECTIVE LOCATION OF EQUIPMENT AND BY APPROPRIATE IRRIGATION SYSTEM DESIGN. ADDITIONALLY, THE FOLLOWING MEASURES SHOULD BE TAKEN: RECYCLED WATER SPRAYING SHALL BE DONE DURING HOURS OF LEAST PUBLIC EXPOSURE; ANY AREA WHERE RECYCLED WATER IS RELEASED, USED OR IMPOUNDED SHOULD BE POSTED INFORMING THE PUBLIC THAT RECYCLED WATER IS BEING USED; AND IRRIGATION PRACTICES UTILIZING RECYCLED WATER SHALL BE CONTROLLED TO PREVENT SURFACE RUNOFF.
5. HOSE BIBBS IN PUBLIC AREAS MUST BE LOCKED TO PREVENT UNAUTHORIZED USE OF RECYCLED WATER. HOSE BIBBS IN AREAS THAT ARE NOT ACCESSIBLE TO THE PUBLIC ARE NOT REQUIRED TO BE LOCKED. ALL HOSE BIBBS SHALL BE PROPERLY IDENTIFIED WITH PERMANENTLY AFFIXED TAGS, LABELS, OR PLATES WITH UPPERCASE LETTERING "RECYCLED WATER – DO NOT DRINK" IN ENGLISH. QUICK-COUPLERS ARE PERMITTED IN LIEU OF HOSE-BIBB OUTLETS BUT SHALL ONLY BE CONNECTED TO RECYCLED WATER LINES.
6. QUICK COUPLERS USED IN RECYCLED WATER SYSTEMS SHALL BE CONSTRUCTED OF BRASS WITH A PURPLE COLORED RUBBER OR VINYL COVER, AND SHALL HAVE A 1]INCH INLET. THE COVER SHALL HAVE A WARNING STATING "RECYCLED WATER – DO NOT DRINK".
7. ALL BURIED RECYCLED WATER PIPE MATERIALS SHALL BE PURPLE COLOR, PANTONE #522, AND EMBOSSED OR INTEGRALLY STAMPED/MARKED CONTINUOUSLY ON TWO SIDES WITH THE WORDS "CAUTION: RECYCLED WATER – DO NOT DRINK" AND IDENTIFIED IN ACCORDANCE WITH AWWA GUIDELINES IN THE DISTRIBUTION OF NON-POTABLE WATER. IF PURPLE COLOR PIPE IS NOT AVAILABLE, PURPLE IDENTIFICATION WARNING TAPE OR PURPLE POLYETHYLENE WRAP WITH CONTINUOUS LETTERING ON THREE INCH (3") MINIMUM WIDTH PURPLE TAPE WITH ONE INCH BLACK OR WHITE CONTRASTING UPPERCASE LETTERING "CAUTION RECYCLED WATER - DO NOT DRINK" MAY BE USED WITH APPROVAL BY MSD. WHEN APPROVED, PURPLE IDENTIFICATION WARNING TAPE SHALL BE INSTALLED LONGITUDINALLY OVER THE CENTER OF THE PIPE DIRECTLY ON THE PIPE. THE WARNING TAPE SHALL BE INSTALLED CONTINUOUS FOR THE ENTIRE LENGTH OF THE PIPE AND SHALL BE PERMANENTLY AFFIXED TO EACH SECTION OF PIPE AT 5 FT INTERVALS. WARNING TAPE SHALL BE ATTACHED TO THE SECTIONS OF PIPE BEFORE LAYING INTO THE TRENCH. WARNING TAPE SHALL HAVE FLAPS SUFFICIENT FOR CONTINUOUS COVERAGE. ALL RISERS BETWEEN THE MAIN LINE AND CONTROL VALVES SHALL BE INSTALLED WITH WARNING TAPE. ALL RECYCLED WATER SYSTEM APPURTENANCES CONSTRUCTED ABOVE FINISHED GROUND SURFACE SHALL BE FACTORY COATED WITH PURPLE COLOR INDUSTRIAL GRADE EPOXY PAINT.
8. MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) SHALL BE AS FOLLOWS:
   A. CONSTANT PRESSURE LINES 3-INCHES AND LARGER: 24" MIN. COVER.
   B. CONSTANT PRESSURE LINES 2-1/2 INCHES AND SMALLER: 18" MIN. COVER.
   C. INTERMITTENT PRESSURE LINES: 12" MIN COVER.
   WHERE PIPING IS UNDER PAVED AREAS, THE MINIMUM COVER DEPTH LISTED ABOVE SHALL BE MEASURED FROM BELOW THE SUB GRADE OF THE ROAD.
9. THE FOLLOWING SEPARATION REQUIREMENTS SHALL BE OBSERVED (EXCEPT WHERE INDICATED BY DIMENSION ON IRRIGATION PLAN):
   A. RECYCLED CONSTANT PRESSURE WATER LINES PARALLEL WITH POTABLE WATER OR SANITARY SEWER LINES IN THE USER'S SYSTEM SHALL BE INSTALLED AT LEAST TEN FEET AWAY HORIZONTALLY.
   B. RECYCLED CONSTANT PRESSURE WATER LINES WHICH ARE PERPENDICULAR TO POTABLE WATER LINES SHALL BE INSTALLED AT LEAST ONE FOOT BELOW THE POTABLE WATER LINE, AND RECLAIMED WATER LINES PERPENDICULAR TO SANITARY SEWER LINES SHALL BE INSTALLED AT LEAST ONE FOOT HIGHER THAN THE SANITARY SEWER LINES.
10. ALL SPRAY HEADS SHALL HAVE AN EXPOSED SURFACE COLORED PURPLE TO ASSOCIATE THEM WITH RECYCLED WATER USE. THEY MAY BE COLORED PURPLE THROUGH THE USE OF: (1) PURPLE PLASTIC CAPS, OR (2) WEATHERPROOF PURPLE PAINT.
11. ALL VALVES AND OTHER BELOW GRADE APPURTENANCES SHALL BE INSTALLED BELOW GRADE WITHIN PURPLE VALVE BOXES. VALVE BOXES SHALL HAVE A WARNING LABEL PERMANENTLY MOLDED INTO OR AFFIXED ONTO THE LID. WARNING LABELS SHALL BE CONSTRUCTED OF A PURPLE WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL. THE WARNING SHALL CONTAIN THE FOLLOWING INFORMATION:
   A. "NON-POTABLE" OR "RECYCLED WATER".
   B. "DO NOT DRINK" IN ENGLISH AND SPANISH.
   C. THE INTERNATIONAL "DO NOT DRINK" WARNING SYMBOL SUCH AS A GLASS OF WATER WITH A SLASH THROUGH IT.
12. ALL CONTROL VALVES SHALL BE TAGGED WITH IDENTIFICATION TAGS. TAGS SHALL BE WEATHERPROOF PLASTIC, 3" X 4", PURPLE IN COLOR WITH THE WORDS "CAUTION: RECYCLED WATER – DO NO DRINK" IMPRINTED ON ONE SIDE, AND "AVISA – AGUA IMPURA – NO TOMAR" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. ONE TAG SHALL BE ATTACHED TO EACH VALVE AS FOLLOWS:
   A. ATTACH TO VALVE STEM DIRECTLY OR WITH PLASTIC TIE WRAP OR
   B. ATTACH TO SOLENOID WIRE DIRECTLY OR WITH PLASTIC TIE WRAP OR
   C. ATTACH TO VALVE COVER WITH EXISTING VALVE COVER BOLT.
13. CONTROLLERS SHALL BE LABELED INSIDE AND OUTSIDE, INDICATING THAT THE SYSTEM IS UTILIZING RECYCLED WATER. THE LABELS SHALL ALSO ALERT THE SYSTEM'S MAINTENANCE PERSONNEL OF ANY IMPORTANT CONSTRAINTS ON THE OPERATION OF THE SYSTEM.
14. CONTROLLER CHARTS SHALL BE PREPARED BY THE APPLICANT, OWNER, OR CUSTOMER AND APPROVED BY MSD. COLOR CODED, LAMINATED CONTROLLER CHART MAPS INDICATING THE AREA OF COVERAGE BY EACH VALVE IN A DIFFERENT COLOR AND A CHART INDICATING START AND RUN TIME OF EACH STATION SHALL BE PLACED IN THE CONTROL BOXES BEFORE COMMENCING SERVICE. THE OUTSIDE OF THE CONTROLLER BOX SHALL HAVE A WARNING SIGN OR STICKER ON IT OR PAINTED PURPLE.
15. ALL AREAS WHERE RECYCLED WATER IS USED THAT ARE ACCESSIBLE TO THE PUBLIC SHALL BE POSTED WITH SIGNS THAT ARE VISIBLE TO THE PUBLIC, IN A SIZE NO LESS THAN 4 INCHES HIGH BY 8 INCHES WIDE THAT INCLUDE THE FOLLOWING WORDING: "RECYCLED WATER – DO NOT DRINK". EACH SIGN SHALL ALSO DISPLAY THE UNIVERSAL SYMBOL OF A GLASS WITH A SLASH THROUGH IT OR A PERSON DRINKING FROM A GLASS WITH A SLASH THROUGH IT. LETTERS ON THE SIGNS SHALL BE WHITE OR BLACK, A MINIMUM OF ½ INCH IN HEIGHT AND PRINTED ON A PURPLE BACKGROUND. LOCATION OF WARNING SIGNS SHALL BE APPROVED BY MSD. DURING THE FIELD INSPECTION PERFORMED BY MSD PERSONNEL, ADDITIONAL WARNING SIGNS OR THE RELOCATION OF WARNING SIGNS AS SHOWN ON THE SIGNED PLANS MAY BE REQUIRED.
16. ALL POTABLE WATER METERS SERVING A SITE WHERE RECYCLED WATER IS AVAILABLE SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RP).
17. ANY RECYCLED WATER FACILITIES THAT PROVIDE ACCESS TO THE RECYCLED WATER SUPPLY SHALL BE CONTAINED IN LOCKABLE BOXES.
18. NO PONDING, RUNOFF, OR OVER-SPRAY IS PERMITTED. ALL SPRINKLER HEADS SHALL BE ADJUSTED TO PREVENT OVER-SPRAYING ONTO SIDEWALKS, STREETS AND PRIVATE LOTS.MSD SHALL INSPECT ALL MAINS, LATERALS, DRIP LINES, VALVES, QUICK COUPLERS SPRAY HEADS, ETC.
19. MSD SHALL INSPECT ALL RECYCLED WATER PIPING PARALLEL AND PERPENDICULAR TO POTABLE WATER LINES FOR PROPER SEPARATION REQUIREMENTS. ANY PIPES BURIED PRIOR TO MSD INSPECTION SHALL BE EXPOSED FOR INSPECTION. MSD REQUIRES A 48 HOUR NOTIFICATION PRIOR TO INSPECTION.
20. THE DESIGN OF THE ONSITE RECYCLED WATER IRRIGATION FACILITIES SHALL PROVIDE FOR WATERING DURING THE PERIODS OF MINIMAL PUBLIC USE OF THE DESIGN AREA. THIS IS TYPICALLY BETWEEN THE HOURS OF 6 P.M. AND 6 A.M. HOWEVER, THE EXACT IRRIGATION TIME SHALL BE APPROVED BY MSD. CONSIDERATION SHALL BE GIVEN TO ALLOW A MAXIMUM DRY OUT TIME BEFORE THE DESIGN AREA WILL BE USED BY THE PUBLIC.

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1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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IRRIGATION NOTES & CALCULATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5581
Signature 12/20/20
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-3.2

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
	SPJ-CC24-2REC	35		SOLID BRASS	BLACK	9-15V	N/A	N/A	2700K	N/A	N/A	N/A	SPJ19-03SP-RB	N/A
	SPJ LIGHTING MR. UNIVERSE	10		SOLID BRASS	BLACK	8-15V	FB-2W LED	2W	2700K	N/A	N/A	FLOOD	1/2" NPT	N/A
	SPJ LIGHTING SPJ-FESTIVAL FLEX GLOBES CLEAR 3" GLOBE W/ COVER FFG6D, MOUNT W/ GALVANIZED CABLE AND AIRCRAFT CABLE HANGERS	57		SOLID BRASS 24" LIGHT SPACING	BLACK	8-15V	N/A	N/A	2700K	N/A	N/A	N/A	N/A	8 STRANDS. 7-8 BULBS PER STRAND. ESTIMATED 20 LF OF EACH STRAND.
	SPJ13-14FM	2		MARINE GRADE SOLID BRASS	BRASS	8-12V	NICHIA FOREVER BRIGHT LED	1W	2700K	FROSTED	N/A	N/A	SUBMERSIBLE	80 LUMENS. SPJ-3-14N POUR SLEEVE TO BE INSTALLED.

NOTE:

CONTACT KYLE HILLENDAHL AT SPJ: 805.864.0836 FOR FINAL QUANTITIES, LF TAKE-OFF, QUOTE AND TRANSFORMER SELECTION.
LANDSCAPE ARCHITECT TO APPROVE LIGHTS PRIOR TO ORDERING.

LIGHTING NOTES

GENERAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING WITH EXTERIOR BUILDING AND OTHER SITE LIGHTING (BY ARCHITECT) TO PROVIDE ADEQUATE NIGHTTIME SECURITY AND EGRESS LIGHTING AS REQUESTED BY THE OWNER AND PER APPLICABLE CODES.

LANDSCAPE LIGHTING IS INTENDED TO ILLUMINATE SPECIMEN PLANTS AND PLANT GROUPINGS OR ARCHITECTURAL ELEMENTS SUCH AS DECORATIVE WALLS, FENCES AND WATER FEATURES. CONTRACTOR SHALL ORIENT AND DISTRIBUTE LIGHT FIXTURES TO ACCENTUATE THESE LANDSCAPE FEATURES IN A VISUALLY-PLEASING MANNER.

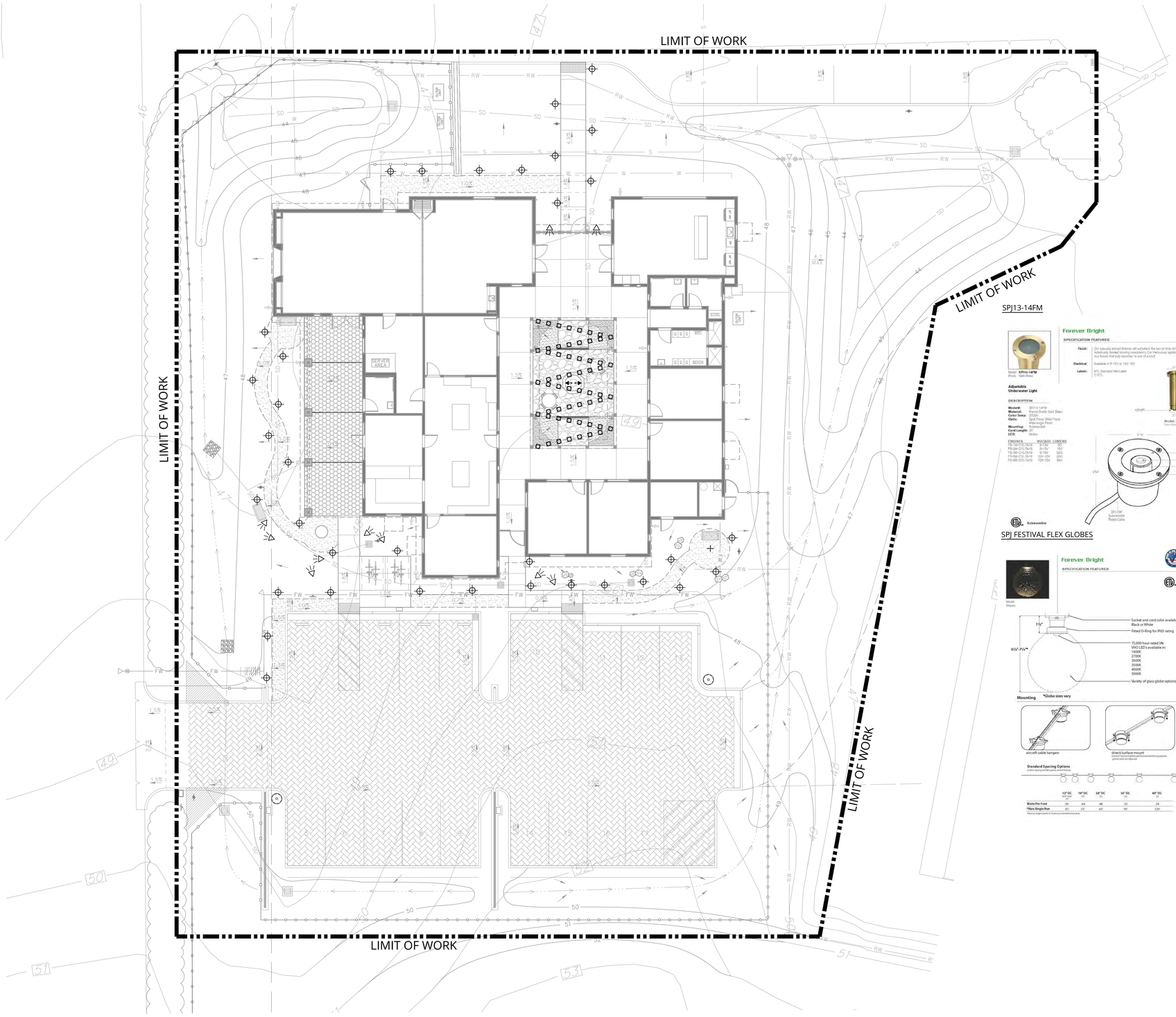
LANDSCAPE ARCHITECT SHALL PERFORM A PRELIMINARY NIGHTTIME EVALUATION OF THE INSTALLED LANDSCAPE LIGHTING AND MAKE RECOMMENDATIONS AND/OR SUGGESTED CHANGES REGARDING THE AESTHETIC CHARACTER AND INTENDED EFFECT OF THE LANDSCAPE LIGHTING. CONTRACTOR SHALL BUDGET FOR IN-FIELD CHANGES.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WITHIN 48HRS OF LANDSCAPE LIGHTING INSTALLATION TO SCHEDULE A NIGHTTIME WALK-THROUGH AND EVALUATION.

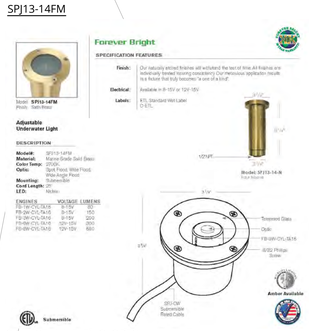
PLANT MATURITY & PHASING NOTE

WHILE THE LANDSCAPE LIGHTING PLAN IDENTIFIES THE ULTIMATE CONFIGURATION OF ALL LANDSCAPE LIGHTING FOR PLANNING AND REGULATORY APPROVALS, THE LANDSCAPE ARCHITECT OR OWNER MAY POSTPONE, AT HIS/HER DISCRETION, THE INSTALLATION OF ANY LIGHTING FIXTURES THAT COULD BE DEPENDENT ON THE SIZE OR MATURITY OF THE PLANTS TO BE ILLUMINATED.

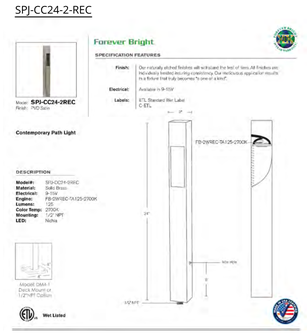
CONTRACTOR SHALL INSTALL ALL LIGHTING EQUIPMENT (SWITCHES, TRANSFORMERS, CABLES, CONDUIT, ETC.) FOR THE LIGHTING FIXTURES AS INDICATED ON THE PLANS SUCH THAT THERE IS ADEQUATE POWER FOR AND CONDUIT TO ALL FIXTURES IDENTIFIED ON THE PLANS, INCLUDING FIXTURES THAT MIGHT BE PHASED IN OVER TIME.



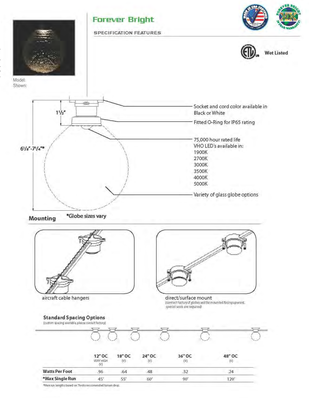
SPJ13-14FM



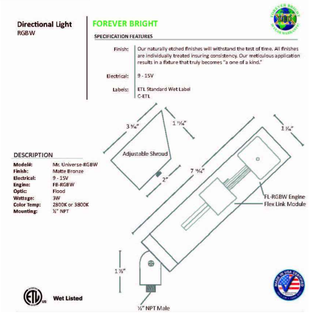
SPJ-CC24-2-REC



SPJ FESTIVAL FLEX GLOBES



SPJ MR. UNIVERSE



SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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LIGHTING PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LLC
Signature
Renewal Date
Date
STATE OF CALIFORNIA

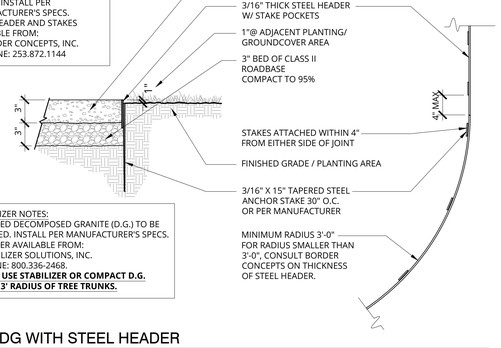
REVISIONS

- 08/24/18 25% SET
- 10/02/18 50% SET
- 11/14/18 80% SET
- 12/06/18 PLAN CHECK
- 02/01/19 Plan Check Resub

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-4

STEEL HEADER NOTES:
1. INSTALL STEEL HEADER PER MANUFACTURER'S SPECS.
2. ANCHOR HEADER WITH STEEL STAKES, INSTALL PER MANUFACTURER'S SPECS.
3. STEEL HEADER AND STAKES AVAILABLE FROM:
BORDER CONCEPTS, INC.
PHONE: 253.872.1144

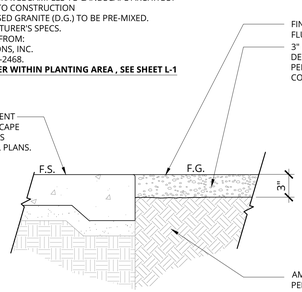


D.G. STABILIZER NOTES:
1. STABILIZED DECOMPOSED GRANITE (D.G.) TO BE PRE-MIXED. INSTALL PER MANUFACTURER'S SPECS.
2. STABILIZER AVAILABLE FROM:
STABILIZER SOLUTIONS, INC.
PHONE: 800.336-2468.
3. **DO NOT USE STABILIZER OR COMPACT D.G. WITHIN 3' RADIUS OF TREE TRUNKS.**

1 DG WITH STEEL HEADER

1 1/2" = 1'-0" P-1711-HAR-01

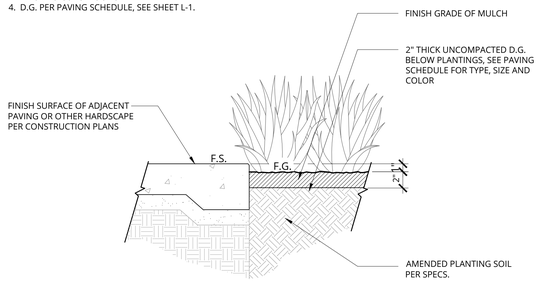
D.G. NOTES:
1. DO NOT USE STABILIZER OR PRE-MIXED D.G. IN PLANTING AREAS
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLANS FOR D.G. AND/OR GRAVEL MULCH TYPE, SIZE AND COLOR
3. SUBMIT D.G. AND/OR GRAVEL SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
4. STABILIZED DECOMPOSED GRANITE (D.G.) TO BE PRE-MIXED. INSTALL PER MANUFACTURER'S SPECS.
5. STABILIZER AVAILABLE FROM:
STABILIZER SOLUTIONS, INC.
PHONE: 800.336-2468.
6. **DO NOT USE STABILIZER WITHIN PLANTING AREA , SEE SHEET L-1 FOR BOUNDARY.**



2 DG @ HARDSCAPE EDGE

1 1/2" = 1'-0" P-1711-HAR-06

D.G. AND GRAVEL NOTES:
1. DO NOT USE STABILIZER OR PRE-MIXED D.G. IN PLANTING AREAS
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLANS FOR D.G. AND/OR GRAVEL MULCH TYPE, SIZE AND COLOR
3. SUBMIT D.G. SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
4. D.G. PER PAVING SCHEDULE, SEE SHEET L-1.

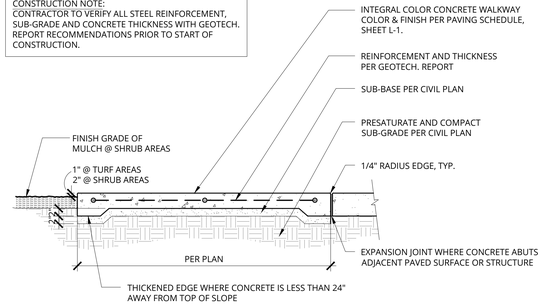


3 DG BELOW PLANTINGS @ CONC. EDGE

1 1/2" = 1'-0" P-1711-HAR-15

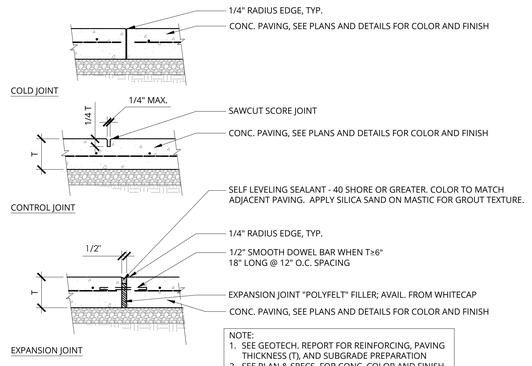
NOTE:
SCORE JOINT SPACING SHALL VARY PER PLAN. SEE DETAIL 5/L-5.1. SEE CONSTRUCTION PLAN FOR LAYOUT. EXPANSION JOINT SPACING @ 10'-0" O.C. MAX.

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY ALL STEEL REINFORCEMENT, SUB-GRADE AND CONCRETE THICKNESS WITH GEOTECH. REPORT RECOMMENDATIONS PRIOR TO START OF CONSTRUCTION.



4 EDGE OF CONCRETE / CONCRETE WALKWAY

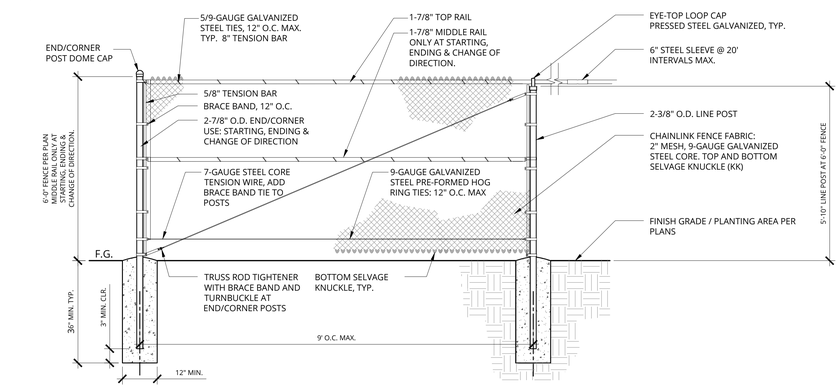
3/4" = 1'-0" P-1711-HAR-02



NOTE:
1. SEE GEOTECH. REPORT FOR REINFORCING, PAVING THICKNESS (T), AND SUBGRADE PREPARATION
2. SEE PLAN & SPECS. FOR CONC. COLOR AND FINISH

5 CONCRETE JOINTS

1 1/2" = 1'-0" P-1711-HAR-03



NOTE:
GATE TO BE LOCKED IN THE CLOSED POSITION AT ALL TIMES.

NOTES:
1. ALL STEEL FENCE FABRIC, POSTS, WIRE, RODS AND HARDWARE TO BE GALVANIZED.
2. ALL GATES SHALL COMPLY WITH CBC 11B-404.2. GATE HANDLES/LATCHES SHALL COMPLY WITH CBC 11B-404.2.7.

6 GATE - SINGLE-SWING, CHAIN LINK

1/2" = 1'-0" P-1711-HAR-05



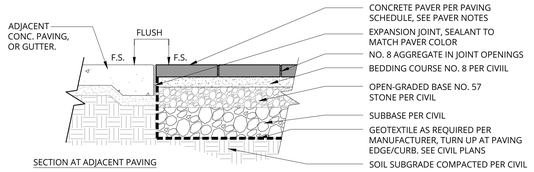
NOTES:
1. ALL STEEL FENCE FABRIC, POSTS, WIRE, RODS AND HARDWARE TO BE GALVANIZED
2. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES (TOP AND BOTTOM).
3. ALL CONCRETE FOOTINGS SHALL BE 3,000 PSI. MOUND & SLOPE TOP OF FOOTINGS TO DIRECT DRAINAGE AWAY FROM POSTS.

7 CHAIN LINK FENCE

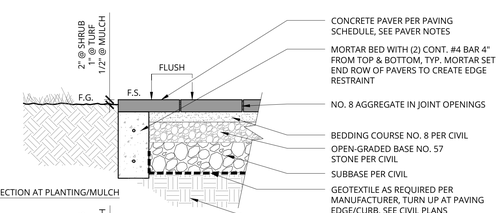
1/2" = 1'-0" P-1711-HAR-04

INSTALLATION NOTE:
INSTALL PAVERS SUCH THAT FINISHED SURFACE OF PAVER AREA IS LEVEL AND NO INDIVIDUAL PAVERS EXCEED ¼" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS. PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL SHALL NOT EXCEED ¼" HIGH MAXIMUM PER CBC 11B-303. CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR PAVER FIELD IN COMPLIANCE WITH CBC 11B-303.

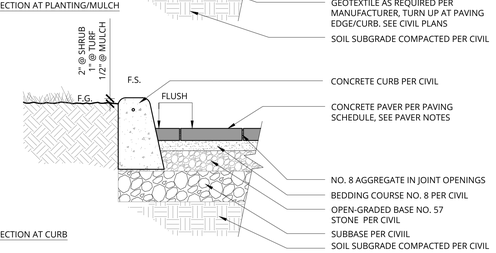
PAVER NOTES:
1. PRE-CAST CONCRETE PAVERS AVAILABLE FROM ACKERSTONE:
CONTACT MIKE MILLER: 805.585.8689
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLAN FOR COLOR & FINISH, SEALANT
3. HERRINGBONE PATTERN, SEE CONSTRUCTION PLAN FOR PATTERN ORIENTATION
4. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.
5. INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS



SECTION AT ADJACENT PAVING



SECTION AT PLANTING/MULCH



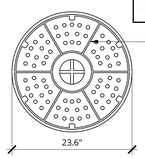
SECTION AT CURB

8 PERMEABLE PAVERS - CONCRETE (ACKERSTONE)

1" = 1'-0" P-1711-HAR-07

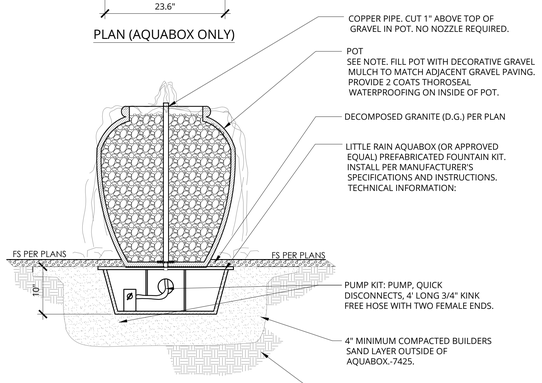


NOTE:
WATER POT.
AVAILABLE FROM EYE OF THE DAY
CONTACT: 805.566.0778
MODEL: GIARA AUBAGNE GLAZED ITALIAN TERRACOTTA OIL JAR
SIZE:31.5" H, 23" DIAMETER
COLOR: DARK GREEN
DRAINAGE: CUSTOM HOLE AS REQ'D TO ACCOMMODATE COPPER PIPE. INCLUDE BITUMINOUS SEALER AT INTERIOR OF POT.



PLAN (AQUABOX ONLY)

LITTLE RAIN AQUABOX (OR APPROVED EQUAL) PREFABRICATED FOUNTAIN KIT. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
TECHNICAL INFORMATION:
ROUND 23.6" IN DIAMETER X 10" H
VOLUME: 18.5 GALLONS
MAXIMUM STATIC LOAD: 50 LBS.
AQUABOX® WEIGHT: APPROXIMATELY 5.5 LBS.

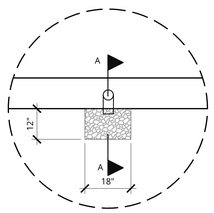


SECTION

NOTES:
1. PROVIDE AUTOFILL FOR FOUNTAIN OFF OF EXISTING IRRIGATION MAINLINE. SEE IRRIGATION PLAN FOR POINT OF CONNECTION FOR AUTOFILL.
2. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE WEBSITE FOR MORE INFORMATION: WWW.AQUABELLADESIGNS.COM

9 FOUNTAIN POT

1" = 1'-0" P-1711-HAR-11



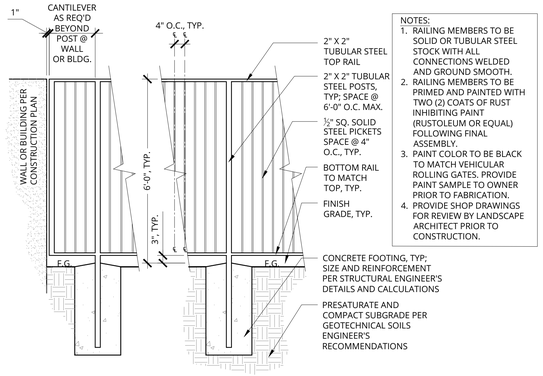
DOWNSPOUT AT COLUMNS PLAN VIEW

SECTION A-A

NOTE:
BLACK MEXICAN PEBBLE AVAILABLE FROM:SANTA BARBARA STONE
CONTACT: 805.963.5891
PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW.

10 DOWNSPOUT AT COLUMN

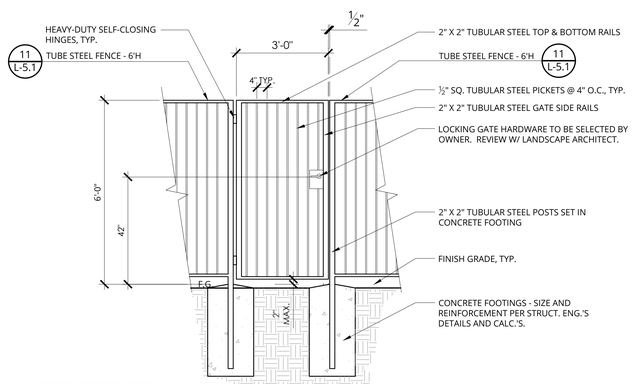
1/2" = 1'-0" P-1711-HAR-08



NOTES:
1. RAILING MEMBERS TO BE SOLID OR TUBULAR STEEL STOCK WITH ALL CONNECTIONS WELDED AND GROUND SMOOTH.
2. RAILING MEMBERS TO BE PRIMED AND PAINTED WITH TWO (2) COATS OF RUST INHIBITING PAINT (RUSTOLEUM OR EQUAL) FOLLOWING FINAL ASSEMBLY.
3. PAINT COLOR TO BE BLACK TO MATCH VEHICULAR ROLLING GATES. PROVIDE PAINT SAMPLE TO OWNER PRIOR TO FABRICATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

11 6'H STEEL FENCE

1/2" = 1'-0" P-1711-HAR-12



NOTES:
1. GATE TO BE SELF-CLOSING, SELF-LATCHING, OPENING IN DIRECTION INDICATED ON CONSTRUCTION PLAN. GATE TO BE OPERABLE FROM INSIDE WITHOUT KEY, BUT SHALL BE CAPABLE OF BEING LOCKED FROM OUTSIDE AT ALL TIMES.
2. STEEL MEMBERS TO BE SOLID OR TUBULAR STEEL STOCK WITH ALL CONNECTIONS WELDED AND GROUND SMOOTH.
3. STEEL MEMBERS TO BE PRIMED AND PAINTED WITH TWO (2) COATS OF RUST INHIBITING PAINT (RUSTOLEUM OR EQUAL) FOLLOWING FINAL ASSEMBLY. PAINT COLOR TO BE BLACK TO MATCH VEHICULAR GATES. SUBMIT SAMPLE TO OWNER PRIOR TO FABRICATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

SEE STRUCTURAL PLANS FOR ASSOCIATED STRUCTURAL DETAILS AND CALCULATIONS.

12 6'H STEEL PEDESTRIAN GATE

1/2" = 1'-0" P-1711-HAR-13

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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CONSTRUCTION DETAILS

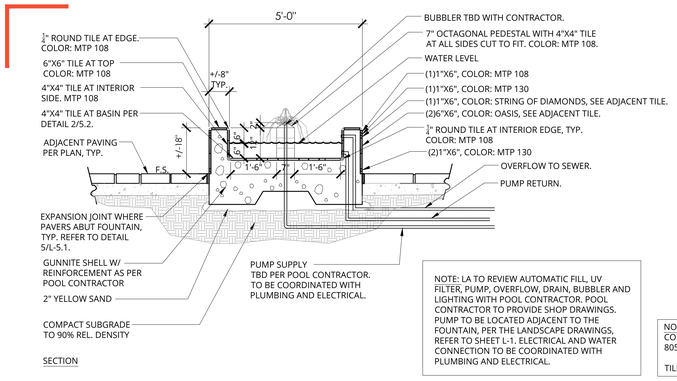
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5547
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-5.1

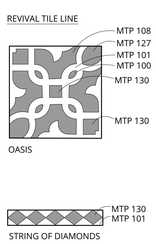


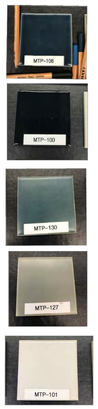
SECTION

NOTE: LA TO REVIEW AUTOMATIC FILL, UV FILTER, PUMP, OVERFLOW, DRAIN, BUBBLER AND LIGHTING WITH POOL CONTRACTOR. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS. PUMP TO BE LOCATED ADJACENT TO THE FOUNTAIN, PER THE LANDSCAPE DRAWINGS, REFER TO SHEET L-1. ELECTRICAL AND WATER CONNECTION TO BE COORDINATED WITH PLUMBING AND ELECTRICAL.

NOTE:
CONTACT TILE DESIGNER NS CERAMIC FOR TILE: 805.962.1422

TILE TO BE REVIVAL LINE.

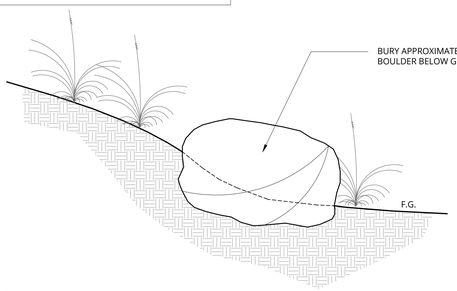




1 TILE FOUNTAIN SECTION

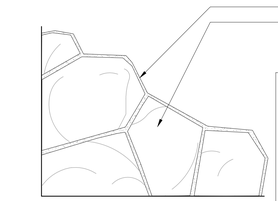
1/2" = 1'-0" P-1711-HAR-09

NOTES:
1. SELECT LOCALLY AVAILABLE BOULDERS WITHOUT EXCESSIVE SCARRING.
2. COLOR TO MATCH NATURALLY OCCURRING ONSITE STONE AND/OR COBBLE
3. SUBMIT IMAGE OF SELECTED BOULDER(S) FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION

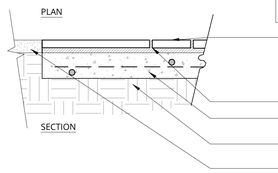


4 ORNAMENTAL BOULDER PLACEMENT

1 1/2" = 1'-0" P-1711-HAR-16



PLAN

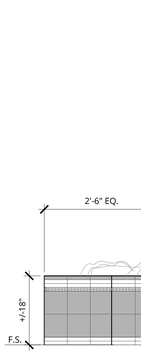


SECTION

NOTES:
1. CONTRACTOR TO PROVIDE STONE SAMPLES TO OWNER & LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION
2. INSTALL UNIT PAVERS OR STONE SUCH THAT FINISHED SURFACE OF PAVED AREA IS LEVEL AND NO INDIVIDUAL PAVERS OR STONES EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS/STONES. PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL WITHIN PAVER/STONE FIELD AND BETWEEN PAVER/STONE FIELD AND ADJACENT PAVED SURFACES SHALL NOT EXCEED 1/4" HIGH MAXIMUM. CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR PAVER/STONE FIELD IN COMPLIANCE WITH CBC 11B-303.

5 STONE PAVING ON CONC. SLAB

1" = 1'-0" P-1711-HAR-18

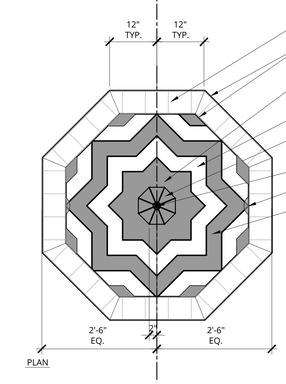


ELEVATION

NOTE:
GROUT TO BE 3/16" PER TILE DESIGNER'S RECOMMENDATION. GROUT COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SAMPLE.

DIMENSIONS ARE APPROXIMATE, BUT INCLUDE JOINTS & TILE SIZES PROVIDED BY TILE DESIGNER. DO NOT CUT THE EXTERIOR TILE. REFER TO TILE DESIGNER FOR QUANTITIES.

CONTRACTOR TO PROVIDE FOUNTAIN MOCK-UP FOR LANDSCAPE ARCHITECT'S APPROVAL OF LOW RATE, OVERALL CHARACTER & EFFECT OF WATER FEATURE.



PLAN

NOTE:
SEE DETAIL 1/5.2 FOR TILE SELECTION.

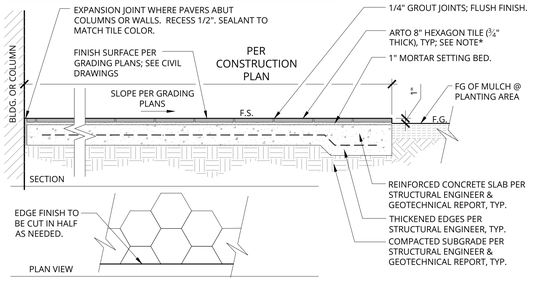
FOUNTAIN PLUMBING & ELECTRICAL BY OTHERS.

2 TILE FOUNTAIN PLAN

3/4" = 1'-0" P-1711-HAR-10

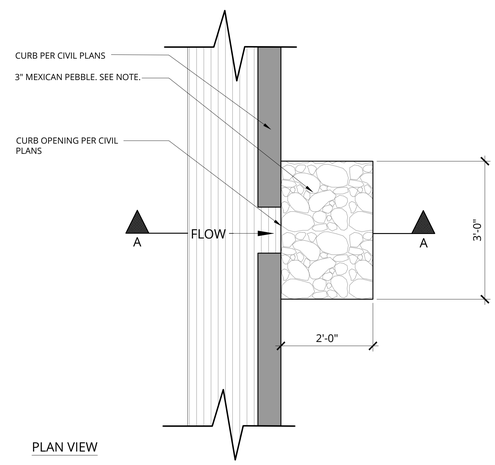
NOTE*
CONCRETE TILE: 8" ARTILLO HEXAGON CONCRETE TILE (7¾" x 7¾"); STANDARD TEXTURE W/ "JOSIE" COLOR; ¼" NATURAL COLOR GROUT JOINTS, TYP.
AVAILABLE FROM:
ARTO BRICK AND CA PAVERS
(310) 768-8500
WWW.ARTOBRICK.COM
SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION; INSTALL PER MANUFACTURER'S SPECIFICATIONS

INSTALL UNIT PAVERS OR STONE SUCH THAT FINISHED SURFACE OF PAVED AREA IS LEVEL AND NO INDIVIDUAL PAVERS OR STONES EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS/STONES. SEE NOTE ON DETAIL 5/L-5.2.

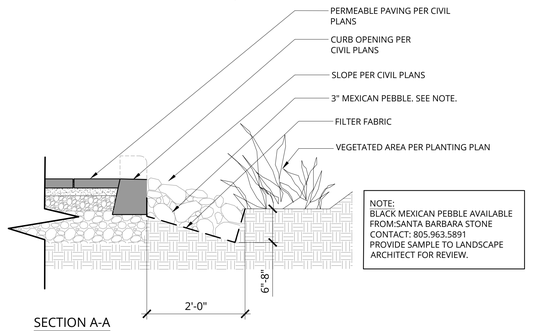


3 HEXAGONAL CONCRETE TILE ON CONC. SLAB

1" = 1'-0" P-1711-HAR-14



PLAN VIEW



SECTION A-A

6 CURB CUT

3/4" = 1'-0" P-1711-HAR-19

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

CONSTRUCTION DETAILS

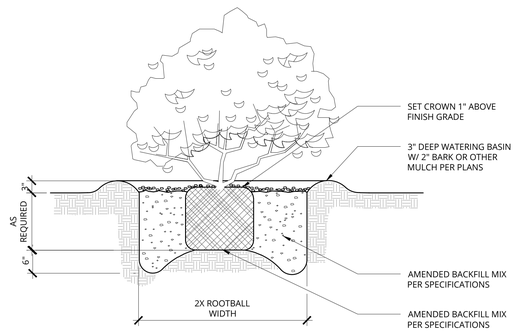
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA No. 5891
Signature
Retired
Renewal Date
02/01/19
Date
STATE OF CALIFORNIA

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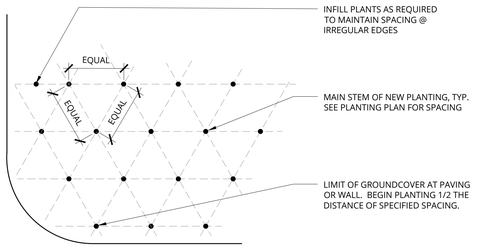
SHEET NUMBER
L-5.2



1 SHRUB PLANTING

3/4" = 1'-0" P-1711-PLA-01

NOTE:
TRIANGULATE PLANTING UNLESS OTHERWISE SPECIFIED ON DRAWINGS

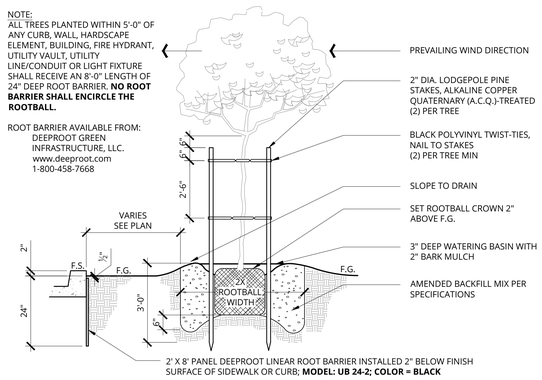


2 SHRUB SPACING

1" = 1" P-1711-PLA-02

NOTE:
ALL TREES PLANTED WITHIN 5'-0" OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, UTILITY LINE/CONDUIT OR LIGHT FIXTURE SHALL RECEIVE AN 8'-0" LENGTH OF 24" DEEP ROOT BARRIER. **NO ROOT BARRIER SHALL ENCIRCLE THE ROOTBALL.**

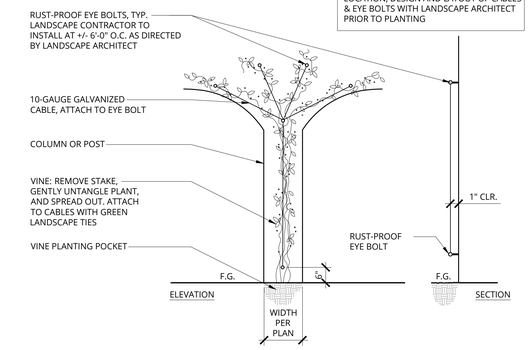
ROOT BARRIER AVAILABLE FROM:
DEEPROOT GREEN INFRASTRUCTURE, LLC.
www.deeproot.com
1-800-458-7668



3 TREE PLANTING W/ LINEAR ROOT BARRIER

3/8" = 1'-0" P-1711-PLA-04

NOTE: CONTRACTOR SHALL REVIEW LOCATION, DESIGN AND LAYOUT OF CABLES & EYE BOLTS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING



4 VINE TIE ATTACHMENT

1/2" = 1'-0" P-1711-PLA-03

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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PLANTING DETAILS

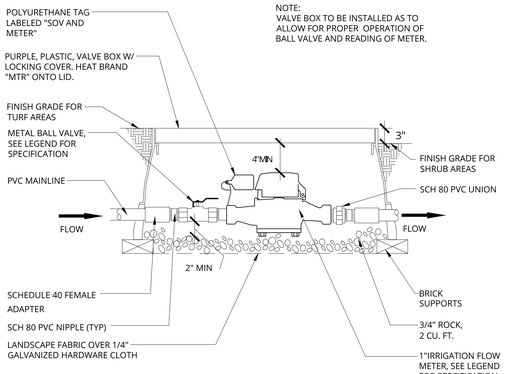
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LA 6397
Signature
12/20/20
Renewal Date
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REVISIONS
- 08/24/18 25% SET
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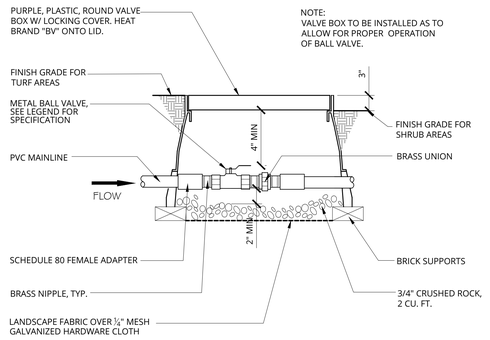
PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-5.3



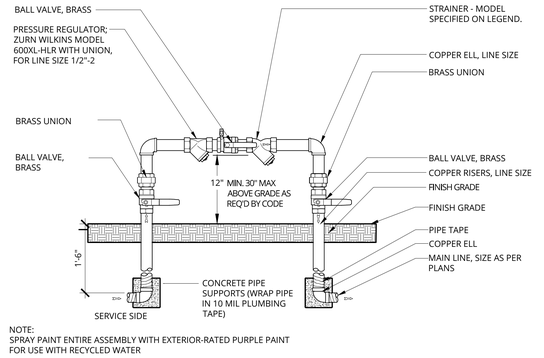
1 BALL VALVE & IRRIGATION SUB-METER, RECYCLED

1" = 1'-0" P-1711-IRR-01



2 METAL BALL VALVE, RECYCLED

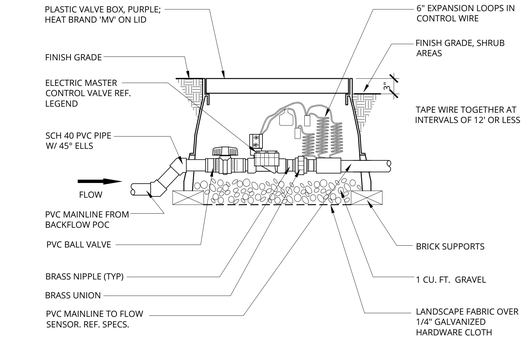
1" = 1'-0" P-1711-IRR-06



NOTE:
SPRAY PAINT ENTIRE ASSEMBLY WITH EXTERIOR-RATED PURPLE PAINT FOR USE WITH RECYCLED WATER

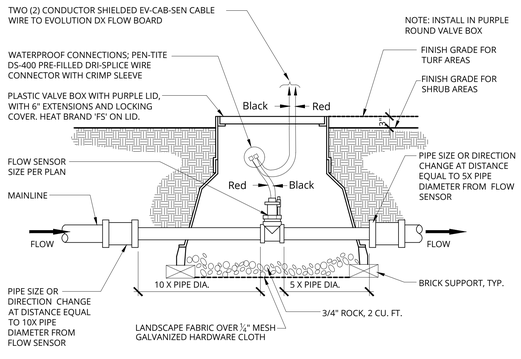
3 STRAINER, RECYCLED

3/4" = 1'-0" P-1711-IRR-02



4 ELECTRIC MASTER CONTROL VALVE, RECYCLED

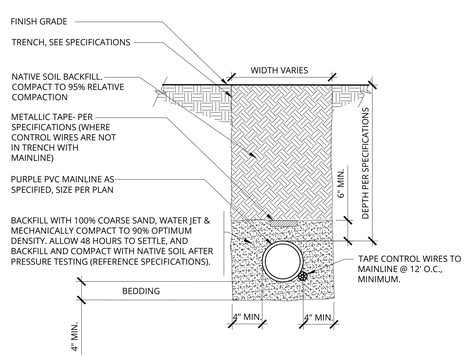
1" = 1'-0" P-1711-IRR-03



NOT TO SCALE

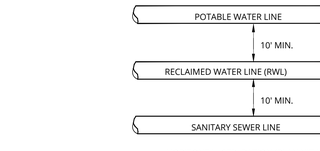
5 FLOW SENSOR, RECYCLED

3/4" = 1'-0" P-1711-IRR-04



6 RECYCLED WATER MAINLINE - TRENCH

1 1/2" = 1'-0" P-1711-IRR-08



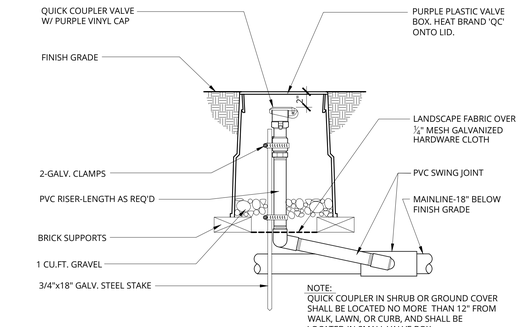
HORIZONTAL SEPARATION (PLAN VIEW)

PERPENDICULAR SEPARATION

RECLAIMED WATER LINES (RWL) PERPENDICULAR TO POTABLE SHALL BE INSTALLED MIN. 1 ft BELOW THE POTABLE LINE. RWL PERPENDICULAR TO SANITARY SEWER SHALL BE INSTALLED MIN 1 ft HIGHER THAN THE SEWER LINE. WHERE SEPARATION AS DEFINED ABOVE FOR PERPENDICULAR CROSSINGS IS NOT PRACTICAL - INSTALLATION SHALL CONFORM TO SPECIAL CONSTRUCTION AS FOLLOWS: RWL SHALL BE CONSTRUCTED OF A CONTINUOUS SECTION OF CLASS 200 (DR 14 per AWWA C900) PVC, WITH THE UNCUT, CONTINUOUS LENGTH CENTERED OVER THE PIPE BEING CROSSED.

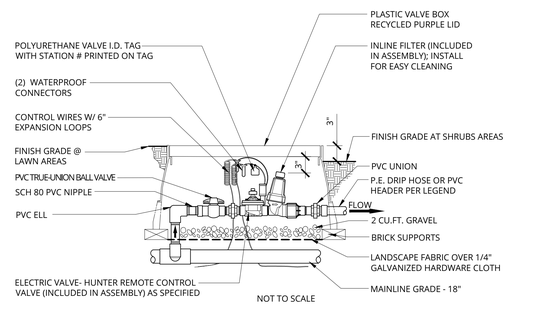
7 RECYCLED WATER MAINLINE SEPARATION

NOT TO SCALE P-1711-IRR-07



8 QUICK COUPLER IN VALVE BOX, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-05

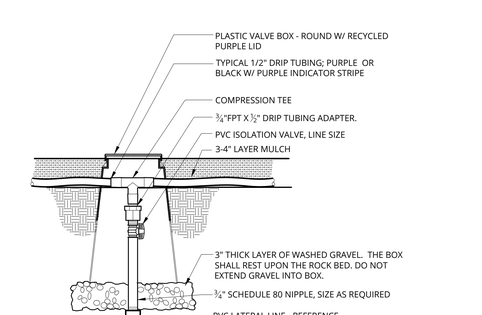


NOT TO SCALE

NOTE:
FOR SYSTEMS 2 GPM TO 20 GPM-USE SENNINGER #PMR-20MF PRESSURE REGULATOR (PRESET @ 20 PSI W/4 TO 16 GPM). SYSTEMS GREATER THAN 20 GPM USE #PR-HF-20 (10-21 GPM)

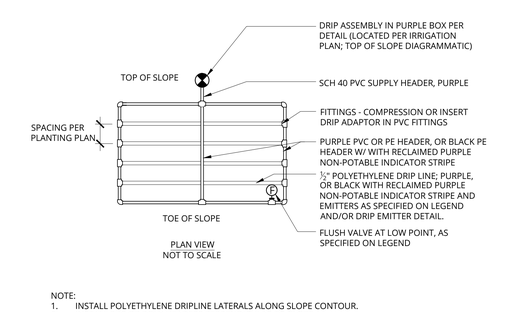
9 DRIP ASSEMBLY, RECYCLED

1" = 1'-0" P-1711-IRR-09



10 DRIP TRANSITION IN ROUND BOX, RECYCLED

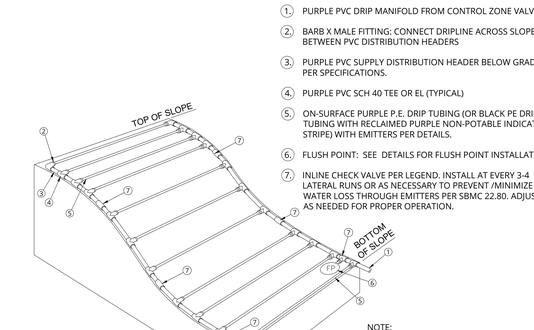
3" = 1'-0" P-1711-IRR-10



NOTE:
1. COVER ALL DRIP TUBING WITH 2" LAYER OF MULCH FOR PROTECTION
2. USE FOR POLYETHYLENE (PE) DRIP TUBING HEADERS ONLY. INSTALL PER DETAIL AND AT INTERVALS TO RETAIN HEAD PRESSURE PER MANUFACTURER'S DETAILS

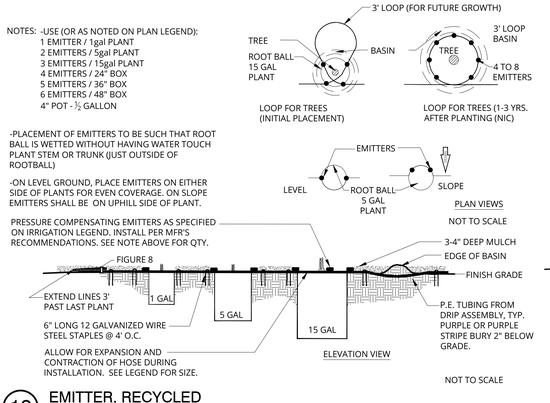
11 DRIP TUBING LAYOUT, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-11



12 DRIP AIR RELIEF VALVE, RECYCLED

NOT TO SCALE P-1711-IRR-12



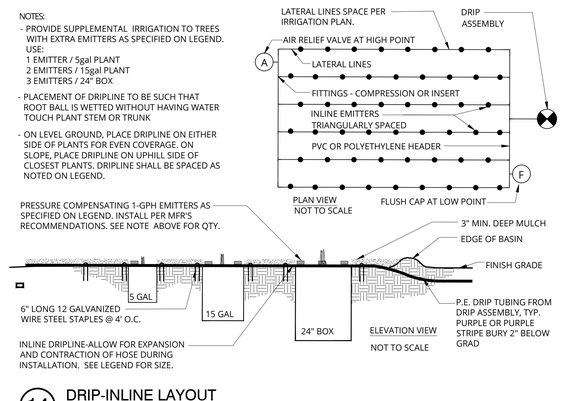
NOTES: -USE (OR AS NOTED ON PLAN LEGEND):
1 EMITTER / 1gal PLANT
2 EMITTERS / 5gal PLANT
3 EMITTERS / 15gal PLANT
4 EMITTERS / 24" BOX
5 EMITTERS / 36" BOX
6 EMITTERS / 48" BOX
4" POT - ½ GALLON

-PLACEMENT OF EMITTERS TO BE SUCH THAT ROOT BALL IS WETTED WITHOUT HAVING WATER TOUCH PLANT STEM OR TRUNK (JUST OUTSIDE OF ROOTBALL)

-ON LEVEL GROUND, PLACE EMITTERS ON EITHER SIDE OF PLANTS FOR EVEN COVERAGE. ON SLOPE EMITTERS SHALL BE ON UPHILL SIDE OF PLANT.

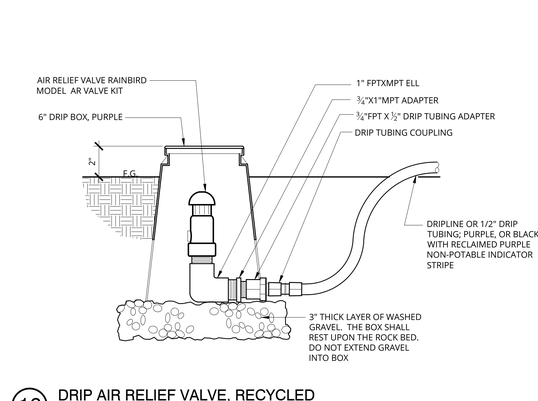
13 EMITTER, RECYCLED

1/4" = 1'-0" P-1711-IRR-13



14 DRIP-INLINE LAYOUT

3/8" = 1'-0" P-1711-IRR-19



NOTE:
1. INSTALL POLYETHYLENE DRIPLINE LATERALS ALONG SLOPE CONTOUR.
2. INSTALL PVC OR POLY HEADERS PERPENDICULAR TO SLOPE.
3. INSTALL DRIP ASSEMBLY VALVE AT CENTER TO BALANCE FLOW ACROSS SYSTEM.
4. REFERENCE DRIP EMITTER DETAIL FOR EMITTER INSTALLATION AND STAKING.

15 IN-LINE DRIP CHECK-VALVE, ON-GRADE

1 1/2" = 1'-0" P-1711-IRR-16

16 DRIP IRRIGATION - SLOPE LAYOUT, RECYCLED

NOT TO SCALE P-1711-IRR-12

1. PURPLE PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE
2. BARB X MALE FITTING; CONNECT DRIPLINE ACROSS SLOPE BETWEEN PVC DISTRIBUTION HEADERS
3. PURPLE PVC SUPPLY DISTRIBUTION HEADER BELOW GRADE PER SPECIFICATIONS.
4. PURPLE PVC SCH 40 TEE OR EL (TYPICAL)
5. ON-SURFACE PURPLE P.E. DRIP TUBING (OR BLACK PE DRIP TUBING WITH RECLAIMED PURPLE NON-POTABLE INDICATOR STRIPE) WITH EMITTERS PER DETAILS.
6. FLUSH POINT: SEE DETAILS FOR FLUSH POINT INSTALLATION
7. INLINE CHECK VALVE PER LEGEND. INSTALL AT EVERY 3-4 LATERAL RUNS OR AS NECESSARY TO PREVENT /MINIMIZE WATER LOSS THROUGH EMITTERS PER SBMC 22.80. ADJUST PSI AS NEEDED FOR PROPER OPERATION.

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COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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IRRIGATION DETAILS

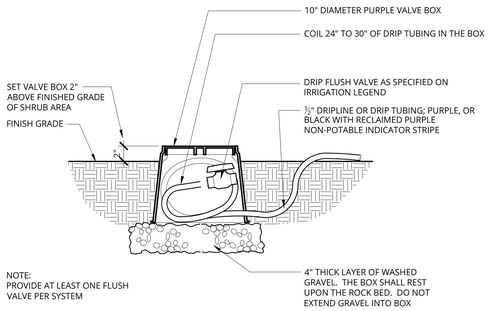
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 6547
Signature
Renewal Date 08/31/19
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

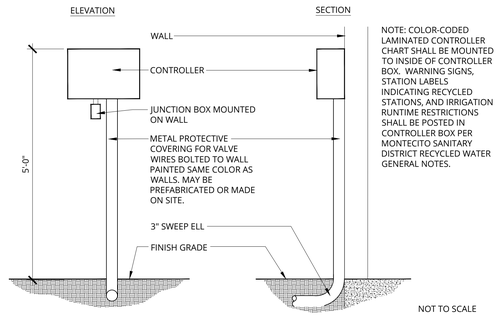
PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER L-5.4



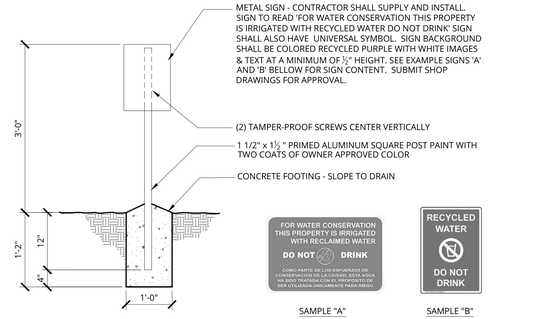
1 DRIP FLUSH VALVE, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-17



2 CONTROLLER - EXTERIOR WALL-MOUNT, RECYCLED

3/4" = 1'-0" P-1711-IRR-14



3 RECYCLED WATER SIGNAGE

NOT TO SCALE P-1711-IRR-15

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IRRIGATION DETAILS

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. #5987
Signature
12/31/20
Renewal Date
12/31/18
Date
STATE OF CALIFORNIA

REVISIONS

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L-5.5

SECTION 32 90 00

LANDSCAPE

TABLE OF CONTENTS:

PART 1 - GENERAL 3
1.1 DESCRIPTION OF WORK 3
1.2 QUALITY ASSURANCE 3
1.3 SUBMITTALS 3
1.4 DELIVERY, STORAGE AND HANDLING 4
1.5 JOB CONDITIONS 5
1.6 SUBSTITUTIONS 5
1.7 GUARANTEE 5
PART 2 - PRODUCTS 6
2.1 PLANTS 6
2.2 TOPSOIL 7
2.3 FERTILIZER AND SUPPLEMENTS 7
2.4 SOIL AMENDMENTS 7
2.5 PREPARED BACKFILL MIX 7
2.6 PESTICIDES 8
2.7 MULCH 8
2.8 STEEL HEADER 8
2.9 GUYING AND STAKING MATERIALS 9
2.10 DECOMPOSED GRANITE 9
PART 3 - EXECUTION 9
3.1 MEASUREMENT 9
3.2 FINISH GRADING 9
3.3 SOIL PREPARATION 10
3.4 HEADERBOARDS / STEEL HEADER 10
3.5 TREE AND SHRUB PLANTING 10
3.6 GROUNDCOVER 11
3.7 MULCH 11
3.8 PROTECTION AND CLEANUP 11
3.9 REVIEW/OBSERVATION 12
3.10 MAINTENANCE PERIOD 12
3.11 REPAIR AND REPLACEMENTS 13
3.12 FINAL ACCEPTANCE 13

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General:
1. This section specifies requirements for landscaping as shown on drawings and as specified herein.

B. Related Sections:
1. Section 328400: Irrigation System.

1.2 QUALITY ASSURANCE

A. Source Quality:
1. Provide plant materials conforming to State of California grading code of Nursery Stock, No. 1 grade, for quality and size. Use only nursery-grown stock.
2. Plants: Subject to review by Landscape Architect at place of growth or storage yard and upon delivery for conformity to specifications. Such review shall not preclude right to review and of rejection during progress of work.
3. Nomenclature: Per An Annotated Checklist of Woody Ornamental Plants of California, Oregon & Washington, Division of Agricultural Sciences, University of California publication 4091.

B. Requirements of Regulatory Agencies:
1. Perform work in accordance with laws, codes and regulations required by authorities in furnishing, transporting and installing materials.
2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificate with Landscape Architect after review of material.

C. Continuous Superintendence:
1. Have one person responsible for work specified in this section continuously on job site throughout installation.

1.3 SUBMITTALS

A. Samples:
1. Soil amendments with analysis prior to materials being brought on job site.
2. Submit photos of trees, 15-gallon and larger, with person standing next to trees for scale. Label photo with following information:
a. Botanical and Common Name.
b. Name, Location and Phone Number of Nursery.
c. Size of Container.
d. Trunk Height to Lowest Branching.

B. Invoices: Original Invoices for soil amendments, fertilizers and materials specified herein. Invoice shall contain job site name, job site address, contractor's name, materials delivered, quantities delivered and date.

C. Soil Testing:

1. Imported Fill: Provide soil analysis from composites of borrow area prior to delivery on job site.
2. Existing Soil: Provide soil analysis of representative samples from _____ locations of job site, as determined by Landscape Architect.
3. Imported Topsoil: Provide soil analysis on separate sources prior to delivery to job site. Identify source location, percentages of silt, clay, sand, organic matter, pH, mineral and plant nutrient content of soil. Soils unsuitable for planting shall be rejected.
4. Provide soil analysis expressed in parts per million including the following:
a. Soil Texture
b. Soil pH
c. Organic Matter
d. Estimated Nitrogen Release
e. Nitrate Nitrogen
f. Phosphorous
g. Potassium
h. Calcium
i. Base Saturation percent
j. Iron
k. Zinc
l. Magnesium
m. Sulfate Sulfur
n. Boron
o. Salinity-ECe
p. Total Soluble Salts
q. Sodium
r. SAR
s. CEC
t. Copper
u. Manganese
Contact Tri-C Enterprises at 1 (800) 927-3311 to obtain a Test Package LTP 4(1A) Soil Kit for analysis. Samples shall be mailed per instructions to Sunland Analytical Lab, 11419 Sunrise Gold Circle, #10, Rancho Cordova, CA. 95742. Soils deemed unsuitable for planting shall be rejected.
5. Suitability of soil and chemical deficiencies shall be determined by Landscape Architect. Deliver test results to Landscape Architect.
6. Soil under previous building or parking areas: Tests at surface and six inches below grade by germinating radishes or annual rye grass. If germination fails, remove sterilized soil and place topsoil.

1.4 DELIVERY, STORAGE AND HANDLING

A. Furnish standard products in manufacturer's containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Deliver plants in closed trucks or wrap specimens to prevent windburn. Wind burned plants will be rejected.

C. Provide protection for plants and products from weather conditions or other adverse conditions.

D. Deliver plants with legible identification labels. Label trees, bundles of containers of like shrubs, and groundcover plants. Use durable waterproof labels with water-resistant ink which will remain legible for at least sixty (60) days.

E. Lift plants by container only. Plants with broken limbs, loose root balls, or loose trunks will be rejected.

F. Provide 24-hour notification of delivery schedule in advance so material may be reviewed upon arrival at job site. Remove unacceptable material from the job site immediately.

G. Deliver pesticides and soil fumigants to job site in original unopened containers. Containers that do not have legible label that identifies Environmental Protection Agency and State

registration number, and manufacturer's registered uses will be rejected. Poison may be used only with Owner's approval.

H. Do not store soil sterilant and pesticides with other landscape materials. Store in locked separate structure or vehicle.

1.5 JOB CONDITIONS

A. Existing conditions: base bids on following conditions:
1. That existing ground elevations will be brought to elevations indicated on grading plan.
2. That no pipes or artificial obstructions, other than those indicated will be encountered. Notify Landscape Architect if unforeseen obstructions are encountered.
3. That soil unsuitable for plant growth, if encountered, will be removed to depth of 18 inches.

B. Coordination:
1. Coordinate and cooperate with other Contractors to enable work to proceed as rapidly and efficiently as possible.

C. Cleanup:
1. Keep areas clean, neat and orderly.
2. Broom clean paved surfaces. Do NOT wash or hose down paved areas.
3. Remove deleterious materials, debris, large dirt clods and rocks prior to Maintenance Period.

1.6 SUBSTITUTIONS

A. May be allowed if notified within four (4) weeks after contract award that specified plants are unavailable. Request substitutions with price adjustment quotes, in writing, along with proof plants are unavailable to Landscape Architect for review and approval prior to ordering.

B. Substitute plants that are ordered and/or planted without prior review and approval by the Landscape Architect may be rejected. Such plants shall be replaced with new plants at the discretion of the Landscape Architect at no cost to Owner.

1.7 GUARANTEE

A. Plants 5 gallon and smaller except transplants for a period of ninety (90) days following date of Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging shape, size or symmetry.

B. Plants 15 gallons and larger for a period of one (1) year following date of Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging shape, size or symmetry.

C. Replace with same kind and sizes as originally planted at no cost to Owner. Provide one (1) year guarantee on replacement. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately at no cost to Owner.

D. Excludes replacement of plants because of injury by storm, natural drought, hail, insects or diseases.

PART 2 - PRODUCTS

2.1 PLANTS

A. Provide healthy and vigorous, well-branched and densely foliated plants when in leaf, free of disease, insect pests, eggs or larvae; with healthy, well-developed root systems; and free from physical damage or adverse conditions that would prevent thriving growth.

B. Provide plants true to species and variety and conforming to measurements specified. Provide standard sized plants.

C. Provide container stock grown for at least six (6) months, but not over two (2) years in containers in which they are delivered. Cracked or broken root balls shall not be planted.

D. If a plant species is not available, Landscape Architect will select substitute (Refer to 1.06 Substitutions).

E. Do not prune prior to delivery.

F. Match in size plants of same species in rows.

G. Do not use root-bound, sunburned, or wind-tattered plants. Several plants of each species shall be un-canned and checked for root growth. In event that sample plants reviewed are found to be defective, entire lot or lots of plants represented by defective samples may be rejected. Such plants shall be replaced with new plants conforming to the requirements of this section at no cost to Owner.

H. In event of disagreement as to condition of root system, root conditions of furnished plants will be determined by removal of earth from roots on not less than two (2) plants or more than two (2) percent of total number of plants in each species or variety. Where plants are from several sources, roots of not less than two plants of each species or variety from each source will be reviewed. If sample plants are defective, entire lot or lots of plants may be rejected. Plants rendered unsuitable for planting due to this inspection will be considered samples and provided at no cost to Owner.

I. Guarantee that plants are species called out on plan. Should it be determined by Landscape Architect within one (1) year of Final Acceptance that incorrect species was installed, replace with correct species at no additional cost to Owner. Install replacement plants one container size larger than called out on plans, to compensate for lost growing time.

2.2 TOPSOIL

A. Natural, fertile, friable, sandy loam, characteristics of productive soils in the vicinity, 6.5 to 8.0 pH.

B. Free of weeds, seeds, Bermuda and Kikuya Grass stolons, subsoil, clay lumps, stones, roots, sticks, substances 1-1/2" or more in diameter and debris.

C. Do not deliver or spread while in muddy condition.

D. Depth in sodded lawn areas: 12" depth.

2.3 FERTILIZER AND SUPPLEMENTS

A. Fertilizer / Soil Conditioner (General): Tri-C 6-2-4 w/5%S, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

B. Fertilizer / Soil Conditioner (Native Plants and Succulents): Tri-C Humate and Tri-C Endo 120, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

C. Root Amendments for all Trees and Shrubs 5 gallon and larger: "Liquinox-Start" or equivalent vitamin B-1 supplement and ONLY ONE of the following: Tri-C Endo 120, Tri-C Myco Paks, OR Tri-C Myco Drench, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

2.4 SOIL AMENDMENTS

A. Pre-emergents: May not be used without Owner's approval.

B. Bone Meal: Standard horticultural brand.

C. Gypsum: Agricultural grade; minimum 92% calcium sulphate.

D. Nitrogen-fortified Shavings: Redwood, fir or cedar with minimum 0.40 percent nitrogen based on dry weight. Minimum 90% organic content as determined by ash method. pH shall be in the range of 4.0-6.5 as determined in saturation paste. Salinity shall not exceed 3.0 dS/m as determined in saturation extract. Provide one of following:

Product Name	Source
"Forest Humus" or Nitrogen-fortified Redwood Shavings	Agri-Turf Supplies (805) 569-2257

E. Washed Sand: 100% fine sand. Suggested source Corona Sand (951) 735-4660.

2.5 PREPARED BACKFILL MIX

A. Prepare as follows for Trees and Shrubs:
4 parts topsoil
1 part nitrogen-fortified shavings

4-5 lbs. Tri-C Endo 120 per cubic yard of backfill
5 lbs. Tri-C 6-2-4 w/5%S per cubic yard of backfill

B. Prepare as follows for Native Plants:
4 parts topsoil
1 part washed sand
0.5 part nitrogen-fortified shavings
5 lbs. Tri-C Endo 120 per cubic yard of backfill
5 lbs. Tri-C Humate per cubic yard of backfill

C. Prepare as follows for Succulents:
4 parts topsoil
1 part washed sand
1 part worm castings
3 lbs. Tri-C Humate per cubic yard of backfill

2.6 PESTICIDES

A. Do not use pesticides containing chlorinated hydrocarbons (DDT, Chlordane, Lindane) or organic phosphates (Parathon) or paraquat.

2.7 MULCH

A. Mulch shall consist of wood chips, shredded bark or gravel mulch as specified on the Drawings. Material shall be uniform in size, color (use only natural color, no artificial colors), quality and overall appearance. Mulch shall be free of material injurious to plant growth. Sources of mulch should be free of weeds and invasive plant parts or seeds. Sawdust, dirt, plastic or other debris mixed in the mulch is not acceptable.

B. Provide "Walk on" grade, coarse, wood chips in shrub areas. Wood chip mulch shall consist of wood products having a size of two and on-half inches (2½") minus with a thickness not greater than three eighths inch (3/8"). Pieces larger than 6" long that are visible on the surface of the mulch after installation shall be removed.

C. Provide shredded redwood bark mulch (gorilla hair) in shrub areas with sloping conditions (2:1 or greater). Shredded bark mulch shall have the characteristics of retaining moisture, forming a mat not susceptible to spreading by wind or rain, and providing a good growth medium for plants. Shredded bark much may contain up to fifty percent (50%) shredded wood material.

D. Provide nitrogen-fortified redwood shavings in groundcover areas.

E. Recycled organic mulch material, including shredded hardwood bark and ground wood waste, shall be composted and mature. Organic material shall be uniform in size and free of foreign matter. Size of recycled organic mulch shall conform to the standards for "walk on" wood chip mulch described in sub-Section A, above.

2.8 STEEL HEADER

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COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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PLANTING SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller
No. 5641
Signature
Renewal Date 08/31/19
Date 02/01/19
STATE OF CALIFORNIA

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KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.1

A. Steel header: 3/16" x 4" with 15" stakes, BLACK, manufactured by Border Concepts. Available from:
Border Concepts, Inc.
21007 72nd Ave. S
Kent, WA 98032
Phone: 253.872.1144

B. Steel stakes: 3/16" x 15" (standard) and designed specifically to anchor steel landscape edging. Manufactured by the same manufacturer as the steel header.

2.9 GUYING AND STAKING MATERIALS

A. Rough sawn redwood, 2x2x8, construction grade or Lodge Pole pine, pressure-treated with Alkaline Copper Quaternary (ACQ) preservative, 2-inch (minimum nominal size) diameter by 8 feet long (minimum), no split stakes.

B. Guy Anchor: Provide 1" galvanized steel pipe with plastic end cap.

C. Guying Hardware: Wire-pliable 12-gauge galvanized; hose 1/2 inch rubber; turnbuckles - galvanized or dip painted, size as required; cable clamps - galvanized, size as required; safety sleeve - 1.2 inch white PVC full length of wire.

D. Staking Materials: Wire-pliable, 12-gauge galvanized; hose 1/2-inch rubber

2.10 DECOMPOSED GRANITE

A. Light yellow/tan in color with clay consistency to form firm surface when rolled. Submit sample to Landscape Architect.

B. For walkways, use Decomposed Granite (D.G.) pre-mixed with stabilizer available from: Stabilizer Solutions, (800) 336-2468.

PART 3 - EXECUTION

3.1 MEASUREMENT

A. Scaled dimensions are approximate: verify.

B. Inform Landscape Architect of discrepancies between drawings and field conditions.

3.2 FINISH GRADING

A. Provide positive surface drainage of planted areas. Inform Landscape Architect of discrepancies between drawings, specifications and field conditions which preclude establishing positive drainage.

B. Prior to soil preparation, remove all rocks over 1-1/2" in diameter, sticks, plaster, concrete, large dirt clods, debris and foreign growth from planting areas.

C. Prior to planting, poison existing Bermuda grass or Kikuyu grass in accordance with spray manufacturer's instructions.

D. At lawn areas, remove existing soil to a depth of 6" and dispose of off-site. Import topsoil and place 6" layer at lawn areas prior to "Soil Preparation" (3.03).

E. Establish finish grade in planting areas after soil preparation, settlement and planting as shown on Drawings. Drain planting areas away from buildings.

F. Establish finish grade at planter areas bordering curbs, headers, and walks 1" to 1-1/2" below finished grade of bordering curbs, headers and walks. Remove or add topsoil as necessary to establish finish grade.

3.3 SOIL PREPARATION

A. Step 1:
1. Cultivate to depth of 12"
2. Apply gypsum at rate of 200 lbs. per 1000 square feet. Do not cultivate.
3. Water to leach gypsum through top 12" of soil.
4. Keep moist for 10 days to germinate weed seeds.
5. Remove weeds, poison and remove perennial weeds. Small annual weeds may be cultivated in.

B. Step 2:
1. Apply following materials and cultivate to a depth of 12":

Material	Rate per 1000 Square Feet
Nitrogen-fortified Wood Shavings	4 cubic yards
Tri-C 6-2-4 w/5% S	60 lbs.
Tri-C Endo 120	1½ lbs..

C. Step 3 - Lawn Areas - Additional Amounts:
1. Apply following materials and cultivate to a depth of 4":

Material	Rate per 1000 Square Feet
Nitrogen-fortified Wood Shavings	2 cubic yards
Tri-C 6-2-4 w/5% S	30 lbs.
Tri-C Endo 120	1½ lbs.

3.4 HEADERBOARDS / STEEL HEADER

A. Layout per drawings with gypsum. Review layout with Landscape Architect prior to installation. Install straight to line and grade per drawings. Backfill on both sides and compact to density of undisturbed soil

3.5 TREE AND SHRUB PLANTING

A. Prior to excavating pits, place trees and shrubs as shown on drawings. Request review by Landscape Architect.

B. Excavate pits twice diameter of container and 6" greater in depth. Dispose of unsuitable material encountered.

C. Broadcast bone meal over bottom of pit at following rates:

24" Box	2 cups (1 cup/foot of box)
15-gallon Plants	1 cup
5-gallon Plants	1/2 cup
1-gallon or 4" pot	1/4 cup

D. Center plants in pits and fill pits with backfill mix. Set plants so top of root ball is level with finish grade when settled.

E. Add "Liquinox-Start" to 5-gallon and larger shrubs and trees after planting at the rate of 1 tablespoon per gallon of water. Apply at following rates:

24" Box	5 gallons
15-gallon Plants	3 gallons
5-gallon Plants	1 gallon

F. Stake or guy trees within 24 hours of planting. Trees not staked within 24 hours may be rejected.

G. Pruning: Remove dead and broken branches, and weak crotches. Thin excessively dense trees at the direction of the Landscape Architect.

H. Cleanup: Rake shrub areas smooth and remove debris

3.6 GROUNDCOVER

A. Space as indicated on drawings in triangular pattern in parallel rows. Plant 1/2 required spacing from edge of bed, 24" from trees, 36" from shrubs.

B. Pull from flats gently, retaining soil around roots. Plant within one hour after removal from flat.

C. After planting 100 plants, water to root depth.

3.7 MULCH

A. Shrub Areas: Rake basins smooth. Apply 3" layer of shredded redwood bark.

B. Groundcover Areas: Apply 2" layer of nitrogen-fortified redwood shavings.

3.8 PROTECTION AND CLEANUP

A. Dispose of empty containers off site at end of each day.

B. Broom clean paved areas. Do NOT wash down walks.

C. Clean walks, walls, and windows muddied by planting operations.

D. Provide traffic barriers as required to protect newly planted areas.

3.9 REVIEW/OBSERVATION

A. Request review at least two (2) days or 48 hours prior to anticipated review date.

B. Request Final Review for starting Maintenance Period after planting operations have been completed.

C. Required review observations by Landscape Architect:
1. Fine grading of lawn areas prior to sodding, hydromulching or seeding.
2. Chalked headerboard/steel header locations prior to installation.
3. Staked location of all trees prior to planting. Trees shall be placed for review and adjustment by the Landscape Architect.
4. All planted areas prior to installation with plants placed per drawings.
5. Final Review prior to starting Maintenance Period.
6. Thirty (45) days into Maintenance Period.
7. Ninety (90) days into Maintenance (FINAL ACCEPTANCE).

D. At each review, punch list will be generated by Landscape Architect. Prior to next review date, punch list items shall be completed. Failure to comply with the execution of the punch list will result in suspension of 90-day Maintenance Period until punch list is completed. Contractor is responsible for maintenance during suspension of 90-day Maintenance Period at no additional cost to Owner. Example: If punch list from Final Review is not completed upon request for 45-day walkthrough or subsequent walkthroughs, Maintenance Period shall be suspended for 45 days.

3.10 MAINTENANCE PERIOD

A. Continuously maintain plants after installation until Final Review.

B. Maintenance Period: 90 days from Final Review and until Final Acceptance.

C. Maintenance Schedules:
1. Groundcover and Shrub Beds:
   a. Weeding: Remove weeds and foreign grasses at least once a week.
   b. Cultivating: To depth of approximately 3 inches at least once a week.
   c.
2. Trees:
   a. Raise trees that settle below grade to establish elevation.
   b. Adjust stakes and guys to keep trees upright, erect and compensate for growth.
   c. Remove weeds and foreign grasses from watering rings.
3. General:
   a. Pruning: Prune dead or broken branches from trees and shrubs.
   b. Grade Adjustments: Fill to original grade areas that have settled or eroded around trees and shrubs.
   c. Notify Owner of each maintenance trip.

D. Poison or trap gophers or ground squirrels and repair damage within seven (7) days of notification.

E. Replace dead, stolen, vandalized, damaged, frozen or dying plants within seven (7) days of notice.

F. Adjust sprinkler heads in each area and zone of exposure so that optimum amount of water is applied according to capabilities of equipment and system.

3.11 REPAIR AND REPLACEMENTS

A. Repair and/or replace damaged property and improvements due to actions of employees or failure of employees to act.

B. Replace unacceptable plants with same species, size and guarantee as specified in this Section.

3.12 FINAL ACCEPTANCE

A. Work under this section will be accepted by Owner pending completion of Work, punch list items and Maintenance Period excluding replacement of plants under Guarantee Period. Upon Final Acceptance, Owner will assume maintenance of work.

END OF SECTION 32 90 00

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PLANTING SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. # 5897
Signature
12/31/20
Renewal Date
12/01/18
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.2

SECTION 32 84 10

RECYCLED IRRIGATION

TABLE OF CONTENTS:

PART 1 - GENERAL 2
1.2 REFERENCES 2
1.3 QUALITY ASSURANCES 2
1.4 GENERAL CONDITIONS 2
1.5 SUBMITTALS 4
1.6 DELIVERY, STORAGE, AND REPLACEMENT 5
1.7 GUARANTEE 5

PART 2 - PRODUCTS 7
2.1 MANUFACTURERS 7
2.2 PIPE AND TUBING 7
2.3 DETECTABLE TAPE 7
2.4 BRASS PIPE FITTINGS 7
2.5 VALVES 7
2.6 VALVE BOXES 8
2.7 CONTROLLER WIRES 8
2.8 AUTOMATIC IRRIGATION CONTROLLER 8
2.9 WEATHER SENSING DEVICE 8
2.10 WARNING SIGNS AND WARNING STICKERS 8
2.11 STRAINER DEVICE 8
2.12 REMOTE 8
2.13 PRESSURE REGULATOR 8
2.14 DRIP IRRIGATION 9
2.15 FLOW SENSORS 9
2.16 OTHER MATERIALS 9

PART 3 - EXECUTION 9
3.1 SURFACE CONDITIONS 9
3.2 PREPARATION 9
3.3 TRENCHING 10
3.4 INSTALLATION OF PIPING 10
3.5 INSTALLATION OF EQUIPMENT 11
3.6 BACKFILLING 12
3.7 MAINTENANCE 12
3.8 TESTING AND OBSERVATION 12

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General:
1. Section specifies requirements for complete Recycled water irrigation system and related items as shown on drawings and as specified herein. Work includes labor, materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing operations in connection with furnishing, delivery and installation of the work of this Section, complete as shown on the drawings and/or specified herein.

B. Related Sections
1. Section 32 90 00: Landscaping

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM)
1. B88: Seamless Copper Water Tube
2. D2466: Polyvinyl Chloride (PVC) Plastic Pipe Fittings - Schedule 40
3. D1785-74 and CS-207-60 Polyvinyl Chloride (PVC) violet colored pipe marked continuously with the wording CAUTION RECLAIMED WATER, Schedule 40 for sizes 2" and smaller.

1.3 QUALITY ASSURANCES

A. Installer Qualifications
1. Provide at least one person who shall be present at all times during installation of Work, familiar with type of materials specified herein and material manufacturer's recommended method of installation and direct Work performed in this Section. Coordinate Work with General Contractor.

B. Fees, Codes and Standards
1. Pay applicable fees for State Test of Backflow Prevention Devices.
2. Comply with State, County, and Municipal codes and regulations.

C. Plastic Pipe
1. Provide manufacturer's guarantee that plastic pipe has passed or is capable of passing the Acetone Immersion Test and is free from manufacturing defects.

D. Drawings
1. Due to scale of drawings, it is not always possible to indicate all offsets, fittings, and sleeves which may be required. Investigate structural and finished conditions affecting Work. Install Work to avoid conflicts between plantings, other site utilities, and architectural features.

1.4 GENERAL CONDITIONS

A. Follow current printed manufacturer's specifications and drawings for items or information not specified or graphically indicated in the most current set of construction drawings.

B. Work involving substantial plumbing for installation of copper piping, backflow prevention devices, and other related work shall be executed by a licensed and bonded plumbing contractor. Any necessary permits shall be obtained prior to beginning work.

C. Specified depths of pressure supply lines, laterals, and pitch of pipes as stated in this section are minimums. Settlement of trenches lower than grades specified on the final grading plans is cause for removal of finish grade treatment, refilling trenches, compacting and repairing of finish grade treatment.

D. Do not install the irrigation system as shown on the construction drawings when it is obvious that actual field conditions such as physical obstructions, grading discrepancies, and field dimensions vary from those recorded on the construction drawings. Immediately bring any such discrepancies to the attention of the Landscape Architect prior to proceeding with Work. If immediate notification is not given and such discrepancies exist, the Contractor shall assume full responsibility for necessary revisions, as determined by the Landscape Architect.

E. Preserve and protect all existing trees, plants, monuments, structures, hardscape, and architectural elements from damage due to Work in this section. In the event that damage does occur to inanimate objects or structures, the Contractor will repair or replace such damage to the satisfaction of the Owner or Owner's representative. The Contractor at the Contractor's expense will replace damage or injury to living plant material. Damaged plant material shall be replaced like in kind.

F. Trenching or other work required in this section under the limb spread of existing trees shall be done by hand or by other methods to prevent damage or harm to limbs, branches, and roots.

G. Trenching in areas under dripline of existing trees or where root diameter exceeds 2 inches shall be done by hand. Exposed roots of this size shall be heavily wrapped with moistened burlap to avoid scarring or excessive drying. Where a trenching machine is operated in proximity to roots that are less than 2 inches, the wall of the trench shall be hand trimmed, making clean cuts through roots.

H. Trenches adjacent to or under existing trees shall be closed within 24 hours, and when this is not possible, the side of trench closest to the tree or trees affected shall be covered with moistened burlap.

I. Protect, maintain, and coordinate work with other contracts, specifications, trades, and utilities. Extreme care shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by their operations. In the event that damage does occur, the Contractor shall pay the costs of such repairs unless other arrangements have been made with the Owner.

J. Use caution where trenches and piping cross existing roadways, sidewalks, hardscape, paths, or curbs. In the event that damage does occur, the Contractor will repair such damage at the Contractor's expense.

1.5 SUBMITTALS

A. Materials List
1. Within thirty (30) days from date of Notice to Proceed and before materials are delivered to job site, submit two (2) complete lists of materials.
a. Furnish manufacturer's name, catalog number, complete catalog cut, technical data, and manufacturer's recommendations for installation and operation.
2. Do not permit materials to be installed until reviewed by Landscape Architect.

B. Record Drawings
1. Record changes made during installation. Dimension from two permanent points of reference such as building corners, sidewalks, and road intersections, the location of the following:
a. Point of connection or connection to existing water lines
b. Electrical connections
c. Gate or ball valves
d. Routing of pressurized main line and control wires
e. Control valves, quick coupling valves, or other valves
f. Irrigation controller, weather or soil sensing devices, and other equipment
g. Other related equipment
h. Depth of pipe if different than specified
2. Transfer Record Data to new, clean blackline prints of irrigation system and submit two (2) copies to Owner.

C. Controller Charts
1. Provide two (2) controller charts per controller.
2. Show area controlled by automatic controller. Provide chart of maximum size controller will allow.
3. Reduce Record Drawings for chart except when controller sequence is illegible after reduction; then enlarge to a readable size.
4. Use different colors to highlight coverage of stations.
5. Seal completed reduction of Record Drawings between 10 mil plastic laminate.
6. Post one chart in controller box, and submit the other controller chart to Owner.

D. Manuals
1. Furnish two (2) sets of service manuals to Landscape Architect. Include manufacturer's catalog cuts, catalog numbers, price lists, local source, address and phone number, manufacturer's address, and operating instructions for equipment installed.

E. Tools and Equipment- Furnish:
1. Two (2) sets of special tools required for removing, disassembling and adjusting sprinklers and valves installed.
2. Two (2) keys for automatic controllers installed.

3. One (1) quick coupler key and matching hose swivel for every five (or fraction of) quick coupler valves installed.

1.6 DELIVERY, STORAGE, AND REPLACEMENT

A. Deliver to job site and provide safe storage. Coordinate with General Contractor.

B. Protect materials from vandalism and other trades.

C. In event of damage, make repairs and replacements within seven (7) days at no cost to Owner. Review damage and method of repair with Landscape Architect.

1.7 GUARANTEE

A. Guarantee for One Year from Final Acceptance
1. Materials are new and free from defects.
2. Against defects of materials and workmanship and damage caused by defects.
3. To make required replacements with new materials and correct damage caused by defects at no cost to Owner.
4. Complete coverage of areas indicated to be irrigated on drawings including minor adjustments required by field conditions.

B. Guarantee
1. On company letterhead, type following information and submit two (2) copies with original signatures to Landscape Architect:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship and the Work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace defects in materials and Workmanship including damages consequential to defects in materials and workmanship and repair or replacement, which develop during one (1) year after Final Acceptance of the Work, at no additional cost to the Owner. We agree to make such repairs and replacements within thirty (30) days after receipt of written notice. In the event of our failure to make such repairs and replacements within thirty (30) days of written notice, we authorize the Owner to proceed to have such repairs and replacements made at our expense and we will pay all costs and charges upon demand:

Project:
Location:
Date of Final Acceptance:

Signed:
Company Name:
Address:

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Provide products of manufacturers indicated on drawings or equivalent.

2.2 PIPE AND TUBING

A. Copper: ASTM B88, Type L, hard-drawn copper tube and wrought solder type.

B. Reclaimed Water Pipe
1. Polyvinyl chloride (PVC) violet colored pipe, new and unused; no more than 15 percent less than full manufactured length.
2. Continuously and permanently marked plastic pipe with following information:
a. Manufacturer's name
b. Pipe size
c. IPS size (schedule number)
d. Type of material
e. Code number
f. "CAUTION RECLAIMED WATER"
3. Non-pressure lateral lines, Schedule 40, bearing National Sanitation Foundation (NSF) seal, except as otherwise indicated on drawings.
4. Pressure lines, 2" and smaller, Schedule 40, bearing NSF seal.
5. Pressure lines, 2 1/2" and larger, Class 315, bearing NSF seal.
6. Sleeves for lines under paving as shown on drawings, Class 160.
7. Fittings for pipe, Schedule 40 polyvinyl chloride, Type I, bearing NSF seal and complying with requirements of ASTM D1785-74 and CS-207-60.
8. For joining, use solvent complying with requirements of ASTM D2466 and recommended by manufacturer of plastic pipe.

C. Drip tubing
1. Polyethylene (P.E.) distribution tubing with reclaimed purple indicator stripe or purple P.E. tubing.
2. "Dripline" w/ built in emitters, with reclaimed purple indicator stripe or purple tubing, as specified on drawing.
3. Fittings, plastic, compression style.

2.3 DETECTABLE TAPE

A. Minimum 5.5 composition film containing metalized layer laminated between two layers of inert plastic. Tape to contain the continuous message "Caution Reclaimed Water Line Buried Below." 3" minimum width. Use with all buried pipe and place 6" above piping.

2.4 BRASS PIPE FITTINGS

A. Furnish as indicated on drawings.

2.5 VALVES

A. Ball valves: as shown on drawings. Install as detailed.

B. Quick Couplers: as detailed on drawings, 1" in size, with purple locking cover.

C. Automatic control valves: 24-volt electric, normally closed-type with flow control and manual override as detailed on drawings.

D. Check valves: as shown on drawings.

E. Master Valve: as shown on drawings.

2.6 VALVE BOXES

A. Purple plastic, Carson, Ametek, Roby or equal, with lockable lid. Install as detailed. One valve per box.

2.7 CONTROLLER WIRES

A. Twenty-four volt (24-volt) direct burial type. Size wire according to valve manufacturer; no wire smaller than No. 14 gauge. Provide different colored pilot wires for valves. Provide white common wires.

2.8 AUTOMATIC IRRIGATION CONTROLLER

A. Type and model number indicated on drawings. Mount in accordance with manufacturer's instructions and per details. Coordinate location and connect to electrical source. Provide own circuit for controller. Controller must be installed at least 15 feet away from a "high power user" (i.e., refrigerator, air conditioner, or large horsepower pump or motor).

2.9 WEATHER SENSING DEVICE

A. As Indicated on drawings. Provide batteries.

2.10 WARNING SIGNS AND WARNING STICKERS

A. Furnish and install as detailed on drawings.

2.11 STRAINER DEVICE

A. As shown on drawings.

2.12 REMOTE

A. As shown on drawings. Set up access code and mount receiver to controller per manufacturer's specifications. Program the remote to operate both controllers.

2.13 PRESSURE REGULATOR

A. As shown on drawings.

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IRRIGATION SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. # 5307
Signature 4/20/20
Renewal Date 08/01/19
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE N/A
PRINT DATE 02/01/19

SHEET NUMBER
L-6.3

2.14 DRIP IRRIGATION

A. Emitters: as specified on drawing, or equal, pressure-compensating and self-cleaning. Install number and size (flow rate) as noted on irrigation legend. Install per manufacturer's specifications and as shown on drawings.

B. Flush Caps: as specified on drawings, or equal. Install as shown on drawings.

C. Drip staples: as shown on drawings.

D. Air relief valve: as shown on drawings.

2.15 FLOW SENSORS

A. As shown on drawing

2.16 OTHER MATERIALS

A. Provide other materials, not described but required to complete installation, which are new and unused. Review these materials with Landscape Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Inspection
1. Prior to work of this Section, carefully inspect installed work of other trades and verify that such work is complete to point where this installation may properly commence.
2. Verify that irrigation system may be installed in strict accordance with pertinent codes and regulations, the original design, the referenced standards, and manufacturer's recommendations.

B. Discrepancies
1. In event of discrepancy between drawings and actual conditions, immediately notify Landscape Architect.
2. Do not proceed with installation in areas of discrepancy until such discrepancies have been fully resolved.

3.2 PREPARATION

A. Field Measurements: Scaled dimensions are approximate; verify. Make necessary measurements in field to ensure precise fit of items in accordance with original design.

B. Preparation: Locate underground utilities and protect. Remove rock or other such obstructions or avoid. Repair existing utilities if damaged at no additional cost to Owner.

3.3 TRENCHING

A. Trench with mechanical trencher or by hand. Notify owner if rock is encountered that cannot be removed in the aforementioned manners.

B. No wider than necessary to lay pipe.

C. Straight with vertical sides and level bottoms.

D. Remove rocks, debris, and sharp objects.

3.4 INSTALLATION OF PIPING

A. General
1. Lay out piping system in accordance with the Irrigation Plan, while recognizing diagrammatic nature of drawings.
2. Where piping is shown on drawings to be under paved areas by running parallel and adjacent to planted areas, intention is to install the piping in planted areas.
3. Do not install a line parallel to and directly over another line. Minimum 6 in. horizontal clearance between irrigation pipes.
4. Allow minimum horizontal clearance of 12 in. from lines of other trades.
5. Separation: There shall be at least a 10 foot horizontal and 1 foot vertical separation between all pipelines transporting reclaimed water and those transporting potable water, with the potable water pipeline above the reclaimed water pipeline, except as noted and approved per plans.
6. Mark headers on ground prior to layout of lawn heads.

B. Piping Depth: Install piping with at least the following depth:

1. Pressure lines 3" and larger :	24 inches minimum cover
2. Pressure Lines: 2 ½" and smaller:	18 inches of cover
3. Sprinkler Laterals (intermittent pressure) :	12 inches of cover for reclaimed water
4. Drip Tubing:	2 inches of cover of mulch
5. Pressure lines and sprinkler laterals under roadways walks or other paving:	24 inches of cover

C. Piping under Paving
1. Pipe under new walks and paving shall be laid in sleeves prior to installation of paving or walks. Contractor will coordinate with other trades.
2. Pipe under existing concrete walks shall be installed by jetting.
3. Where cutting or breaking of existing pavement is necessary, secure permission from Owner before cutting or breaking pavement and then make necessary repairs and replacements to approval of the owner at no additional cost to Owner.

D. Inspection of Pipe and Fittings
1. Carefully inspect pipe and fittings before installation, removing dirt, scale, and burrs and reaming as required; install pipe with markings up for visual inspection and verification.

E. Plastic Pipe

1. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings.
2. Store plastic pipe and fittings under cover until ready to install.
3. Transport pipe only on a vehicle with a bed long enough to allow pipe to lay flat to avoid undue bending and concentrated external load.
4. Cut accurately with square ends.
5. Repair dented and damaged pipe by cutting out damaged section and rejoining with a coupling.
6. In jointing, use only the specified solvent and make joints in strict accordance with manufacturer's recommended methods; give solvent welds at least 15 minutes set-up time before moving or handling and 24 hours curing time before filling with water.
7. Center-load plastic pipe with a small amount of backfill to prevent arching and whipping under pressure.
8. Install approved dielectric couplings, unions, or fittings wherever two dissimilar metals are connected.
9. CAUTION label facing up.

F. Drip Tubing:
1. Polyethylene: Size and install as shown on plans.
2. Dripline: tubing with pre-installed emitters, size and install as shown on plans and manufacturer's specifications.

G. Detectable Tape: Install on top of mainline pipe at all locations.

3.5 INSTALLATION OF EQUIPMENT

A. Quick Couplers: Furnish and install as detailed.

B. Drip Irrigation System: Furnish and install as detailed.

C. Valves: Furnish and install in locations shown on plan according to details.

D. Flow Sensor: Furnish and install per manufacturer's specifications and drawing details.

E. Valve Boxes: Furnish and install as detailed.

F. Automatic controllers: Furnish and install as specified in plan. Mount in accordance with manufacturer's instructions. Provide own circuit for controller. Controller must be installed at least 15 feet away from a "high power user" (i.e., refrigerator, air conditioner, or large horsepower pump or motor). Verify location of electricity. Coordinate with General Contractor and Electrical Contractor. Provide hook-up.

G. Weather Station: Mount in clear, unobstructed location. Pair with both controllers per manufacturer's specifications. Set for 1/4" rain shut off and 3 day rain delay.

H. Control Wires
1. Install according to manufacturer's directions.
2. Tape wire together minimum 12 ft. 0 in. O.C. Do not tape to side of pressure pipe. In PVC sleeve under walks or paving, wires may be in same sleeve as pipe; do not tape to pipe in sleeve.

3. Encase in plastic conduit wire passing under future or existing paving, construction, etc., extending conduit at least 12 in. beyond edges of the paving or construction.
4. Install controller wires in common trench with pressure line wherever possible.
5. Provide looped slack at valves and snake wires in trench to allow for contraction.
6. Controller wire splices allowed only on runs more than 500 feet. Splice with Scotch-Lok, Ok approved equal. Install splices in 6 in. to 10 in. diameter valve box.

I. Warning Signs and Stickers
1. As noted on drawings. Apply stickers to controller. Review sign locations onsite with cross-connection specialist prior to installation. Install where directed if different than plan.

3.6 BACKFILLING

A. Backfill only after review by Landscape Architect and Montecito Sanitary District Reclaimed Water Inspector. Backfill per detail with yellow sand and native soil. Backfill in the cool of the day; backfill with fine materials free of rocks or sharp objects tamped to 85% compaction; 90% under paving. Leave grade flush and smooth.

3.7 MAINTENANCE

A. Continuously maintain involved areas of contract during progress of work and during Maintenance Period of contract. Work includes: raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads and checking drip emitters for clogging and cleaning, insuring that any leaks in tubing, etc. are fixed immediately.

3.8 TESTING AND OBSERVATION

A. Forty Eight (48) hour notice required by Landscape Architect for observations.

B. Comply with all observations required by the Montecito Sanitary District.

C. Closing in Work
1. Do not allow or cause work of this Section to be covered up or enclosed until it has been reviewed by Landscape Architect and Montecito Sanitary District Water Reclamation Inspector.

D. Flushing
1. Before backfilling main line, and with all control valves in place, but before lateral pipes are connected, completely flush and test main line and repair leaks.
2. Flush out each section of lateral pipe and drip tubing before sprinkler heads or drip emitters are attached.

E. Testing
1. Make necessary provisions for thoroughly bleeding line of air and debris.
2. Before testing, fill line with water for a period of at least 24 hours.

3. After valves have been installed, test pressure lines with fittings exposed for two hours at 125 pounds pressure with gauge on pump, in presence of Landscape Architect.
4. Coverage Test in presence of Landscape Architect: adjust valves and align sprinkler heads. Should it be determined by Landscape Architect that adjustments of irrigation equipment would provide more adequate coverage, make necessary arrangements to have adjustments accomplished prior to planting. This includes changes of nozzles and addition or deletion of sprinklers. Do not commence planting operations until entire irrigation system operates properly.

F. Testing for Reclaimed Water Lines
1. Notify Montecito Sanitary District Water Reclamation Inspector in writing 48 hours in advance of when testing will be conducted. Tests shall be conducted in the presence of the Water Reclamation Inspector to obtain final approval. Pressure tests shall be performed with potable water (prior to reclaimed water activation).
2. Hydrostatic Test: flush and test water piping and valves, before backfilling trenches, to a hydrostatic pressure of not less than 125 psi. Repair all leaks when welded joints have cured for at least 24 hours. Piping may be tested in section to expedite work. Remove and repair piping, connections, valves which do not pass hydrostatic testing. Pressure loss not to exceed 5 psi in two hours. Repair all leaks.
3. Cross-Connection Testing: Test the potable water system and reclaimed water irrigation system to verify that no cross-connections exist. Testing shall be performed as follows in the presence of the Montecito Sanitary District Water Reclamation Inspector and/or a Cross-Connection Inspector with assistance for the site maintenance supervisor:
   a. Turn off all reclaimed water service at the meters serving the site.
   b. Manually actuate all zone valves.
   c. Operation of any sprinklers is an indication an unallowable cross-connection exists.
   d. In the event a cross-connection does exist, the cross-connection shall be disconnected and the lines capped. It shall be verified that the potable water system and reclaimed water system operate independently. The Montecito Sanitary District Water Reclamation Inspector and/or Cross-Connection Inspector will decide when all cross-connection testing is complete.

G. Final Review
1. Thoroughly clean, adjust, and balance all systems.
2. Demonstrate entire system to Landscape Architect proving that remote control valves are properly balanced, that heads are properly adjusted for radius and area of coverage, and that the installed system is workable, clean, and efficient.
3. Final Acceptance will be given only when the plantings and irrigation system are acceptable, and when the signed Guarantee, valve keys, Quick Coupler keys, record drawings and controller charts have been delivered to Owner.
4. 72 hours' advance notice required for Final Review.

END OF SECTION 32 84 10

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1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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IRRIGATION SPECIFICATIONS

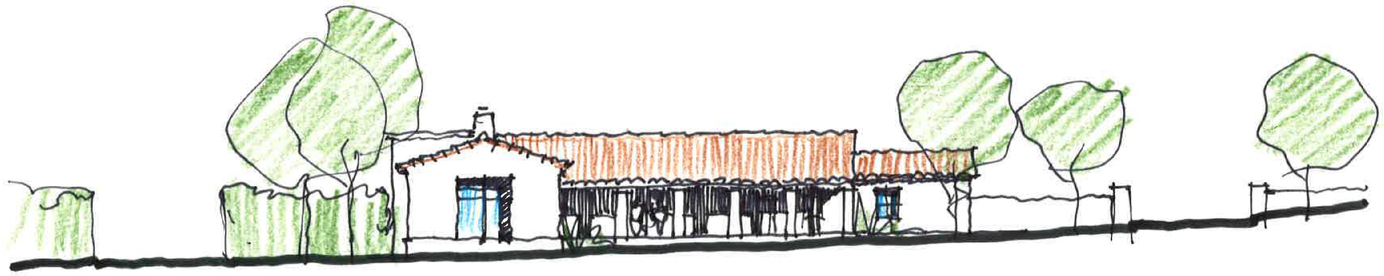
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, Inc. # 5497
Signature 4/30/20
Renewal Date
07/17/19
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE N/A
PRINT DATE 02/01/19

SHEET NUMBER
L-6.4



MONTECITO SANITARY DISTRICT
ESSENTIAL SERVICES BUILDING

ABBREVIATIONS

@	AT	LT	LIGHT
d	PENNY	MAS	MASONRY
0#	POUND	MATL	MATERIAL
AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
AL	ALUMINUM	MEMB	MEMBRANE
AD	ANODIZED	MET	METAL
AW	AWNING	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BF	BIFOLD	MISC	MISCELLANEOUS
BLDG	BUILDING	N	NORTH
BLK(G)	BLOCK(ING)	(N)	NEW
BM	BEAM	NIC	NOT IN CONTRACT
BN	BOUNDARY NAILING	NO OR #	NUMBER
BOT	BOTTOM	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CI	CAST IRON	OH	OVAL HEAD OR OVER HEAD
CJ	CEILING JOIST		
CLG	CEILING	OPNG	OPENING
CL	CLOSET	PERF	PERFORATED
CLR	CLEAR	PF	PRE FINISHED
CMU	CONCRETE MASONRY UNIT	PL	PLATE OR PROPERTY LINE
CO	CLEAN OUT		
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONN	CONNECTION	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CS	CASEMENT	PMTR	PERIMETER
CSK	COUNTERSINK	PT	PAINT
DF	DOUGLAS FIR	PR	PAIR
DH	DOUBLE HUNG	PTDF	PRESSURE TREATED DOUGLAS FIR
DIA	DIAMETER		
DN	DOWN	RD	ROOF DRAIN
DS	DOWNSPOUT	RH	ROUND HEAD
DWG	DRAWING	RM	ROOM
E	EAST	RO	ROUGH OPENING
(E)	EXISTING	RWD	REDWOOD
EA	EACH	SCHED	SCHEDULE(D)
EJ	EXPANSION JOINT	SCW	SOLID CORE WOOD
ELEV	ELEVATION	S	SOUTH
EN	EDGE NAIL	SF	SQUARE FEET
EQ	EQUAL	SH	SINGLE HUNG
EQUIP	EQUIPMENT	SHT	SHEET
FAU	FORCED AIR UNIT	SHTH'G	SHEATHING
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	SIM	SIMILAR
		SMACNA	RE: THE ARCH SHEET METAL MANUAL
		STRUC	STRUCTURAL
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FE(C)	FIRE EXTINGUISHER (& CABINET)	SQ	SQUARE
		S/S	STAINLESS STEEL
FF	FINISHED FLOOR	ST	STAIN
FG	FINISHED GRADE	STD	STANDARD
FH	FLAT HEAD	STL	STEEL
FIN	FINISH	TC	TOP OF CURB OR TOP OF CONCRETE
FL	FLOW LEVEL		
FLG	FLASHING	TCB	TOP OF CATCH BASIN
FLR	FLOOR	T&G	TONGUE AND GROOVE
FN	FIELD NAILING		
FOC	FACE OF CONCRETE	THRU	THROUGH
FOF	FACE OF FINISH	TMP	TEMPERED
FOM	FACE OF MASONRY	TP	TOP OF PAVING
FOP	FACE OF PLYWOOD	TW	TOP OF WALL
FOS	FACE OF STUD	TYP	TYPICAL (ITEMS TYPICAL UNLESS SHOWN OR NOTED OTHERWISE)
FR	FRENCH DOOR		
FT	FOOT OR FEET		
FX	FIXED		
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GYP	GYPSUM	UV	ULTRAVIOLET BLOCKING GLASS
HB	HOSE BIBB	VCT	VINYL COMPOSITION TILE
HCW	HOLLOW CORE WOOD		
HM	HOLLOW METAL	VERT	VERTICAL
HP	HORSE POWER	VGDF	VERTICAL GRAIN DOUGLAS FIR
HR	HOUR	VTR	VENT THRU ROOF
HTR	HEATER	W	WEST
HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD
		WH	WATER HEATER
HW(R)	HOT WATER (RETURN)	WP	WATERPROOF
INV	INVERT	WS	WOOD SCREW
LAG	LAMINATED GLASS	WWF	WELDED WIRE FABRIC
LAM	LAMINATE	W/	WITH
LB	LAG BOLT	W/O	WITHOUT

GENERAL NOTES

1. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS CURRENTLY IN EFFECT.
2. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS.
3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
4. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UNDERGROUND UTILITIES.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.
8. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS DO NOT APPLY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
9. ALL DIMENSIONS TYPICALLY OF FACE TO STUD (F.O.S.) UNLESS NOTED OTHERWISE. ALL OPENINGS DIMENSIONED TO CENTERLINE OF OPENING. PLYWOOD AT EXTERIOR WALLS SHALL ALIGN WITH FACE OF CONCRETE FOOTING. "FINISHED FLOOR" INDICATES TOP OF STRUCTURAL CONCRETE SLAB.
10. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE.
11. CARPENTRY SHALL BE IN ACCORDANCE WITH CHAPTER 23, CBC
12. ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE, UNLESS NOTED OTHERWISE.
13. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING, BASEMENT, UNDERFLOOR OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR VENTILATION, CRAWLSPACE AND ATTIC ACCESS, AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED.
15. ARCHITECT IS NOT RESPONSIBLE FOR MOLD ENCOUNTERED DURING OR AFTER CONSTRUCTION. MOLD & MILDEW OCCURS NATURALLY IN THE ENVIRONMENT. CONTRACTOR TO PROVIDE PROPER VENTILATION, PROPERLY DRIED WOOD, VAPOR BARRIERS, AS WELL AS MATERIALS THAT "BREATHE" TO AVOID MOLD FROM OCCURING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS IN PLANS THAT COULD LEAD TO MOLD OCCURANCE PRIOR TO CONSTRUCTION.
16. HANDICAPPED ACCESSIBILITY:
    THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 CAC AND ADA TITLE III STANDARDS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BLACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO, 15090 IN FED. STANDARD 595A.

    THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS. ALL LIGHT SWITCHES AND THERMOSTATS SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR ELEVATION.

    ALL RAMPS SHALL HAVE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS.

FIRE DEPARTMENT NOTES

1. ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO CURRENT COUNTY OF SANTA BARBARA ORDINANCES & CFC.
2. NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
3. ROOFING ASSEMBLIES FOR THIS STRUCTURE SHALL MEET UL CLASS A REQUIREMENTS. WOOD ROOFING IS PROHIBITED.
4. AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER SEPARATE PERMIT.
5. A MIXED-USE FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER SEPARATE PERMIT.
6. PORTABLE FIRE EXTINGUISHERS, RATED 2A10BC, SHALL BE PROVIDED, LOCATED WITHIN 75' TRAVEL DISTANCE. REFER TO PLANS FOR LOCATIONS & COORDINATE WITH FIRE DEPARTMENT.

BUILDING AREA (CBC)

BUILDING AREA	OCCUPANCY	SF
BREAK ROOM	B	539 SF
ELEC.	B	146 SF
ENTRY PATIO	B	692 SF
LOBBY	B	322 SF
LOCKER RM.	B	156 SF
OFFICE 1	B	247 SF
OFFICE 2	B	241 SF
OFFICE 3	B	241 SF
OFFICE 4	B	242 SF
OFFICE 5	B	236 SF
OFFICE 6	B	210 SF
PATIO	B	1,610 SF
RESTRM. 1	B	69 SF
RESTRM. 2	B	63 SF
RESTRM. 3	B	71 SF
STOR.	B	255 SF
WORK	B	563 SF
TOTAL B OCCUPANCY BUILDING AREA		**5,902 SF**

BUILDING AREA	OCCUPANCY	SF
CONF.	A-3	644 SF
MEETING	A-3	841 SF
TOTAL A-3 OCCUPANCY BUILDING AREA		**1,485 SF**

GRAND TOTAL BUILDING AREA **7,387 SF**

FLOOR AREA (SBCOUNTY)

FLOOR AREA	GROSS SF
BREAK ROOM	539 SF
CONF.	644 SF
ELEC.	146 SF
ENTRY PATIO	692 SF
LOBBY	322 SF
LOCKER RM.	156 SF
MEETING	841 SF
OFFICE 1	247 SF
OFFICE 2	241 SF
OFFICE 3	241 SF
OFFICE 4	242 SF
OFFICE 5	236 SF
OFFICE 6	210 SF
RESTRM. 1	69 SF
RESTRM. 2	63 SF
RESTRM. 3	71 SF
STOR.	255 SF
WORK	563 SF
TOTAL GROSS FLOOR AREA	**7,387 SF**

FLOOR AREA	NET SF
BREAK ROOM	539 SF
CONF.	644 SF
ELEC.	146 SF
LOBBY	322 SF
LOCKER RM.	156 SF
MEETING	841 SF
OFFICE 1	247 SF
OFFICE 2	241 SF
OFFICE 3	241 SF
OFFICE 4	242 SF
OFFICE 5	236 SF
OFFICE 6	210 SF
RESTRM. 1	69 SF
RESTRM. 2	63 SF
RESTRM. 3	71 SF
STOR.	255 SF
WORK	563 SF
TOTAL NET FLOOR AREA	**5,085 SF**

TABULATIONS

PROPERTY OWNER:	MONTECITO SANITARY DISTRICT 1042 MONTE CRISTO LANE (805) 969-4200
PROJECT ADDRESS:	920 CHANNEL DRIVE SANTA BARBARA, CA 93108
A.P.N.:	009-028-001
HIGH FIRE ZONE?	NO
FLOOD ZONE?	NO
ZONING DESIGNATION:	UTILITY - PU
SETBACKS:	
FRONT:	20'-0"
REAR:	10'-0"
INTERIOR:	10'-0"
MAX. BUILDING HEIGHT:	45'0"
AVERAGE SLOPE:	2%
LOT AREA:	285,258 SF 6.55 AC

(N) FLOOR AREA:	GROSS	NET
FIRST FLOOR:	7,387 SF	5,085 SF
TOTAL FLOOR AREA:	7,387 SF	5,085 SF

PARKING	
PARKING SPACES REQUIRED (1/300 SF):	17
PARKING SPACES PROVIDED: * (INCLUDES 1 ACCESSIBLE PARKING SPACES)	17*
BIKE PARKING SPACES PROVIDED:	4

MIXED OCCUPANCY CODE ANALYSIS

APPLICABLE CODES: Intent to comply with 2016 CBC, 2016 CPC, 2016 CMC, 2016 CEC, 2016 California Energy Code, 2016 CGBSC, TITLE 24 CAC, ADA TITLE III, County of Santa Barbara Municipal Code & Adopting Ordinances, current engineering and architectural practices

OCCUPANCY GROUP: SECTION 302	B	A-3
SPRINKLERED:	YES	YES
CONSTRUCTION TYPE:	V-B	V-B
ALLOWABLE HEIGHT (STORIES): TABLE 503	2 STORY	2 STORY
504.2: SPRINKLER INCREASE:	0	0
MAXIMUM ALLOWABLE HEIGHT IN STORIES:	2 STORY	2 STORY
ACTUAL HEIGHT IN STORIES:	1 STORY	1 STORY
ALLOWABLE HEIGHT (FEET): TABLE 503	60 FT	60 FT
504.2: SPRINKLER INCREASE:	0 FT	0 FT
MAXIMUM ALLOWABLE HEIGHT:	60 FT	60 FT
ACTUAL HEIGHT IN FEET:	19'0" FT	19'0" FT
ALLOWABLE FLOOR AREA: TABLE 503 (AI)	24,000 SF	24,000 SF
BUILDING AREA MODIFICATIONS: 506		
FRONTAGE INCREASE(If): 506.2	0	0
MAXIMUM ALLOWABLE AREA PER FLOOR (Aa): 506.1	24,000 SF	24,000 SF
ACTUAL AREA 1ST FLOOR	5,838 SF	1,485 SF
MIXED OCCUPANCY AREA RATIO - 508.3.2:		
1ST FLOOR ACTUAL AREA	5,902 SF + 24,000 SF	1,485 SF 24,000 SF
0.31 <1	0.25 +	0.06
CONSTRUCTION CLASSIFICATION - TABLE 601 & 602:		
STRUCTURAL FRAME:	0 HR	0 HR
BEARING WALLS-EXTERIOR:	0 HR	0 HR
BEARING WALLS-INTERIOR:	0 HR	0 HR
NONBEARING WALLS-EXTERIOR: TABLE 602		
X < 5'	1 HR	1 HR
5'≤ X < 10'	1 HR	1 HR
10'≤ X < 30'	0 HR	0 HR
X ≥ 30'	0 HR	0 HR
NONBEARING WALLS-INTERIOR:	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
ROOF CONSTRUCTION	0 HR	0 HR

ALLOWABLE AREA OF OPENINGS: TABLE 705.8
All openings are Unprotected & Sprinklered

FIRE SEPARATION DISTANCE (FT)		
X < 3'	Not Permitted	Not Permitted
3' ≤ X < 5'	15%	15%
5' ≤ X < 10'	25%	25%
10' ≤ X < 15'	45%	45%
15' ≤ X < 20'	75%	75%
20' ≤ X < 25'	No Limit	No Limit
25' ≤ X < 30'	No Limit	No Limit
30' ≤ X	No Limit	No Limit

OCCUPANCY SEPARATION: Nonseparated Occupancies per Section 508.3

SHEET INDEX

GENERAL

A-100	OVERALL SITE PLAN
A-100.1	STORY POLE PLAN
A-100.2	PARTIAL SITE PLAN
A-100.3	ELEV/PERPSECTIVE SK's
A-101	SITE PLAN
A-102	FIRST FLOOR PLAN
A-103	REFLECTED CEILING PLAN
A-104	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
G-000	TITLE SHEET
G-001	CALGREEN
G-002	CALGREEN
G-003	CALGREEN
G-004	EGRESS & OCCUPANCY

CIVIL

C001	GENERAL NOTES AND LEGEND
C002	SITE TOPOGRAPHIC MAP
C101	GRADING AND DRAINAGE PLAN
C102	SEWER AND WATER PLAN
C103	EROSION CONTROL PLAN
C201	DETAILS
C202	DETAILS

ARCHITECTURAL

A-401	ENLARGED PLANS
A-402	ENLARGED WALL SECTIONS
A-403	ENLARGED WALL SECTIONS
A-404	ENLARGED WALL SECTIONS
A-500	DR/WDW SCHEDULES
A-600	DR/WDW DETAILS
A-601	EXTERIOR DETAILS
A-602	ROOF DETAILS
A-700	ASSEMBLY DETAILS
A-701	ACCESSIBILITY DETAILS

INTERIOR DESIGN

ID-001	FINISH PLAN
ID-002	RCP PLAN
ID-003	POWER PLAN
ID-004	INTERIOR ELEVATIONS
ID-005	INTERIOR ELEVATIONS
ID-006	INTERIOR ELEVATIONS
ID-007	INTERIOR ELEVATIONS
ID-008	FINISH SCHEDULE
ID-009	ID DETAILS

STRUCTURAL

S1.1a	GENERAL NOTES, ABBREVIATIONS
S1.1b	GENERAL NOTES
S1.2	SOILS REPORT, TYPICAL DETAILS
S1.3	TYPICAL DETAILS
S1.4	METAL STUD TYPICAL DETAILS
S2.0	SCHEDULES & LEGENDS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S4.1	FRAMING DETAILS

MECHANICAL

M-101	MECHANICAL FRONT SHEET
M-102	MECHANICAL SCHEDULES
M-201	MECHANICAL FLOR PLAN
M-202	MECHANICAL DX PLAN
M-203	MECHANICAL ROOF PLAN
M-301	MECHANICAL DIAGRAMS
M-302	MECHANICAL DIAGRAMS
M-303	MECHANICAL DIAGRAMS
M-304	MECHANICAL DIAGRAMS
M-401	MECHANICAL TITLE 24
M-402	MECHANICAL TITLE 24

PLUMBING

P-101	PLUMBING FRONT SHEET
P-102	PLUMBING CALCULATIONS
P-103	PLUMBING DETAIL SHEET
P-201	PLUMBING SITE PLAN
P-301	PLUMBING HOT, COLD AND RECYCLED WATER FLOOR PLAN
P-302	PLUMBING WASTE, VENT AND STORM FLOOR PLAN
P-303	PLUMBING ROOF PLAN

ELECTRICAL

E-001	ELECTRICAL FRONT SHEET
E-002	LTG FIXTURE SCHED & LGT CNTRL DIAGRAM & FA & LOW VOLTAGE NOTES
E-003	SINGLE LINE DIAGRAM-1
E-004	SINGLE LINE DIAGRAM-2
E-005	PANEL SCHEDULES
E-101	ELECTRICAL SITE PLAN
E-201	LIGHTING FLOOR PLAN
E-301	POWER FLOOR PLAN
E-302	LOW VOLTAGE FLOOR PLAN
E-303	ELECTRICAL MECHANICAL FLOOR PLAN
E-304	ELECTRICAL ROOF PLAN
E-401	ELECTRICAL DETAILS
E-501	TITLE 24 INDDOR ENERGY COMPLIANCE FORMS
E-502	TITLE 24 OUTDOOR ENERGY COMPLIANCE FORMS

LANDSCAPE

L-0	TITLE SHEET
L-1	CONSTRUCTION PLAN
L-2	PLANTING PLAN
L-3.1	IRRIGATION PLAN
L-3.2	IRRIGATION NOTES & CALCULATIONS
L-4	LIGHTING PLAN
L-5.1	CONSTRUCTION DETAILS
L-5.2	CONSTRUCTION DETAILS
L-5.3	PLANTING DETAILS
L-5.4	IRRIGATION DETAILS
L-5.5	IRRIGATION DETAILS

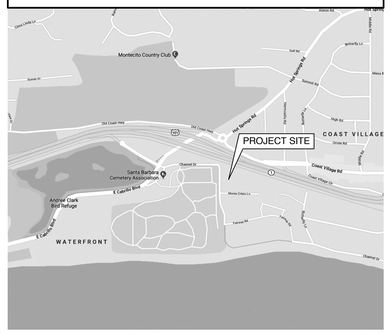
PROJECT DESCRIPTION

The proposed project is located on a vacant portion of the 285,258 sq. ft. (6.55 acre) site at 920 Channel Drive, for the Montecito Sanitary District. The project includes a new, single story, 5,085 net sq. ft. essential services building, new curb cut along Channel Drive, 17 space surface parking lot, 4 bike parking spaces, lighting and landscaping.

PROFESSIONALS

ARCHITECT	THE CEARNAL COLLECTIVE, LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101 (805) 963-8077
CIVIL ENGINEER	STANTEC 111 EAST VICTORIA STREET SANTA BARBARA, CA 93101 (805) 966-9801
STRUCTURAL ENGINEER	STUDIO ENGINEERS INC. 1108 DE LA VINA STREET SANTA BARBARA, CA 93101 (805) 962-2780
MEP ENGINEER	BUDLONG & ASSOCIATES, INC 400 WEST VENTURA BLVD, SUITE 240 CAMARILLO, CA 93010 (805) 987-4001
LANDSCAPE ARCHITECT	CJM::LA 1221 STATE STREET, SUITE 206 SANTA BARBARA, CA 93101 (805) 698-2120

VICINITY MAP


Montecito Country Club
PROJECT SITE
COAST VILLAGE
Santa Barbara Cemetery Association
Andrew Clark Bird Refuge
WATERFRONT
Channel Dr
Coast Village Rd
Hot Springs Rd
E Cabrillo Blvd
Olive Mill Rd
Bath St
Milpas St
Garden St
Salsipuedes St
Nopal St
Chapala St
Santa Barbara St
Anacapa St
Del Cerro Blvd
Old Coast Hwy
Ocean Dr
Cliff Dr
Loma Alta Dr
Mission Creek
Andree Clark Bird Refuge
Cabrillo Blvd
Stearns Wharf
Harbor
Pier
Marina
Beach
Park
Ocean
Pacific
Mountain
Creek
Lagoon
Channel
Island
Point
Bay
Cove
Reef
Rock
Sand
Surf
Wave
Tide
Current
Boat
Ship
Dock
Wharf
Fishing
Sailing
Swimming
Diving
Surfing
Kayaking
Canoeing
Rowing
Motorboat
Yacht
Sailboat
Ferry
Cruise
Tour
Whale
Dolphin
Seal
Sea Lion
Otter
Bird
Pelican
Gull
Tern
Cormorant
Heron
Egret
Osprey
Eagle
Hawk
Owl
Falcon
Hummingbird
Woodpecker
Songbird
Waterfowl
Shorebird
Raptor
Migratory
Resident
Endangered
Threatened
Species
Habitat
Conservation
Restoration
Management
Monitoring
Research
Education
Interpretation
Visitor
Center
Museum
Exhibit
Display
Trail
Path
Boardwalk
Bridge
Overlook
Viewpoint
Picnic
Area
Restroom
Parking
Lot
Entrance
Exit
Gate
Fence
Sign
Map
Guide
Brochure
Website
Phone
Email
Address
Hours
Fee
Permit
Reservation
Group
Tour
Volunteer
Donation
Membership
Friends
Support
Partnership
Collaboration
Grant
Funding
Budget
Staff
Director
Manager
Coordinator
Specialist
Technician
Assistant
Intern
Volunteer
Boardmember
Committee
Meeting
Agenda
Minutes
Report
Plan
Policy
Procedure
Guideline
Standard
Regulation
Law
Ordinance
Resolution
Motion
Vote
Quorum
Chair
Secretary
Treasurer
Member
Public
Comment
Hearing
Workshop
Training
Conference
Seminar
Webinar
Presentation
Poster
Publication
Article
Newsletter
Blog
Social
Media
Facebook
Twitter
Instagram
YouTube
Video
Photo
Image
Graphic
Design
Layout
Print
Digital
Online
Offline
Mobile
App
Software
Hardware
Computer
Laptop
Tablet
Phone
Camera
Drone
GPS
GIS
Mapping
Survey
Data
Analysis
Report
Dashboard
Metric
Indicator
Goal
Objective
Strategy
Action
Plan
Project
Program
Initiative
Campaign
Event
Activity
Task
Deadline
Milestone
Success
Failure
Lesson
Learned
Best
Practice
Innovation
Creativity
Collaboration
Teamwork
Leadership
Management
Communication
Listening
Speaking
Writing
Reading
Presentation
Facilitation
Negotiation
Conflict
Resolution
Decision
Making
Problem
Solving
Critical
Thinking
Analysis
Synthesis
Evaluation
Reflection
Learning
Growth
Development
Improvement
Change
Adaptation
Flexibility
Resilience
Sustainability
Climate
Change
Adaptation
Mitigation
Vulnerability
Risk
Assessment
Management
Emergency
Response
Recovery
Preparedness
Planning
Exercise
Drill
Training
Equipment
Supplies
Facility
Infrastructure
Utility
Water
Wastewater
Stormwater
Energy
Waste
Recycling
Composting
Landfill
Hazardous
Material
Spill
Cleanup
Remediation
Restoration
Habitat
Wildlife
Plant
Tree
Shrub
Grass
Flower
Garden
Landscape
Irrigation
Drought
Tolerant
Native
Invasive
Species
Control

SITE PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

CHANNEL DRIVE

U.P.R.R

MONTE CRISTO LANE

MAINTENANCE BLDG

LABORATORY BUILDING

EMH/CONC. PAD

DRAINAGE BASIN

AC CHANNEL

CITY MH

BIOSOLIDS HOLDING AREA

BELT PRESS AREA

COVERED CARPORT AREA

COVERED AREA

CHEMICAL STORAGE

COVERED CONCRETE AREA

METAL SHED

BUILDING

SECONDARY CLARIFIERS

CHLORINE CONTACT BASINS

SHED

VAULT

LOCKER & SHOWER ROOM

SHOP

GENERATOR ROOM

AERATION BLOWER ROOM

PARTS ROOM

OPERATIONS

STAFF LUNCH ROOM

ENG. GEN. MGR.

ADMINISTRATION

BOARD ROOM

LAWN

PLANTER

FUEL TANK

EMPLOYEE PARKING

SAWCUT UTILITY TRENCH

CUSTOMER PARKING

AERATION BASINS

AEROBIC DIGESTER

DAFT

CHK VALVE

COVERED CONC AREA

DRYING BEDS

CONCRETE RIBBON GUTTER

TEMP. OVERFLOW PIPE

TEMP. "RAS" VAULT

PROPOSED RECYCLED WATER STORAGE TANK

PROPOSED RECYCLED WATER TREATMENT ENCLOSURE

PROPOSED FEED WATER TANK

TREES

DIRT

AC

CONC

CBW

6' CLF

OHW

91'-3 1/2"

20'-9 1/2"

1 OVERALL SITE PLAN
SCALE: 1" = 20 ft

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	OVERALL SITE PLAN
DRAWN BY:	JH
CHECKED BY:	

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7/2/20	MBAR

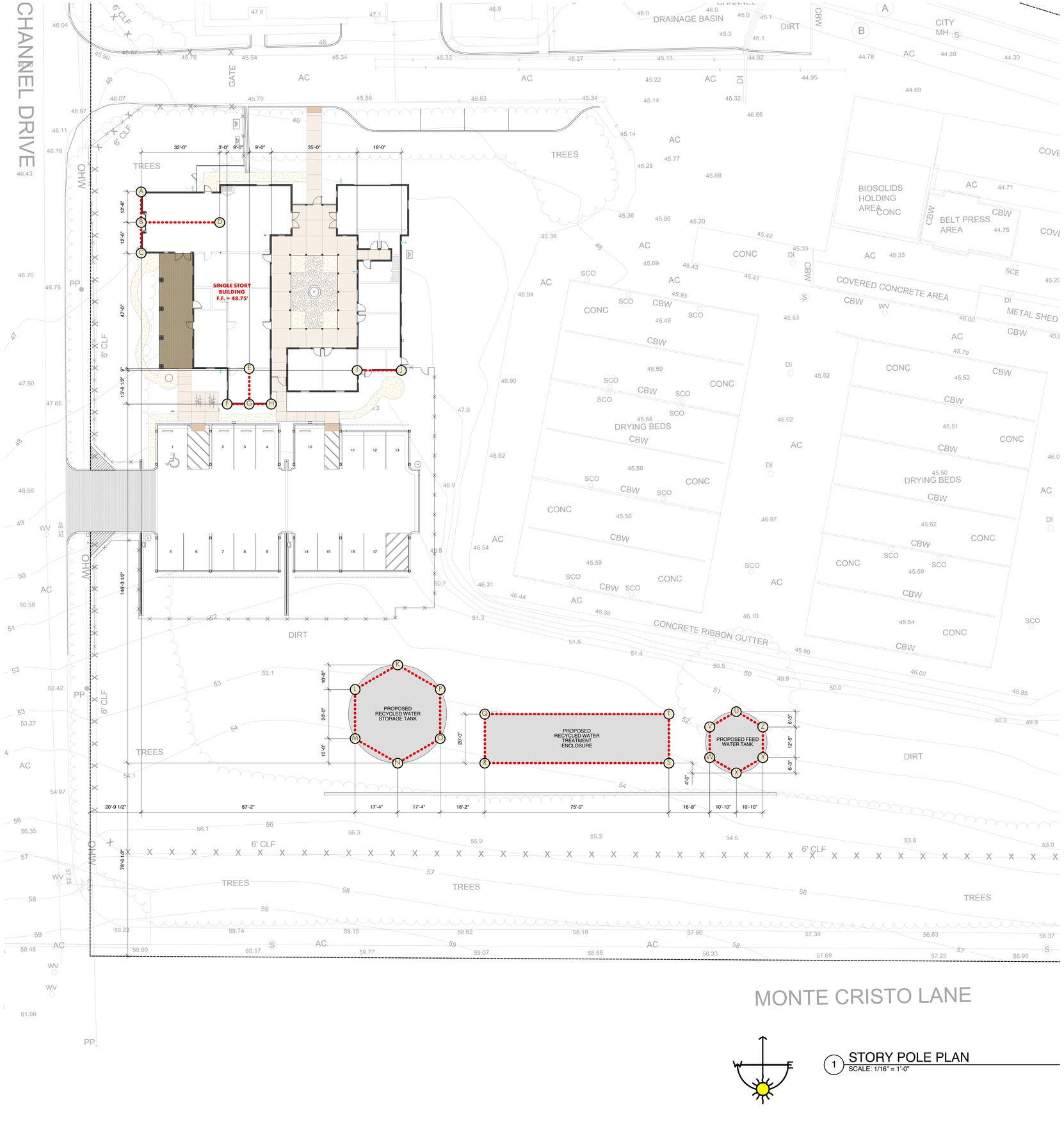
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REVISIONS

NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-100

SHEET OF



1 STORY POLE PLAN
SCALE: 1/16" = 1'-0"

STORY POLE SCHEDULE

POLE	FINISH GRADE/PAD	TOP OF POLE	NOTES
A	48.75'	63.50'	Top of Pole = Top of Roof
B	48.75'	67.75'	Top of Pole = Top of Roof
C	48.75'	63.50'	Top of Pole = Top of Roof
D	48.75'	67.75'	Top of Pole = Top of Roof
E	48.75'	63.50'	Top of Pole = Top of Roof
F	48.75'	60.50'	Top of Pole = Top of Roof
G	48.75'	63.50'	Top of Pole = Top of Roof
H	48.75'	60.50'	Top of Pole = Top of Roof
I	48.75'	63.75'	Top of Pole = Top of Parapet
J	48.75'	63.75'	Top of Pole = Top of Parapet
K	50.50'	65.50'	Top of Pole = Top of Tank
L	50.50'	65.50'	Top of Pole = Top of Tank
M	50.50'	65.50'	Top of Pole = Top of Tank
N	50.50'	65.50'	Top of Pole = Top of Tank
O	50.50'	65.50'	Top of Pole = Top of Tank
P	50.50'	65.50'	Top of Pole = Top of Tank
Q	50.50'	66.50'	Top of Pole = Top of Enclosure
R	50.50'	66.50'	Top of Pole = Top of Enclosure
S	50.50'	66.50'	Top of Pole = Top of Enclosure
T	50.50'	66.50'	Top of Pole = Top of Enclosure
U	50.50'	68.50'	Top of Pole = Top of Tank
V	50.50'	68.50'	Top of Pole = Top of Tank
W	50.50'	68.50'	Top of Pole = Top of Tank
X	50.50'	68.50'	Top of Pole = Top of Tank
Y	50.50'	68.50'	Top of Pole = Top of Tank
Z	50.50'	68.50'	Top of Pole = Top of Tank

STORY POLE LEGEND

STRING LINE AT TOP OF POLE ELEVEVATION, WHICH IS TOP OF ROOF LINE/PARAPET/TANK

(X) POLE

NOTE: BOTTOM PORTION OF STORY POLE, FROM (E) GRADE TO FINISH FLOOR/PAD, TO BE PAINTED DARK GREEN

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JOB NUMBER: 17003

CONTENTS: STORY POLE PLAN

DRAWN BY: JH

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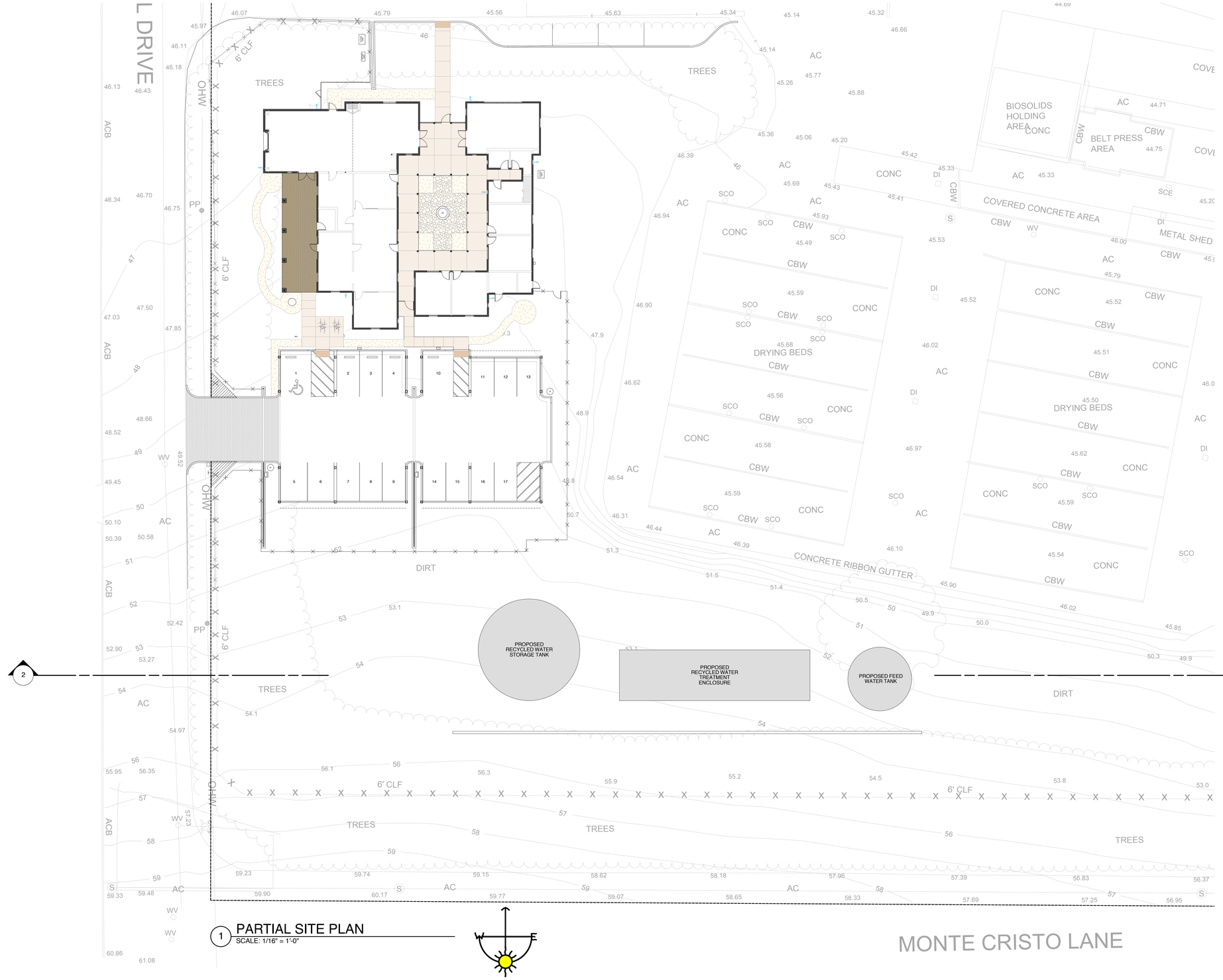
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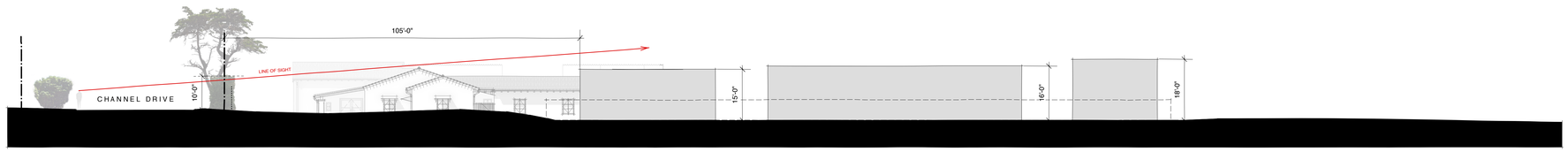
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A-100.1

SHEET OF



1 PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"



2 SITE SECTION
SCALE: 1/16" = 1'-0"

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SANTA BARBARA, CA

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CONTENTS:
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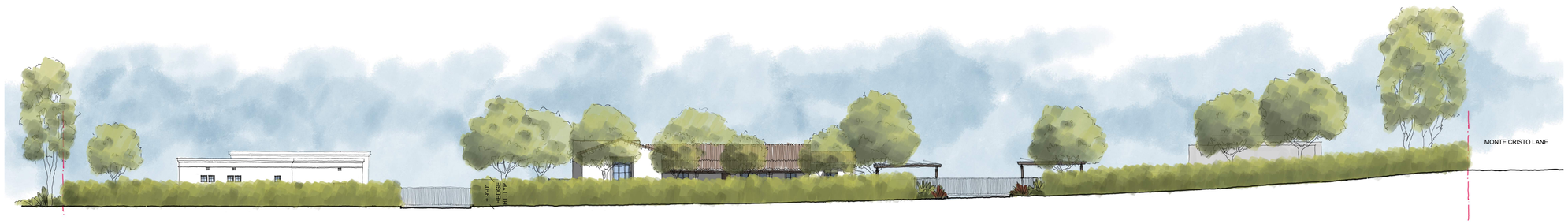
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A-100.2

SHEET OF



1 CHANNEL DRIVE ELEVATION
SCALE: 1/16" = 1'-0"



2 CHANNEL DRIVE ELEVATION W/ HEDGE ROW
SCALE: 1/16" = 1'-0"



3 VIEW LOOKING SOUTH ALONG CHANNEL DRIVE
SCALE: ACTUAL SIZE

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CONTENTS:
ELEV/PERPSECTIVE SK's

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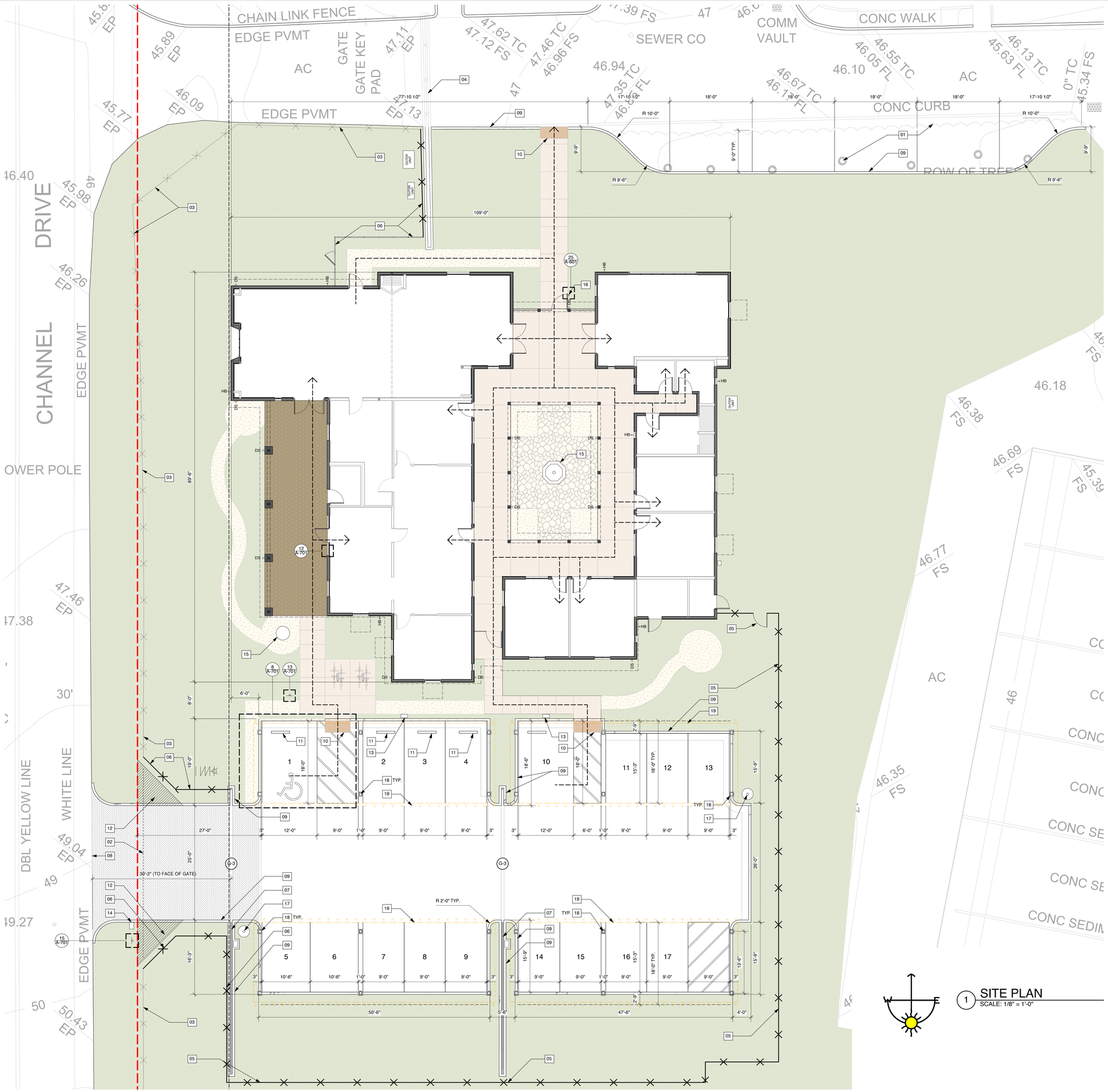
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2	4/18/19	ADDENDUM 2

A-100.3

SHEET OF



SITE PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

SITE PLAN KEYNOTES

01.	(E) TREES/VEGETATION TO BE REMOVED
02.	(E) CHAIN LINK FENCE TO BE REMOVED
03.	(E) CHAIN LINK FENCE TO REMAIN
04.	(E) MOTORIZED ROLLING GATE TO REMAIN
05.	CHAIN LINK FENCE PER LANDSCAPE DWGS.
06.	DECORATIVE SECURITY FENCE/GATE PER LANDSCAPE DWGS.
07.	FUTURE MOTORIZED ROLLING GATE. PROVIDE ELECTRICAL STUB OUT PER ELECTRICAL DWGS. & LOOP DETECTORS EACH SIDE OF GATE
08.	CURB CUT AND DRIVEWAY PER CIVIL DWGS.
09.	CURB PER CIVIL DWGS.
10.	TRUNCATED DOMES, SEE DETAIL 10/A-701
11.	CONCRETE WHEEL STOP
12.	SIGHT TRIANGLE
13.	FUTURE EVCS
14.	MAILBOX
15.	FOUNTAIN PER LANDSCAPE DWGS.
16.	TUBE STEEL BOLLARD/GATE STOP
17.	PARKING LOT POLE LIGHT ON CONCRETE FOOTING, PER ELECTRICAL DWGS.
18.	CARPORT POST - 8" SQ. STEEL HSS, PAINTED, ON 12" SQ. CONCRETE BASE
19.	LINE OF CARPORT ROOF ABOVE

LEGEND

- (N) LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- (N) TILE PAVING - SEE LANDSCAPE DWGS.
- (N) STONE PAVING - SEE LANDSCAPE DWGS.
- (N) COLORED CONCRETE PAVING - SEE LANDSCAPE DWGS.
- (N) DECOMPOSED GRANITE PATHWAY - SEE LANDSCAPE DWGS.
- (N) PERMEABLE PAVING - SEE CIVIL AND LANDSCAPE DWGS.
- ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOPE, MINIMUM 36" WIDE
- FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER PER CIVIL DWGS., TO BE PAINTED (FRAZEE #2977N GRIPPIE) AND SCREENED WITH LANDSCAPE. COORDINATE W/ FIRE DEPARTMENT
- BIKE RACK PER LANDSCAPE DWGS.
- OUTDOOR CONDENSER/VRF UNIT PER MECHANICAL DWGS.
- HOSE BIB PER PLUMBING DWGS.
- DOWNSPOUT

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: SITE PLAN

DRAWN BY: JH

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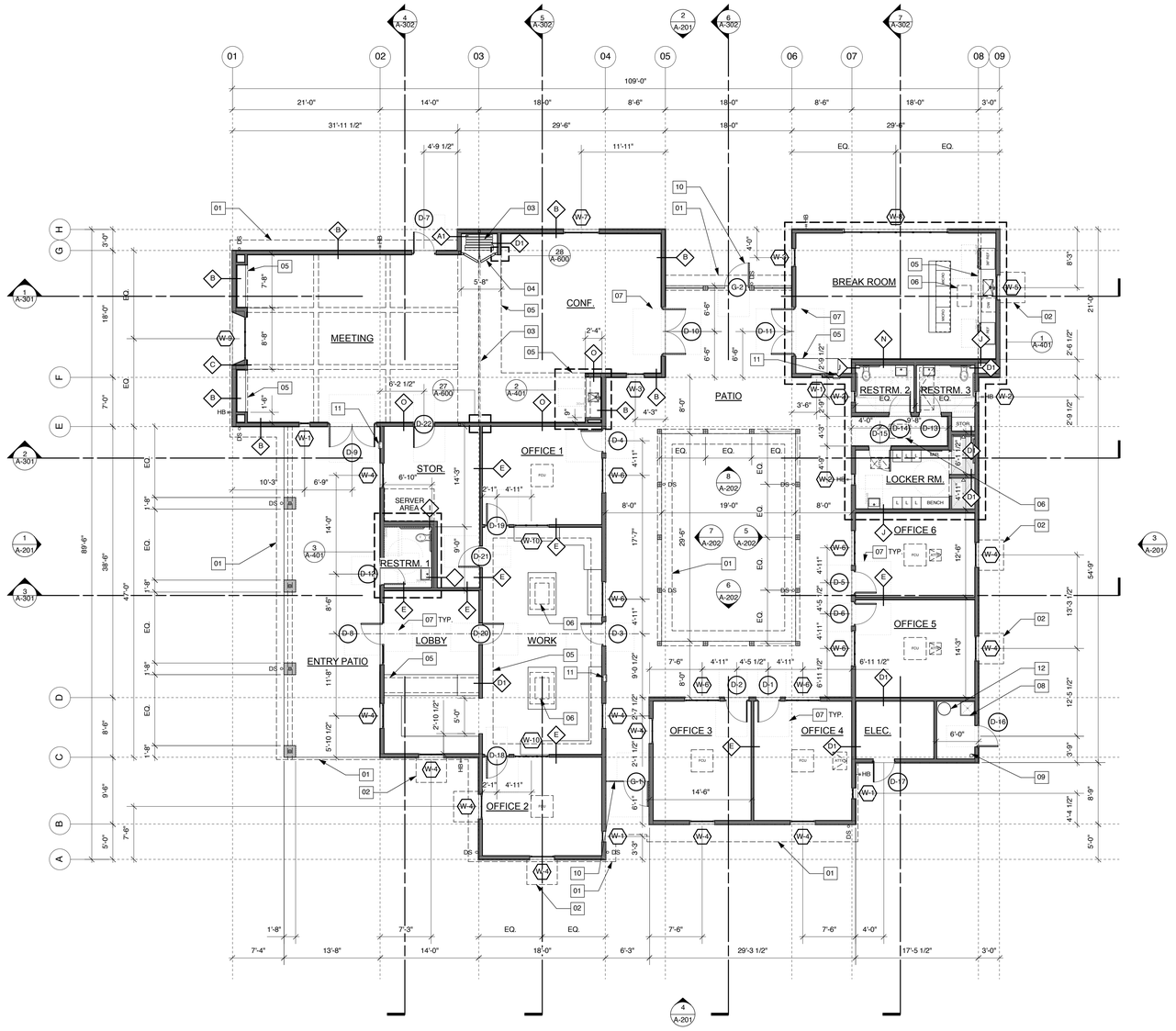
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2	4/18/19	ADDENDUM 2

A-101

SHEET OF



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

FLOOR PLAN KEYNOTES

01.	LINE OF ROOF/BEAM ABOVE
02.	LINE OF AWNING ABOVE
03.	FOLDING PARTITION DOOR, OWNER FURNISHED CONTRACTOR INSTALLED
04.	3-PIECE ACOUSTICAL STORAGE POCKET DOORS PER MANUFACTURER, TO MATCH FOLDING PARTITION DOOR, 5'-0" OVERALL WIDTH (INCLUDING JAMBS) X 11'-0" TALL
05.	LINE OF SOFFIT/DROPPED CEILING
06.	LINE OF SKYLIGHT ABOVE
07.	MANEUVERING SPACE REQUIRED AT DOOR. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STRIKE EDGE FOR ALL INTERIOR DOORS INTENDED FOR USER PASSAGE
08.	SERVICE SINK PER PLUMBING DWGS.
09.	FIRE RISER PER PLUMBING DWGS.
10.	DECORATIVE GATE/FENCE PER ELEVATIONS
11.	2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
12.	WATER HEATER PER PLUMBING DWGS.

WALL LEGEND

COORDINATE ALL WALLS W/ STRUCTURAL DRAWINGS

TYPICAL INTERIOR WALLS 3.5" METAL STUD, PER D2/A-700, U.N.O.
TYPICAL PLUMBING WALLS 5.5" METAL STUD, PER D1A-700, U.N.O.
TYPICAL EXTERIOR WALLS 5.5" METAL STUD, PER A1/A-700, U.N.O.

METAL STUD WALL

METAL DOUBLE STUD WALL

WALL TYPE, REFER TO SHEET A-700

NOTE: WHERE A PORTION OF WALL NECESSITATES PLYWOOD SHEATING, RESILIENT CHANNEL, TWO LAYERS OF GYPSUM BOARD, ETC., THE ENTIRE WALL LENGTH SHALL RECIEVE THE SAME

LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
	24"X30" ATTIC ACCESS
	20"X20" ATTIC ACCESS

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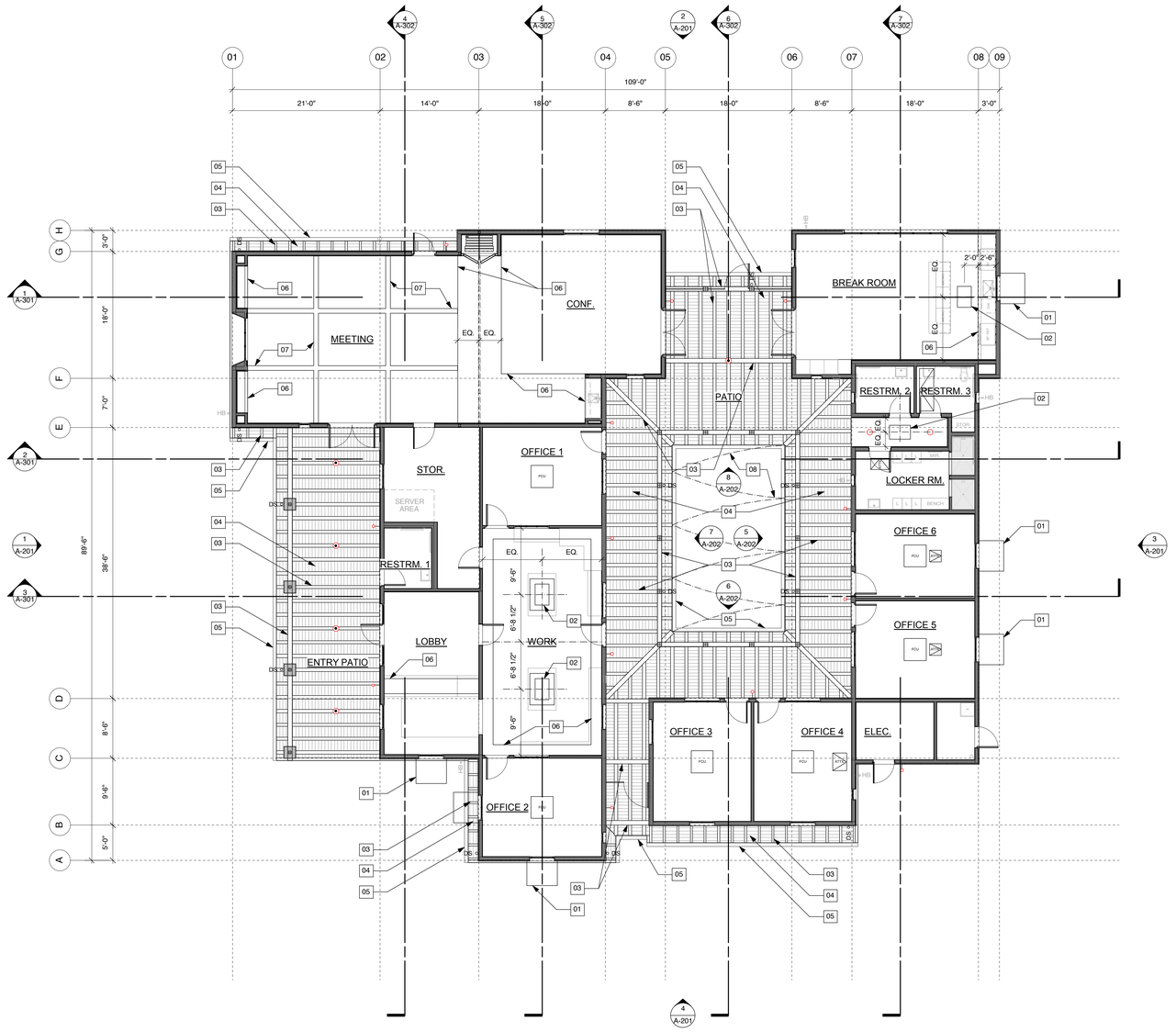
SHEET OF

RCP GENERAL NOTES

1. SEE SHEET A-102 FOR DOOR & WINDOW LOCATIONS
2. SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION

RCP KEYNOTES

01.	AWNING
02.	SKYLIGHT
03.	WOOD BEAM/RAFTER PER STRUCTURAL DWGS., STAINED
04.	WOOD T&G, STAINED
05.	GUTTER
06.	LINE OF SOFFIT/DROP CEILING, SEE I.D. FOR ADDITIONAL INFORMATION
07.	FALSE BEAM, SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION
08.	STRING LIGHTS, PER ELECTRICAL DWGS.



LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
	24"X30" ATTIC ACCESS
	20"X20" ATTIC ACCESS
	ROOF VENT
	ROOF DRAIN & OVERFLOW PER PLUMBING DWGS.
	EXTERIOR PENDANT LIGHT FIXTURE, PER ELECTRICAL DWGS.
	EXTERIOR WALL SCONCE LIGHT FIXTURE, PER ELECTRICAL DWGS.

1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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JOB NUMBER: 17003

CONTENTS:
REFLECTED CEILING PLAN

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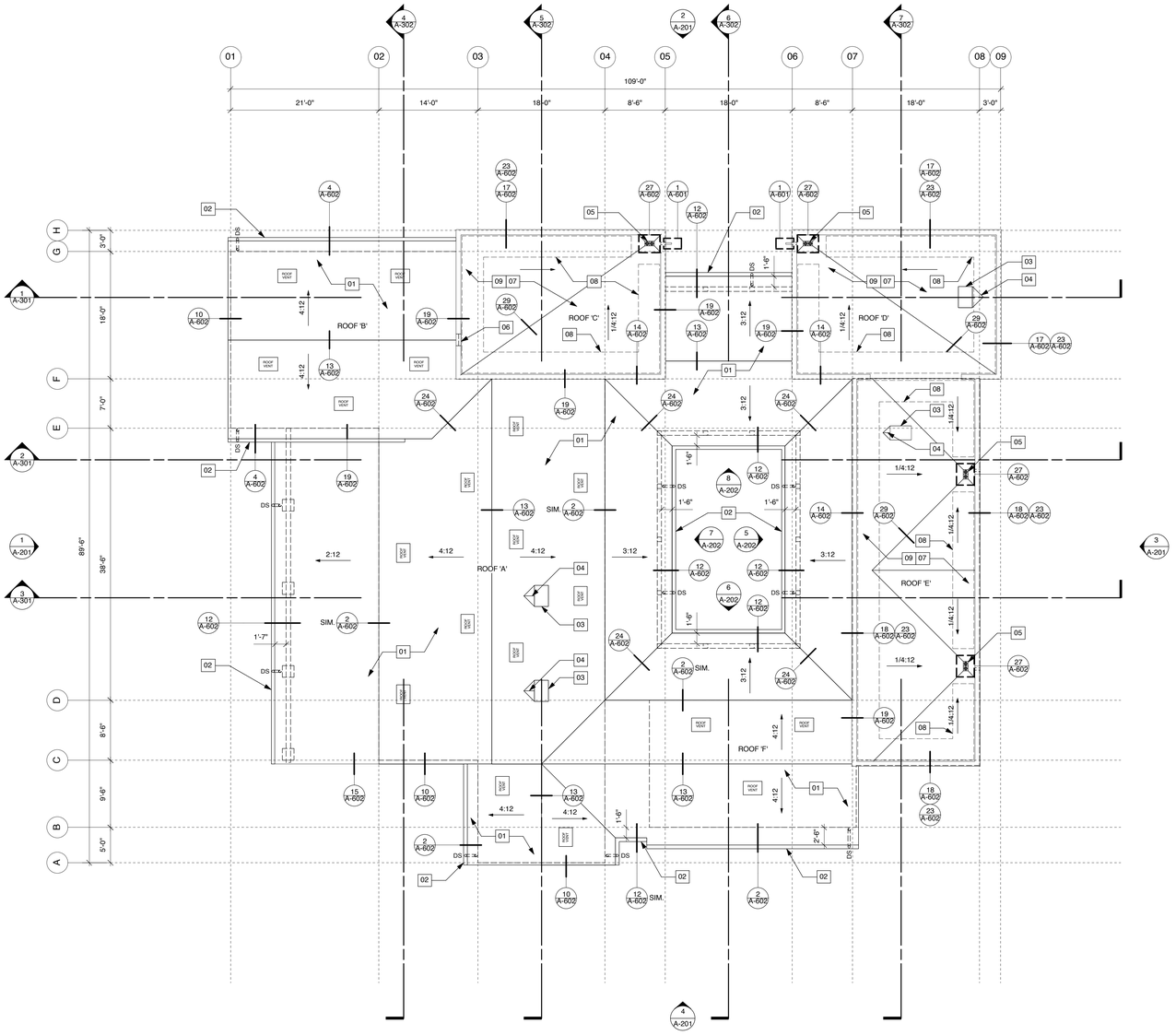
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2	4/18/19	ADDENDUM 2

A-103

SHEET OF



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES

01. CLASS A TWO-PICE CLAY TILE ROOF, PER ELEVATIONS
02. GUTTER AND DOWNSPOUT PER ELEVATIONS
03. 24"X36" SKYLIGHT - SKYLIGHTS SHALL BE LABELED STATING THE NAME OF THE MANUFACTURER, THE APPROVED LISTING AGENCY, THE PRODUCT DESIGNATION AND THE PERFORMANCE GRADE RATING AS IS SPECIFIED IN AAMA/WDMA/CSA 01/1.S.2/A440
04. ROOF CRICKET
05. ROOF DRAIN & OVERFLOW, PER PLUMBING DWGS.
06. 20"X30" WALL ACCESS PANEL, SERVING ATTIC SPACE
07. SINGLE PLY THERMOPLASTIC MEMBRANE OVER COVER BOARD OVER TAPERED RIGID INSULATION, MIN. 2% SLOPE PER PLAN. REFER TO ADDITIONAL FLASHING DETAILS ON SHEET A-602
08. 36" WIDE WALK PAD, PER ROOF MANUFACTURER
09. SPRAY-APPLIED POLYURETHANE FOAM AIR-IMPERMEABLE INSULATION AT ATTIC & ENCLOSED RAFTER SPACES. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. NO CLASS I VAPOR RETARDERS ARE TO BE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY

ROOF VENTING CALCULATIONS

CLAY TILE ROOF

PROVIDE THE FOLLOWING REQUIRED VENTILATION:

CODE REQUIRED VENTING = 1 SF VENT PER 300 SF VENTED AREA -
PER CBC 1203.2, EXCEPTION (1 PERM VAPOR BARRIER PER ASTM E96 AT WARM SIDE)

ROOF	VENTED AREA (SF)	CODE REQMT.	CODE REQ'D VENT (SF)	CODE REQ'D VENT (SI)	PROVIDED VENT (SI)
A	1,905	1/300	6.4	914	949
B	798	1/300	2.7	383	431
C	615	N/A	N/A	N/A	N/A
D	615	N/A	N/A	N/A	N/A
E	976	N/A	N/A	N/A	N/A
F	523	1/300	1.7	251	259

VENTILATION PROVIDED
VENT TYPES:

"M" STYLE - O'HAGIN VENT (HIGH AND LOW)
86.25 SQ. INCHES/EA

ROOF 'A'
11 TYPE "M" = 949 SQ. INCHES FREE VENT

ROOF 'B'
5 TYPE "M" = 431 SQ. INCHES FREE VENT

ROOF 'C'
N/A (FLAT NON-VENTED ROOF)

ROOF 'D'
N/A (FLAT NON-VENTED ROOF)

ROOF 'E'
N/A (FLAT NON-VENTED ROOF)

ROOF 'F'
3 TYPE "M" = 259 SQ. INCHES FREE VENT

LEGEND

HB← HOSE BIB PER PLUMBING DWGS.
○ DS DOWNSPOUT
24"X30" ATTIC ACCESS
20"X20" ATTIC ACCESS
ROOF VENT
ROOF DRAIN & OVERFLOW PER PLUMBING DWGS.

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INTERIOR DESIGN
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CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: ROOF PLAN

DRAWN BY: JH

CHECKED BY:

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DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
7/2/20	MBAR

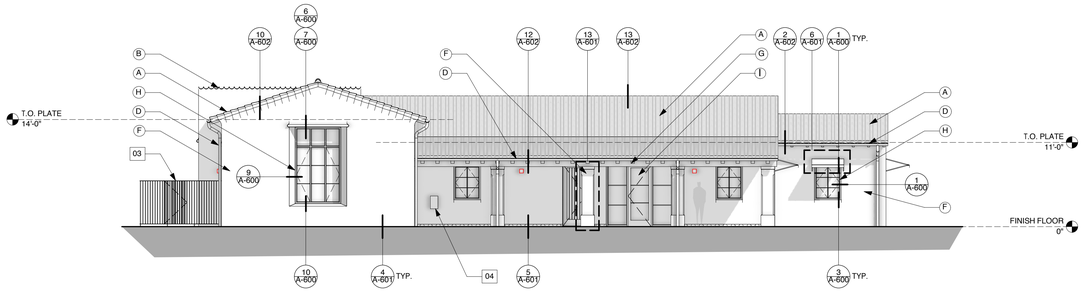
ISSUE DATE: 7/2/20

REVISIONS

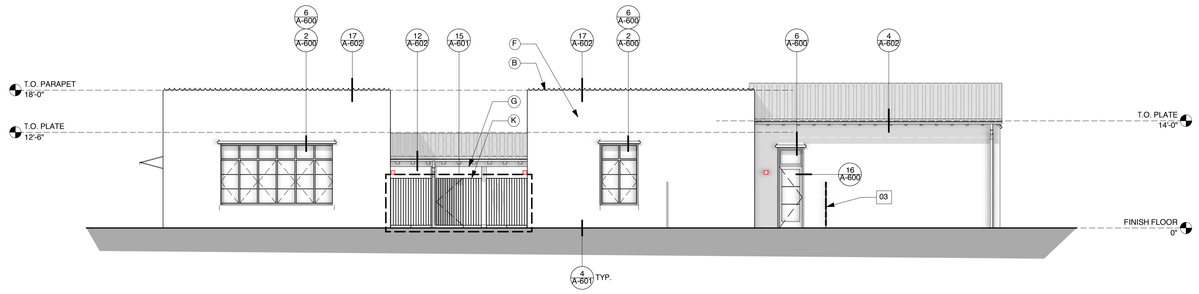
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2	4/18/19	ADDENDUM 2

A-104

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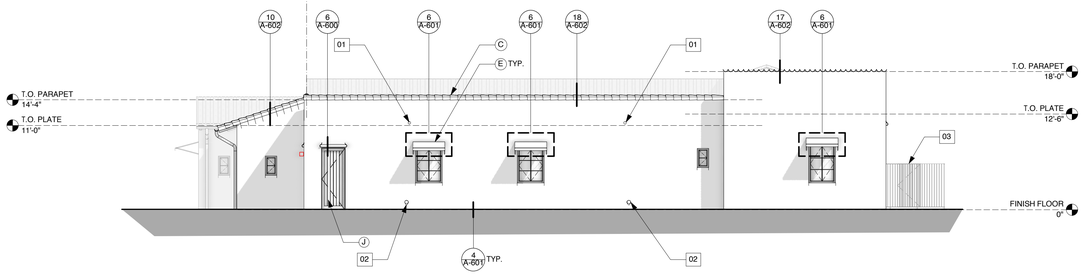


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



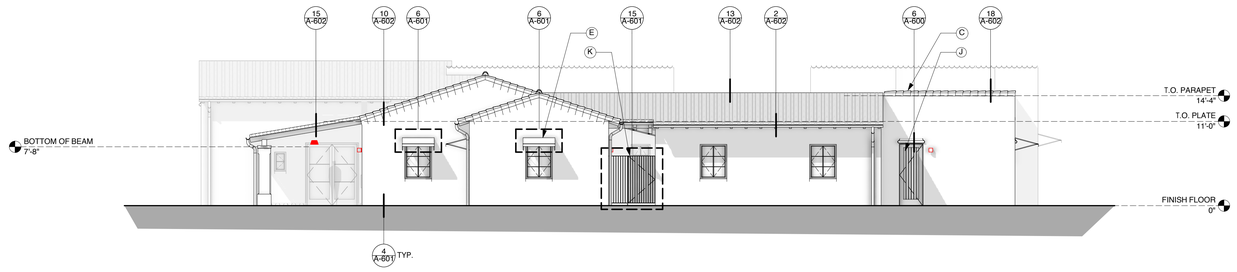
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



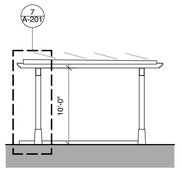
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SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

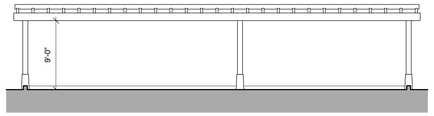


4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

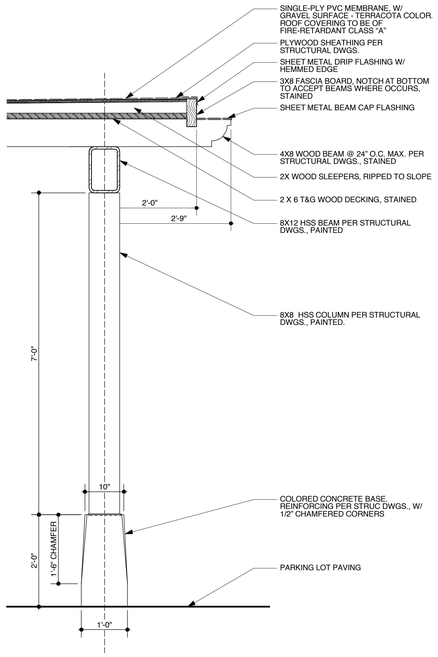
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



5 CARPORT - SIDE ELEVATION
SCALE: 1/8" = 1'-0"



6 CARPORT - FRONT ELEVATION (REAR SIM.)
SCALE: 1/8" = 1'-0"



7 CARPORT COLUMN & ROOF EAVE
SCALE: 3/4" = 1'-0"

TYPICAL FINISHES & COLORS

ROOF:	A	TWO-PIECE CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES, TERRA ANTIGUA BLEND
PARAPET 01:	B	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
PARAPET 02:	C	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
DOWNSPOUT/GUTTER:	D	COPPER
CANVAS AWNING:	E	SUNBRELLA - UNITY LEAF 85003-0000
EXTERIOR WALL:	F	7/8" 3-COAT CEMENT PLASTER, SMOOTH, PAINTED - FRAZEE MISTAYA CLW 1042W
EXPOSED WOOD:	G	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WINDOW:	H	ALUINUM - METAL WINDOW CORP SERIES 2000 DARK BRONZE ANODIZED
FRENCH DOOR:	I	ALUINUM - METAL WINDOW CORP SERIES 3000 DARK BRONZE ANODIZED
WOOD DOOR:	J	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WROUGHT IRON FENCE/GATE:	K	PAINTED - SW6991 BLACK MAGIC

ELEVATION KEYNOTES

01.	CAST IRON ROOF DRAIN OVERFLOW PIPE, PAINTED TO MATCH BUILDING, PROJECT 2" PAST FACE OF WALL. PROVIDE PLUMBING FLASHING PANEL BY QUICKFLASH @ PIPE PENETRATION. REFER TO PLUMBING DWGS. FOR ADDTIONAL INFORMATION. VERIFY HEIGHT W/ ARCHITECT PRIOR TO INSTALLATION.
02.	DOWNSPOUT NOZZLE, PER PLUMBING DWGS.
03.	DECORATIVE SECURITY FENCE/GATE PER LANDSCAPE DWGS.
04.	SEMI-RECESSED FIRE EXTINGUISHER CABINET

EXTERIOR LIGHTING LEGEND

WALL MOUNTED LIGHT: TO BE MOUNTED 7'-6" A.F.F. U.N.O.,

PENDANT LIGHT: HEIGHT TO BE COORDINATED W/ ARCHITECT,

REFER TO ELECTRICAL DWGS. FOR FIXTURE TYPES AND ADDITIONAL INFORMATION

NOTE: WHERE THE LEADING EDGES OF EXTERIOR LIGHT FIXTURES ARE BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR, THAT PORTION OF THE FIXTURE SHALL PROTRUDE NO MORE THAN 4 INCHES, PER CBC 1133B.8.6

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
EXTERIOR ELEVATIONS

DRAWN BY: JH

CHECKED BY:

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8/24/18	25% DD
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11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
7/2/20	MBAR

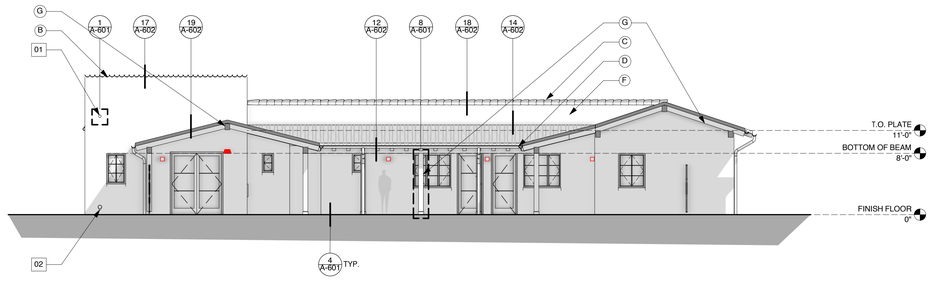
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REVISIONS

NO.	DATE	TYPE
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A-201

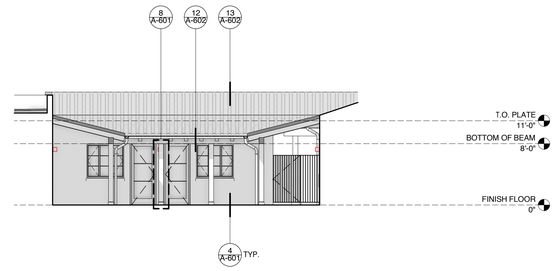
SHEET OF



5 COURTYARD WEST ELEVATION

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

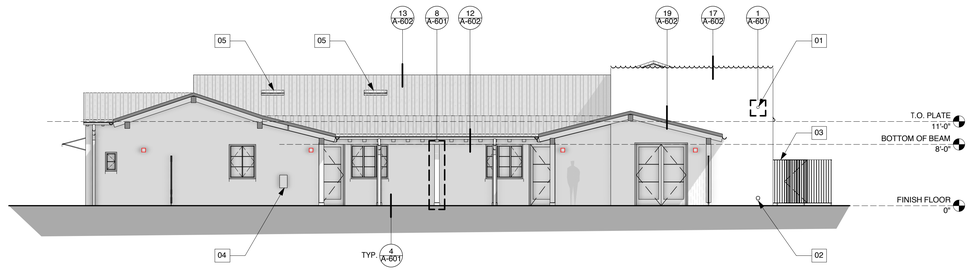
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



6 COURTYARD NORTH ELEVATION

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

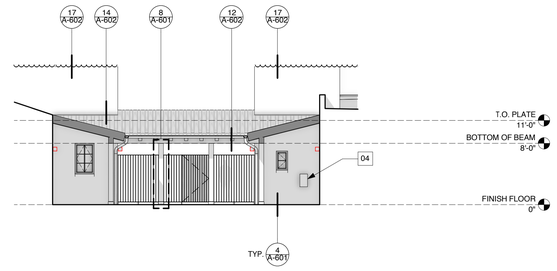
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



7 COURTYARD EAST ELEVATION

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

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



8 COURTYARD SOUTH ELEVATION

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

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

TYPICAL FINISHES & COLORS

ROOF:	A	TWO-PIECE CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES, TERRA ANTIGUA BLEND
PARAPET 01:	B	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
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WROUGHT IRON FENCE/GATE:	K	PAINTED - SW6991 BLACK MAGIC

ELEVATION KEYNOTES

01.	CAST IRON ROOF DRAIN OVERFLOW PIPE, PAINTED TO MATCH BUILDING, PROJECT 2" PAST FACE OF WALL. PROVIDE PLUMBING FLASHING PANEL BY QUICKFLASH @ PIPE PENETRATION. REFER TO PLUMBING DWGS. FOR ADDTIONAL INFORMATION. VERIFY HEIGHT W/ ARCHITECT PRIOR TO INSTALLATION.
02.	DOWNSPOUT NOZZLE, PER PLUMBING DWGS.
03.	DECORATIVE SECURITYFENCE/GATE PER LANDSCAPE DWGS.
04.	SEMI-RECESSED FIRE EXTINGUISHER CABINET
05.	SKYLIGHT

EXTERIOR LIGHTING LEGEND

WALL MOUNTED LIGHT: TO BE MOUNTED 7'-6" A.F.F. U.N.O.,

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Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE

SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	EXTERIOR ELEVATIONS
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CHECKED BY:	

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12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
7/2/20	MBAR

ISSUE DATE: 7/2/20

REVISIONS

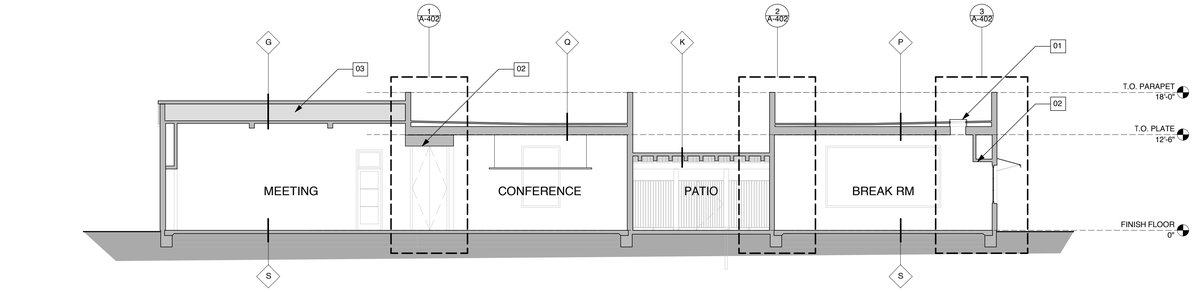
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2	4/18/19	ADDENDUM 2

A-202

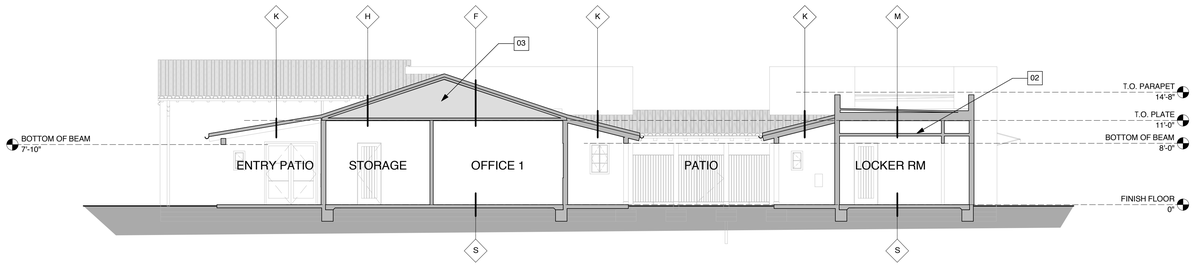
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SECTION KEYNOTES

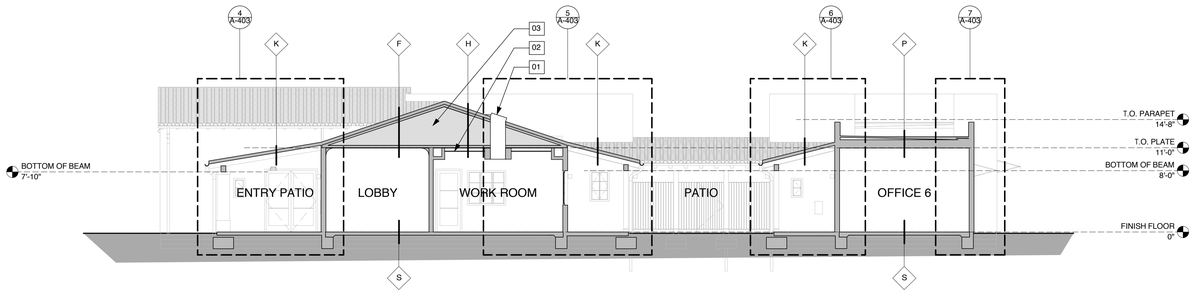
01. SKYLIGHT
02. SOFFIT/DROP CEILING
03. ATTIC



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
BUILDING SECTIONS

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REVISIONS

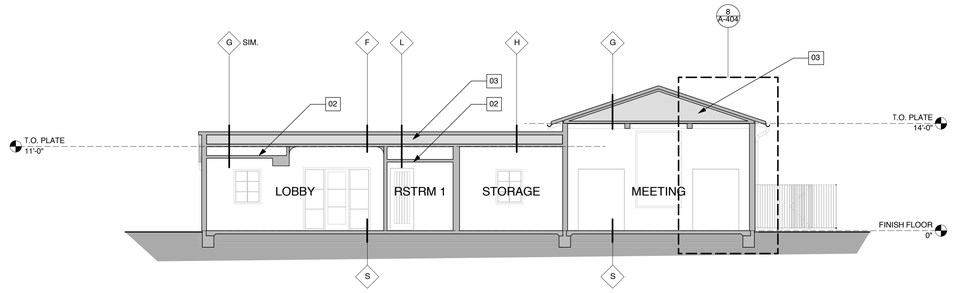
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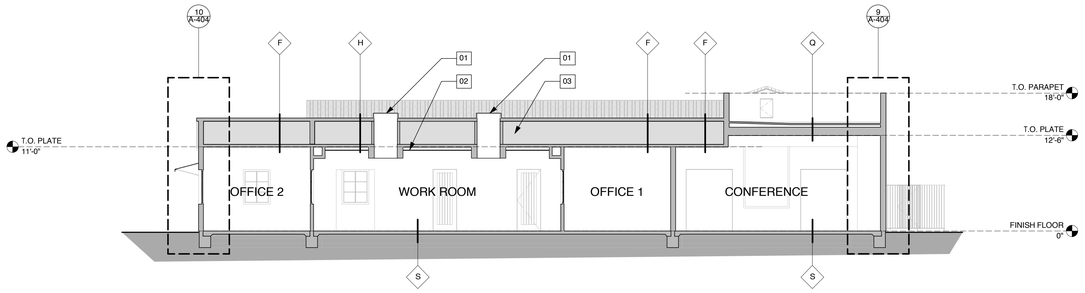
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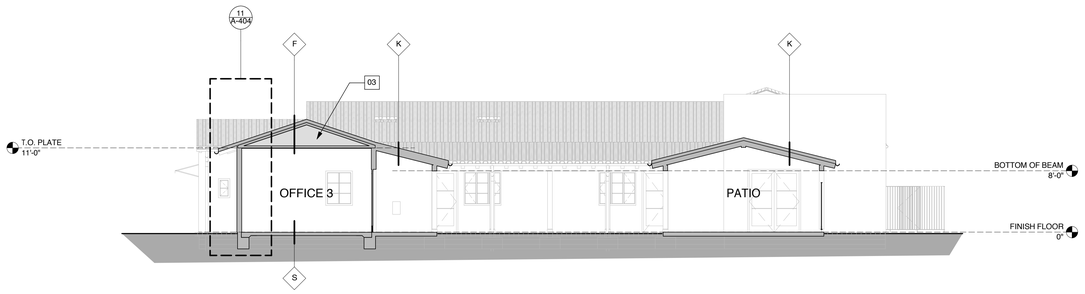
01.	SKYLIGHT
02.	SOFFIT/DROP CEILING
03.	ATTIC



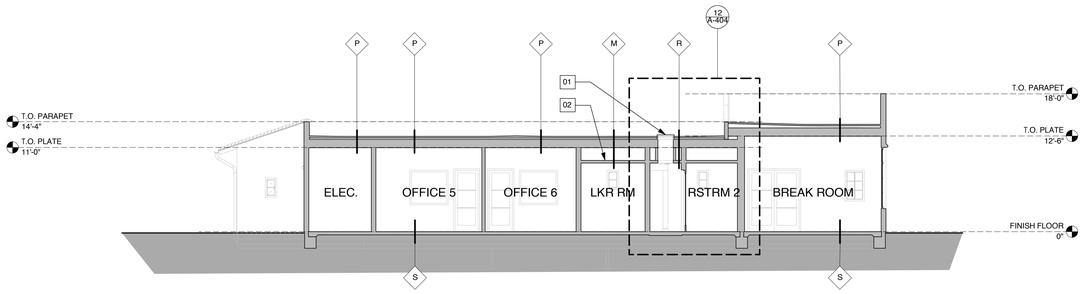
4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
SCALE: 1/8" = 1'-0"



6 BUILDING SECTION
SCALE: 1/8" = 1'-0"



7 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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www.cearnal.com

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
BUILDING SECTIONS

DRAWN BY: JH

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ISSUE DATE: 7/2/20

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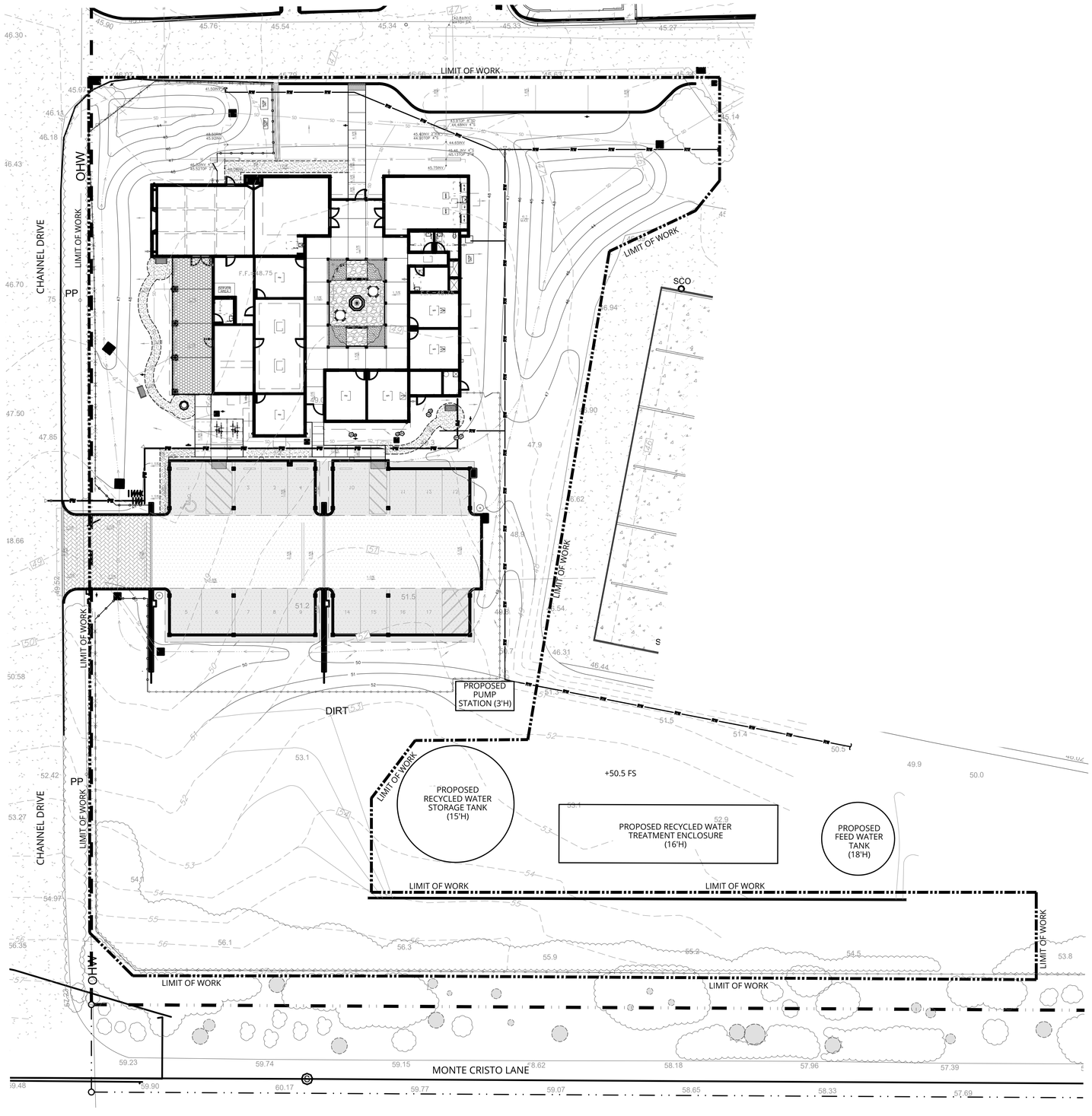
NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-302

SHEET OF

MONTECITO SANITARY DISTRICT

LANDSCAPE PLANS



PROJECT CONTACTS

OWNER
Montecito Sanitary District
Contact: Carrie Poytress
Phone: 805.969.4200

ARCHITECT
The Cearnal Collective, LLP
Contact: Jeff Hornbuckle
Phone: 805.963.8077x207

CIVIL ENGINEER
Stantec
Contact: Wayne Fitch
Phone: 805.963.9532

LANDSCAPE ARCHITECT
CJM::LA
Contact: Katie Klein
Phone: 805.698.2120

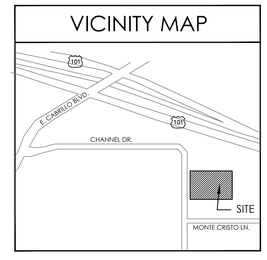
SHEET INDEX

LANDSCAPE PLANS	
L-0	Title Sheet
L-1	Construction Plan
L-2.1	Planting Plan
L-2.2	Planting Plan
L-3.1	Irrigation Plan
L-3.2	Irrigation Notes & Calculations
L-4	Lighting Plan
L-5.1	Construction Details
L-5.2	Construction Details
L-5.3	Planting Details
L-5.4	Irrigation Details
L-5.5	Irrigation Details
L-6.1	Planting Specifications
L-6.2	Planting Specifications
L-6.3	Irrigation Specifications
L-6.4	Irrigation Specifications

PROJECT STATISTICS

TOTAL LANDSCAPE AREA: 24,429 SF

VICINITY MAP



SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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TITLE SHEET

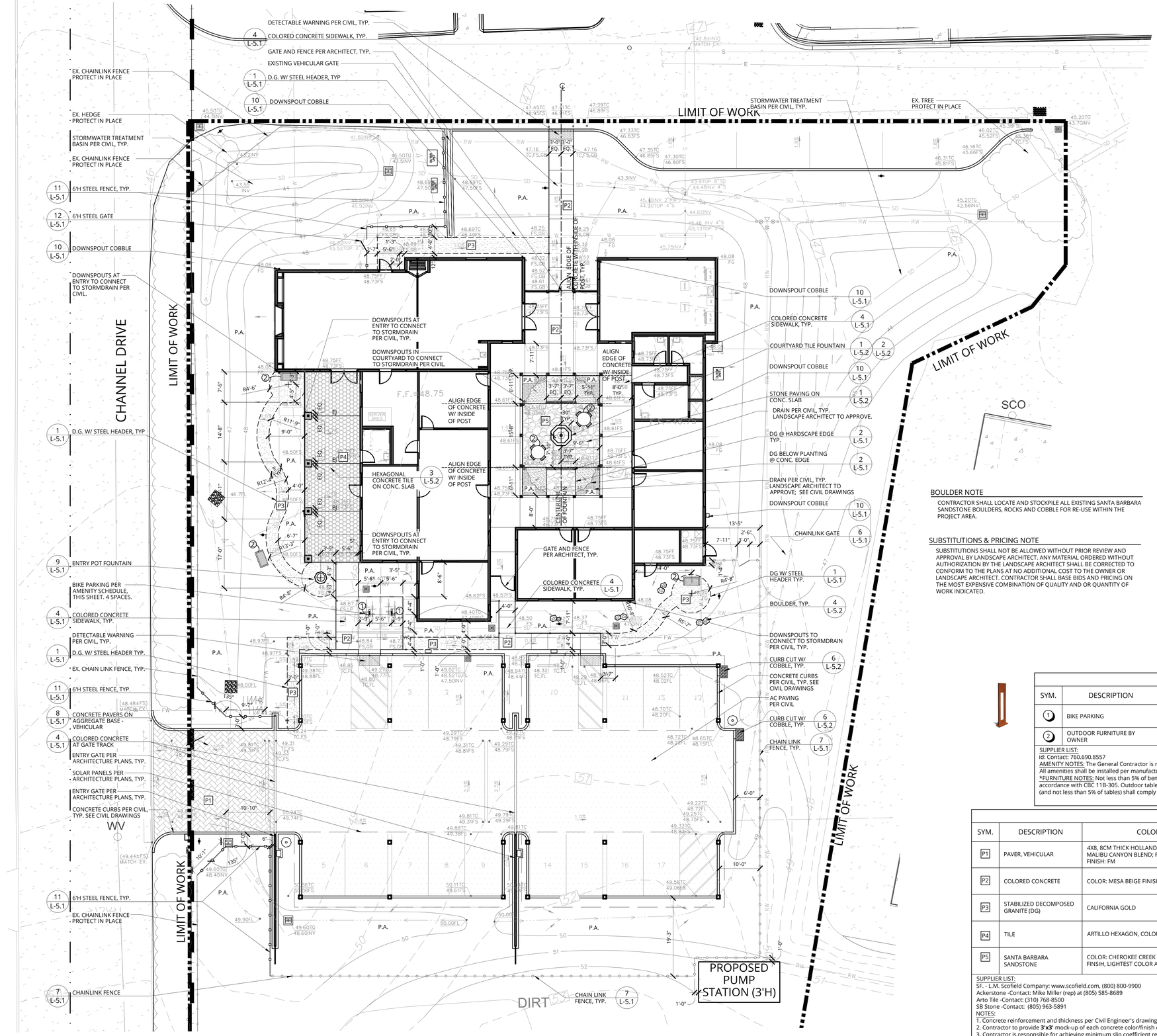
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 6041
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
- 08/24/18 25% SET
- 10/02/18 50% SET
- 11/14/18 80% SET
- 12/06/18 PLAN CHECK
- 02/01/19 Plan Check Resub
- 06/25/20 Client Review Set
- 07/02/20 MBAR

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-0



CONSTRUCTION NOTES

CONSTRUCTION SHALL CONFORM TO ALL LOCAL CITY, COUNTY, STATE AND INTERNATIONAL CODES.

CONTRACTOR SHALL NOT MAKE FIELD CHANGES UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM TO THE PLANS, AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY FIELD CHANGES ARE NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND SHALL REPLACE OR REPAIR SAME AS REQUIRED AT HIS EXPENSE.

CONTRACTOR SHALL COORDINATE ELECTRICAL AND IRRIGATION CONDUIT SLEEVES PRIOR TO INSTALLATION OF NEW PAVEMENT.

CONTRACTOR TO REVIEW SITE FOR PROPER DRAINAGE AND REPORT APPARENT PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL MATERIALS, COLORS AND FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN SAMPLES OF ALL CONCRETE COLOR & FINISHES, TILE, BRICK, PAVERS, ETC. FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

LANDSCAPE ARCHITECT SHALL REVIEW ALL FORMING AND SCORE LINE "SNAP LINES" BEFORE CONCRETE IS POURED OR CUT. ALLOW 24 HRS. LEAD TIME.

CONTRACTOR SHALL STAKE LOCATIONS FOR LAWN HEADERS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN TREE BOX SIZE AND HARDSCAPE. FIELD CHANGES SHALL BE MADE EXPRESSLY BY THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL PROTECT TREE ROOTS AND TRUNKS FROM COMPACTION AND DAMAGE DURING CONSTRUCTION. TRENCHING ADJACENT TO EXISTING TREE DRIPLINES SHALL BE DONE BY HAND TO AVOID ROOT DAMAGE.

PAVING SUB-BASE AND REINFORCEMENT SHALL BE PER THE GEOTECHNICAL SOILS REPORT AND STRUCTURAL DETAILS.

REFER TO THE CIVIL ENGINEER'S PLANS FOR DRAIN LOCATIONS AND DETAILS.

UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE FINISH OF STRUCTURE.

CONSTRUCTION LEGEND

A.C.	Asphaltic Concrete
B.C.R.	Beginning Curve Radius
B.O.C.	Back of Curb
C.J.	Cold Joint
C.L.	Center Line
CLR.	Clear/Clearance
CONC.	Concrete
CONT.	Continuous
DIA.	Diameter
D.G.	Decomposed Granite
EA.	Each
E.C.R.	End Curve Radius
E.J.	Expansion Joint
EQ.	Equal
EX.	Existing
F.O.B.	Face of Building
F.O.W.	Face of Wall
F.O.C.	Face of Curb
F.G.	Finish Grade
F.S.	Finish Surface
FTG.	Footing
GALV.	Galvanized
H.B.	Header Board
MAX.	Maximum
MIN.	Minimum
M.B.	Mail Box
NAT.	Natural
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
P.A.	Planting Area
P.I.P.	Poured In Place
P.L.	Property Line
R.	Radius
R.S.	Resawn
R.O.S.	Rough Sawn
RWD.	Redwood
S.D.	Slot Drain
SHT.	Sheet
S.L.	Score Line
SQ.	Square
S4S	Surfaced Four Sides
STD.	Standard
T.F.	Top of footing
T.W.	Top of wall
TRANS.	Transformer
TYP.	Typical
W.I.	Wrought Iron

DIMENSION LEGEND

- Point of reference
- (A) Radius = 2'-0"
- (B) Radius = 2'-6"
- (C) Radius = 3'-0"
- (D) Radius = 4'-0"
- (E) Radius = 5'-0"
- (F) Radius = 6'-0"
- (G) Radius = 18"

BOULDER NOTE

CONTRACTOR SHALL LOCATE AND STOCKPILE ALL EXISTING SANTA BARBARA SANDSTONE BOULDERS, ROCKS AND COBBLE FOR RE-USE WITHIN THE PROJECT AREA.

SUBSTITUTIONS & PRICING NOTE

SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ANY MATERIAL ORDERED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT SHALL BE CORRECTED TO CONFORM TO THE PLANS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL BASE BIDS AND PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND OR QUANTITY OF WORK INDICATED.

AMENITY SCHEDULE

SYM.	DESCRIPTION	QTY	MODEL	MANUF.	COLOR/FINISH	NOTES
1	BIKE PARKING	2	CLOS	id	POWDERCOAT BLACK	INSTALL PER MANUFACTURER
2	OUTDOOR FURNITURE BY OWNER					

SUPPLIER LIST:
id: Contact: 760.690.8557
AMENITY NOTES: The General Contractor is responsible for ordering and installing all amenities.
All amenities shall be installed per manufacturer's specifications.
*FURNITURE NOTES: Not less than 5% of benches or groups of benches shall provide a clear space (30" x 48" minimum) to one side in accordance with CBC 11B-305. Outdoor tables and chairs shall be pre-fabricated and moveable except as noted in schedule. At least one table (and not less than 5% of tables) shall comply with CBC 11B-902.

PAVING SCHEDULE

SYM.	DESCRIPTION	COLOR/FINISH	MANUF.	NOTES	DETAIL
P1	PAVER, VEHICULAR	4X8, 8CM THICK HOLLAND W/ MICROCHAMFER; COLOR: MALIBU CANYON BLEND; PATTERN: HERRINGBONE; FINISH: FM	ACKERSTONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	8 L-5.1
P2	COLORED CONCRETE	COLOR: MESA BEIGE FINISH: LIGHT BROOM	SF	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	4 L-5.1, 4 L-5.1
P3	STABILIZED DECOMPOSED GRANITE (DG)	CALIFORNIA GOLD	SB STONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	2 L-5.1, 2 L-5.1
P4	TILE	ARTILLO HEXAGON, COLOR: JOSIE BLEND	ARTO TILE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	3 L-5.2
P5	SANTA BARBARA SANDSTONE	COLOR: CHEROKEE CREEK (NATURAL COLOR AND FINSIH, LIGHTEST COLOR AVAILABLE)	SB STONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	5 L-5.2

SUPPLIER LIST:
SF. - L.M. Scofield Company: www.scofield.com, (800) 800-9900
Ackerstone -Contact: Mike Miller (rep) at (805) 585-8689
Arto Tile -Contact: (310) 768-8500
SB Stone -Contact: (805) 963-5891
NOTES:
1. Concrete reinforcement and thickness per Civil Engineer's drawings.
2. Contractor to provide **3'x3'** mock-up of each concrete color/finish combination Landscape Architect review & approcal prior to the start of construction.
3. Contractor is responsible for achieving minimum slip coefficient requirements for all exterior finishes.

SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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CONSTRUCTION PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 5891
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER
1711
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SHEET NUMBER
L-1

PLANTING NOTES

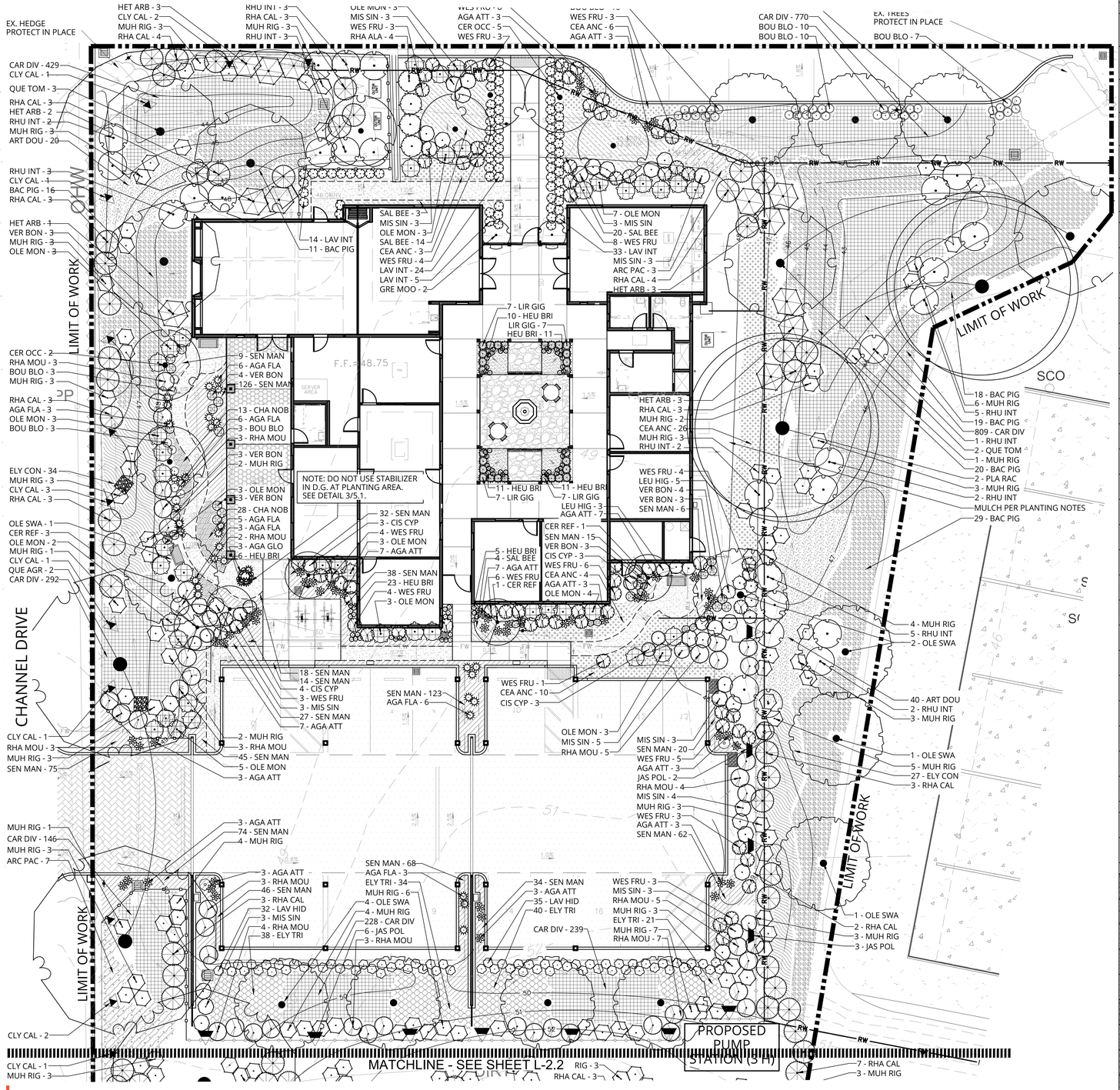
1. PLANT MATERIAL SHALL MEET THE HIGHEST QUALITY INDUSTRY STANDARD.
2. PLANT MATERIAL SHALL BE SOURCED WITHIN TWO WEEKS OF AWARD OF CONTRACT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SOURCING DIFFICULTY.
3. CONTRACTOR SHALL VERIFY PLANTING INSTALLATION DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DELIVERED TO THE SITE THAT IS SUBSTANDARD. CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT MATERIAL AT NO ADDITIONAL COST TO OWNER.
5. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 5 GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 15 GALLON AND LARGER AND TRANSPLANTS FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE. CONTRACTOR SHALL REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD.
6. CONTRACTOR SHALL CHALK OUT LOCATIONS OF VINE TIE CONNECTORS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL PLACE ALL PLANT MATERIAL IN LOCATIONS AS INDICATED ON THE PLANS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. LANDSCAPE ARCHITECT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PLANT PLACEMENT.
8. CONTRACTOR SHALL VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN. IF DISCREPANCIES EXIST, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
9. PLANT MATERIAL SHALL BE PLANTED PER DETAILS AND SPECIFICATIONS. SOIL PREPARATION, WEED REMOVAL AND AMENDMENTS SHALL BE PER THE SPECIFICATIONS OR RECOMMENDATIONS OF THE SOILS SUITABILITY REPORT (IF AVAILABLE).
10. CONTRACTOR SHALL PROVIDE AND INSTALL 3" MIN. DEPTH SHREDDED BARK MULCH OR GRAVEL IN PLANTED AREAS PER SPECIFICATIONS AND AS SHOWN ON THE PLANTING PLANS. CONTRACTOR SHALL PROVIDE MULCH AND/OR GRAVEL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND MAKE RECOMMENDATIONS FOR SOLUTION.
12. CONTRACTOR SHALL PROVIDE NINETY (90)-DAY MAINTENANCE PERIOD AS PART OF THE CONTRACT. THIS PERIOD SHALL BEGIN AFTER INSTALLATION AND EXTEND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL ACCEPTANCE.

PLANTING NOTE FOR GENERAL CONTRACTOR

PLANTING IS PER OWNER. PLANTING IS NOT IN THE GENERAL CONTRACTOR'S CONTRACT.

PLANTING DETAILS NOTE

REFER TO TYP. PLANTING DETAILS ON SHEET L-5.3.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING		REMARKS
	CER OCC	7	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	LOW	MULTI		
	CER REF	5	CERCIS RENIFORMIS `TEXAS WHITE`	TEXAS WHITE REDBUD	24"BOX	MEDIUM	STD.		
	OLE SWA	12	OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	36"BOX	LOW	STD.		(1) MULTI
	PLA RAC	2	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36"BOX	MEDIUM	STD.		
	QUE AGR	5	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"BOX	LOW	STD.		
	QUE TOM	5	QUERCUS TOMENTELLA	ISLAND LIVE OAK	24"BOX	LOW	STD.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		SPACING	REMARKS
	AGA ATT	55	AGAVE ATTENUATA	AGAVE	5 GAL	LOW		24" o.c.	
	AGA FLA	32	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	5 GAL	LOW		24" o.c.	
	AGA GLO	3	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	LOW		24" o.c.	
	BOU BLO	46	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLUE GRAMA	1 GAL	LOW		24" o.c.	
	CIS CYP	13	CISTUS X CYPRIUS	BICOLOR ROCK ROSE	5 GAL	LOW		36" o.c.	
	GRE MOO	2	GREVILLEA X `MOONLIGHT`	GREVILLEA	15 GAL	LOW		72" o.c.	
	HET ARB	12	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW		72" o.c.	
	HEU BRI	77	HEUCHERA X BRIZOIDES `BRESSINGHAM WHITE`	CORAL BELLS	1 GAL	LOW		12" o.c.	
	LAV HID	67	LAVANDULA ANGUSTIFOLIA `HIDCOTE`	HIDCOTE LAVENDER	1 GAL	LOW		24" o.c.	
	LAV INT	76	LAVANDULA X INTERMEDIA `PROVENCE`	PROVENCE LAVENDIN	1 GAL	LOW		24" o.c.	
	LEU HIG	8	LEUCOSPERMUM X `HIGH GOLD`	NODDING PINCUSHION	15 GAL	MEDIUM		36" o.c.	
	LIR GIG	28	LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL	MEDIUM		24" o.c.	
	MIS SIN	33	MISCANTHUS SINENSIS `MORNING LIGHT`	EULALIA GRASS	5 GAL	LOW		42" o.c.	
	MUH RIG	108	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW		42" o.c.	
	OLE MON	42	OLEA EUROPAEA `MONTRA`	LITTLE OLIVE	5 GAL	LOW		48" o.c.	
	RHA 15G	24	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	15 GAL	LOW		72" o.c.	
	RHA ALA	4	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	5 GAL	LOW		60" o.c.	
	RHA CAL	53	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL	LOW		60" o.c.	
	RHA MOU	45	RHAMNUS CALIFORNICA `MOUND SAN BRUNO`	CALIFORNIA COFFEEBERRY	5 GAL	LOW		48" o.c.	
	RHU 15G	22	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	LOW		72" o.c.	
	RHU INT	28	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	LOW		72" o.c.	
	VER BON	23	VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL	LOW		24" o.c.	
	WES FRU	66	WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW		36" o.c.	
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		SPACING	REMARKS
	CLY CAL	12	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	15 GAL	MEDIUM		36" o.c.	
	JAS POL	11	JASMINUM POLYANTHUM	PINK JASMINE TRELLIS	15 GAL	MEDIUM		36" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE		SPACING	REMARKS
	ARC PAC	10	ARCTOSTAPHYLOS X `PACIFIC MIST`	PACIFIC MIST MANZANITA	1 GAL	LOW		72" o.c.	
	ART DOU	60	ARTEMISIA DOUGLASIANA	MUGWORT	1 GAL	MEDIUM		36" o.c.	
	BAC PIG	113	BACCHARIS PILULARIS `PIGEON POINT`	COYOTE BRUSH	1 GAL	LOW		60" o.c.	
	CAR DIV	2,913	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MEDIUM		12" o.c.	
	CEA ANC	49	CEANOTHUS GLORIOSUS `ANCHOR BAY`	ANCHOR BAY LILAC	1 GAL	LOW		48" o.c.	
	CHA NOB	41	CHAMAEMELUM NOBILE	CHAMOMILE	1 GAL	LOW		18" o.c.	
	ELY CON	61	ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW		36" o.c.	
	ELY TRI	133	ELYMUS TRITICOIDES	ALKALI RYE	1 GAL	LOW		24" o.c.	
	SAL BEE	41	SALVIA X `BEE`S BLISS`	SAGE	1 GAL	LOW		36" o.c.	
	SEN MAN	832	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW		12" o.c.	

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COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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PLANTING PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

NOT IN GENERAL CONTRACT

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 6140
Signature
Renewal Date
Date
STATE OF CALIFORNIA

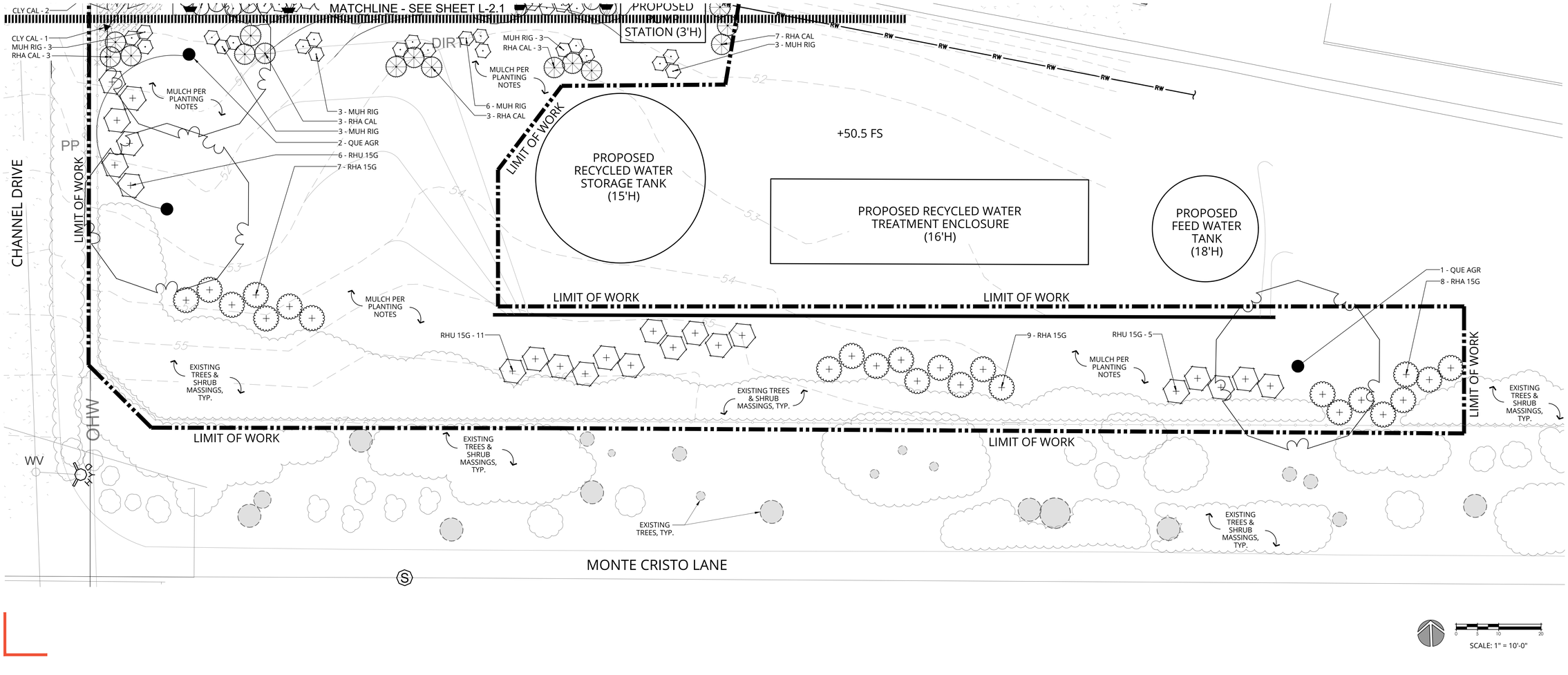
REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-2.1

L-2.2



CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
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PLANTING PLAN

NOT IN GENERAL CONTRACT

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

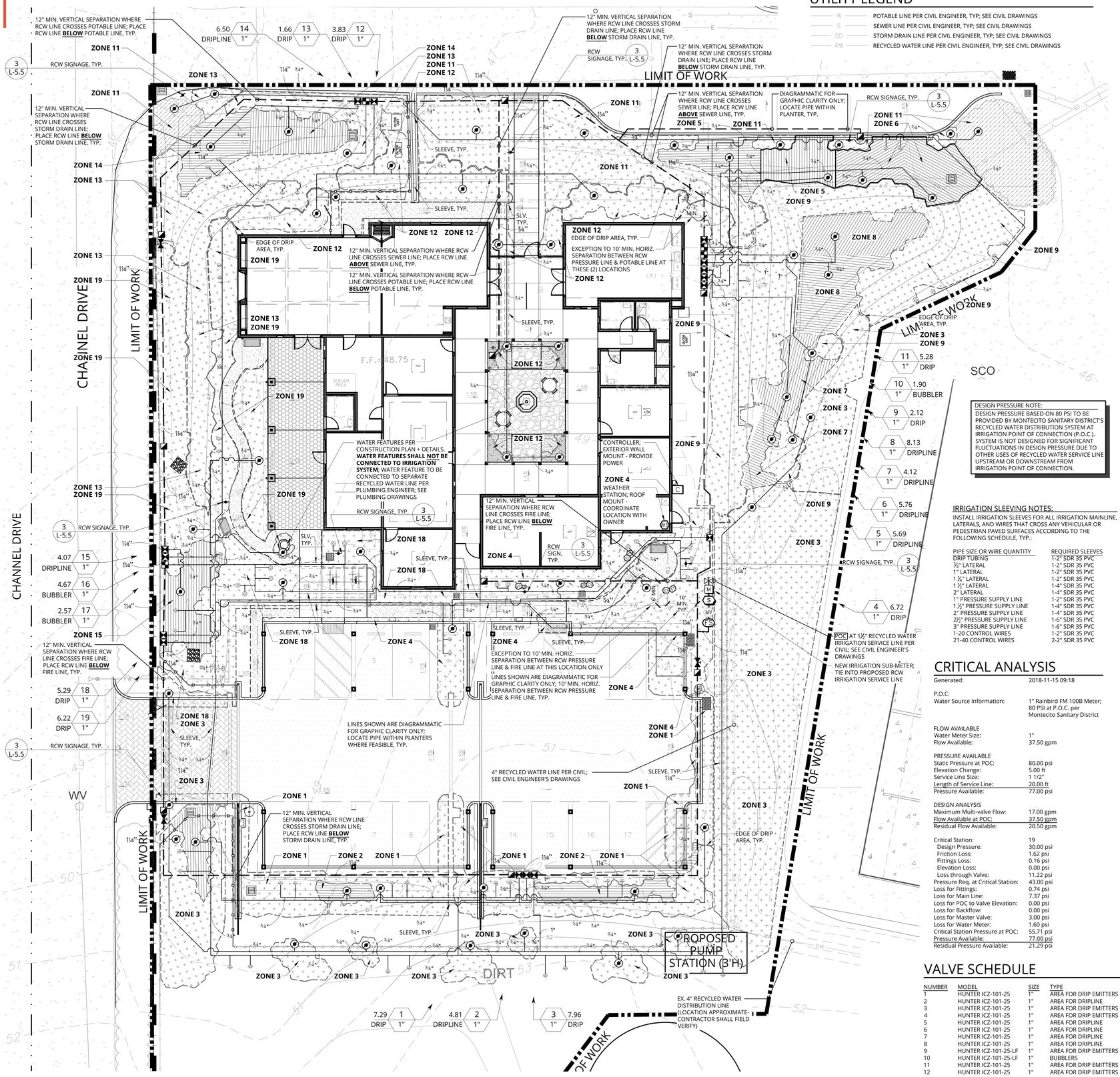
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LLC No. 6242
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
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PROJECT NUMBER
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DATE DRAWN
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SCALE
1"=10'
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02/01/19

SHEET NUMBER
L-2.2



UTILITY LEGEND

W	POTABLE LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS
S	SEWER LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS
SD	STORM DRAIN LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS
RW	RECYCLED WATER LINE PER CIVIL ENGINEER, TYP; SEE CIVIL DRAWINGS

IRRIGATION SCHEDULE

SYMBOL	DESCRIPTION	QTY	PRECIP	PSI	GPM
	EXISTING AREA WITH DRIP EMITTERS, LOW- DENSITY PLANTING EXISIITNG DRIP EMITTERS- EXTEND INTO NON-SHADE AREAS @ PARKING AREAS	554.0 S.F.	0.30 in/h	25	2

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER ICZ-101-25 DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: 2 GPM TO 20 GPM. 150 MESH STAINLESS STEEL SCREEN.	15
	HUNTER ICZ-101-25-LF DRIP CONTROL ZONE KIT. 1" ICV GLOBE VALVE WITH 1" HY100 FILTER SYSTEM. PRESSURE REGULATION: 25PSI. FLOW RANGE: .5 GPM TO 15 GPM. 150 MESH STAINLESS STEEL SCREEN.	4
	PIPE TRANSITION POINT ABOVE GRADE PIPE TRANSITION POINT FROM PVC LATERAL TO DRIP TUBING WITH RISER TO ABOVE GRADE INSTALLATION.	60
	HUNTER PLD-BV (LOCATIONS NOT SHOWN ON PLAN) DRIP FLUSH VALVE TO BE INSTALLED IN VALVE BOX PER IRRIGATION DETAILS AND MANUFACTURER`S SPECIFICATIONS. FLUSH VALVES NOT INDICATED ON IRRIGATION PLAN.	
	RAIN BIRD ARV050 (LOCATIONS NOT SHOWN ON PLAN) 1/2" DRIP AIR RELIEF VALVE, MADE OF QUALITY RUST-PROOF MATERIALS. INSTALL IN VALVE BOX PER IRRIGATION DETAILS AND MANUFACTURER SPECIFICATIONS. THE VALVE WILL ALLOW AIR TO ESCAPE THE PIPELINE, THUS PREVENTING WATER HAMMER OR BLOCKAGE. LOCATIONS NOT SHOWN ON PLAN.	
5.0 7.0 10.0	RAIN BIRD PCT SINGLE OUTLET EMITTER PRESSURE COMPENSATING THREADED LOW-FLOW BUBBLERS. OFFERED IN 5 GPH, 7 GPH, AND 10 GPH MODELS, WITH 1/2" FPT THREADED INLET. LIGHT BROWN = 5 GPH, VIOLET = 7 GPH, AND GREEN = 10 GPH.	68
	AREA TO RECEIVE DRIP EMITTERS TORO T-DPJ-A SINGLE-OUTLET, SELF-FLUSHING, PRESSURE COMPENSATING EMITTER. MALE ADAPTER WITH BUG SHIELD, AND COLOR-CODED 0.5GPH=BLUE; 1.0GPH=BLACK; 2.0GPH=RED. Emitter Notes: 1.0 GPH emitters (1 assigned to each 1 gal plant) 1.0 GPH emitters (3 assigned to each 15 gal plant) 1.0 GPH emitters (2 assigned to each 5 gal plant)	14,236 S.F. 1,510 108 1,042
	AREA TO RECEIVE DRIPLINE HUNTER HDL-09-12-R HDL-09-12-R: HUNTER DRIPLINE WITH 0.9 GPH FLOW. LIGHT BROWN TUBING WITH PURPLE STRIPING. EMITTERS AT 12" O.C. DRIPLINE LATERALS SPACED AT 12" APART, WITH EMITTERS OFFSET FOR TRIANGULAR PATTERN. INSTALL WITH HUNTER PLD BARBED OR PLD-LOC FITTINGS. RECLAIMED PURPLE.	2,606 L.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	HUNTER HQ-44LRC-R QUICK COUPLER VALVE, PURPLE RUBBER LOCKING COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1" NPT INLET, 2-PIECE BODY.	10
	MATCO-NORCA 772ST SCH 80 PVC BALL VALVE, TRUE UNION, 1/2", 3/4", 1", 1-1/4", 1-1/2" AND 2". BOTH SOLVENT AND THREADED ENDS IN BOX. SAME SIZE AS MAINLINE.	3
	NIBCO T-580-S6-R-66-LL STAINLESS STEEL BALL VALVE SHUT OFF VALVE	1
MV	HUNTER IBV-R 1" 1", 1-1/2", 2", AND 3" BRASS ELECTRIC MASTER VALVE, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH RECLAIMED WATER ID PURPLE TAG.	1
PR	NETAFIM TLCV050M1-B (LOCATIONS NOT SHOWN ON PLAN) IN LINE CHECK VALVE WITH 1/2" MALE PIPE THREAD. LARGE INLET OPENING. FLOW RATE: 0.9GPM TO 4.4GPM. INSTALL AS REQUIRED TO PREVENT BACK FLOW OF WATER AND DRAINAGE OF THE SYSTEM INTO LOW AREAS.	
C	HUNTER IC-2400-SS (HUNTER I-CORE) MODULAR CONTROLLER, 24 STATIONS, OUTDOOR MODEL, STAINLESS STEEL CABINET. COMMERCIAL USE. WITH THREE ICM-600 MODULES INCLUDED.	1
WS	HUNTER WSS-SEN WIRELESS SOLAR, RAIN FREEZE SENSOR WITH OUTDOOR INTERFACE, CONNECTS TO HUNTER I-CORE AND ACC CONTROLLERS, INSTALL AS NOTED. INCLUDES GUTTER MOUNT BRACKET. MODULE NOT INCLUDED.	1
FS	HUNTER HFS-100 + FCT 100 FLOW SENSOR FOR USE WITH I-CORE CONTROLLER, 1" SCHEDULE 40 SENSOR BODY(RATED FOR 2 GPM - 17 GPM FLOW RANGE) + RECEPTACLE TEE, 24 VAC, 2 AMP.	1
S	ZURN WILKENS SXL 1" CAST BRONZE "Y" TYPE STRAINER W/ 20 MESH STAINLESS STEEL SCREEN; INSTALL PER DETAIL AND MANUFACTURER SPECIFICATIONS. ADD PRESSURE REGULATOR IF PRESSURE IS ABOVE 80 PSI.	1
M	WATER METER 1" 1" RAINBIRD FM 100B METER; 80 PSI AT P.O.C. PER MONTECITO SANITARY DISTRICT; INSTALL PER DETAILS & MANUFACTURER`S SPECIFICATIONS	1
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40-NP PVC SCHEDULE 40 IRRIGATION PIPE. PURPLE RECLAIMED.	2,916 L.F.
	IRRIGATION MAINLINE; PVC SCHEDULE 40-NP PVC SCHEDULE 40 IRRIGATION PIPE. PURPLE RECLAIMED.	808.3 L.F.
	PIPE SLEEVE: PVC CLASS 160 SDR 26 TYPICAL PIPE SLEEVE FOR IRRIGATION PIPE. PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING CONSTRUCTON. PURPLE RECLAIMED.	341.6 L.F.

Valve Callout: Valve Number / Valve Flow / Valve Size

EQUIPMENT QUANTITY NOTE:
IRRIGATION EQUIPMENT QUANTITY COUNTS ARE FOR CONVENIENCE PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE TO CONFIRM ALL EQUIPMENT QUANTITIES AND REQUIRED ACCESSORY MATERIALS PRIOR TO FINAL BID AND INSTALLATION.

IRRIGATION SLEEVING NOTES:

INSTALL IRRIGATION SLEEVES FOR ALL IRRIGATION MAINLINE, LATERALS, AND WIRES THAT CROSS ANY VEHICULAR OR PEDESTRIAN PAVED SURFACES ACCORDING TO THE FOLLOWING SCHEDULE, TYP.:

PIPE SIZE OR WIRE QUANTITY	REQUIRED SLEEVES
DRIP TUBING	1-2" SDR 35 PVC
¾" LATERAL	1-2" SDR 35 PVC
1" LATERAL	1-2" SDR 35 PVC
1 ¼" LATERAL	1-2" SDR 35 PVC
1 ½" LATERAL	1-4" SDR 35 PVC
2" LATERAL	1-4" SDR 35 PVC
1" PRESSURE SUPPLY LINE	1-2" SDR 35 PVC
1 ½" PRESSURE SUPPLY LINE	1-4" SDR 35 PVC
2" PRESSURE SUPPLY LINE	1-4" SDR 35 PVC
2½" PRESSURE SUPPLY LINE	1-6" SDR 35 PVC
3" PRESSURE SUPPLY LINE	1-6" SDR 35 PVC
1-20 CONTROL WIRES	1-2" SDR 35 PVC
21-40 CONTROL WIRES	2-2" SDR 35 PVC

CRITICAL ANALYSIS

Generated:	2018-11-15 09:18
P.O.C.	
Water Source Information:	1" Rainbird FM 100B Meter; 80 PSI at P.O.C. per Montecito Sanitary District
FLOW AVAILABLE	
Water Meter Size:	1"
Flow Available:	37.50 gpm
PRESSURE AVAILABLE	
Static Pressure at POC:	80.00 psi
Elevation Change:	5.00 ft
Service Line Size:	1 1/2"
Length of Service Line:	20.00 ft
Pressure Available:	77.00 psi
DESIGN ANALYSIS	
Maximum Multi-valve Flow:	17.00 gpm
Flow Available at POC:	37.50 gpm
Residual Flow Available:	20.50 gpm
Critical Station:	19
Design Pressure:	30.00 psi
Friction Loss:	1.62 psi
Fittings Loss:	0.16 psi
Elevation Loss:	0.00 psi
Loss through Valve:	11.22 psi
Pressure Req. at Critical Station:	43.00 psi
Loss for Fittings:	0.74 psi
Loss for Main Line:	7.37 psi
Loss for POC to Valve Elevation:	0.00 psi
Loss for Backflow:	0.00 psi
Loss for Master Valve:	3.00 psi
Loss for Water Meter:	1.60 psi
Critical Station Pressure at POC:	55.71 psi
Pressure Available:	77.00 psi
Residual Pressure Available:	21.29 psi

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	PSI	PSI @ POC	HEAD ELEV	PRECIP
1	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	7.29	43.70	50.87	1.00 ft	0.74 in/h
2	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.81	40.66	47.80	0.00 ft	1.44 in/h
3	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	7.96	47.25	54.36	3.50 ft	2.51 in/h
4	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	6.72	43.64	48.86	0.75 ft	4.11 in/h
5	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.69	41.93	48.38	0.00 ft	1.44 in/h
6	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	5.76	43.15	49.64	0.00 ft	1.44 in/h
7	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.12	40.97	47.49	0.00 ft	1.44 in/h
8	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	8.13	43.86	50.42	0.00 ft	1.44 in/h
9	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	2.12	39.75	46.35	0.00 ft	0.24 in/h
10	HUNTER ICZ-101-25-LF	1"	BUBBLERS	1.90	39.85	46.49	0.00 ft	4.16 in/h
11	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	5.28	41.40	48.07	0.00 ft	0.33 in/h
12	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	3.83	41.14	49.74	0.75 ft	0.66 in/h
13	HUNTER ICZ-101-25-LF	1"	AREA FOR DRIP EMITTERS	1.66	39.80	48.43	0.00 ft	0.22 in/h
14	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	6.50	42.55	51.23	0.00 ft	1.44 in/h
15	HUNTER ICZ-101-25	1"	AREA FOR DRIPLINE	4.07	40.25	51.68	0.00 ft	1.44 in/h
16	HUNTER ICZ-101-25	1"	BUBBLERS	4.67	43.92	55.37	6.25 ft	3.58 in/h
17	HUNTER ICZ-101-25-LF	1"	BUBBLERS	2.57	39.96	51.45	0.00 ft	5.62 in/h
18	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	5.29	41.59	53.57	0.00 ft	1.03 in/h
19	HUNTER ICZ-101-25	1"	AREA FOR DRIP EMITTERS	6.22	43.00	55.71	0.00 ft	2.20 in/h

NOTE:
REFER TO TYPICAL IRRIGATION DETAILS ON SHEET L-5.4 & L-5.5

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

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

IRRIGATION PLAN

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'-0"
PRINT DATE 02/01/19

SHEET NUMBER
L-3.1

WATER BUDGET

Montecito Sanitary District
11/5/2018

Water Budget Calculations
MAWA = $(Et_o)(0.62)\{(0.45 \times LA) + (0.55 \times SLA)\}$

MAWA = Maximum applied water allowance (gallons per year)
Et_o = Reference evapotranspiration from Appendix A (inches per year)
0.45 = 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)
0.55 = The additional ET adjustment factor for special landscape area (1.0 - 0.45 = 0.55)

Calculations
MAWA = (43.49)(0.62){(0.45 X 17,377) + (0.55 X 17,377)
MAWA = 468,550 gallons per year

Estimated Total Water Use (ETWU)
ETWU = (Et_o) x (0.62) x (PF/IE) x (LA)
Estimated Total Water Use = 182,908 gallons

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	Et_o	Plant Factor (PF)*	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
SLA 1 - Recycled Drip - Sun	Low	43.49	0.30	0.62	0.81	10,178	101,644
SLA 2 - Recycled Drip - Shade	Low	43.49	0.30	0.62	0.81	1,020	10,084
SLA 3 - Recycled Drip - Slope	Low	43.49	0.33	0.62	0.81	3,384	37,174
SLA 4 - Recycled Dripline	Medium	43.49	0.39	0.62	0.84	2,669	33,413
SLA 5 - Recycled Bubbler	Low	43.49	0.09	0.62	0.81	117	351
SLA 6 - Water Feature	High	43.49	1.00	0.62	1.00	9	243
					Total:	**17,377**	**182,908**

*Yearly Et_o taken from CIMIS station #107 for CIMIS region CCV - Central Coast Valleys (September 28, 2018)
**Area totals for Tree Bubbler Hydrozones (#10, #17, #18) were established assuming an 18" diameter irrigated area for each bubbler used on irrigation plan. Area totals for bubblers were then deducted from area totals of the drip and dripline hydrozones which the trees were located within.

NOTE: ESTIMATED TOTAL WATER USE (ETWU) IS LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE PROJECT

PF for SLA 1: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.1	1	0.33

PF for SLA 2: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.1	0.9	0.297

PF for SLA 3: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.1	1	0.33

PF for SLA 4: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.3	1	0.39

PF for SLA 5: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	0.3	1	0.09

Species Factor (ks)

Very Low	< 0.1
Low	0.1 - 0.3
Average	0.4 - 0.6
High	0.7 - 0.9

Density Factor (kd)

Low	0.5 - 0.9
Moderate	1.0
High	1.1 - 1.3

Microclimate Factor (kmc)

Low	0.5 - 0.9
Moderate	1.0
High	1.1 - 1.4

IE
Spray= 0.60
Micro Spray= 0.70
Rotors= 0.75
Rotating= 0.80
Bubblers= 0.81
Drip= 0.81
Dripline=0.84

Hydrozone Information Table

Hydrozone*	Zone/valve no.	Irrigation Method**	Area (SF)	% of Landscape
SLA 1 - LW	1	D	1,466	8.44%
SLA 4 - MW	2	DL	321	1.85%
SLA 1 - LW	3	D	3,694	21.26%
SLA 1	4	D	1,245	7.16%
SLA 4 - MW	5	DL	379	2.18%
SLA 4 - MW	6	DL	384	2.21%
SLA 4 - MW	7	DL	347	2.00%
SLA 4 - MW	8	DL	542	3.12%
SLA 3	9	D	2,087	12.01%
SLA 5	10	B	32	0.18%
SLA 1	11	D	1,782	10.25%
SLA 2	12	D	1,020	5.87%
SLA 3	13	D	1,297	7.46%
SLA 4 - MW	14	DL	434	2.50%
SLA 4 - MW	15	DL	262	1.51%
SLA 5	16	B	60	0.35%
SLA 5	17	B	25	0.14%
SLA 1	18	D	761	4.38%
SLA 1	19	D	1,230	7.08%
SLA 6	20	N/A	9	0.05%
		Total:	**17,377**	**100.00%**

***Hydrozone**
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants
Plant factors utilize coefficients obtained from WUCOLS IV (2014)

****Irrigation Method**
B = Bubbler
D = Drip
DL = Dripline

IRRIGATION & MAINTENANCE SCHEDULES

1. CONTRACTOR SHALL PERFORM AND/OR SUPPLY INFORMATION REQUESTED IN THE "COUNTY OF SANTA BARBARA'S W.E.L.O. (2015) SUPPLEMENT LANDSCAPE DOCUMENTATION PACKAGE & CERTIFICATION FORMS" W.E.L.O. CERTIFICATE OF COMPLETION + APPENDIX 'C' CERTIFICATE OF COMPLETION. COORDINATE WITH ARCHITECT & LANDSCAPE ARCHITECT AS NEEDED FOR SUBMITTAL.
2. CONTRACTOR SHALL OBTAIN AN IRRIGATION AUDIT REPORT PER W.E.L.O. ORDINANCE.
3. CONTRACTOR SHALL PREPARE IRRIGATION SCHEDULE (UTILIZING AUDIT DATA) FOR (A) ESTABLISHMENT PERIOD & (B) ESTABLISHED LANDSCAPE + SUBMIT TO LANDSCAPE ARCHITECT FOR INCLUSION IN CERTIFICATE OF COMPLETION SUBMITTAL.
4. CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE LANDSCAPE ARCHITECT A MAINTENANCE SCHEDULE FOR INCLUSION IN THE CERTIFICATE OF COMPLETION AS REQUIRED BY WELO. MAINTENANCE ITEMS SHALL INCLUDE, BUT ARE NOT LIMITED TO; ROUTINE INSPECTION AND ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, REPLENISHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. MAINTENANCE SCHEDULE SHALL ALSO INCLUDE TESTING & CLEANING OF DRIP IRRIGATION FILTER AND CHECKING OF POINT SOURCE EMITTERS.

STATEMENTS & CERTIFICATIONS

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7 §492.6, §492.7, §492.9)

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
2. CHECK VALVES AND ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
3. AREAS LESS THAN 10 FEET IN ANY WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUB-SURFACE OR DRIP IRRIGATION.
4. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
5. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
6. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
8. THE IRRIGATION CONTROLLER PROGRAM SHALL BE ADJUSTED PER THE RESULTS OF THE IRRIGATION AUDIT. A COPY OF THE PROGRAM SHALL BE KEPT INSIDE OF THE CONTROLLER BOX AND SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

SANTA BARBARA COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

SIGNATURE: COURTNEY JANE MILLER - CA LICENSE #5581

IRRIGATION NOTES

1. SYSTEM DESIGN BASED ON THE FOLLOWING:
   A. 80 PSI STATIC PRESSURE ACCORDING TO MONTECITO SANITARY DISTRICT (MSD)
   B. 1½" SCHEDULE 40 PVC SERVICE LINE
   C. 1" WATER METER
   D. AVAILABLE FLOW = 37.5 GPM (17 GPM MAXIMUM MULTI-STATION FLOW)
2. RECYCLED IRRIGATION PARALLEL CONSTRUCTION: THE HORIZONTAL DISTANCE BETWEEN DOMESTIC WATER AND RECYCLED WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET, REFERENCE MSD SPECIFICATIONS.
3. RECYCLED IRRIGATION PERPENDICULAR CONSTRUCTION (CROSSING): RECYCLED WATER LINES SHALL BE ONE FOOT **BELOW** DOMESTIC WATER LINES WHERE LINES MUST CROSS. RECYCLED WATER LINES SHALL BE ONE FOOT **ABOVE** SANITARY SEWER LINES WHERE LINES MUST CROSS.
4. ALL PIPE (PRESSURE AND NON-PRESSURE LINES) UNDER PAVING (ASPHALT, AC, CONCRETE, ETC.) SHALL BE INSTALLED IN SLEEVES A MINIMUM OF:
   -PRESSURE LINES 3" AND LARGER: 24" MIN. COVER
   -PRESSURE LINES 2 1/2" AND SMALLER: 18" MIN. COVER
   -SPRINKLER LATERALS: 12" MIN. COVER
5. TIE INTO RECYCLED WATER SERVICE LINE (RW) WITH IRRIGATION FLOW METER & LINE SIZE BALL VALVE. RECYCLED WATER SERVICE LINE SHOWN AS DIAGRAMMATIC ONLY BASED ON CIVIL ENGINEER'S PLANS. CONTRACTOR SHALL VERIFY LOCATION IN THE FIELD WITH OWNER'S REPRESENTATIVE. CONFIRM TEMPORARY CONNECTION WITH MSD REPRESENTATIVE AND MSD-APPOINTED INSPECTOR PRIOR TO FINAL CONNECTION TO RECYCLED WATER LINE; REFERENCE CIVIL ENGINEER'S DRAWINGS.
6. CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. PLACE ALL CONTROL WIRE SPLICES IN VALVE BOXES WITH SCOTCHLOK CONNECTIONS WITH GELCAP PER SPECIFICATIONS. SUBMIT SAMPLE.
8. CONTROLLER - PROVIDE AS SPECIFIED ON DRAWINGS. WIRE CONTROLLER TO RECLAIMED FLOW SENSOR. CONNECT TO ELECTRICAL SOURCE PROVIDED; REFERENCE ELECTRICAL PLANS THIS SET.
9. CONTROLLER SHALL BE PROGRAMMED TO RUN ALL IRRIGATION STATIONS BETWEEN A MIDNIGHT AND 6 AM WATERING WINDOW.
10. LOCATION OF LINES AND VALVES IS DIAGRAMMATIC ONLY. LOCATE IN PLANTING AREAS WHEREVER POSSIBLE.
11. VERIFY DIMENSIONS AND MAKE ADJUSTMENTS IN SYSTEM AS REQUIRED TO PROVIDE COMPLETE HEAD TO HEAD OR DRIP IRRIGATION COVERAGE TO ALL PLANTINGS. REFER TO WRITTEN SPECIFICATIONS ACCOMPANYING THESE PLANS.
12. LOCATE WEATHER STATION PER PLAN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
13. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN A CLEAN JOB SITE. SWEEP HARDSCAPE AT THE END OF EACH DAY. DISPOSE OF TRASH IN TRASH CANS - NO LITTERING SHALL OCCUR ON JOB SITE.
14. ALL POTS SHALL BE HAND-WATERED.
15. CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM DRAINING OUT OF LOWER ELEVATION DRIPLINE WHEN SYSTEM IS TURNED OFF.
16. ALL RECYCLED WATER QUICK COUPLERS SHALL BE 1" IN SIZE PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND INSTALL RECYCLED IRRIGATION CAUTION SIGNS PER PLANS & DETAILS. CONTRACTOR SHALL PROVIDE POST AND OTHER MATERIALS AS SHOWN ON INSTALLATION DETAIL.
18. CONTRACTOR SHALL ATTEND FINAL MONTECITO SANITARY DISTRICT (MSD) WALK-THRU WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO OBTAIN FINAL APPROVAL BY MSD, AND TO CONNECT SYSTEM TO RECYCLED WATER.
19. THE CONTRACTOR SHALL FURNISH TO THE LANDSCAPE ARCHITECT A COMPLETE 'AS BUILT' RECORD DRAWINGS PER SPECIFICATIONS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION.
20. CONTRACTOR SHALL FURNISH A REDUCED AND LAMINATED IRRIGATION PLAN SERVING AS CONTROLLER CHART ALL ITEMS INSTALLED, WITH STATIONS COLOR-CODED, PER SPECIFICATIONS. MOUNT TO INSIDE OF CONTROLLER.
21. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF 90 DAYS PER SPECIFICATIONS.
22. CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FROM FINAL ACCEPTANCE.
23. CONTRACTOR IS RESPONSIBLE FOR PLUMBING PERMITS AND INSPECTIONS REQUIRED FROM THE BUILDING INSPECTOR FOR INSTALLATION OF THE IRRIGATION SYSTEMS SHOWN ON THIS DRAWING.
24. CONTRACTOR SHALL CONSTRUCT PROJECT WITH A POTABLE WATER SOURCE FOR PRESSURE TEST. DISCONNECT FROM POTABLE AND CONNECT TO RECYCLED WATER SOURCE ONLY AFTER APPROVAL FROM MSD REPRESENTATIVE. REFERENCE NOTES AND SPECIFICATIONS.

MONTECITO SANITARY DISTRICT RECYCLED WATER GENERAL NOTES

1. ALL REGULATIONS AND STANDARD DETAILS AND SPECIFICATIONS OF MONTECITO WATER DISTRICT WHICH GOVERN POTABLE WATER USE ALSO APPLY TO RECYCLED WATER USE.
2. CONTRACTOR SHALL CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PLANS, ANY DEVIATION FROM THE APPROVED PLANS SHALL BE REQUESTED IN WRITING AND APPROVED BY MONTECITO SANITARY DISTRICT (MSD) IN ADVANCE OF CONSTRUCTION. PLAN CHANGES SHALL BE RECORDED BY THE CONTRACTOR ON A "REDLINE" SET OF PLANS MAINTAINED FOR THAT PURPOSE. THE "REDLINE" SET SHALL BE MAINTAINED AND UPDATED THROUGHOUT THE DURATION OF CONSTRUCTION. AT THE CONCLUSION OF CONSTRUCTION A COPY OF THE "REDLINE" SET SHALL BE PROVIDED TO MSD AND THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT TO PREPARE RECORD DRAWINGS FOR THE PROJECT. RECORD DRAWINGS SHALL BE SUBMITTED TO MSD FOR REVIEW AND APPROVAL. WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION.
3. ON-SITE CROSS-CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.
4. THE USE OF RECYCLED WATER FOR IRRIGATION PURPOSES SHALL MINIMIZE EXPOSURE OF THE RECYCLED WATER SPRAY TO DRINKING FOUNTAINS AND PICNIC TABLES THROUGH SELECTIVE LOCATION OF EQUIPMENT AND BY APPROPRIATE IRRIGATION SYSTEM DESIGN. ADDITIONALLY, THE FOLLOWING MEASURES SHOULD BE TAKEN: RECYCLED WATER SPRAYING SHALL BE DONE DURING HOURS OF LEAST PUBLIC EXPOSURE; ANY AREA WHERE RECYCLED WATER IS RELEASED, USED OR IMPOUNDED SHOULD BE POSTED INFORMING THE PUBLIC THAT RECYCLED WATER IS BEING USED; AND IRRIGATION PRACTICES UTILIZING RECYCLED WATER SHALL BE CONTROLLED TO PREVENT SURFACE RUNOFF.
5. HOSE BIBBS IN PUBLIC AREAS MUST BE LOCKED TO PREVENT UNAUTHORIZED USE OF RECYCLED WATER. HOSE BIBBS IN AREAS THAT ARE NOT ACCESSIBLE TO THE PUBLIC ARE NOT REQUIRED TO BE LOCKED. ALL HOSE BIBBS SHALL BE PROPERLY IDENTIFIED WITH PERMANENTLY AFFIXED TAGS, LABELS, OR PLATES WITH UPPERCASE LETTERING "RECYCLED WATER – DO NOT DRINK" IN ENGLISH. QUICK-COUPLERS ARE PERMITTED IN LIEU OF HOSE-BIBB OUTLETS BUT SHALL ONLY BE CONNECTED TO RECYCLED WATER LINES.
6. QUICK COUPLERS USED IN RECYCLED WATER SYSTEMS SHALL BE CONSTRUCTED OF BRASS WITH A PURPLE COLORED RUBBER OR VINYL COVER, AND SHALL HAVE A 1]INCH INLET. THE COVER SHALL HAVE A WARNING STATING "RECYCLED WATER – DO NOT DRINK".
7. ALL BURIED RECYCLED WATER PIPE MATERIALS SHALL BE PURPLE COLOR, PANTONE #522, AND EMBOSSED OR INTEGRALLY STAMPED/MARKED CONTINUOUSLY ON TWO SIDES WITH THE WORDS "CAUTION: RECYCLED WATER – DO NOT DRINK" AND IDENTIFIED IN ACCORDANCE WITH AWWA GUIDELINES IN THE DISTRIBUTION OF NON-POTABLE WATER. IF PURPLE COLOR PIPE IS NOT AVAILABLE, PURPLE IDENTIFICATION WARNING TAPE OR PURPLE POLYETHYLENE WRAP WITH CONTINUOUS LETTERING ON THREE INCH (3") MINIMUM WIDTH PURPLE TAPE WITH ONE INCH BLACK OR WHITE CONTRASTING UPPERCASE LETTERING "CAUTION RECYCLED WATER - DO NOT DRINK" MAY BE USED WITH APPROVAL BY MSD. WHEN APPROVED, PURPLE IDENTIFICATION WARNING TAPE SHALL BE INSTALLED LONGITUDINALLY OVER THE CENTER OF THE PIPE DIRECTLY ON THE PIPE. THE WARNING TAPE SHALL BE INSTALLED CONTINUOUS FOR THE ENTIRE LENGTH OF THE PIPE AND SHALL BE PERMANENTLY AFFIXED TO EACH SECTION OF PIPE AT 5 FT INTERVALS. WARNING TAPE SHALL BE ATTACHED TO THE SECTIONS OF PIPE BEFORE LAYING INTO THE TRENCH. WARNING TAPE SHALL HAVE FLAPS SUFFICIENT FOR CONTINUOUS COVERAGE. ALL RISERS BETWEEN THE MAIN LINE AND CONTROL VALVES SHALL BE INSTALLED WITH WARNING TAPE. ALL RECYCLED WATER SYSTEM APPURTENANCES CONSTRUCTED ABOVE FINISHED GROUND SURFACE SHALL BE FACTORY COATED WITH PURPLE COLOR INDUSTRIAL GRADE EPOXY PAINT.
8. MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) SHALL BE AS FOLLOWS:
   A. CONSTANT PRESSURE LINES 3-INCHES AND LARGER: 24" MIN. COVER.
   B. CONSTANT PRESSURE LINES 2-1/2 INCHES AND SMALLER: 18" MIN. COVER.
   C. INTERMITTENT PRESSURE LINES: 12" MIN COVER.
   WHERE PIPING IS UNDER PAVED AREAS, THE MINIMUM COVER DEPTH LISTED ABOVE SHALL BE MEASURED FROM BELOW THE SUB GRADE OF THE ROAD.
9. THE FOLLOWING SEPARATION REQUIREMENTS SHALL BE OBSERVED (EXCEPT WHERE INDICATED BY DIMENSION ON IRRIGATION PLAN):
   A. RECYCLED CONSTANT PRESSURE WATER LINES PARALLEL WITH POTABLE WATER OR SANITARY SEWER LINES IN THE USER'S SYSTEM SHALL BE INSTALLED AT LEAST TEN FEET AWAY HORIZONTALLY.
   B. RECYCLED CONSTANT PRESSURE WATER LINES WHICH ARE PERPENDICULAR TO POTABLE WATER LINES SHALL BE INSTALLED AT LEAST ONE FOOT BELOW THE POTABLE WATER LINE, AND RECLAIMED WATER LINES PERPENDICULAR TO SANITARY SEWER LINES SHALL BE INSTALLED AT LEAST ONE FOOT HIGHER THAN THE SANITARY SEWER LINES.
10. ALL SPRAY HEADS SHALL HAVE AN EXPOSED SURFACE COLORED PURPLE TO ASSOCIATE THEM WITH RECYCLED WATER USE. THEY MAY BE COLORED PURPLE THROUGH THE USE OF: (1) PURPLE PLASTIC CAPS, OR (2) WEATHERPROOF PURPLE PAINT.
11. ALL VALVES AND OTHER BELOW GRADE APPURTENANCES SHALL BE INSTALLED BELOW GRADE WITHIN PURPLE VALVE BOXES. VALVE BOXES SHALL HAVE A WARNING LABEL PERMANENTLY MOLDED INTO OR AFFIXED ONTO THE LID. WARNING LABELS SHALL BE CONSTRUCTED OF A PURPLE WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL. THE WARNING SHALL CONTAIN THE FOLLOWING INFORMATION:
   A. "NON-POTABLE" OR "RECYCLED WATER".
   B. "DO NOT DRINK" IN ENGLISH AND SPANISH.
   C. THE INTERNATIONAL "DO NOT DRINK" WARNING SYMBOL SUCH AS A GLASS OF WATER WITH A SLASH THROUGH IT.
12. ALL CONTROL VALVES SHALL BE TAGGED WITH IDENTIFICATION TAGS. TAGS SHALL BE WEATHERPROOF PLASTIC, 3" X 4", PURPLE IN COLOR WITH THE WORDS "CAUTION: RECYCLED WATER – DO NO DRINK" IMPRINTED ON ONE SIDE, AND "AVISA – AGUA IMPURA – NO TOMAR" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. ONE TAG SHALL BE ATTACHED TO EACH VALVE AS FOLLOWS:
   A. ATTACH TO VALVE STEM DIRECTLY OR WITH PLASTIC TIE WRAP OR
   B. ATTACH TO SOLENOID WIRE DIRECTLY OR WITH PLASTIC TIE WRAP OR
   C. ATTACH TO VALVE COVER WITH EXISTING VALVE COVER BOLT.
13. CONTROLLERS SHALL BE LABELED INSIDE AND OUTSIDE, INDICATING THAT THE SYSTEM IS UTILIZING RECYCLED WATER. THE LABELS SHALL ALSO ALERT THE SYSTEM'S MAINTENANCE PERSONNEL OF ANY IMPORTANT CONSTRAINTS ON THE OPERATION OF THE SYSTEM.
14. CONTROLLER CHARTS SHALL BE PREPARED BY THE APPLICANT, OWNER, OR CUSTOMER AND APPROVED BY MSD. COLOR CODED, LAMINATED CONTROLLER CHART MAPS INDICATING THE AREA OF COVERAGE BY EACH VALVE IN A DIFFERENT COLOR AND A CHART INDICATING START AND RUN TIME OF EACH STATION SHALL BE PLACED IN THE CONTROL BOXES BEFORE COMMENCING SERVICE. THE OUTSIDE OF THE CONTROLLER BOX SHALL HAVE A WARNING SIGN OR STICKER ON IT OR PAINTED PURPLE.
15. ALL AREAS WHERE RECYCLED WATER IS USED THAT ARE ACCESSIBLE TO THE PUBLIC SHALL BE POSTED WITH SIGNS THAT ARE VISIBLE TO THE PUBLIC, IN A SIZE NO LESS THAN 4 INCHES HIGH BY 8 INCHES WIDE THAT INCLUDE THE FOLLOWING WORDING: "RECYCLED WATER – DO NOT DRINK". EACH SIGN SHALL ALSO DISPLAY THE UNIVERSAL SYMBOL OF A GLASS WITH A SLASH THROUGH IT OR A PERSON DRINKING FROM A GLASS WITH A SLASH THROUGH IT. LETTERS ON THE SIGNS SHALL BE WHITE OR BLACK, A MINIMUM OF ½ INCH IN HEIGHT AND PRINTED ON A PURPLE BACKGROUND. LOCATION OF WARNING SIGNS SHALL BE APPROVED BY MSD. DURING THE FIELD INSPECTION PERFORMED BY MSD PERSONNEL, ADDITIONAL WARNING SIGNS OR THE RELOCATION OF WARNING SIGNS AS SHOWN ON THE SIGNED PLANS MAY BE REQUIRED.
16. ALL POTABLE WATER METERS SERVING A SITE WHERE RECYCLED WATER IS AVAILABLE SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RP).
17. ANY RECYCLED WATER FACILITIES THAT PROVIDE ACCESS TO THE RECYCLED WATER SUPPLY SHALL BE CONTAINED IN LOCKABLE BOXES.
18. NO PONDING, RUNOFF, OR OVER-SPRAY IS PERMITTED. ALL SPRINKLER HEADS SHALL BE ADJUSTED TO PREVENT OVER-SPRAYING ONTO SIDEWALKS, STREETS AND PRIVATE LOTS.MSD SHALL INSPECT ALL MAINS, LATERALS, DRIP LINES, VALVES, QUICK COUPLERS SPRAY HEADS, ETC.
19. MSD SHALL INSPECT ALL RECYCLED WATER PIPING PARALLEL AND PERPENDICULAR TO POTABLE WATER LINES FOR PROPER SEPARATION REQUIREMENTS. ANY PIPES BURIED PRIOR TO MSD INSPECTION SHALL BE EXPOSED FOR INSPECTION. MSD REQUIRES A 48 HOUR NOTIFICATION PRIOR TO INSPECTION.
20. THE DESIGN OF THE ONSITE RECYCLED WATER IRRIGATION FACILITIES SHALL PROVIDE FOR WATERING DURING THE PERIODS OF MINIMAL PUBLIC USE OF THE DESIGN AREA. THIS IS TYPICALLY BETWEEN THE HOURS OF 6 P.M. AND 6 A.M. HOWEVER, THE EXACT IRRIGATION TIME SHALL BE APPROVED BY MSD. CONSIDERATION SHALL BE GIVEN TO ALLOW A MAXIMUM DRY OUT TIME BEFORE THE DESIGN AREA WILL BE USED BY THE PUBLIC.

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECT
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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IRRIGATION NOTES & CALCULATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, Lic. No. 5581
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-3.2

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
	SPJ-CC24-2REC	35		SOLID BRASS	BLACK	9-15V	N/A	N/A	2700K	N/A	N/A	N/A	SPJ19-03SP-RB	N/A
	SPJ LIGHTING MR. UNIVERSE	10		SOLID BRASS	BLACK	8-15V	FB-2W LED	2W	2700K	N/A	N/A	FLOOD	1/2" NPT	N/A
	SPJ LIGHTING SPJ-FESTIVAL FLEX GLOBES CLEAR 3" GLOBE W/ COVER FFG6D, MOUNT W/ GALVANIZED CABLE AND AIRCRAFT CABLE HANGERS	57		SOLID BRASS 24" LIGHT SPACING	BLACK	8-15V	N/A	N/A	2700K	N/A	N/A	N/A	N/A	8 STRANDS. 7-8 BULBS PER STRAND. ESTIMATED 20 LF OF EACH STRAND.
	SPJ13-14FM	2		MARINE GRADE SOLID BRASS	BRASS	8-12V	NICHIA FOREVER BRIGHT LED	1W	2700K	FROSTED	N/A	N/A	SUBMERSIBLE	80 LUMENS. SPJ-3-14N POUR SLEEVE TO BE INSTALLED.

NOTE:
CONTACT KYLE HILLENDAHL AT SPJ: 805.864.0836 FOR FINAL QUANTITIES, LF TAKE-OFF, QUOTE AND TRANSFORMER SELECTION.
LANDSCAPE ARCHITECT TO APPROVE LIGHTS PRIOR TO ORDERING.

LIGHTING NOTES

GENERAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING WITH EXTERIOR BUILDING AND OTHER SITE LIGHTING (BY ARCHITECT) TO PROVIDE ADEQUATE NIGHTTIME SECURITY AND EGRESS LIGHTING AS REQUESTED BY THE OWNER AND PER APPLICABLE CODES.

LANDSCAPE LIGHTING IS INTENDED TO ILLUMINATE SPECIMEN PLANTS AND PLANT GROUPINGS OR ARCHITECTURAL ELEMENTS SUCH AS DECORATIVE WALLS, FENCES AND WATER FEATURES. CONTRACTOR SHALL ORIENT AND DISTRIBUTE LIGHT FIXTURES TO ACCENTUATE THESE LANDSCAPE FEATURES IN A VISUALLY-PLEASING MANNER.

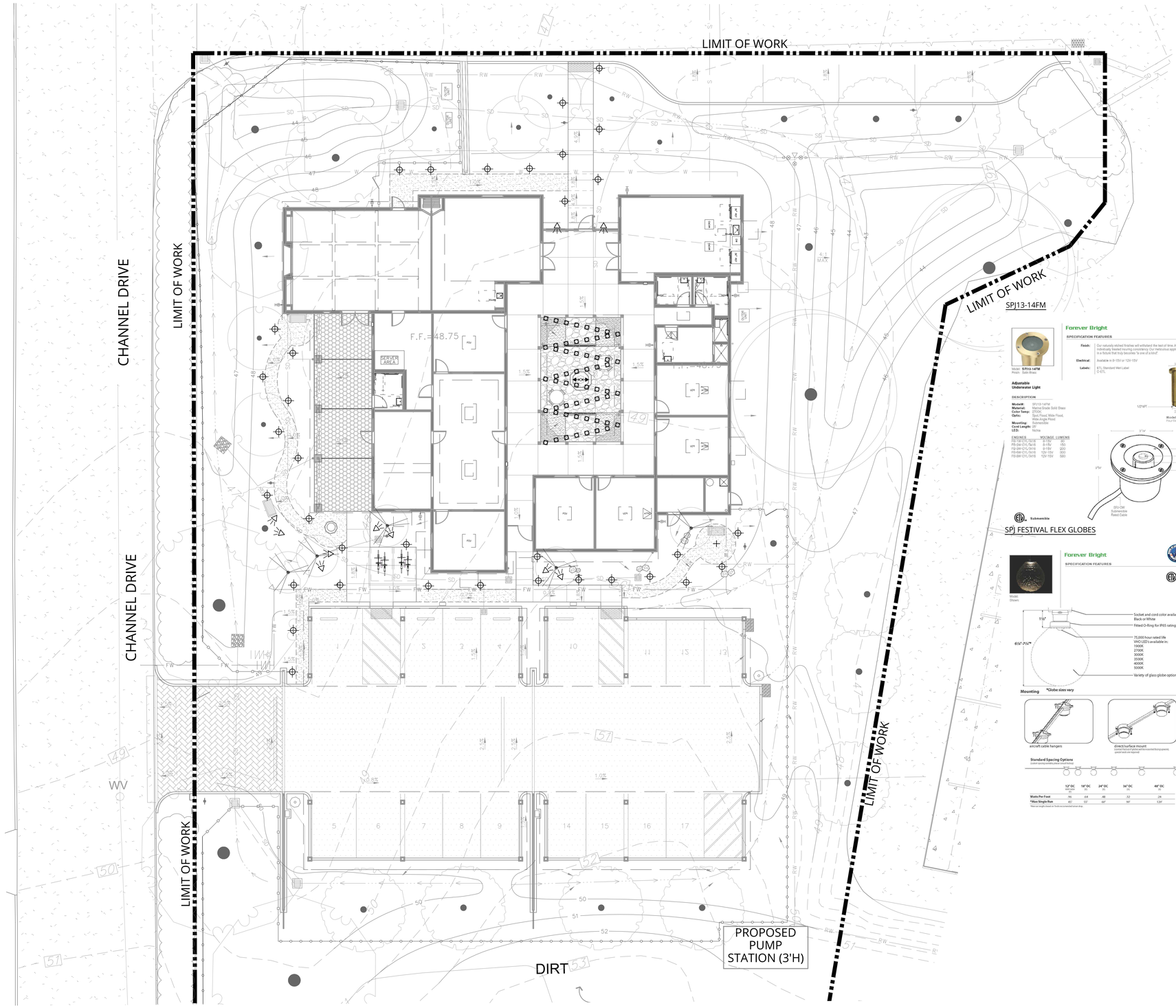
LANDSCAPE ARCHITECT SHALL PERFORM A PRELIMINARY NIGHTTIME EVALUATION OF THE INSTALLED LANDSCAPE LIGHTING AND MAKE RECOMMENDATIONS AND/OR SUGGESTED CHANGES REGARDING THE AESTHETIC CHARACTER AND INTENDED EFFECT OF THE LANDSCAPE LIGHTING. CONTRACTOR SHALL BUDGET FOR IN-FIELD CHANGES.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WITHIN 48HRS OF LANDSCAPE LIGHTING INSTALLATION TO SCHEDULE A NIGHTTIME WALK-THROUGH AND EVALUATION.

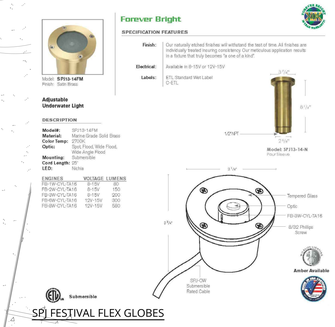
PLANT MATURITY & PHASING NOTE

WHILE THE LANDSCAPE LIGHTING PLAN IDENTIFIES THE ULTIMATE CONFIGURATION OF ALL LANDSCAPE LIGHTING FOR PLANNING AND REGULATORY APPROVALS, THE LANDSCAPE ARCHITECT OR OWNER MAY POSTPONE, AT HIS/HER DISCRETION, THE INSTALLATION OF ANY LIGHTING FIXTURES THAT COULD BE DEPENDENT ON THE SIZE OR MATURITY OF THE PLANTS TO BE ILLUMINATED.

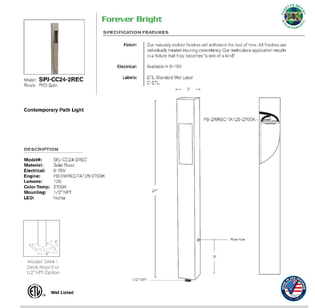
CONTRACTOR SHALL INSTALL ALL LIGHTING EQUIPMENT (SWITCHES, TRANSFORMERS, CABLES, CONDUIT, ETC.) FOR THE LIGHTING FIXTURES AS INDICATED ON THE PLANS SUCH THAT THERE IS ADEQUATE POWER FOR AND CONDUIT TO ALL FIXTURES IDENTIFIED ON THE PLANS, INCLUDING FIXTURES THAT MIGHT BE PHASED IN OVER TIME.



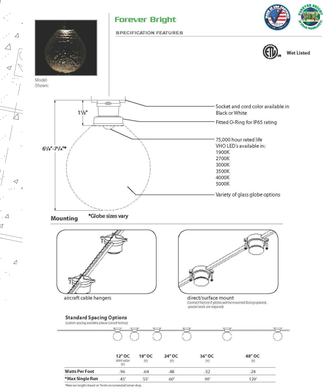
SPJ13-14FM



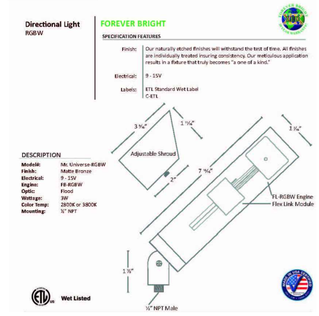
SPJ-CC24-2-REC



SPJ FESTIVAL FLEX GLOBES



SPJ MR. UNIVERSE



SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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LIGHTING PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

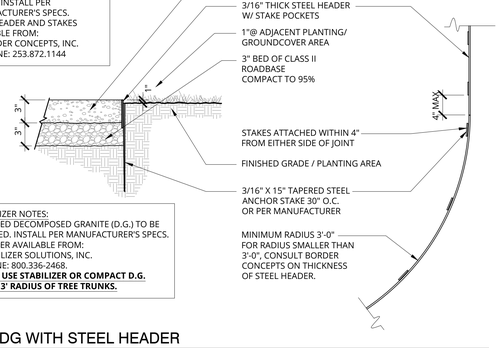
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
- 08/24/18 25% SET
- 10/02/18 50% SET
- 11/14/18 80% SET
- 12/06/18 PLAN CHECK
- 02/01/19 Plan Check Resub
- 06/25/20 Client Review Set
- 07/02/20 MBAR

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER L-4

STEEL HEADER NOTES:
1. INSTALL STEEL HEADER PER MANUFACTURER'S SPECS.
2. ANCHOR HEADER WITH STEEL STAKES, INSTALL PER MANUFACTURER'S SPECS.
3. STEEL HEADER AND STAKES AVAILABLE FROM:
BORDER CONCEPTS, INC.
PHONE: 253.872.1144

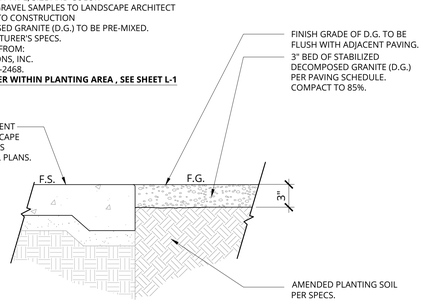


D.G. STABILIZER NOTES:
1. STABILIZED DECOMPOSED GRANITE (D.G.) TO BE PRE-MIXED. INSTALL PER MANUFACTURER'S SPECS.
2. STABILIZER AVAILABLE FROM:
STABILIZER SOLUTIONS, INC.
PHONE: 800.336-2468.
3. **DO NOT USE STABILIZER OR COMPACT D.G. WITHIN 3' RADIUS OF TREE TRUNKS.**

1 DG WITH STEEL HEADER

1 1/2" = 1'-0" P-1711-HAR-01

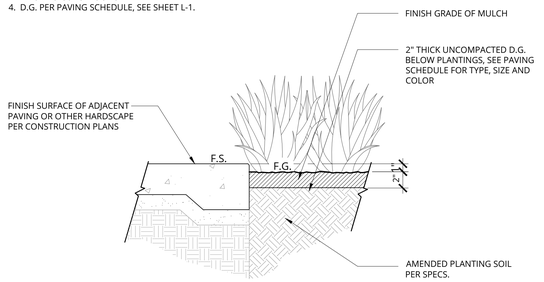
D.G. NOTES:
1. DO NOT USE STABILIZER OR PRE-MIXED D.G. IN PLANTING AREAS
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLANS FOR D.G. AND/OR GRAVEL MULCH TYPE, SIZE AND COLOR
3. SUBMIT D.G. AND/OR GRAVEL SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
4. STABILIZED DECOMPOSED GRANITE (D.G.) TO BE PRE-MIXED. INSTALL PER MANUFACTURER'S SPECS.
5. STABILIZER AVAILABLE FROM:
STABILIZER SOLUTIONS, INC.
PHONE: 800.336-2468.
6. **DO NOT USE STABILIZER WITHIN PLANTING AREA , SEE SHEET L-1 FOR BOUNDARY.**



2 DG @ HARDSCAPE EDGE

1 1/2" = 1'-0" P-1711-HAR-06

D.G. AND GRAVEL NOTES:
1. DO NOT USE STABILIZER OR PRE-MIXED D.G. IN PLANTING AREAS
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLANS FOR D.G. AND/OR GRAVEL MULCH TYPE, SIZE AND COLOR
3. SUBMIT D.G. SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
4. D.G. PER PAVING SCHEDULE, SEE SHEET L-1.

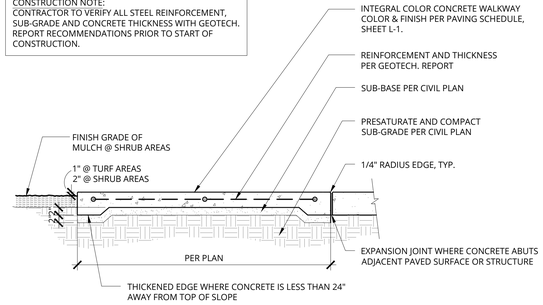


3 DG BELOW PLANTINGS @ CONC. EDGE

1 1/2" = 1'-0" P-1711-HAR-15

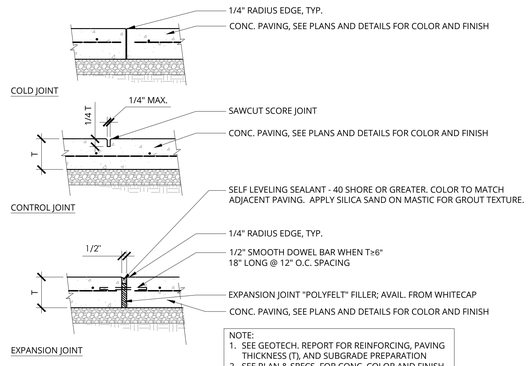
NOTE:
SCORE JOINT SPACING SHALL VARY PER PLAN. SEE DETAIL 5/L-5.1. SEE CONSTRUCTION PLAN FOR LAYOUT. EXPANSION JOINT SPACING @ 10'-0" O.C. MAX.

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY ALL STEEL REINFORCEMENT, SUB-GRADE AND CONCRETE THICKNESS WITH GEOTECH. REPORT RECOMMENDATIONS PRIOR TO START OF CONSTRUCTION.



4 EDGE OF CONCRETE / CONCRETE WALKWAY

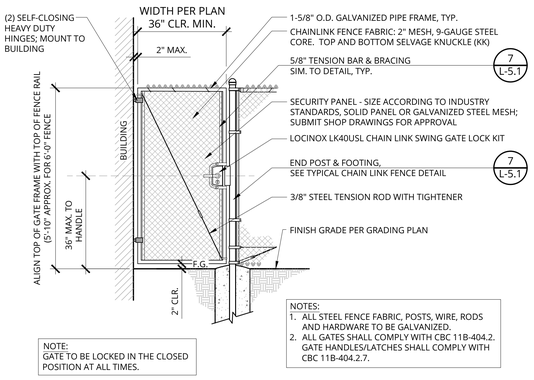
3/4" = 1'-0" P-1711-HAR-02



NOTE:
1. SEE GEOTECH. REPORT FOR REINFORCING, PAVING THICKNESS (T), AND SUBGRADE PREPARATION
2. SEE PLAN & SPECS. FOR CONC. COLOR AND FINISH

5 CONCRETE JOINTS

1 1/2" = 1'-0" P-1711-HAR-03

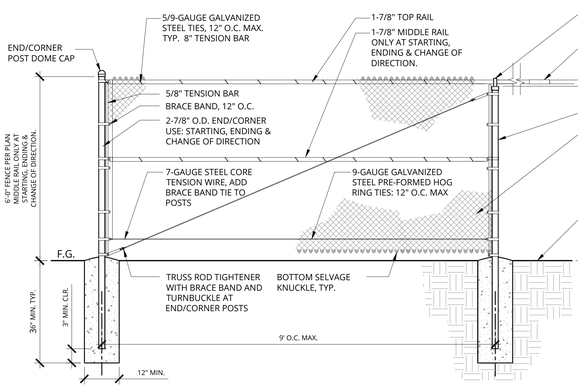


NOTE:
GATE TO BE LOCKED IN THE CLOSED POSITION AT ALL TIMES.

NOTES:
1. ALL STEEL FENCE FABRIC, POSTS, WIRE, RODS AND HARDWARE TO BE GALVANIZED.
2. ALL GATES SHALL COMPLY WITH CBC 11B-404.2. GATE HANDLES/LATCHES SHALL COMPLY WITH CBC 11B-404.2.7.

6 GATE - SINGLE-SWING, CHAIN LINK

1/2" = 1'-0" P-1711-HAR-05



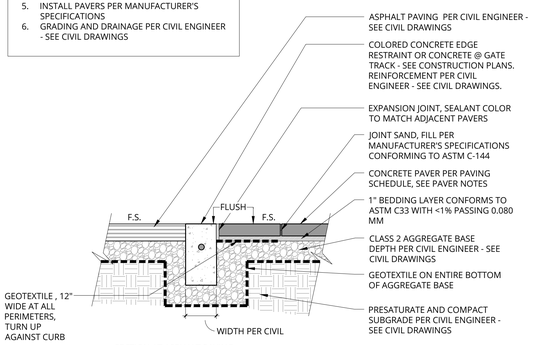
NOTES:
1. ALL STEEL FENCE FABRIC, POSTS, WIRE, RODS AND HARDWARE TO BE GALVANIZED
2. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES (TOP AND BOTTOM).
3. ALL CONCRETE FOOTINGS SHALL BE 3,000 PSI. MOUND & SLOPE TOP OF FOOTINGS TO DIRECT DRAINAGE AWAY FROM POSTS.

7 CHAIN LINK FENCE

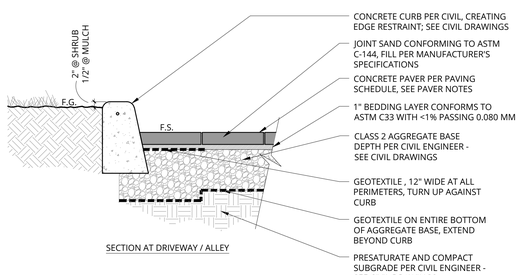
1/2" = 1'-0" P-1711-HAR-04

PAVER NOTES:
1. PRE-CAST CONCRETE VEHICULAR PAVERS AVAILABLE FROM ACKERSTONE: CONTACT MIKE MILLER - 805.585.8689
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLAN FOR COLOR & FINISH, SEALANT
3. HERRINGBONE PATTERN, SEE CONSTRUCTION PLAN FOR PATTERN ORIENTATION
4. SUBMIT PAVER SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE
5. INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS
6. GRADING AND DRAINAGE PER CIVIL ENGINEER - SEE CIVIL DRAWINGS

INSTALLATION NOTE:
INSTALL PAVERS SUCH THAT FINISHED SURFACE OF PAVER AREA IS LEVEL AND NO INDIVIDUAL PAVERS EXCEED ¼" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS. PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL SHALL NOT EXCEED ¼" HIGH MAXIMUM PER CBC 11B-303. CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR PAVER FIELD IN COMPLIANCE WITH CBC 11B-303.



SECTION AT ASPHALT PAVING

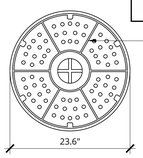


SECTION AT DRIVEWAY / ALLEY

8 CONCRETE PAVERS ON AGGREGATE BASE - VEHICULAR

1" = 1'-0" P-1711-HAR-20

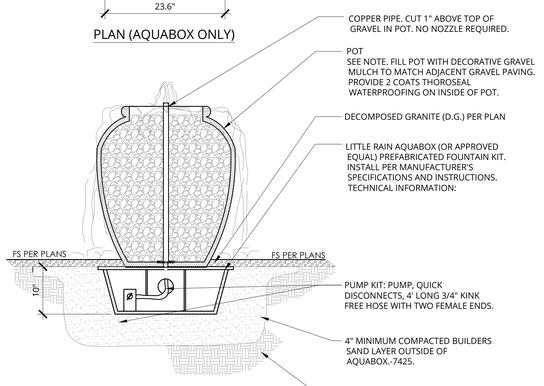




PLAN (AQUABOX ONLY)

NOTE:
WATER POT.
AVAILABLE FROM EYE OF THE DAY
CONTACT: 805.566.0778
MODEL: GIARA AUBAGNE GLAZED ITALIAN TERRACOTTA OIL JAR
SIZE:31.5" H, 23" DIAMETER
COLOR: DARK GREEN
DRAINAGE: CUSTOM HOLE AS REQ'D TO ACCOMMODATE COPPER PIPE. INCLUDE BITUMINOUS SEALER AT INTERIOR OF POT.

LITTLE RAIN AQUABOX (OR APPROVED EQUAL) PREFABRICATED FOUNTAIN KIT. INSTALL PER MANUFACTURER'S SPECIFICATIONS AND INSTRUCTIONS.
TECHNICAL INFORMATION:
ROUND 23.6" IN DIAMETER X 10" H
VOLUME: 18.5 GALLONS
MAXIMUM STATIC LOAD: 50 LBS.
AQUABOX® WEIGHT: APPROXIMATELY 5.5 LBS.



SECTION

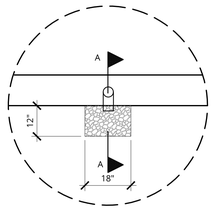
NOTES:

1. PROVIDE AUTOFILL FOR FOUNTAIN OFF OF EXISTING IRRIGATION MAINLINE. SEE IRRIGATION PLAN FOR POINT OF CONNECTION FOR AUTOFILL.

2. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE WEBSITE FOR MORE INFORMATION: WWW.AQUABELLADESIGNS.COM

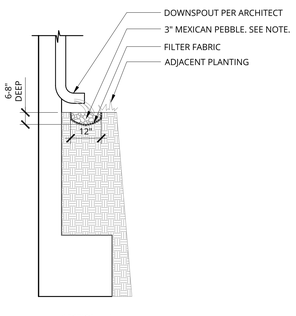
9 FOUNTAIN POT

1" = 1'-0" P-1711-HAR-11



DOWNSPOUT AT COLUMNS PLAN VIEW

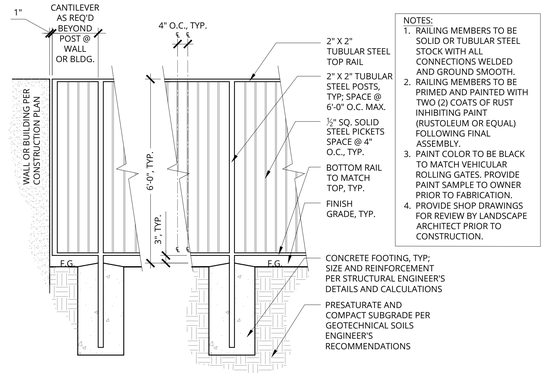
NOTE:
BLACK MEXICAN PEBBLE AVAILABLE FROM:SANTA BARBARA STONE
CONTACT: 805.963.5891
PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW.



SECTION A-A

10 DOWNSPOUT AT COLUMN

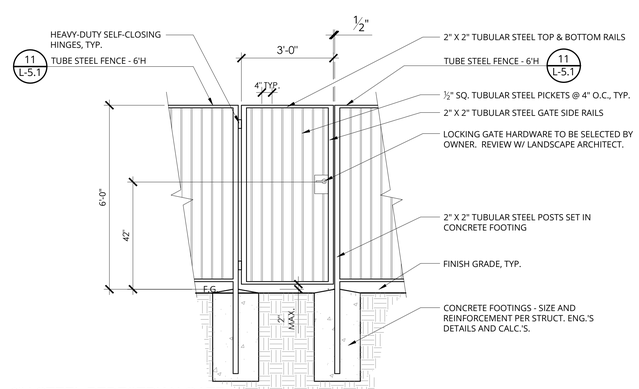
1/2" = 1'-0" P-1711-HAR-08



NOTES:
1. RAILING MEMBERS TO BE SOLID OR TUBULAR STEEL STOCK WITH ALL CONNECTIONS WELDED AND GROUND SMOOTH.
2. RAILING MEMBERS TO BE PRIMED AND PAINTED WITH TWO (2) COATS OF RUST INHIBITING PAINT (RUSTOLEUM OR EQUAL) FOLLOWING FINAL ASSEMBLY.
3. PAINT COLOR TO BE BLACK TO MATCH VEHICULAR ROLLING GATES. PROVIDE PAINT SAMPLE TO OWNER PRIOR TO FABRICATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

11 6'H STEEL FENCE

1/2" = 1'-0" P-1711-HAR-12



NOTES:
1. GATE TO BE SELF-CLOSING, SELF-LATCHING, OPENING IN DIRECTION INDICATED ON CONSTRUCTION PLAN. GATE TO BE OPERABLE FROM INSIDE WITHOUT KEY, BUT SHALL BE CAPABLE OF BEING LOCKED FROM OUTSIDE AT ALL TIMES.
2. STEEL MEMBERS TO BE SOLID OR TUBULAR STEEL STOCK WITH ALL CONNECTIONS WELDED AND GROUND SMOOTH.
3. STEEL MEMBERS TO BE PRIMED AND PAINTED WITH TWO (2) COATS OF RUST INHIBITING PAINT (RUSTOLEUM OR EQUAL) FOLLOWING FINAL ASSEMBLY. PAINT COLOR TO BE BLACK TO MATCH VEHICULAR GATES. SUBMIT SAMPLE TO OWNER PRIOR TO FABRICATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

SEE STRUCTURAL PLANS FOR ASSOCIATED STRUCTURAL DETAILS AND CALCULATIONS.

12 6'H STEEL PEDESTRIAN GATE

1/2" = 1'-0" P-1711-HAR-13

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

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CONSTRUCTION DETAILS

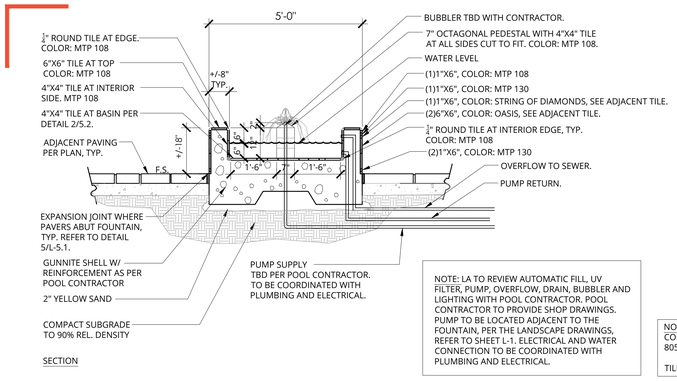
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT — Courtney Jane Miller, LIC. No. 5241 — Signature — Renewal Date — Date — STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-5.1

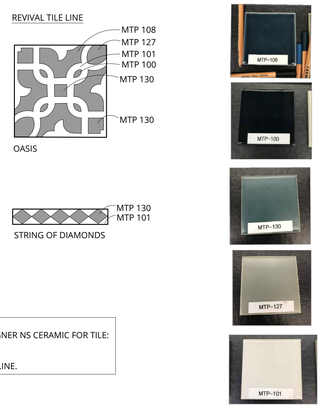


SECTION

NOTE: LA TO REVIEW AUTOMATIC FILL, UV FILTER, PUMP, OVERFLOW, DRAIN, BUBBLER AND LIGHTING WITH POOL CONTRACTOR. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS. PUMP TO BE LOCATED ADJACENT TO THE FOUNTAIN, PER THE LANDSCAPE DRAWINGS, REFER TO SHEET L-1. ELECTRICAL AND WATER CONNECTION TO BE COORDINATED WITH PLUMBING AND ELECTRICAL.

NOTE:
CONTACT TILE DESIGNER NS CERAMIC FOR TILE: 805.962.1422

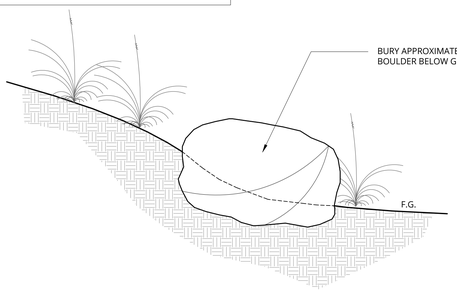
TILE TO BE REVIVAL LINE.



1 TILE FOUNTAIN SECTION

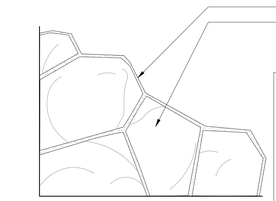
1/2" = 1'-0" P-1711-HAR-09

NOTES:
1. SELECT LOCALLY AVAILABLE BOULDERS WITHOUT EXCESSIVE SCARRING.
2. COLOR TO MATCH NATURALLY OCCURRING ONSITE STONE AND/OR COBBLE
3. SUBMIT IMAGE OF SELECTED BOULDER(S) FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION

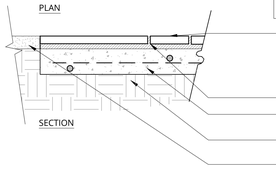


4 ORNAMENTAL BOULDER PLACEMENT

1 1/2" = 1'-0" P-1711-HAR-16



PLAN



SECTION

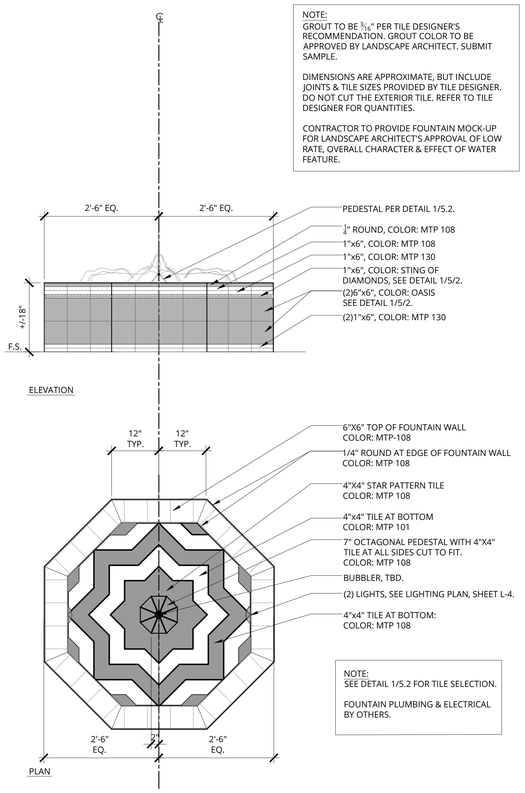
⅛" MORTAR JOINT, NATURAL COLOR
SNAP CUT, RANDOM SANDSTONE, 12" MIN. - 30" MAX. IN ANY DIMENSION. 5-7 SIDED PIECES. 2" THICK MIN., WITH ⅛" TOLERANCE. TOP SURFACE SHALL BE HONED, HIGH SLIP RESISTANT, AND NATURALLY TEXTURED. STONE COLOR TO BE TAN WITH NO DARK SPOTS.

NOTES:
1. CONTRACTOR TO PROVIDE STONE SAMPLES TO OWNER & LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION
2. INSTALL UNIT PAVERS OR STONE SUCH THAT FINISHED SURFACE OF PAVED AREA IS LEVEL AND NO INDIVIDUAL PAVERS OR STONES EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS/STONES. PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL WITHIN PAVER/STONE FIELD AND BETWEEN PAVER/STONE FIELD AND ADJACENT PAVED SURFACES SHALL NOT EXCEED 1/4" HIGH MAXIMUM. CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR PAVER/STONE FIELD IN COMPLIANCE WITH CBC 11B-303.

SNAP CUT, RANDOM SANDSTONE, 12" MIN. - 30" MAX. IN ANY DIMENSION. 5-7 SIDED PIECES. 2" THICK MIN., WITH ⅛" TOLERANCE. TOP SURFACE SHALL BE HONED, HIGH SLIP RESISTANT, AND NATURALLY TEXTURED. STONE COLOR TO BE TAN WITH NO DARK SPOTS.
1" MORTAR SETTING BED
CONCRETE BASE, THICKNESS AND REINFORCEMENT PER CIVIL ENGINEER; REFERENCE GEOTECHNICAL SOILS REPORT.
PRESATURATE AND COMPACT SUBGRADE PER GEOTECH. SOILS ENG.'S RECOMMENDATIONS.
ADJACENT D.G. PER PLAN

5 STONE PAVING ON CONC. SLAB

1" = 1'-0" P-1711-HAR-18



ELEVATION

PLAN

NOTE:
GROUT TO BE 3/16" PER TILE DESIGNER'S RECOMMENDATION. GROUT COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SAMPLE.

DIMENSIONS ARE APPROXIMATE, BUT INCLUDE JOINTS & TILE SIZES PROVIDED BY TILE DESIGNER. DO NOT CUT THE EXTERIOR TILE. REFER TO TILE DESIGNER FOR QUANTITIES.

CONTRACTOR TO PROVIDE FOUNTAIN MOCK-UP FOR LANDSCAPE ARCHITECT'S APPROVAL OF LOW RATE, OVERALL CHARACTER & EFFECT OF WATER FEATURE.

NOTE:
SEE DETAIL 1/5.2 FOR TILE SELECTION.

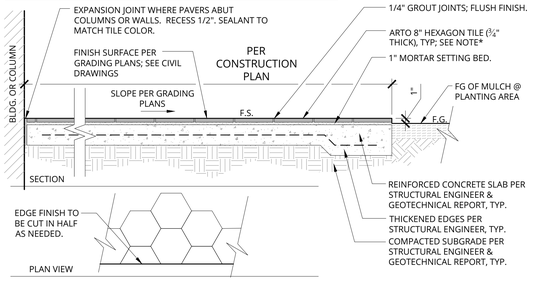
FOUNTAIN PLUMBING & ELECTRICAL BY OTHERS.

2 TILE FOUNTAIN PLAN

3/4" = 1'-0" P-1711-HAR-10

NOTE*
CONCRETE TILE: 8" ARTILLO HEXAGON CONCRETE TILE (7⅞" x 7⅞"); STANDARD TEXTURE W/ "JOSIE" COLOR; ¼" NATURAL COLOR GROUT JOINTS, TYP.
AVAILABLE FROM:
ARTO BRICK AND CA PAVERS
(310) 768-8500
WWW.ARTOBRICK.COM
SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION; INSTALL PER MANUFACTURER'S SPECIFICATIONS

INSTALL UNIT PAVERS OR STONE SUCH THAT FINISHED SURFACE OF PAVED AREA IS LEVEL AND NO INDIVIDUAL PAVERS OR STONES EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS/STONES. SEE NOTE ON DETAIL 5/L-5.2.

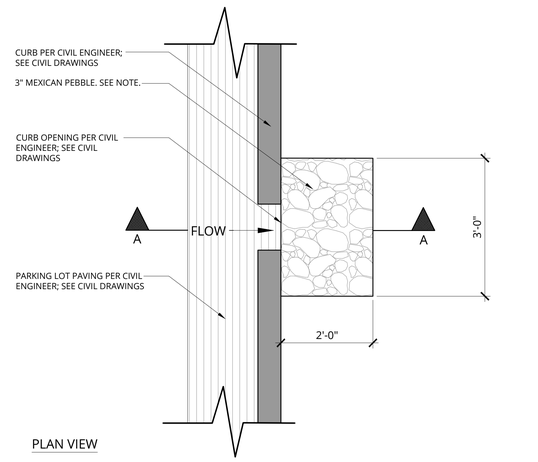


SECTION

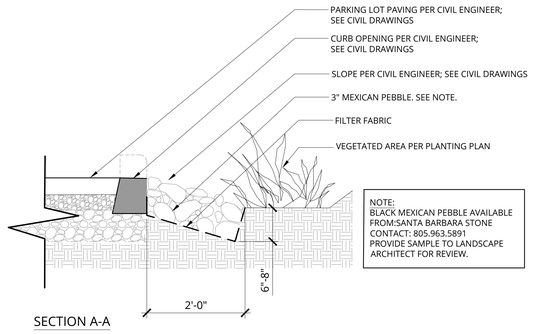
PLAN VIEW

3 HEXAGONAL CONCRETE TILE ON CONC. SLAB

1" = 1'-0" P-1711-HAR-14



PLAN VIEW



SECTION A-A

6 CURB CUT

3/4" = 1'-0" P-1711-HAR-19

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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CONSTRUCTION DETAILS

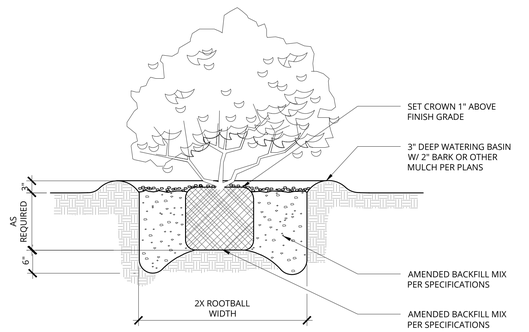
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LA No. 5891
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

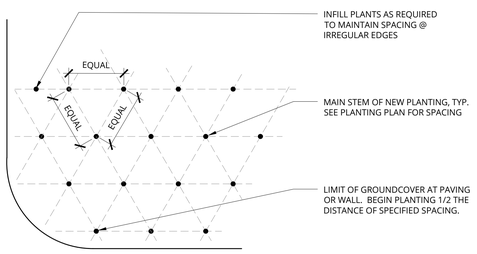
SHEET NUMBER
L-5.2



1 SHRUB PLANTING

3/4" = 1'-0" P-1711-PLA-01

NOTE:
TRIANGULATE PLANTING UNLESS OTHERWISE SPECIFIED ON DRAWINGS

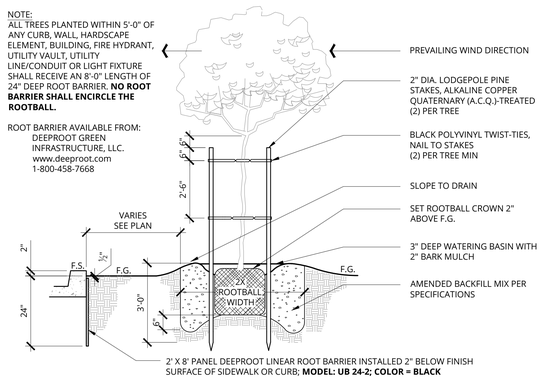


2 SHRUB SPACING

1" = 1" P-1711-PLA-02

NOTE:
ALL TREES PLANTED WITHIN 5'-0" OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, UTILITY LINE/CONDUIT OR LIGHT FIXTURE SHALL RECEIVE AN 8'-0" LENGTH OF 24" DEEP ROOT BARRIER. **NO ROOT BARRIER SHALL ENCIRCLE THE ROOTBALL.**

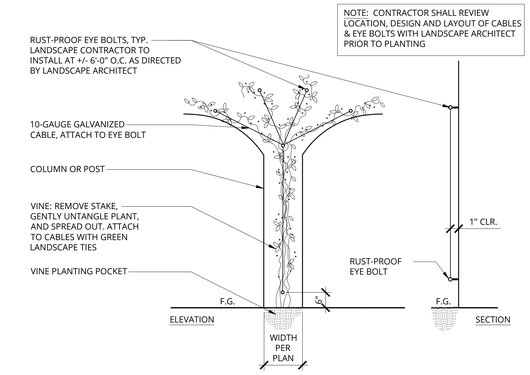
ROOT BARRIER AVAILABLE FROM:
DEEPROOT GREEN INFRASTRUCTURE, LLC.
www.deeproot.com
1-800-458-7668



3 TREE PLANTING W/ LINEAR ROOT BARRIER

3/8" = 1'-0" P-1711-PLA-04

NOTE: CONTRACTOR SHALL REVIEW LOCATION, DESIGN AND LAYOUT OF CABLES & EYE BOLTS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING



4 VINE TIE ATTACHMENT

1/2" = 1'-0" P-1711-PLA-03

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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PLANTING DETAILS

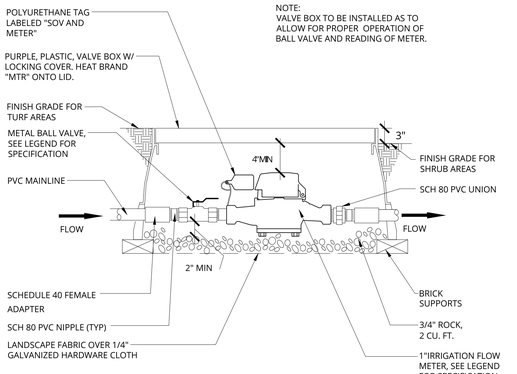
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5841
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

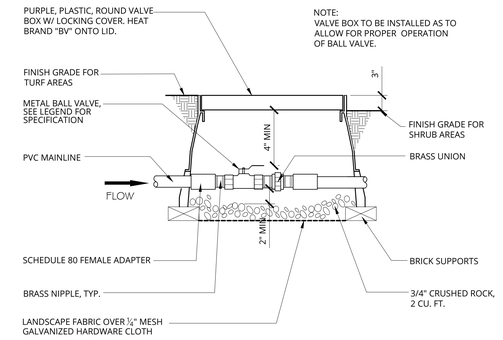
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1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-5.3



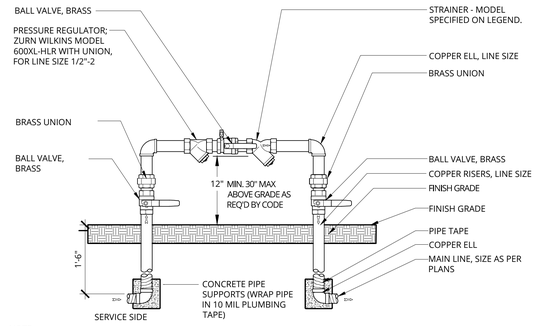
1 BALL VALVE & IRRIGATION SUB-METER, RECYCLED

1" = 1'-0" P-1711-IRR-01



2 METAL BALL VALVE, RECYCLED

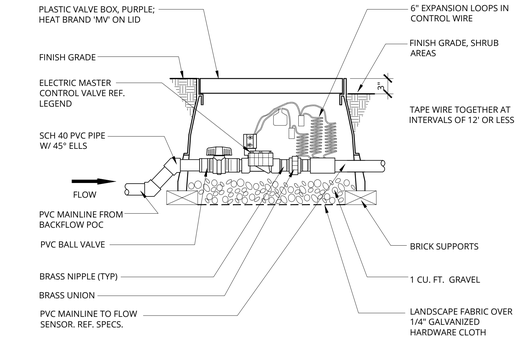
1" = 1'-0" P-1711-IRR-06



NOTE:
SPRAY PAINT ENTIRE ASSEMBLY WITH EXTERIOR-RATED PURPLE PAINT FOR USE WITH RECYCLED WATER

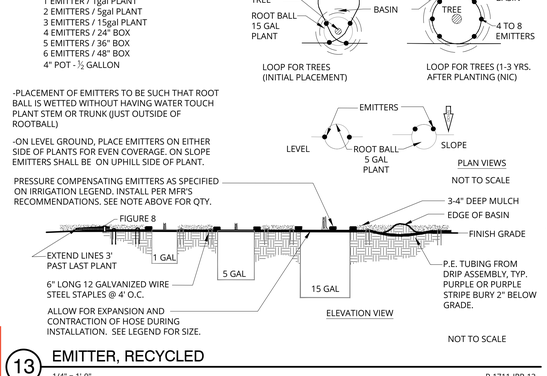
3 STRAINER, RECYCLED

3/4" = 1'-0" P-1711-IRR-02



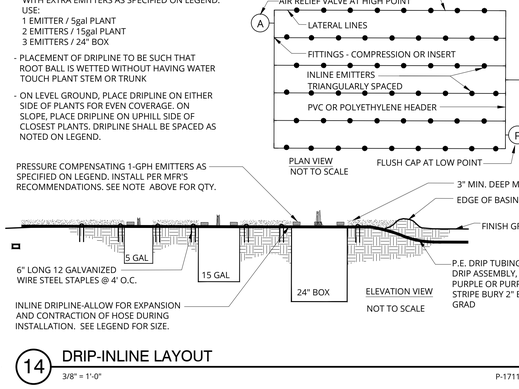
4 ELECTRIC MASTER CONTROL VALVE, RECYCLED

1" = 1'-0" P-1711-IRR-03



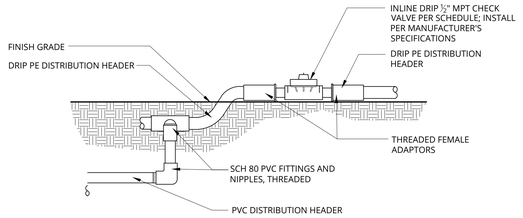
5 FLOW SENSOR, RECYCLED

3/4" = 1'-0" P-1711-IRR-04



6 RECYCLED WATER MAINLINE - TRENCH

1 1/2" = 1'-0" P-1711-IRR-08

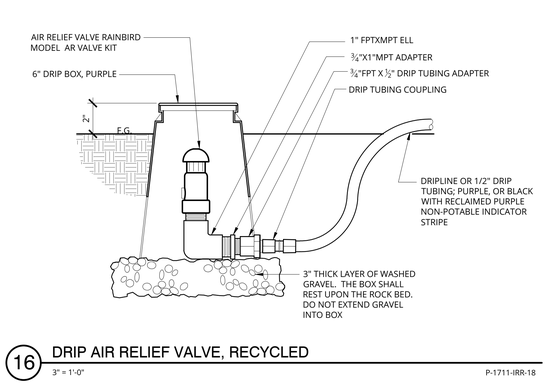


PERPENDICULAR SEPARATION

RECLAIMED WATER LINES (RWL) PERPENDICULAR TO POTABLE SHALL BE INSTALLED MIN. 1 ft BELOW THE POTABLE LINE. RWL PERPENDICULAR TO SANITARY SEWER SHALL BE INSTALLED MIN 1 ft HIGHER THAN THE SEWER LINE. WHERE SEPARATION AS DEFINED ABOVE FOR PERPENDICULAR CROSSINGS IS NOT PRACTICAL - INSTALLATION SHALL CONFORM TO SPECIAL CONSTRUCTION AS FOLLOWS: RWL SHALL BE CONSTRUCTED OF A CONTINUOUS SECTION OF CLASS 200 (DR 14 per AWWA C900) PVC, WITH THE UNCUT, CONTINUOUS LENGTH CENTERED OVER THE PIPE BEING CROSSED.

7 RECYCLED WATER MAINLINE SEPARATION

NOT TO SCALE P-1711-IRR-07



8 QUICK COUPLER IN VALVE BOX, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-05

NOTE:
FOR SYSTEMS 2 GPM TO 20 GPM-USE SENNINGER #PMR-20MF PRESSURE REGULATOR (PRESET @ 20 PSI W/4 TO 16 GPM). SYSTEMS GREATER THAN 20 GPM USE #PR-HF-20 (10-21 GPM)

9 DRIP ASSEMBLY, RECYCLED

1" = 1'-0" P-1711-IRR-09

10 DRIP TRANSITION IN ROUND BOX, RECYCLED

3" = 1'-0" P-1711-IRR-10

NOTE:
1. COVER ALL DRIP TUBING WITH 2" LAYER OF MULCH FOR PROTECTION
2. USE FOR POLYETHYLENE (PE) DRIP TUBING HEADERS ONLY. INSTALL PER SLOPE DETAIL AND AT INTERVALS TO RETAIN HEAD PRESSURE PER MANUFACTURER'S DETAILS

11 DRIP TUBING LAYOUT, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-11

12 DRIP AIR RELIEF VALVE, RECYCLED

NOT TO SCALE P-1711-IRR-12

NOTES: -USE (OR AS NOTED ON PLAN LEGEND):
1 EMITTER / 1gal PLANT
2 EMITTERS / 5gal PLANT
3 EMITTERS / 15gal PLANT
4 EMITTERS / 24" BOX
5 EMITTERS / 36" BOX
6 EMITTERS / 48" BOX
4" POT - ½ GALLON

-PLACEMENT OF EMITTERS TO BE SUCH THAT ROOT BALL IS WETTED WITHOUT HAVING WATER TOUCH PLANT STEM OR TRUNK (JUST OUTSIDE OF ROOTBALL)

-ON LEVEL GROUND, PLACE EMITTERS ON EITHER SIDE OF PLANTS FOR EVEN COVERAGE. ON SLOPE EMITTERS SHALL BE ON UPHILL SIDE OF PLANT.

13 EMITTER, RECYCLED

1/4" = 1'-0" P-1711-IRR-13

14 DRIP-INLINE LAYOUT

3/8" = 1'-0" P-1711-IRR-19

NOTE:
1. INSTALL POLYETHYLENE DRIPLINE LATERALS ALONG SLOPE CONTOUR.
2. INSTALL PVC OR POLY HEADERS PERPENDICULAR TO SLOPE.
3. INSTALL DRIP ASSEMBLY VALVE AT CENTER TO BALANCE FLOW ACROSS SYSTEM.
4. REFERENCE DRIP EMITTER DETAIL FOR EMITTER INSTALLATION AND STAKING.

15 IN-LINE DRIP CHECK-VALVE, ON-GRADE

1 1/2" = 1'-0" P-1711-IRR-16

16 DRIP IRRIGATION - SLOPE LAYOUT, RECYCLED

NOT TO SCALE P-1711-IRR-12

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office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
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IRRIGATION DETAILS

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1042 Monte Cristo Lane
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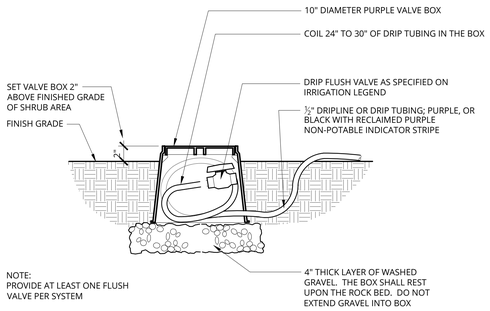
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
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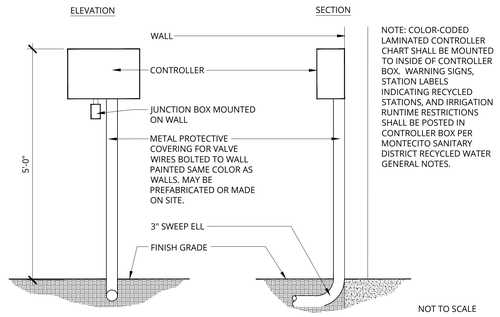
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DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-5.4



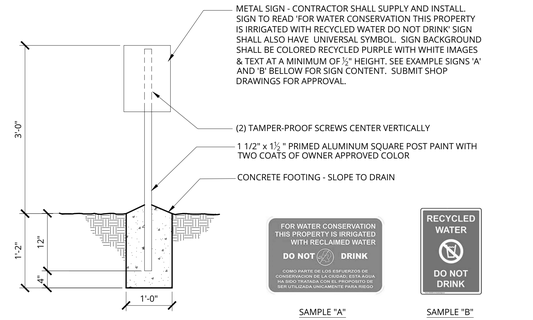
1 DRIP FLUSH VALVE, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-17



2 CONTROLLER - EXTERIOR WALL-MOUNT, RECYCLED

3/4" = 1'-0" P-1711-IRR-14



3 RECYCLED WATER SIGNAGE

NOT TO SCALE P-1711-IRR-15

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Santa Barbara, CA 93108

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Courtney Jane Miller, LIC. No. 5841
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Date
STATE OF CALIFORNIA

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SHEET NUMBER
L-5.5

SECTION 32 90 00

LANDSCAPE

TABLE OF CONTENTS:

PART 1 - GENERAL 3
1.1 DESCRIPTION OF WORK 3
1.2 QUALITY ASSURANCE 3
1.3 SUBMITTALS 3
1.4 DELIVERY, STORAGE AND HANDLING 4
1.5 JOB CONDITIONS 5
1.6 SUBSTITUTIONS 5
1.7 GUARANTEE 5
PART 2 - PRODUCTS 6
2.1 PLANTS 6
2.2 TOPSOIL 7
2.3 FERTILIZER AND SUPPLEMENTS 7
2.4 SOIL AMENDMENTS 7
2.5 PREPARED BACKFILL MIX 7
2.6 PESTICIDES 8
2.7 MULCH 8
2.8 STEEL HEADER 8
2.9 GUYING AND STAKING MATERIALS 9
2.10 DECOMPOSED GRANITE 9
PART 3 - EXECUTION 9
3.1 MEASUREMENT 9
3.2 FINISH GRADING 9
3.3 SOIL PREPARATION 10
3.4 HEADERBOARDS / STEEL HEADER 10
3.5 TREE AND SHRUB PLANTING 10
3.6 GROUNDCOVER 11
3.7 MULCH 11
3.8 PROTECTION AND CLEANUP 11
3.9 REVIEW/OBSERVATION 12
3.10 MAINTENANCE PERIOD 12
3.11 REPAIR AND REPLACEMENTS 13
3.12 FINAL ACCEPTANCE 13

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General:
1. This section specifies requirements for landscaping as shown on drawings and as specified herein.

B. Related Sections:
1. Section 328400: Irrigation System.

1.2 QUALITY ASSURANCE

A. Source Quality:
1. Provide plant materials conforming to State of California grading code of Nursery Stock, No. 1 grade, for quality and size. Use only nursery-grown stock.
2. Plants: Subject to review by Landscape Architect at place of growth or storage yard and upon delivery for conformity to specifications. Such review shall not preclude right to review and of rejection during progress of work.
3. Nomenclature: Per An Annotated Checklist of Woody Ornamental Plants of California, Oregon & Washington, Division of Agricultural Sciences, University of California publication 4091.

B. Requirements of Regulatory Agencies:
1. Perform work in accordance with laws, codes and regulations required by authorities in furnishing, transporting and installing materials.
2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificate with Landscape Architect after review of material.

C. Continuous Superintendence:
1. Have one person responsible for work specified in this section continuously on job site throughout installation.

1.3 SUBMITTALS

A. Samples:
1. Soil amendments with analysis prior to materials being brought on job site.
2. Submit photos of trees, 15-gallon and larger, with person standing next to trees for scale. Label photo with following information:
a. Botanical and Common Name.
b. Name, Location and Phone Number of Nursery.
c. Size of Container.
d. Trunk Height to Lowest Branching.

B. Invoices: Original Invoices for soil amendments, fertilizers and materials specified herein. Invoice shall contain job site name, job site address, contractor's name, materials delivered, quantities delivered and date.

C. Soil Testing:

1. Imported Fill: Provide soil analysis from composites of borrow area prior to delivery on job site.
2. Existing Soil: Provide soil analysis of representative samples from _____ locations of job site, as determined by Landscape Architect.
3. Imported Topsoil: Provide soil analysis on separate sources prior to delivery to job site. Identify source location, percentages of silt, clay, sand, organic matter, pH, mineral and plant nutrient content of soil. Soils unsuitable for planting shall be rejected.
4. Provide soil analysis expressed in parts per million including the following:
a. Soil Texture
b. Soil pH
c. Organic Matter
d. Estimated Nitrogen Release
e. Nitrate Nitrogen
f. Phosphorous
g. Potassium
h. Calcium
i. Base Saturation percent
j. Iron
k. Zinc
l. Magnesium
m. Sulfate Sulfur
n. Boron
o. Salinity-ECe
p. Total Soluble Salts
q. Sodium
r. SAR
s. CEC
t. Copper
u. Manganese
Contact Tri-C Enterprises at 1 (800) 927-3311 to obtain a Test Package LTP 4(1A) Soil Kit for analysis. Samples shall be mailed per instructions to Sunland Analytical Lab, 11419 Sunrise Gold Circle, #10, Rancho Cordova, CA. 95742. Soils deemed unsuitable for planting shall be rejected.
5. Suitability of soil and chemical deficiencies shall be determined by Landscape Architect. Deliver test results to Landscape Architect.
6. Soil under previous building or parking areas: Tests at surface and six inches below grade by germinating radishes or annual rye grass. If germination fails, remove sterilized soil and place topsoil.

1.4 DELIVERY, STORAGE AND HANDLING

A. Furnish standard products in manufacturer's containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Deliver plants in closed trucks or wrap specimens to prevent windburn. Wind burned plants will be rejected.

C. Provide protection for plants and products from weather conditions or other adverse conditions.

D. Deliver plants with legible identification labels. Label trees, bundles of containers of like shrubs, and groundcover plants. Use durable waterproof labels with water-resistant ink which will remain legible for at least sixty (60) days.

E. Lift plants by container only. Plants with broken limbs, loose root balls, or loose trunks will be rejected.

F. Provide 24-hour notification of delivery schedule in advance so material may be reviewed upon arrival at job site. Remove unacceptable material from the job site immediately.

G. Deliver pesticides and soil fumigants to job site in original unopened containers. Containers that do not have legible label that identifies Environmental Protection Agency and State

registration number, and manufacturer's registered uses will be rejected. Poison may be used only with Owner's approval.

H. Do not store soil sterilant and pesticides with other landscape materials. Store in locked separate structure or vehicle.

1.5 JOB CONDITIONS

A. Existing conditions: base bids on following conditions:
1. That existing ground elevations will be brought to elevations indicated on grading plan.
2. That no pipes or artificial obstructions, other than those indicated will be encountered. Notify Landscape Architect if unforeseen obstructions are encountered.
3. That soil unsuitable for plant growth, if encountered, will be removed to depth of 18 inches.

B. Coordination:
1. Coordinate and cooperate with other Contractors to enable work to proceed as rapidly and efficiently as possible.

C. Cleanup:
1. Keep areas clean, neat and orderly.
2. Broom clean paved surfaces. Do NOT wash or hose down paved areas.
3. Remove deleterious materials, debris, large dirt clods and rocks prior to Maintenance Period.

1.6 SUBSTITUTIONS

A. May be allowed if notified within four (4) weeks after contract award that specified plants are unavailable. Request substitutions with price adjustment quotes, in writing, along with proof plants are unavailable to Landscape Architect for review and approval prior to ordering.

B. Substitute plants that are ordered and/or planted without prior review and approval by the Landscape Architect may be rejected. Such plants shall be replaced with new plants at the discretion of the Landscape Architect at no cost to Owner.

1.7 GUARANTEE

A. Plants 5 gallon and smaller except transplants for a period of ninety (90) days following date of Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging shape, size or symmetry.

B. Plants 15 gallons and larger for a period of one (1) year following date of Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging shape, size or symmetry.

C. Replace with same kind and sizes as originally planted at no cost to Owner. Provide one (1) year guarantee on replacement. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately at no cost to Owner.

D. Excludes replacement of plants because of injury by storm, natural drought, hail, insects or diseases.

PART 2 - PRODUCTS

2.1 PLANTS

A. Provide healthy and vigorous, well-branched and densely foliated plants when in leaf, free of disease, insect pests, eggs or larvae; with healthy, well-developed root systems; and free from physical damage or adverse conditions that would prevent thriving growth.

B. Provide plants true to species and variety and conforming to measurements specified. Provide standard sized plants.

C. Provide container stock grown for at least six (6) months, but not over two (2) years in containers in which they are delivered. Cracked or broken root balls shall not be planted.

D. If a plant species is not available, Landscape Architect will select substitute (Refer to 1.06 Substitutions).

E. Do not prune prior to delivery.

F. Match in size plants of same species in rows.

G. Do not use root-bound, sunburned, or wind-tattered plants. Several plants of each species shall be un-canned and checked for root growth. In event that sample plants reviewed are found to be defective, entire lot or lots of plants represented by defective samples may be rejected. Such plants shall be replaced with new plants conforming to the requirements of this section at no cost to Owner.

H. In event of disagreement as to condition of root system, root conditions of furnished plants will be determined by removal of earth from roots on not less than two (2) plants or more than two (2) percent of total number of plants in each species or variety. Where plants are from several sources, roots of not less than two plants of each species or variety from each source will be reviewed. If sample plants are defective, entire lot or lots of plants may be rejected. Plants rendered unsuitable for planting due to this inspection will be considered samples and provided at no cost to Owner.

I. Guarantee that plants are species called out on plan. Should it be determined by Landscape Architect within one (1) year of Final Acceptance that incorrect species was installed, replace with correct species at no additional cost to Owner. Install replacement plants one container size larger than called out on plans, to compensate for lost growing time.

2.2 TOPSOIL

A. Natural, fertile, friable, sandy loam, characteristics of productive soils in the vicinity, 6.5 to 8.0 pH.

B. Free of weeds, seeds, Bermuda and Kikuya Grass stolons, subsoil, clay lumps, stones, roots, sticks, substances 1-1/2" or more in diameter and debris.

C. Do not deliver or spread while in muddy condition.

D. Depth in sodded lawn areas: 12" depth.

2.3 FERTILIZER AND SUPPLEMENTS

A. Fertilizer / Soil Conditioner (General): Tri-C 6-2-4 w/5%S, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

B. Fertilizer / Soil Conditioner (Native Plants and Succulents): Tri-C Humate and Tri-C Endo 120, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

C. Root Amendments for all Trees and Shrubs 5 gallon and larger: "Liquinox-Start" or equivalent vitamin B-1 supplement and ONLY ONE of the following: Tri-C Endo 120, Tri-C Myco Paks, OR Tri-C Myco Drench, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

2.4 SOIL AMENDMENTS

A. Pre-emergents: May not be used without Owner's approval.

B. Bone Meal: Standard horticultural brand.

C. Gypsum: Agricultural grade; minimum 92% calcium sulphate.

D. Nitrogen-fortified Shavings: Redwood, fir or cedar with minimum 0.40 percent nitrogen based on dry weight. Minimum 90% organic content as determined by ash method. pH shall be in the range of 4.0-6.5 as determined in saturation paste. Salinity shall not exceed 3.0 dS/m as determined in saturation extract. Provide one of following:

Product Name	Source
"Forest Humus" or Nitrogen-fortified Redwood Shavings	Agri-Turf Supplies (805) 569-2257

E. Washed Sand: 100% fine sand. Suggested source Corona Sand (951) 735-4660.

2.5 PREPARED BACKFILL MIX

A. Prepare as follows for Trees and Shrubs:
4 parts topsoil
1 part nitrogen-fortified shavings

4-5 lbs. Tri-C Endo 120 per cubic yard of backfill
5 lbs. Tri-C 6-2-4 w/5%S per cubic yard of backfill

B. Prepare as follows for Native Plants:
4 parts topsoil
1 part washed sand
0.5 part nitrogen-fortified shavings
5 lbs. Tri-C Endo 120 per cubic yard of backfill
5 lbs. Tri-C Humate per cubic yard of backfill

C. Prepare as follows for Succulents:
4 parts topsoil
1 part washed sand
1 part worm castings
3 lbs. Tri-C Humate per cubic yard of backfill

2.6 PESTICIDES

A. Do not use pesticides containing chlorinated hydrocarbons (DDT, Chlordane, Lindane) or organic phosphates (Parathon) or paraquat.

2.7 MULCH

A. Mulch shall consist of wood chips, shredded bark or gravel mulch as specified on the Drawings. Material shall be uniform in size, color (use only natural color, no artificial colors), quality and overall appearance. Mulch shall be free of material injurious to plant growth. Sources of mulch should be free of weeds and invasive plant parts or seeds. Sawdust, dirt, plastic or other debris mixed in the mulch is not acceptable.

B. Provide "Walk on" grade, coarse, wood chips in shrub areas. Wood chip mulch shall consist of wood products having a size of two and on-half inches (2½") minus with a thickness not greater than three eighths inch (3/8"). Pieces larger than 6" long that are visible on the surface of the mulch after installation shall be removed.

C. Provide shredded redwood bark mulch (gorilla hair) in shrub areas with sloping conditions (2:1 or greater). Shredded bark mulch shall have the characteristics of retaining moisture, forming a mat not susceptible to spreading by wind or rain, and providing a good growth medium for plants. Shredded bark much may contain up to fifty percent (50%) shredded wood material.

D. Provide nitrogen-fortified redwood shavings in groundcover areas.

E. Recycled organic mulch material, including shredded hardwood bark and ground wood waste, shall be composted and mature. Organic material shall be uniform in size and free of foreign matter. Size of recycled organic mulch shall conform to the standards for "walk on" wood chip mulch described in sub-Section A, above.

2.8 STEEL HEADER

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LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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PLANTING SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 5891
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.1

A. Steel header: 3/16" x 4" with 15" stakes, BLACK, manufactured by Border Concepts. Available from:
Border Concepts, Inc.
21007 72nd Ave. S
Kent, WA 98032
Phone: 253.872.1144

B. Steel stakes: 3/16" x 15" (standard) and designed specifically to anchor steel landscape edging. Manufactured by the same manufacturer as the steel header.

2.9 GUYING AND STAKING MATERIALS

A. Rough sawn redwood, 2x2x8, construction grade or Lodge Pole pine, pressure-treated with Alkaline Copper Quaternary (ACQ) preservative, 2-inch (minimum nominal size) diameter by 8 feet long (minimum), no split stakes.

B. Guy Anchor: Provide 1" galvanized steel pipe with plastic end cap.

C. Guying Hardware: Wire-pliable 12-gauge galvanized; hose 1/2 inch rubber; turnbuckles - galvanized or dip painted, size as required; cable clamps - galvanized, size as required; safety sleeve - 1.2 inch white PVC full length of wire.

D. Staking Materials: Wire-pliable, 12-gauge galvanized; hose 1/2-inch rubber

2.10 DECOMPOSED GRANITE

A. Light yellow/tan in color with clay consistency to form firm surface when rolled. Submit sample to Landscape Architect.

B. For walkways, use Decomposed Granite (D.G.) pre-mixed with stabilizer available from: Stabilizer Solutions, (800) 336-2468.

PART 3 - EXECUTION

3.1 MEASUREMENT

A. Scaled dimensions are approximate: verify.

B. Inform Landscape Architect of discrepancies between drawings and field conditions.

3.2 FINISH GRADING

A. Provide positive surface drainage of planted areas. Inform Landscape Architect of discrepancies between drawings, specifications and field conditions which preclude establishing positive drainage.

B. Prior to soil preparation, remove all rocks over 1-1/2" in diameter, sticks, plaster, concrete, large dirt clods, debris and foreign growth from planting areas.

C. Prior to planting, poison existing Bermuda grass or Kikuyu grass in accordance with spray manufacturer's instructions.

D. At lawn areas, remove existing soil to a depth of 6" and dispose of off-site. Import topsoil and place 6" layer at lawn areas prior to "Soil Preparation" (3.03).

E. Establish finish grade in planting areas after soil preparation, settlement and planting as shown on Drawings. Drain planting areas away from buildings.

F. Establish finish grade at planter areas bordering curbs, headers, and walks 1" to 1-1/2" below finished grade of bordering curbs, headers and walks. Remove or add topsoil as necessary to establish finish grade.

3.3 SOIL PREPARATION

A. Step 1:
1. Cultivate to depth of 12"
2. Apply gypsum at rate of 200 lbs. per 1000 square feet. Do not cultivate.
3. Water to leach gypsum through top 12" of soil.
4. Keep moist for 10 days to germinate weed seeds.
5. Remove weeds, poison and remove perennial weeds. Small annual weeds may be cultivated in.

B. Step 2:
1. Apply following materials and cultivate to a depth of 12":

Material	Rate per 1000 Square Feet
Nitrogen-fortified Wood Shavings	4 cubic yards
Tri-C 6-2-4 w/5% S	60 lbs.
Tri-C Endo 120	1½ lbs..

C. Step 3 - Lawn Areas - Additional Amounts:
1. Apply following materials and cultivate to a depth of 4":

Material	Rate per 1000 Square Feet
Nitrogen-fortified Wood Shavings	2 cubic yards
Tri-C 6-2-4 w/5% S	30 lbs.
Tri-C Endo 120	1½ lbs.

3.4 HEADERBOARDS / STEEL HEADER

A. Layout per drawings with gypsum. Review layout with Landscape Architect prior to installation. Install straight to line and grade per drawings. Backfill on both sides and compact to density of undisturbed soil

3.5 TREE AND SHRUB PLANTING

A. Prior to excavating pits, place trees and shrubs as shown on drawings. Request review by Landscape Architect.

B. Excavate pits twice diameter of container and 6" greater in depth. Dispose of unsuitable material encountered.

C. Broadcast bone meal over bottom of pit at following rates:

24" Box	2 cups (1 cup/foot of box)
15-gallon Plants	1 cup
5-gallon Plants	1/2 cup
1-gallon or 4" pot	1/4 cup

D. Center plants in pits and fill pits with backfill mix. Set plants so top of root ball is level with finish grade when settled.

E. Add "Liquinox-Start" to 5-gallon and larger shrubs and trees after planting at the rate of 1 tablespoon per gallon of water. Apply at following rates:

24" Box	5 gallons
15-gallon Plants	3 gallons
5-gallon Plants	1 gallon

F. Stake or guy trees within 24 hours of planting. Trees not staked within 24 hours may be rejected.

G. Pruning: Remove dead and broken branches, and weak crotches. Thin excessively dense trees at the direction of the Landscape Architect.

H. Cleanup: Rake shrub areas smooth and remove debris

3.6 GROUNDCOVER

A. Space as indicated on drawings in triangular pattern in parallel rows. Plant 1/2 required spacing from edge of bed, 24" from trees, 36" from shrubs.

B. Pull from flats gently, retaining soil around roots. Plant within one hour after removal from flat.

C. After planting 100 plants, water to root depth.

3.7 MULCH

A. Shrub Areas: Rake basins smooth. Apply 3" layer of shredded redwood bark.

B. Groundcover Areas: Apply 2" layer of nitrogen-fortified redwood shavings.

3.8 PROTECTION AND CLEANUP

A. Dispose of empty containers off site at end of each day.

B. Broom clean paved areas. Do NOT wash down walks.

C. Clean walks, walls, and windows muddied by planting operations.

D. Provide traffic barriers as required to protect newly planted areas.

3.9 REVIEW/OBSERVATION

A. Request review at least two (2) days or 48 hours prior to anticipated review date.

B. Request Final Review for starting Maintenance Period after planting operations have been completed.

C. Required review observations by Landscape Architect:
1. Fine grading of lawn areas prior to sodding, hydromulching or seeding.
2. Chalked headerboards/steel header locations prior to installation.
3. Staked location of all trees prior to planting. Trees shall be placed for review and adjustment by the Landscape Architect.
4. All planted areas prior to installation with plants placed per drawings.
5. Final Review prior to starting Maintenance Period.
6. Thirty (45) days into Maintenance Period.
7. Ninety (90) days into Maintenance (FINAL ACCEPTANCE).

D. At each review, punch list will be generated by Landscape Architect. Prior to next review date, punch list items shall be completed. Failure to comply with the execution of the punch list will result in suspension of 90-day Maintenance Period until punch list is completed. Contractor is responsible for maintenance during suspension of 90-day Maintenance Period at no additional cost to Owner. Example: If punch list from Final Review is not completed upon request for 45-day walkthrough or subsequent walkthroughs, Maintenance Period shall be suspended for 45 days.

3.10 MAINTENANCE PERIOD

A. Continuously maintain plants after installation until Final Review.

B. Maintenance Period: 90 days from Final Review and until Final Acceptance.

C. Maintenance Schedules:
1. Groundcover and Shrub Beds:
   a. Weeding: Remove weeds and foreign grasses at least once a week.
   b. Cultivating: To depth of approximately 3 inches at least once a week.
   c.
2. Trees:
   a. Raise trees that settle below grade to establish elevation.
   b. Adjust stakes and guys to keep trees upright, erect and compensate for growth.
   c. Remove weeds and foreign grasses from watering rings.
3. General:
   a. Pruning: Prune dead or broken branches from trees and shrubs.
   b. Grade Adjustments: Fill to original grade areas that have settled or eroded around trees and shrubs.
   c. Notify Owner of each maintenance trip.

D. Poison or trap gophers or ground squirrels and repair damage within seven (7) days of notification.

E. Replace dead, stolen, vandalized, damaged, frozen or dying plants within seven (7) days of notice.

F. Adjust sprinkler heads in each area and zone of exposure so that optimum amount of water is applied according to capabilities of equipment and system.

3.11 REPAIR AND REPLACEMENTS

A. Repair and/or replace damaged property and improvements due to actions of employees or failure of employees to act.

B. Replace unacceptable plants with same species, size and guarantee as specified in this Section.

3.12 FINAL ACCEPTANCE

A. Work under this section will be accepted by Owner pending completion of Work, punch list items and Maintenance Period excluding replacement of plants under Guarantee Period. Upon Final Acceptance, Owner will assume maintenance of work.

END OF SECTION 32 90 00

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PLANTING SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

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PROJECT NUMBER 1711
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SECTION 32 84 10

RECYCLED IRRIGATION

TABLE OF CONTENTS:

PART 1 - GENERAL 2
1.2 REFERENCES 2
1.3 QUALITY ASSURANCES 2
1.4 GENERAL CONDITIONS 2
1.5 SUBMITTALS 4
1.6 DELIVERY, STORAGE, AND REPLACEMENT 5
1.7 GUARANTEE 5

PART 2 - PRODUCTS 7
2.1 MANUFACTURERS 7
2.2 PIPE AND TUBING 7
2.3 DETECTABLE TAPE 7
2.4 BRASS PIPE FITTINGS 7
2.5 VALVES 7
2.6 VALVE BOXES 8
2.7 CONTROLLER WIRES 8
2.8 AUTOMATIC IRRIGATION CONTROLLER 8
2.9 WEATHER SENSING DEVICE 8
2.10 WARNING SIGNS AND WARNING STICKERS 8
2.11 STRAINER DEVICE 8
2.12 REMOTE 8
2.13 PRESSURE REGULATOR 8
2.14 DRIP IRRIGATION 9
2.15 FLOW SENSORS 9
2.16 OTHER MATERIALS 9

PART 3 - EXECUTION 9
3.1 SURFACE CONDITIONS 9
3.2 PREPARATION 9
3.3 TRENCHING 10
3.4 INSTALLATION OF PIPING 10
3.5 INSTALLATION OF EQUIPMENT 11
3.6 BACKFILLING 12
3.7 MAINTENANCE 12
3.8 TESTING AND OBSERVATION 12

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General:
1. Section specifies requirements for complete Recycled water irrigation system and related items as shown on drawings and as specified herein. Work includes labor, materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing operations in connection with furnishing, delivery and installation of the work of this Section, complete as shown on the drawings and/or specified herein.

B. Related Sections
1. Section 32 90 00: Landscaping

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM)
1. B88: Seamless Copper Water Tube
2. D2466: Polyvinyl Chloride (PVC) Plastic Pipe Fittings - Schedule 40
3. D1785-74 and CS-207-60 Polyvinyl Chloride (PVC) violet colored pipe marked continuously with the wording CAUTION RECLAIMED WATER, Schedule 40 for sizes 2" and smaller.

1.3 QUALITY ASSURANCES

A. Installer Qualifications
1. Provide at least one person who shall be present at all times during installation of Work, familiar with type of materials specified herein and material manufacturer's recommended method of installation and direct Work performed in this Section. Coordinate Work with General Contractor.

B. Fees, Codes and Standards
1. Pay applicable fees for State Test of Backflow Prevention Devices.
2. Comply with State, County, and Municipal codes and regulations.

C. Plastic Pipe
1. Provide manufacturer's guarantee that plastic pipe has passed or is capable of passing the Acetone Immersion Test and is free from manufacturing defects.

D. Drawings
1. Due to scale of drawings, it is not always possible to indicate all offsets, fittings, and sleeves which may be required. Investigate structural and finished conditions affecting Work. Install Work to avoid conflicts between plantings, other site utilities, and architectural features.

1.4 GENERAL CONDITIONS

A. Follow current printed manufacturer's specifications and drawings for items or information not specified or graphically indicated in the most current set of construction drawings.

B. Work involving substantial plumbing for installation of copper piping, backflow prevention devices, and other related work shall be executed by a licensed and bonded plumbing contractor. Any necessary permits shall be obtained prior to beginning work.

C. Specified depths of pressure supply lines, laterals, and pitch of pipes as stated in this section are minimums. Settlement of trenches lower than grades specified on the final grading plans is cause for removal of finish grade treatment, refilling trenches, compacting and repairing of finish grade treatment.

D. Do not install the irrigation system as shown on the construction drawings when it is obvious that actual field conditions such as physical obstructions, grading discrepancies, and field dimensions vary from those recorded on the construction drawings. Immediately bring any such discrepancies to the attention of the Landscape Architect prior to proceeding with Work. If immediate notification is not given and such discrepancies exist, the Contractor shall assume full responsibility for necessary revisions, as determined by the Landscape Architect.

E. Preserve and protect all existing trees, plants, monuments, structures, hardscape, and architectural elements from damage due to Work in this section. In the event that damage does occur to inanimate objects or structures, the Contractor will repair or replace such damage to the satisfaction of the Owner or Owner's representative. The Contractor at the Contractor's expense will replace damage or injury to living plant material. Damaged plant material shall be replaced like in kind.

F. Trenching or other work required in this section under the limb spread of existing trees shall be done by hand or by other methods to prevent damage or harm to limbs, branches, and roots.

G. Trenching in areas under dripline of existing trees or where root diameter exceeds 2 inches shall be done by hand. Exposed roots of this size shall be heavily wrapped with moistened burlap to avoid scarring or excessive drying. Where a trenching machine is operated in proximity to roots that are less than 2 inches, the wall of the trench shall be hand trimmed, making clean cuts through roots.

H. Trenches adjacent to or under existing trees shall be closed within 24 hours, and when this is not possible, the side of trench closest to the tree or trees affected shall be covered with moistened burlap.

I. Protect, maintain, and coordinate work with other contracts, specifications, trades, and utilities. Extreme care shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by their operations. In the event that damage does occur, the Contractor shall pay the costs of such repairs unless other arrangements have been made with the Owner.

J. Use caution where trenches and piping cross existing roadways, sidewalks, hardscape, paths, or curbs. In the event that damage does occur, the Contractor will repair such damage at the Contractor's expense.

1.5 SUBMITTALS

A. Materials List
1. Within thirty (30) days from date of Notice to Proceed and before materials are delivered to job site, submit two (2) complete lists of materials.
a. Furnish manufacturer's name, catalog number, complete catalog cut, technical data, and manufacturer's recommendations for installation and operation.
2. Do not permit materials to be installed until reviewed by Landscape Architect.

B. Record Drawings
1. Record changes made during installation. Dimension from two permanent points of reference such as building corners, sidewalks, and road intersections, the location of the following:
a. Point of connection or connection to existing water lines
b. Electrical connections
c. Gate or ball valves
d. Routing of pressurized main line and control wires
e. Control valves, quick coupling valves, or other valves
f. Irrigation controller, weather or soil sensing devices, and other equipment
g. Other related equipment
h. Depth of pipe if different than specified
2. Transfer Record Data to new, clean blackline prints of irrigation system and submit two (2) copies to Owner.

C. Controller Charts
1. Provide two (2) controller charts per controller.
2. Show area controlled by automatic controller. Provide chart of maximum size controller will allow.
3. Reduce Record Drawings for chart except when controller sequence is illegible after reduction; then enlarge to a readable size.
4. Use different colors to highlight coverage of stations.
5. Seal completed reduction of Record Drawings between 10 mil plastic laminate.
6. Post one chart in controller box, and submit the other controller chart to Owner.

D. Manuals
1. Furnish two (2) sets of service manuals to Landscape Architect. Include manufacturer's catalog cuts, catalog numbers, price lists, local source, address and phone number, manufacturer's address, and operating instructions for equipment installed.

E. Tools and Equipment- Furnish:
1. Two (2) sets of special tools required for removing, disassembling and adjusting sprinklers and valves installed.
2. Two (2) keys for automatic controllers installed.

3. One (1) quick coupler key and matching hose swivel for every five (or fraction of) quick coupler valves installed.

1.6 DELIVERY, STORAGE, AND REPLACEMENT

A. Deliver to job site and provide safe storage. Coordinate with General Contractor.

B. Protect materials from vandalism and other trades.

C. In event of damage, make repairs and replacements within seven (7) days at no cost to Owner. Review damage and method of repair with Landscape Architect.

1.7 GUARANTEE

A. Guarantee for One Year from Final Acceptance
1. Materials are new and free from defects.
2. Against defects of materials and workmanship and damage caused by defects.
3. To make required replacements with new materials and correct damage caused by defects at no cost to Owner.
4. Complete coverage of areas indicated to be irrigated on drawings including minor adjustments required by field conditions.

B. Guarantee
1. On company letterhead, type following information and submit two (2) copies with original signatures to Landscape Architect:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship and the Work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace defects in materials and Workmanship including damages consequential to defects in materials and workmanship and repair or replacement, which develop during one (1) year after Final Acceptance of the Work, at no additional cost to the Owner. We agree to make such repairs and replacements within thirty (30) days after receipt of written notice. In the event of our failure to make such repairs and replacements within thirty (30) days of written notice, we authorize the Owner to proceed to have such repairs and replacements made at our expense and we will pay all costs and charges upon demand:

Project:
Location:
Date of Final Acceptance:

Signed:
Company Name:
Address:

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Provide products of manufacturers indicated on drawings or equivalent.

2.2 PIPE AND TUBING

A. Copper: ASTM B88, Type L, hard-drawn copper tube and wrought solder type.

B. Reclaimed Water Pipe
1. Polyvinyl chloride (PVC) violet colored pipe, new and unused; no more than 15 percent less than full manufactured length.
2. Continuously and permanently marked plastic pipe with following information:
a. Manufacturer's name
b. Pipe size
c. IPS size (schedule number)
d. Type of material
e. Code number
f. "CAUTION RECLAIMED WATER"
3. Non-pressure lateral lines, Schedule 40, bearing National Sanitation Foundation (NSF) seal, except as otherwise indicated on drawings.
4. Pressure lines, 2" and smaller, Schedule 40, bearing NSF seal.
5. Pressure lines, 2 1/2" and larger, Class 315, bearing NSF seal.
6. Sleeves for lines under paving as shown on drawings, Class 160.
7. Fittings for pipe, Schedule 40 polyvinyl chloride, Type I, bearing NSF seal and complying with requirements of ASTM D1785-74 and CS-207-60.
8. For joining, use solvent complying with requirements of ASTM D2466 and recommended by manufacturer of plastic pipe.

C. Drip tubing
1. Polyethylene (P.E.) distribution tubing with reclaimed purple indicator stripe or purple P.E. tubing.
2. "Dripline" w/ built in emitters, with reclaimed purple indicator stripe or purple tubing, as specified on drawing.
3. Fittings, plastic, compression style.

2.3 DETECTABLE TAPE

A. Minimum 5.5 composition film containing metalized layer laminated between two layers of inert plastic. Tape to contain the continuous message "Caution Reclaimed Water Line Buried Below." 3" minimum width. Use with all buried pipe and place 6" above piping.

2.4 BRASS PIPE FITTINGS

A. Furnish as indicated on drawings.

2.5 VALVES

A. Ball valves: as shown on drawings. Install as detailed.

B. Quick Couplers: as detailed on drawings, 1" in size, with purple locking cover.

C. Automatic control valves: 24-volt electric, normally closed-type with flow control and manual override as detailed on drawings.

D. Check valves: as shown on drawings.

E. Master Valve: as shown on drawings.

2.6 VALVE BOXES

A. Purple plastic, Carson, Ametek, Roby or equal, with lockable lid. Install as detailed. One valve per box.

2.7 CONTROLLER WIRES

A. Twenty-four volt (24-volt) direct burial type. Size wire according to valve manufacturer; no wire smaller than No. 14 gauge. Provide different colored pilot wires for valves. Provide white common wires.

2.8 AUTOMATIC IRRIGATION CONTROLLER

A. Type and model number indicated on drawings. Mount in accordance with manufacturer's instructions and per details. Coordinate location and connect to electrical source. Provide own circuit for controller. Controller must be installed at least 15 feet away from a "high power user" (i.e., refrigerator, air conditioner, or large horsepower pump or motor).

2.9 WEATHER SENSING DEVICE

A. As Indicated on drawings. Provide batteries.

2.10 WARNING SIGNS AND WARNING STICKERS

A. Furnish and install as detailed on drawings.

2.11 STRAINER DEVICE

A. As shown on drawings.

2.12 REMOTE

A. As shown on drawings. Set up access code and mount receiver to controller per manufacturer's specifications. Program the remote to operate both controllers.

2.13 PRESSURE REGULATOR

A. As shown on drawings.

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1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA No. 5891
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE N/A
PRINT DATE 02/01/19

SHEET NUMBER
L-6.3

2.14 DRIP IRRIGATION

A. Emitters: as specified on drawing, or equal, pressure-compensating and self-cleaning. Install number and size (flow rate) as noted on irrigation legend. Install per manufacturer's specifications and as shown on drawings.

B. Flush Caps: as specified on drawings, or equal. Install as shown on drawings.

C. Drip staples: as shown on drawings.

D. Air relief valve: as shown on drawings.

2.15 FLOW SENSORS

A. As shown on drawing

2.16 OTHER MATERIALS

A. Provide other materials, not described but required to complete installation, which are new and unused. Review these materials with Landscape Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Inspection
1. Prior to work of this Section, carefully inspect installed work of other trades and verify that such work is complete to point where this installation may properly commence.
2. Verify that irrigation system may be installed in strict accordance with pertinent codes and regulations, the original design, the referenced standards, and manufacturer's recommendations.

B. Discrepancies
1. In event of discrepancy between drawings and actual conditions, immediately notify Landscape Architect.
2. Do not proceed with installation in areas of discrepancy until such discrepancies have been fully resolved.

3.2 PREPARATION

A. Field Measurements: Scaled dimensions are approximate; verify. Make necessary measurements in field to ensure precise fit of items in accordance with original design.

B. Preparation: Locate underground utilities and protect. Remove rock or other such obstructions or avoid. Repair existing utilities if damaged at no additional cost to Owner.

3.3 TRENCHING

A. Trench with mechanical trencher or by hand. Notify owner if rock is encountered that cannot be removed in the aforementioned manners.

B. No wider than necessary to lay pipe.

C. Straight with vertical sides and level bottoms.

D. Remove rocks, debris, and sharp objects.

3.4 INSTALLATION OF PIPING

A. General
1. Lay out piping system in accordance with the Irrigation Plan, while recognizing diagrammatic nature of drawings.
2. Where piping is shown on drawings to be under paved areas by running parallel and adjacent to planted areas, intention is to install the piping in planted areas.
3. Do not install a line parallel to and directly over another line. Minimum 6 in. horizontal clearance between irrigation pipes.
4. Allow minimum horizontal clearance of 12 in. from lines of other trades.
5. Separation: There shall be at least a 10 foot horizontal and 1 foot vertical separation between all pipelines transporting reclaimed water and those transporting potable water, with the potable water pipeline above the reclaimed water pipeline, except as noted and approved per plans.
6. Mark headers on ground prior to layout of lawn heads.

B. Piping Depth: Install piping with at least the following depth:

1. Pressure lines 3" and larger :	24 inches minimum cover
2. Pressure Lines: 2 ½" and smaller:	18 inches of cover
3. Sprinkler Laterals (intermittent pressure) :	12 inches of cover for reclaimed water
4. Drip Tubing:	2 inches of cover of mulch
5. Pressure lines and sprinkler laterals under roadways walks or other paving:	24 inches of cover

C. Piping under Paving
1. Pipe under new walks and paving shall be laid in sleeves prior to installation of paving or walks. Contractor will coordinate with other trades.
2. Pipe under existing concrete walks shall be installed by jetting.
3. Where cutting or breaking of existing pavement is necessary, secure permission from Owner before cutting or breaking pavement and then make necessary repairs and replacements to approval of the owner at no additional cost to Owner.

D. Inspection of Pipe and Fittings
1. Carefully inspect pipe and fittings before installation, removing dirt, scale, and burrs and reaming as required; install pipe with markings up for visual inspection and verification.

E. Plastic Pipe

1. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings.
2. Store plastic pipe and fittings under cover until ready to install.
3. Transport pipe only on a vehicle with a bed long enough to allow pipe to lay flat to avoid undue bending and concentrated external load.
4. Cut accurately with square ends.
5. Repair dented and damaged pipe by cutting out damaged section and rejoining with a coupling.
6. In jointing, use only the specified solvent and make joints in strict accordance with manufacturer's recommended methods; give solvent welds at least 15 minutes set-up time before moving or handling and 24 hours curing time before filling with water.
7. Center-load plastic pipe with a small amount of backfill to prevent arching and whipping under pressure.
8. Install approved dielectric couplings, unions, or fittings wherever two dissimilar metals are connected.
9. CAUTION label facing up.

F. Drip Tubing:
1. Polyethylene: Size and install as shown on plans.
2. Dripline: tubing with pre-installed emitters, size and install as shown on plans and manufacturer's specifications.

G. Detectable Tape: Install on top of mainline pipe at all locations.

3.5 INSTALLATION OF EQUIPMENT

A. Quick Couplers: Furnish and install as detailed.

B. Drip Irrigation System: Furnish and install as detailed.

C. Valves: Furnish and install in locations shown on plan according to details.

D. Flow Sensor: Furnish and install per manufacturer's specifications and drawing details.

E. Valve Boxes: Furnish and install as detailed.

F. Automatic controllers: Furnish and install as specified in plan. Mount in accordance with manufacturer's instructions. Provide own circuit for controller. Controller must be installed at least 15 feet away from a "high power user" (i.e., refrigerator, air conditioner, or large horsepower pump or motor). Verify location of electricity. Coordinate with General Contractor and Electrical Contractor. Provide hook-up.

G. Weather Station: Mount in clear, unobstructed location. Pair with both controllers per manufacturer's specifications. Set for 1/4" rain shut off and 3 day rain delay.

H. Control Wires
1. Install according to manufacturer's directions.
2. Tape wire together minimum 12 ft. 0 in. O.C. Do not tape to side of pressure pipe. In PVC sleeve under walks or paving, wires may be in same sleeve as pipe; do not tape to pipe in sleeve.

3. Encase in plastic conduit wire passing under future or existing paving, construction, etc., extending conduit at least 12 in. beyond edges of the paving or construction.
4. Install controller wires in common trench with pressure line wherever possible.
5. Provide looped slack at valves and snake wires in trench to allow for contraction.
6. Controller wire splices allowed only on runs more than 500 feet. Splice with Scotch-Lok, Ok approved equal. Install splices in 6 in. to 10 in. diameter valve box.

I. Warning Signs and Stickers
1. As noted on drawings. Apply stickers to controller. Review sign locations onsite with cross-connection specialist prior to installation. Install where directed if different than plan.

3.6 BACKFILLING

A. Backfill only after review by Landscape Architect and Montecito Sanitary District Reclaimed Water Inspector. Backfill per detail with yellow sand and native soil. Backfill in the cool of the day; backfill with fine materials free of rocks or sharp objects tamped to 85% compaction; 90% under paving. Leave grade flush and smooth.

3.7 MAINTENANCE

A. Continuously maintain involved areas of contract during progress of work and during Maintenance Period of contract. Work includes: raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads and checking drip emitters for clogging and cleaning, insuring that any leaks in tubing, etc. are fixed immediately.

3.8 TESTING AND OBSERVATION

A. Forty Eight (48) hour notice required by Landscape Architect for observations.

B. Comply with all observations required by the Montecito Sanitary District.

C. Closing in Work
1. Do not allow or cause work of this Section to be covered up or enclosed until it has been reviewed by Landscape Architect and Montecito Sanitary District Water Reclamation Inspector.

D. Flushing
1. Before backfilling main line, and with all control valves in place, but before lateral pipes are connected, completely flush and test main line and repair leaks.
2. Flush out each section of lateral pipe and drip tubing before sprinkler heads or drip emitters are attached.

E. Testing
1. Make necessary provisions for thoroughly bleeding line of air and debris.
2. Before testing, fill line with water for a period of at least 24 hours.

3. After valves have been installed, test pressure lines with fittings exposed for two hours at 125 pounds pressure with gauge on pump, in presence of Landscape Architect.
4. Coverage Test in presence of Landscape Architect: adjust valves and align sprinkler heads. Should it be determined by Landscape Architect that adjustments of irrigation equipment would provide more adequate coverage, make necessary arrangements to have adjustments accomplished prior to planting. This includes changes of nozzles and addition or deletion of sprinklers. Do not commence planting operations until entire irrigation system operates properly.

F. Testing for Reclaimed Water Lines
1. Notify Montecito Sanitary District Water Reclamation Inspector in writing 48 hours in advance of when testing will be conducted. Tests shall be conducted in the presence of the Water Reclamation Inspector to obtain final approval. Pressure tests shall be performed with potable water (prior to reclaimed water activation).
2. Hydrostatic Test: flush and test water piping and valves, before backfilling trenches, to a hydrostatic pressure of not less than 125 psi. Repair all leaks when welded joints have cured for at least 24 hours. Piping may be tested in section to expedite work. Remove and repair piping, connections, valves which do not pass hydrostatic testing. Pressure loss not to exceed 5 psi in two hours. Repair all leaks.
3. Cross-Connection Testing: Test the potable water system and reclaimed water irrigation system to verify that no cross-connections exist. Testing shall be performed as follows in the presence of the Montecito Sanitary District Water Reclamation Inspector and/or a Cross-Connection Inspector with assistance for the site maintenance supervisor:
   a. Turn off all reclaimed water service at the meters serving the site.
   b. Manually actuate all zone valves.
   c. Operation of any sprinklers is an indication an unallowable cross-connection exists.
   d. In the event a cross-connection does exist, the cross-connection shall be disconnected and the lines capped. It shall be verified that the potable water system and reclaimed water system operate independently. The Montecito Sanitary District Water Reclamation Inspector and/or Cross-Connection Inspector will decide when all cross-connection testing is complete.

G. Final Review
1. Thoroughly clean, adjust, and balance all systems.
2. Demonstrate entire system to Landscape Architect proving that remote control valves are properly balanced, that heads are properly adjusted for radius and area of coverage, and that the installed system is workable, clean, and efficient.
3. Final Acceptance will be given only when the plantings and irrigation system are acceptable, and when the signed Guarantee, valve keys, Quick Coupler keys, record drawings and controller charts have been delivered to Owner.
4. 72 hours' advance notice required for Final Review.

END OF SECTION 32 84 10

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

IRRIGATION SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CLA No. 6401
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.4





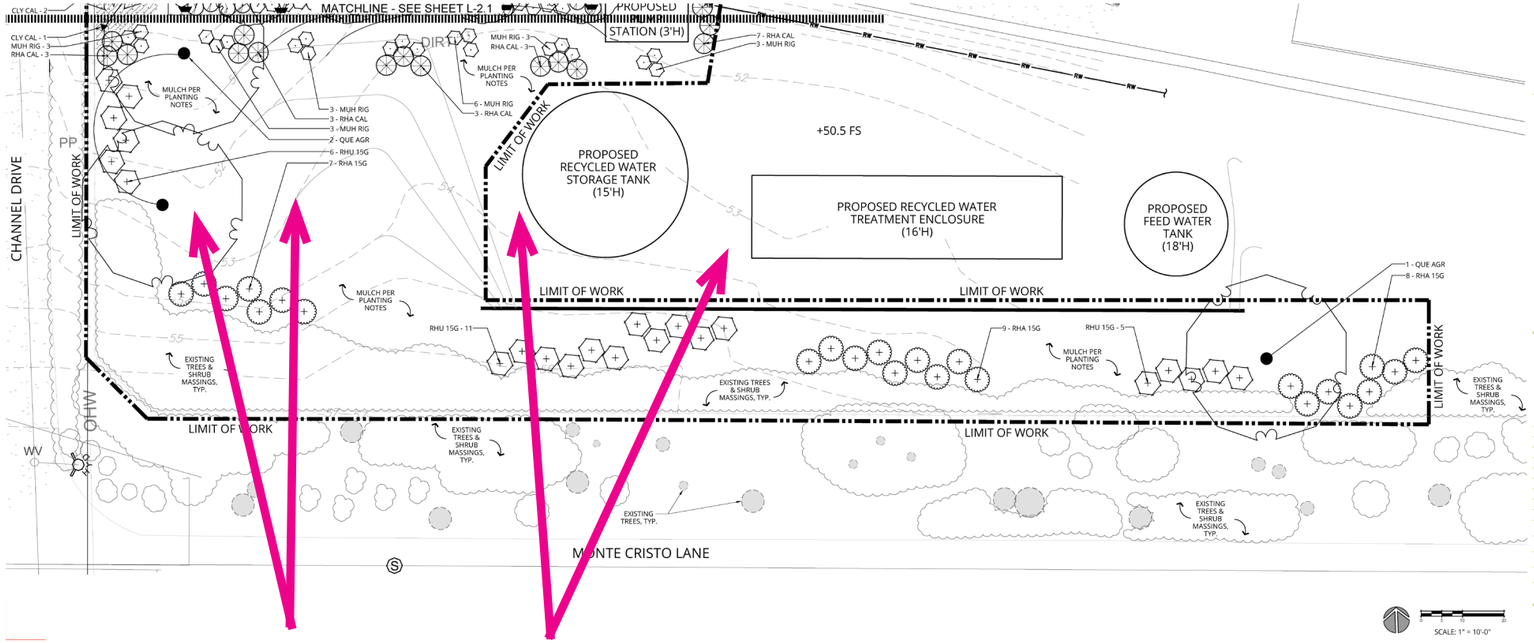


LANDSCAPE SCREENING

CJM::LA MONTECITO SANITARY DISTRICT

7/15/20





LANDSCAPE SCREENING

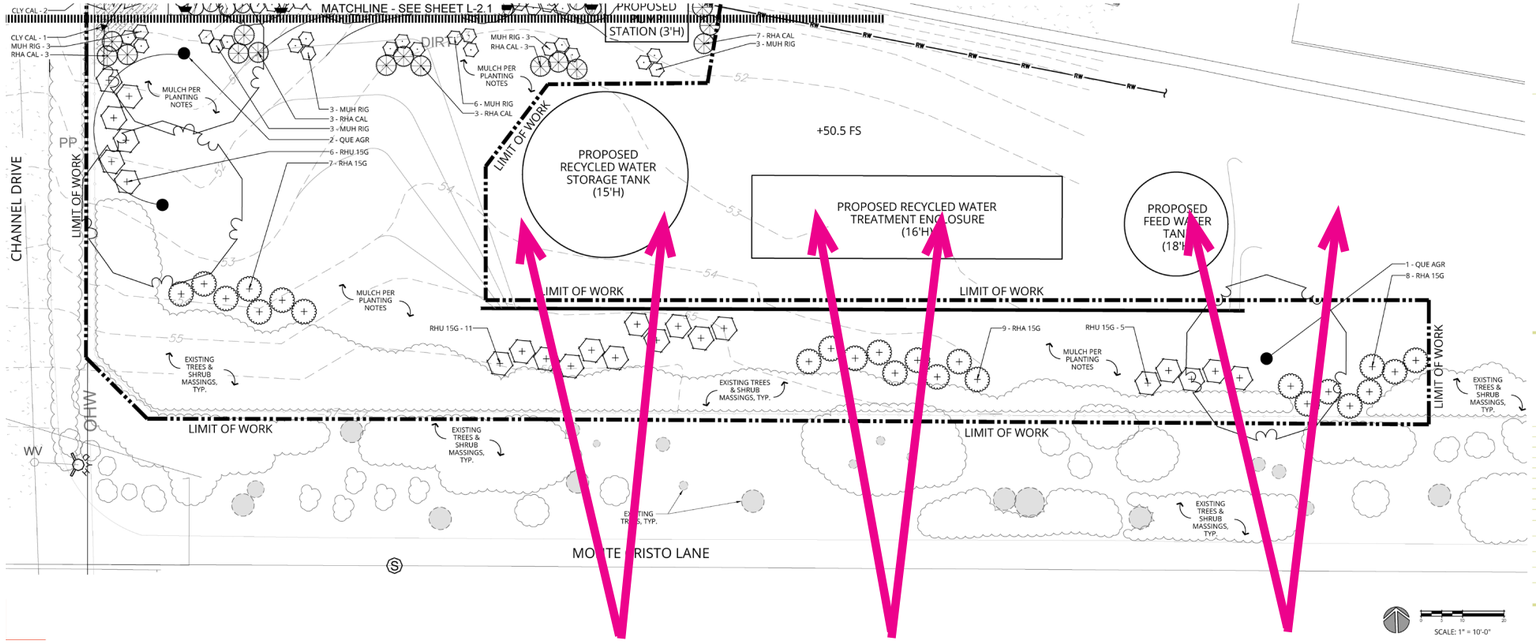
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7/15/20









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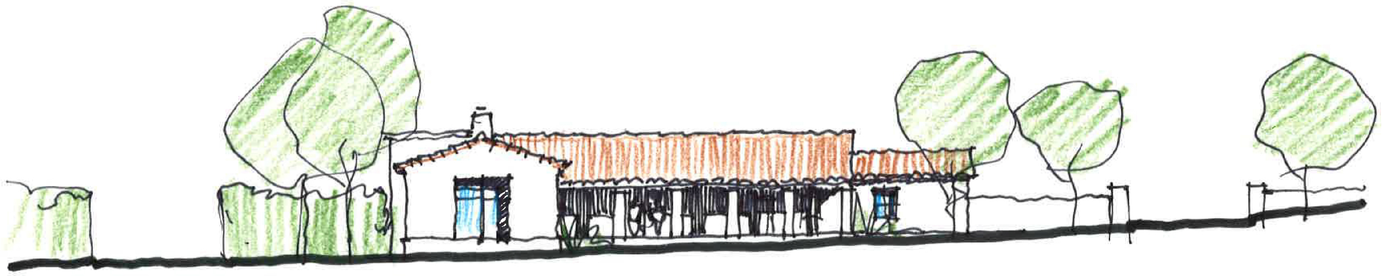
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MONTECITO SANITARY DISTRICT
ESSENTIAL SERVICES BUILDING

ABBREVIATIONS

@	AT	LT	LIGHT
d	PENNY	MAS	MASONRY
0#	POUND	MATL	MATERIAL
AB	ANCHOR BOLT	MAX	MAXIMUM
AC	ASPHALTIC CONCRETE	MB	MACHINE BOLT
A/C	AIR CONDITIONING	MECH	MECHANICAL
AL	ALUMINUM	MEMB	MEMBRANE
AD	ANODIZED	MET	METAL
AW	AWNING	MFR	MANUFACTURER
BD	BOARD	MIN	MINIMUM
BF	BIFOLD	MISC	MISCELLANEOUS
BLDG	BUILDING	N	NORTH
BLK(G)	BLOCK(ING)	(N)	NEW
BM	BEAM	NIC	NOT IN CONTRACT
BN	BOUNDARY NAILING	NO OR #	NUMBER
BOT	BOTTOM	NTS	NOT TO SCALE
CB	CATCH BASIN	OC	ON CENTER
CI	CAST IRON	OH	OVAL HEAD OR OVER HEAD
CJ	CEILING JOIST		
CLG	CEILING	OPNG	OPENING
CL	CLOSET	PERF	PERFORATED
CLR	CLEAR	PF	PRE FINISHED
CMU	CONCRETE MASONRY UNIT	PL	PLATE OR PROPERTY LINE
CO	CLEAN OUT		
COL	COLUMN	PLAM	PLASTIC LAMINATE
CONN	CONNECTION	PLAS	PLASTER
CONT	CONTINUOUS	PLYWD	PLYWOOD
CS	CASEMENT	PMTR	PERIMETER
CSK	COUNTERSINK	PT	PAINT
DF	DOUGLAS FIR	PR	PAIR
DH	DOUBLE HUNG	PTDF	PRESSURE TREATED DOUGLAS FIR
DIA	DIAMETER		
DN	DOWN	RD	ROOF DRAIN
DS	DOWNSPOUT	RH	ROUND HEAD
DWG	DRAWING	RM	ROOM
E	EAST	RO	ROUGH OPENING
(E)	EXISTING	RWD	REDWOOD
EA	EACH	SCHED	SCHEDULE(D)
EJ	EXPANSION JOINT	SCW	SOLID CORE WOOD
ELEV	ELEVATION	S	SOUTH
EN	EDGE NAIL	SF	SQUARE FEET
EQ	EQUAL	SH	SINGLE HUNG
EQUIP	EQUIPMENT	SHT	SHEET
FAU	FORCED AIR UNIT	SHTH'G	SHEATHING
FBO	FURNISHED BY OWNER OR OTHERS, TO BE INSTALLED BY CONTRACTOR	SIM	SIMILAR
		SMACNA	RE: THE ARCH SHEET METAL MANUAL
		STRUC	STRUCTURAL
FD	FLOOR DRAIN	SPEC	SPECIFICATION
FE(C)	FIRE EXTINGUISHER (& CABINET)	SQ	SQUARE
		S/S	STAINLESS STEEL
FF	FINISHED FLOOR	ST	STAIN
FG	FINISHED GRADE	STD	STANDARD
FH	FLAT HEAD	STL	STEEL
FIN	FINISH	TC	TOP OF CURB OR TOP OF CONCRETE
FL	FLOW LEVEL		
FLG	FLASHING	TCB	TOP OF CATCH BASIN
FLR	FLOOR	T&G	TONGUE AND GROOVE
FN	FIELD NAILING		
FOC	FACE OF CONCRETE	THRU	THROUGH
FOF	FACE OF FINISH	TMP	TEMPERED
FOM	FACE OF MASONRY	TP	TOP OF PAVING
FOP	FACE OF PLYWOOD	TW	TOP OF WALL
FOS	FACE OF STUD	TYP	TYPICAL (ITEMS TYPICAL UNLESS SHOWN OR NOTED OTHERWISE)
FR	FRENCH DOOR		
FT	FOOT OR FEET		
FX	FIXED		
GA	GAUGE	UNO	UNLESS NOTED OTHERWISE
GALV	GALVANIZED		
GYP	GYPSUM	UV	ULTRAVIOLET BLOCKING GLASS
HB	HOSE BIBB	VCT	VINYL COMPOSITION TILE
HCW	HOLLOW CORE WOOD		
HM	HOLLOW METAL	VERT	VERTICAL
HP	HORSE POWER	VGDF	VERTICAL GRAIN DOUGLAS FIR
HR	HOUR	VTR	VENT THRU ROOF
HTR	HEATER	W	WEST
HVAC	HEATING/ VENTILATION/ AIR CONDITIONING	WC	WATER CLOSET
		WD	WOOD
		WH	WATER HEATER
HW(R)	HOT WATER (RETURN)	WP	WATERPROOF
INV	INVERT	WS	WOOD SCREW
LAG	LAMINATED GLASS	WWF	WELDED WIRE FABRIC
LAM	LAMINATE	W/	WITH
LB	LAG BOLT	W/O	WITHOUT

GENERAL NOTES

1. ALL WORK, MATERIAL, METHODS, ETC. SHALL CONFORM TO ALL GOVERNING BUILDING CODES AND REGULATIONS CURRENTLY IN EFFECT.
2. THE "GENERAL CONDITIONS OF THE CONTRACT FOR CONSTRUCTION" AIA DOCUMENT A201, LATEST VERSION, SHALL BE PART OF THESE PLANS AND SPECIFICATIONS.
3. IT SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO ENSURE THAT ALL SAFETY LAWS ARE STRICTLY ENFORCED AND TO MAINTAIN A SAFE CONSTRUCTION PROJECT. INSTALL TEMPORARY BRACING AND SHORING AS REQUIRED TO GUARANTEE THE SAFETY OF THE WORK UNTIL IT IS IN ITS COMPLETED FORM.
4. THE ARCHITECT SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCIES OR INCONSISTENCIES DISCOVERED IN THE DRAWINGS AND/OR SPECIFICATIONS. IN THE EVENT OF DISCREPANCIES BETWEEN ANY DRAWINGS AND/OR SPECIFICATIONS, THE COSTLIER OR MORE RESTRICTIVE CONDITION SHALL BE DEEMED THE CONTRACT REQUIREMENT, UNLESS OTHERWISE APPROVED IN WRITING BY THE ARCHITECT.
5. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION BETWEEN ALL SUB-CONTRACTORS.
6. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UNDERGROUND UTILITIES.
7. THE CONTRACTOR AND SUBCONTRACTORS SHALL VISIT THE SITE AND FAMILIARIZE THEMSELVES WITH ALL EXISTING CONDITIONS PRIOR TO BID. ON SITE VERIFICATION OF ALL (E) DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTOR.
8. GENERAL NOTES AND TYPICAL DETAILS SHALL APPLY TO ALL PARTS OF THE JOB, EXCEPT WHERE THEY MAY CONFLICT WITH SPECIFIC DETAILS AND NOTES. WHERE CONDITIONS ARE NOT SPECIFICALLY INDICATED AND TYPICAL DETAILS DO NOT APPLY, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT IMMEDIATELY.
9. ALL DIMENSIONS TYPICALLY OF FACE TO STUD (F.O.S.) UNLESS NOTED OTHERWISE. ALL OPENINGS DIMENSIONED TO CENTERLINE OF OPENING. PLYWOOD AT EXTERIOR WALLS SHALL ALIGN WITH FACE OF CONCRETE FOOTING. "FINISHED FLOOR" INDICATES TOP OF STRUCTURAL CONCRETE SLAB.
10. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALE. LARGER SCALE DRAWINGS TAKE PRECEDENCE OVER SMALLER SCALE.
11. CARPENTRY SHALL BE IN ACCORDANCE WITH CHAPTER 23, CBC
12. ALL COVER PLATES, GRILLS, AND EXPOSED ELECTRICAL FITTINGS TO BE WHITE, UNLESS NOTED OTHERWISE.
13. ALL PENETRATIONS OF 1-HOUR FIRE RESISTIVE CONSTRUCTION SHALL BE PROTECTED WITH APPROVED FIRE ASSEMBLIES.
14. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY CEILING, BASEMENT, UNDERFLOOR OR WALL ACCESS PANELS AS REQUIRED BY GOVERNING AGENCIES FOR VENTILATION, CRAWLSPACE AND ATTIC ACCESS, AIR CONDITIONING, PLUMBING, FIRE SPRINKLER AND ELECTRICAL SYSTEMS. PROVIDE RATED ASSEMBLIES WHERE REQUIRED.
15. ARCHITECT IS NOT RESPONSIBLE FOR MOLD ENCOUNTERED DURING OR AFTER CONSTRUCTION. MOLD & MILDEW OCCURS NATURALLY IN THE ENVIRONMENT. CONTRACTOR TO PROVIDE PROPER VENTILATION, PROPERLY DRIED WOOD, VAPOR BARRIERS, AS WELL AS MATERIALS THAT "BREATHE" TO AVOID MOLD FROM OCCURING. NOTIFY ARCHITECT OF ANY DISCREPANCIES OR CONDITIONS IN PLANS THAT COULD LEAD TO MOLD OCCURANCE PRIOR TO CONSTRUCTION.
16. HANDICAPPED ACCESSIBILITY:
    THE INTERNATIONAL SYMBOL OF ACCESSIBILITY SHALL BE THE STANDARD USED TO IDENTIFY FACILITIES THAT ARE ACCESSIBLE TO AND USABLE BY PHYSICALLY DISABLED PERSONS AS SET FORTH IN TITLE 24 CAC AND ADA TITLE III STANDARDS. THE SYMBOL SPECIFIED SHALL CONSIST OF A WHITE FIGURE ON A BLUE BLACKGROUND. THE BLUE SHALL BE EQUAL TO COLOR NO, 15090 IN FED. STANDARD 595A.

    THE CENTER OF RECEPTACLE OUTLETS SHALL BE NOT LESS THAN 15" ABOVE THE FLOOR OR WORKING PLATFORMS. ALL LIGHT SWITCHES AND THERMOSTATS SHALL BE MOUNTED NO MORE THAN 48" ABOVE FINISHED FLOOR ELEVATION.

    ALL RAMPS SHALL HAVE A MEDIUM BROOM FINISH UNLESS NOTED OTHERWISE ON PLANS.

FIRE DEPARTMENT NOTES

1. ALL WORK, MATERIALS, METHODS, ETC. SHALL CONFORM TO CURRENT COUNTY OF SANTA BARBARA ORDINANCES & CFC.
2. NEW BUILDINGS SHALL BE PROVIDED WITH APPROVED ADDRESS IDENTIFICATION. THE ADDRESS IDENTIFICATION SHALL BE LEGIBLE AND PLACED IN A POSITION THAT IS VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. ADDRESS IDENTIFICATION CHARACTERS SHALL CONTRAST WITH THEIR BACKGROUND. ADDRESS NUMBERS SHALL BE ARABIC NUMBERS OR ALPHABETICAL LETTERS. NUMBERS SHALL NOT BE SPELLED OUT. EACH CHARACTER SHALL BE A MINIMUM OF 4 INCHES HIGH WITH A MINIMUM STROKE WIDTH OF 1/2 INCH.
3. ROOFING ASSEMBLIES FOR THIS STRUCTURE SHALL MEET UL CLASS A REQUIREMENTS. WOOD ROOFING IS PROHIBITED.
4. AN AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER SEPARATE PERMIT.
5. A MIXED-USE FIRE ALARM SYSTEM IN ACCORDANCE WITH NFPA 13 TO BE INSTALLED UNDER SEPARATE PERMIT.
6. PORTABLE FIRE EXTINGUISHERS, RATED 2A10BC, SHALL BE PROVIDED, LOCATED WITHIN 75' TRAVEL DISTANCE. REFER TO PLANS FOR LOCATIONS & COORDINATE WITH FIRE DEPARTMENT.

BUILDING AREA (CBC)

BUILDING AREA	OCCUPANCY	SF
BREAK ROOM	B	539 SF
ELEC.	B	146 SF
ENTRY PATIO	B	692 SF
LOBBY	B	322 SF
LOCKER RM.	B	156 SF
OFFICE 1	B	247 SF
OFFICE 2	B	241 SF
OFFICE 3	B	241 SF
OFFICE 4	B	242 SF
OFFICE 5	B	236 SF
OFFICE 6	B	210 SF
PATIO	B	1,610 SF
RESTRM. 1	B	69 SF
RESTRM. 2	B	63 SF
RESTRM. 3	B	71 SF
STOR.	B	255 SF
WORK	B	563 SF
TOTAL B OCCUPANCY BUILDING AREA		**5,902 SF**

BUILDING AREA	OCCUPANCY	SF
CONF.	A-3	644 SF
MEETING	A-3	841 SF
TOTAL A-3 OCCUPANCY BUILDING AREA		**1,485 SF**

GRAND TOTAL BUILDING AREA	**7,387 SF**

FLOOR AREA (SBCOUNTY)

FLOOR AREA	GROSS SF
BREAK ROOM	539 SF
CONF.	644 SF
ELEC.	146 SF
ENTRY PATIO	692 SF
LOBBY	322 SF
LOCKER RM.	156 SF
MEETING	841 SF
OFFICE 1	247 SF
OFFICE 2	241 SF
OFFICE 3	241 SF
OFFICE 4	242 SF
OFFICE 5	236 SF
OFFICE 6	210 SF
RESTRM. 1	69 SF
RESTRM. 2	63 SF
RESTRM. 3	71 SF
STOR.	255 SF
WORK	563 SF
TOTAL GROSS FLOOR AREA	**7,387 SF**

FLOOR AREA	NET SF
BREAK ROOM	539 SF
CONF.	644 SF
ELEC.	146 SF
LOBBY	322 SF
LOCKER RM.	156 SF
MEETING	841 SF
OFFICE 1	247 SF
OFFICE 2	241 SF
OFFICE 3	241 SF
OFFICE 4	242 SF
OFFICE 5	236 SF
OFFICE 6	210 SF
RESTRM. 1	69 SF
RESTRM. 2	63 SF
RESTRM. 3	71 SF
STOR.	255 SF
WORK	563 SF
TOTAL NET FLOOR AREA	**5,085 SF**

TABULATIONS

PROPERTY OWNER:	MONTECITO SANITARY DISTRICT 1042 MONTE CRISTO LANE (805) 969-4200
PROJECT ADDRESS:	920 CHANNEL DRIVE SANTA BARBARA, CA 93108
A.P.N.:	009-028-001
HIGH FIRE ZONE?	NO
FLOOD ZONE?	NO
ZONING DESIGNATION:	UTILITY - PU
SETBACKS:	
FRONT:	20'-0"
REAR:	10'-0"
INTERIOR:	10'-0"
MAX. BUILDING HEIGHT:	45'0"
AVERAGE SLOPE:	2%
LOT AREA:	285,258 SF 6.55 AC

(N) FLOOR AREA:	GROSS	NET
FIRST FLOOR:	7,387 SF	5,085 SF
TOTAL FLOOR AREA:	7,387 SF	5,085 SF

PARKING	
PARKING SPACES REQUIRED (1/300 SF):	17
PARKING SPACES PROVIDED: * (INCLUDES 1 ACCESSIBLE PARKING SPACES)	17*
BIKE PARKING SPACES PROVIDED:	4

MIXED OCCUPANCY CODE ANALYSIS

APPLICABLE CODES: Intent to comply with 2016 CBC, 2016 CPC, 2016 CMC, 2016 CEC, 2016 California Energy Code, 2016 CGBSC, TITLE 24 CAC, ADA TITLE III, County of Santa Barbara Municipal Code & Adopting Ordinances, current engineering and architectural practices

	B	A-3
OCCUPANCY GROUP: SECTION 302		
SPRINKLERED:	YES	YES
CONSTRUCTION TYPE:	V-B	V-B
ALLOWABLE HEIGHT (STORIES): TABLE 503	2 STORY	2 STORY
504.2: SPRINKLER INCREASE:	0	0
MAXIMUM ALLOWABLE HEIGHT IN STORIES:	2 STORY	2 STORY
ACTUAL HEIGHT IN STORIES:	1 STORY	1 STORY
ALLOWABLE HEIGHT (FEET): TABLE 503	60 FT	60 FT
504.2: SPRINKLER INCREASE:	0 FT	0 FT
MAXIMUM ALLOWABLE HEIGHT:	60 FT	60 FT
ACTUAL HEIGHT IN FEET:	19'0" FT	19'0" FT
ALLOWABLE FLOOR AREA: TABLE 503 (AI)	24,000 SF	24,000 SF
BUILDING AREA MODIFICATIONS: 506		
FRONTAGE INCREASE(If): 506.2	0	0
MAXIMUM ALLOWABLE AREA PER FLOOR (Aa): 506.1	24,000 SF	24,000 SF
ACTUAL AREA 1ST FLOOR	5,838 SF	1,485 SF
MIXED OCCUPANCY AREA RATIO - 508.3.2:		
1ST FLOOR ACTUAL AREA	5,902 SF + 24,000 SF	1,485 SF 24,000 SF
0.31 <1	0.25 +	0.06
CONSTRUCTION CLASSIFICATION - TABLE 601 & 602:		
STRUCTURAL FRAME:	0 HR	0 HR
BEARING WALLS-EXTERIOR:	0 HR	0 HR
BEARING WALLS-INTERIOR:	0 HR	0 HR
NONBEARING WALLS-EXTERIOR: TABLE 602		
X < 5'	1 HR	1 HR
5'≤ X < 10'	1 HR	1 HR
10'≤ X < 30'	0 HR	0 HR
X ≥ 30'	0 HR	0 HR
NONBEARING WALLS-INTERIOR:	0 HR	0 HR
FLOOR CONSTRUCTION	0 HR	0 HR
ROOF CONSTRUCTION	0 HR	0 HR

ALLOWABLE AREA OF OPENINGS: TABLE 705.8
All openings are Unprotected & Sprinklered

FIRE SEPARATION DISTANCE (FT)		
X < 3'	Not Permitted	Not Permitted
3' ≤ X < 5'	15%	15%
5' ≤ X < 10'	25%	25%
10' ≤ X < 15'	45%	45%
15' ≤ X < 20'	75%	75%
20' ≤ X < 25'	No Limit	No Limit
25' ≤ X < 30'	No Limit	No Limit
30' ≤ X	No Limit	No Limit

OCCUPANCY SEPARATION: Nonseparated Occupancies per Section 508.3

SHEET INDEX

GENERAL

G-000	TITLE SHEET
G-001	CALGREEN
G-002	CALGREEN
G-003	CALGREEN
G-004	EGRESS & OCCUPANCY

CIVIL

C001	GENERAL NOTES AND LEGEND
C002	SITE TOPOGRAPHIC MAP
C101	GRADING AND DRAINAGE PLAN
C102	SEWER AND WATER PLAN
C103	EROSION CONTROL PLAN
C201	DETAILS
C202	DETAILS

ARCHITECTURAL

A-100	OVERALL SITE PLAN
A-101	SITE PLAN
A-102	FIRST FLOOR PLAN
A-103	REFLECTED CEILING PLAN
A-104	ROOF PLAN
A-201	EXTERIOR ELEVATIONS
A-202	EXTERIOR ELEVATIONS
A-301	BUILDING SECTIONS
A-302	BUILDING SECTIONS
A-401	ENLARGED PLANS
A-402	ENLARGED WALL SECTIONS
A-403	ENLARGED WALL SECTIONS
A-404	ENLARGED WALL SECTIONS
A-500	DR/WDW SCHEDULES
A-600	DR/WDW DETAILS
A-601	EXTERIOR DETAILS
A-602	ROOF DETAILS
A-700	ASSEMBLY DETAILS
A-701	ACCESSIBILITY DETAILS
A-100.1	STORY POLE PLAN
A-100.2	PARTIAL SITE PLAN
A-100.3	ELEV/PERPSECTIVE SK's

INTERIOR DESIGN

ID-001	FINISH PLAN
ID-002	RCP PLAN
ID-003	POWER PLAN
ID-004	INTERIOR ELEVATIONS
ID-005	INTERIOR ELEVATIONS
ID-006	INTERIOR ELEVATIONS
ID-007	INTERIOR ELEVATIONS
ID-008	FINISH SCHEDULE
ID-009	ID DETAILS

STRUCTURAL

S1.1a	GENERAL NOTES, ABBREVIATIONS
S1.1b	GENERAL NOTES
S1.2	SOILS REPORT, TYPICAL DETAILS
S1.3	TYPICAL DETAILS
S1.4	METAL STUD TYPICAL DETAILS
S2.0	SCHEDULES & LEGENDS
S2.1	FOUNDATION PLAN
S2.2	ROOF FRAMING PLAN
S3.1	FOUNDATION DETAILS
S4.1	FRAMING DETAILS

MECHANICAL

M-101	MECHANICAL FRONT SHEET
M-102	MECHANICAL SCHEDULES
M-201	MECHANICAL FLOR PLAN
M-202	MECHANICAL DX PLAN
M-203	MECHANICAL ROOF PLAN
M-301	MECHANICAL DIAGRAMS
M-302	MECHANICAL DIAGRAMS
M-303	MECHANICAL DIAGRAMS
M-304	MECHANICAL DIAGRAMS
M-401	MECHANICAL TITLE 24
M-402	MECHANICAL TITLE 24

PLUMBING

P-101	PLUMBING FRONT SHEET
P-102	PLUMBING CALCULATIONS
P-103	PLUMBING DETAIL SHEET
P-201	PLUMBING SITE PLAN
P-301	PLUMBING HOT, COLD AND RECYCLED WATER FLOOR PLAN
P-302	PLUMBING WASTE, VENT AND STORM FLOOR PLAN
P-303	PLUMBING ROOF PLAN

ELECTRICAL

E-001	ELECTRICAL FRONT SHEET
E-002	LTG FIXTURE SCHED & LGT CNTRL DIAGRAM & FA & LOW VOLTAGE NOTES
E-003	SINGLE LINE DIAGRAM-1
E-004	SINGLE LINE DIAGRAM-2
E-005	PANEL SCHEDULES
E-101	ELECTRICAL SITE PLAN
E-201	LIGHTING FLOOR PLAN
E-301	POWER FLOOR PLAN
E-302	LOW VOLTAGE FLOOR PLAN
E-303	ELECTRICAL MECHANICAL FLOOR PLAN
E-304	ELECTRICAL ROOF PLAN
E-401	ELECTRICAL DETAILS
E-501	TITLE 24 INDDOR ENERGY COMPLIANCE FORMS
E-502	TITLE 24 OUTDOOR ENERGY COMPLIANCE FORMS

LANDSCAPE

L-0	TITLE SHEET
L-1	CONSTRUCTION PLAN
L-2	PLANTING PLAN
L-3.1	IRRIGATION PLAN
L-3.2	IRRIGATION NOTES & CALCULATIONS
L-4	LIGHTING PLAN
L-5.1	CONSTRUCTION DETAILS
L-5.2	CONSTRUCTION DETAILS
L-5.3	PLANTING DETAILS
L-5.4	IRRIGATION DETAILS
L-5.5	IRRIGATION DETAILS

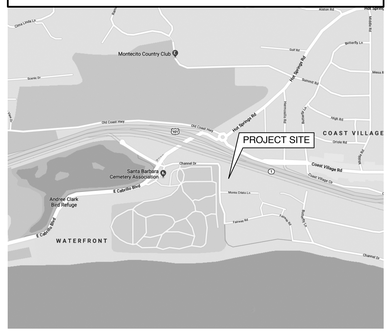
PROJECT DESCRIPTION

The proposed project is located on a vacant portion of the 285,258 sq. ft. (6.55 acre) site at 920 Channel Drive, for the Montecito Sanitary District. The project includes a new, single story, 5,085 net sq. ft. essential services building, new curb cut along Channel Drive, 17 space surface parking lot, 4 bike parking spaces, lighting and landscaping.

PROFESSIONALS

ARCHITECT	THE CEARNAL COLLECTIVE, LLP 521 1/2 STATE STREET SANTA BARBARA, CA 93101 (805) 963-8077
CIVIL ENGINEER	STANTEC 111 EAST VICTORIA STREET SANTA BARBARA, CA 93101 (805) 966-9801
STRUCTURAL ENGINEER	STUDIO ENGINEERS INC. 1108 DE LA VINA STREET SANTA BARBARA, CA 93101 (805) 962-2780
MEP ENGINEER	BUDLONG & ASSOCIATES, INC 400 WEST VENTURA BLVD, SUITE 240 CAMARILLO, CA 93010 (805) 987-4001
LANDSCAPE ARCHITECT	CJM::LA 1221 STATE STREET, SUITE 206 SANTA BARBARA, CA 93101 (805) 698-2120

VICINITY MAP


Montecito Country Club
PROJECT SITE
COAST VILLAGE
Santa Barbara Cemetery Association
Andree Clark Bird Refuge
WATERFRONT
Channel Dr
Coast Village Rd
Hot Springs Rd
E Cabrillo Blvd
Olive Mill Rd
Bath St
Milpas St
Garden St
Salinas St
Sola St
Santa Barbara St
Anacapa St
State St
Chapala St
Castillo St
Los Patos Way
Las Canoas Rd
Mission Creek
Mission Creek Bridge
Old Coast Hwy
Old Coast Hwy
Cliff Dr
Cliff Dr
Channel Dr
Cliff Dr
Cliff Dr
Cliff

GENERAL CONSTRUCTION NOTES

1. ALL REFERENCED SPECIFICATIONS, CODES, DRAWINGS AND DETAILS SHALL BE INCORPORATED INTO THESE PLANS AND MADE A PART HEREOF AS IF SPELLED OUT OR DELINEATED IN THEIR ENTIRETY HEREON.
2. GRADING OR OTHER CONSTRUCTION WORK OFFSITE IS NOT PERMITTED WITHOUT PRIOR WRITTEN PERMISSION OF THE AFFECTED OFFSITE PROPERTY DISTRICTS AND PERMITTED BY PUBLIC AGENCIES.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE PROJECT'S PLANS AND SPECIFICATIONS AND ABIDE BY THEIR REQUIREMENTS AS APPLICABLE.
4. THE PROJECT GEOTECHNICAL INVESTIGATION FOR THE MONTECITO SANITARY DISTRICT PROPOSED ADMINISTRATION BUILDING (FILE NO. 17-12043-2), DATED JULY 13, 2017, PACIFIC MATERIALS LABORATORY OF SANTA BARBARA, INC. IS INCLUDED IN THE CONTRACT DOCUMENTS. DATA INDICATING SUBSURFACE CONDITIONS ARE NOT INTENDED AS REPRESENTATIVE OR WARRANTIES OF ACCURACY OR CONTINUITY BETWEEN SOIL EXPLORATION BORINGS. IT IS EXPRESSLY UNDERSTOOD THAT THE DISTRICT AND ITS CONSULTANTS ARE NOT RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
5. BEFORE BEGINNING WORK, THE CONTRACTOR SHALL CONTACT THE DISTRICT'S REPRESENTATIVE AND THE UTILITY COMPANIES, AND SHALL DETERMINE FROM EACH: (1) SCOPE OF WORK TO BE OBSERVED AND BY WHOM, (2) SCOPE OF TESTING, AND (3) ADVANCE NOTICE REQUIRED (MINIMUM OF 48 HOURS). DURING THE COURSE OF WORK, THE CONTRACTOR SHALL BE RESPONSIBLE FOR CALLING FOR OBSERVATION AND TESTING AS STIPULATED PURSUANT TO ABOVE DETERMINATIONS. WORK NOT OBSERVED AND TESTED WILL BE SUBJECT TO REJECTION.
6. EXISTING PERMANENT SURVEY MONUMENTS SHOWN ON THE PLANS, INCLUDING PROPERTY CORNERS AND BENCHMARKS, SHALL BE PRESERVED BY THE CONTRACTOR OR SHALL BE TIED-OUT PRIOR TO CONSTRUCTION AND RE-SET AFTER CONSTRUCTION BY A LICENSED LAND SURVEYOR AT THE CONTRACTOR'S EXPENSE.
7. AREAS TO RECEIVE FILL MATERIAL AND AREAS TO RECEIVE PAVEMENT, SIDEWALKS, AND OTHER STRUCTURAL IMPROVEMENTS SHALL BE PREPARED AS RECOMMENDED BY, AND UNDER THE OBSERVATION AND TESTING OF THE DISTRICT'S REPRESENTATIVE. RECOMMENDATIONS FOR OVER-EXCAVATION, ADDITIONAL SCARIFICATION, BACKFILL AND RECOMPACTION ARE CONTAINED IN THE PROJECT GEOTECHNICAL REPORT.
8. IF NOT DIMENSIONED, LOCATION OF FINISH GRADE ELEVATIONS AND FEATURES SUCH AS SWALES, RIDGE LINES, ETC. SHALL BE DETERMINED BY SCALE FROM KNOWN POINTS SHOWN ON THE PLANS. UNIFORM GRADIENTS OR VERTICAL CURVES, AS APPROPRIATE, SHALL BE ASSUMED BETWEEN CONTROL ELEVATIONS SHOWN ON THE PLANS.
9. NOISE GENERATING CONSTRUCTION ACTIVITIES SHALL BE LIMITED TO THE HOURS OF 7:30 AM TO 5:00 PM, MONDAY THROUGH FRIDAY. CONSTRUCTION EQUIPMENT MAINTENANCE SHALL BE LIMITED TO THE SAME HOURS. STATIONARY CONSTRUCTION EQUIPMENT THAT GENERATES NOISE WHICH EXCEEDS 65 DBA AT THE PROJECT BOUNDARIES SHALL BE SHIELDED TO THE DISTRICT'S SATISFACTION AND SHALL BE LOCATED AT A MINIMUM OF 50 FEET FROM OCCUPIED RESIDENCES.
10. EARTH COMPACTION TESTING, CONCRETE TESTING SHALL BE PROVIDED BY DISTRICT'S GEOTECHNICAL ENGINEER / TESTING LABORATORY.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION STAKING, INCLUDING CALCULATION AND FIELD STAKING, WHICH SHALL BE PERFORMED BY A CALIFORNIA LICENSED SURVEYOR.
12. THESE PLANS SHOWS THE MINIMUM REQUIREMENTS FOR EROSION CONTROL. CONTRACTOR SHALL CONSTRUCT ADEQUATE EROSION CONTROL MEASURES TO PREVENT SILT AND DEBRIS FROM EXITING THE CONSTRUCTION SITE AND/OR ENTERING THE EXCAVATION AREAS AND STORM DRAIN SYSTEM.
13. CONTRACTOR SHALL ROUTINELY INSPECT AND MAINTAIN ALL EROSION CONTROL DEVICES IN WORKING CONDITIONS, AND SATISFACTORY TO THE GOVERNING AGENCIES' REQUIREMENTS.
14. CONSTRUCT ON-SITE TEMPORARY MACHINE/VEHICLE WASH-OUT AREA, AND LEGALLY DISPOSE OF DEBRIS/SILTS OFF-SITE.

GENERAL REQUIREMENTS OF CONTRACTOR

1. THE CONTRACTOR SHALL MAINTAIN A COMPLETE AND ACCURATE RECORD OF ALL CHANGES OF CONSTRUCTION FROM THAT SHOWN IN THESE PLANS AND SPECIFICATIONS FOR THE PURPOSE OF PROVIDING A BASIS FOR CONSTRUCTION RECORD DRAWINGS. NO CHANGES SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE DISTRICT'S REPRESENTATIVE AND THE AGENCY HAVING JURISDICTION. UPON COMPLETION OF THE PROJECT, THE CONTRACTOR SHALL DELIVER THIS RECORD OF ALL CONSTRUCTION CHANGES TO THE DISTRICT'S REPRESENTATIVE ALONG WITH A LETTER WHICH DECLARES THAT THE PROJECT WAS CONSTRUCTED IN CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND APPROVED CHANGE ORDERS.
   CAUTION: THE ENGINEER WHO PREPARED THESE PLANS WILL NOT BE RESPONSIBLE OR LIABLE FOR UNAUTHORIZED CHANGES OR USES OF THESE PLANS. ALL CHANGES TO THESE PLANS MUST BE APPROVED IN WRITING BY THE DISTRICT'S REPRESENTATIVE.
2. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DISTRICT'S REPRESENTATIVE BY PHONE AND IN WRITING UPON DISCOVERY OF, AND BEFORE DISTURBING, ANY PHYSICAL CONDITIONS DIFFERING FROM THOSE REPRESENTED BY APPROVED PLANS AND SPECIFICATIONS.
3. THE CONTRACTOR AGREES THAT, IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, THE CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD DESIGN PROFESSIONALS HARMLESS FROM ALL LIABILITY AND CLAIMS, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF DESIGN PROFESSIONALS.
4. THE CONTRACTOR AGREES TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR PROTECTION OF PUBLIC AND PRIVATE PROPERTY IN THE VICINITY OF THE JOB SITE AND FURTHER AGREES TO, AT CONTRACTOR'S EXPENSE, REPAIR OR REPLACE TO THE ORIGINAL CONDITION, ALL EXISTING IMPROVEMENTS WITHIN OR IN THE VICINITY OF THE JOB SITE WHICH ARE NOT DESIGNATED FOR REMOVAL AND WHICH ARE DAMAGED OR REMOVED AS A RESULT OF CONTRACTOR'S OPERATIONS.
5. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR VEHICULAR, BICYCLE, AND PEDESTRIAN TRAFFIC CONTROL AND SAFETY THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD AND SHALL FURNISH, INSTALL, AND MAINTAIN SUCH FENCING, SIGNS, TRENCH PLATES, BARRICADES, AND/OR OTHER PROTECTION AS IS NECESSARY FOR SAID CONTROL AND SAFETY.
6. REMOVAL OF CONFLICTING MATERIALS (UTILITIES, PAVEMENT, CONCRETE, ETC.) SHALL BE LEGALLY DISPOSED OF OFFSITE.
7. ALL DAMAGE CAUSED TO PUBLIC STREETS, INCLUDING HAUL ROUTES, ALLEYS, SIDEWALKS, CURBS OR STREET FURNISHINGS, OR TO DISTRICT'S PROPERTY AND ADJACENT PRIVATE PROPERTY SHALL BE REPAIRED AT THE SOLE EXPENSE OF THE CONTRACTOR TO THE DISTRICT'S REPRESENTATIVE'S SATISFACTION.
8. IF THE EXCAVATED SOIL IS CONTAMINATED, IT SHALL BE DISPOSED OF PROPERLY IN ACCORDANCE WITH ALL APPLICABLE AND RELEVANT LAWS AND REGULATIONS. IN ADDITION, IF THE PROJECT PROPOSES TO IMPORT SOIL TO BACKFILL THE EXCAVATED AREAS, PROPER EVALUATION AND/OR SAMPLING SHALL BE CONDUCTED TO MAKE SURE THAT THE IMPORTED SOIL IS FREE OF CONTAMINATION.

GENERAL GRADING NOTES

1. GRADING SUPERVISION REQUIREMENTS SHALL BE COMPLIED WITH AS FOLLOWS:
   A. LINE AND GRADE STAKES SHALL BE SET BY A CALIFORNIA LICENSED SURVEYOR HIRED BY THE CONTRACTOR UNDER THE GENERAL SUPERVISION OF THE DISTRICT'S REPRESENTATIVE.
   B. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL PREPARE RECORD DRAWINGS AND SUBMIT A REPORT INDICATING THAT THE IMPROVEMENTS HAVE BEEN COMPLETED IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PLANS AND SPECIFICATIONS.
   C. THE DISTRICT'S GEOTECHNICAL ENGINEER SHALL PROVIDE GENERAL REVIEW OF THE GRADING AND SUBGRADE PREPARATION, AND PERFORM COMPACTION TESTING.
2. THE GROUND SURFACE IN THE SURFACE IMPROVEMENT AREAS SHALL BE PREPARED FOR CONSTRUCTION BY REMOVING SURFACE IMPROVEMENTS, VEGETATION, LARGE ROOTS, DEBRIS, AND OTHER DELETERIOUS MATERIALS. EXISTING UTILITY LINES THAT WILL NOT REMAIN IN SERVICE SHALL BE EITHER REMOVED OR ABANDONED, IF APPROVED BY THE DISTRICT'S REPRESENTATIVE AND PER DISTRICT'S GEOTECHNICAL CONSULTANT'S RECOMMENDATIONS.
3. VOIDS CREATED BY THE REMOVAL OF MATERIALS OR UTILITIES DESCRIBED ABOVE SHALL BE CALLED TO THE ATTENTION OF THE DISTRICT'S REPRESENTATIVE. NO FILL SHALL BE PLACED UNLESS THE UNDERLYING SOIL HAS BEEN OBSERVED BY THE DISTRICT'S REPRESENTATIVE.
4. EARTH MOVING AND WORKING OPERATIONS SHALL BE CONTROLLED TO PREVENT WATER FROM RUNNING INTO EXCAVATED AREAS. EXCESS WATER SHALL BE PROMPTLY REMOVED AND THE SITE KEPT DRY. FILL MATERIAL SHALL NOT BE PLACED, SPREAD, OR ROLLED DURING UNFAVORABLE WEATHER CONDITIONS. WHEN THE WORK IS INTERRUPTED BY HEAVY RAIN, FILL OPERATIONS SHALL NOT BE RESUMED UNTIL FIELD TESTS BY THE DISTRICT'S GEOTECHNICAL ENGINEER INDICATE THAT THE MOISTURE CONTENT AND DENSITY OF THE FILL ARE ABLE TO BE PLACED AND MEET THE REQUIRED COMPACTION.
5. CONTRACTOR SHALL EMPLOY ALL LABOR, EQUIPMENT AND METHODS REQUIRED TO PREVENT HIS OPERATIONS FROM PRODUCING DUST IN AMOUNTS DAMAGING TO ADJACENT PROPERTY, CULTIVATED VEGETATION AND DOMESTIC ANIMALS OR CAUSING A NUISANCE TO PERSONS OCCUPYING BUILDINGS IN THE VICINITY OF THE JOB SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE CAUSED BY DUST FROM HIS GRADING OPERATION.
6. A THOROUGH SEARCH SHALL BE MADE FOR ALL ABANDONED MAN-MADE FACILITIES SUCH AS SEPTIC TANK SYSTEMS, FUEL OR WATER STORAGE TANKS, AND PIPELINES OR CONDUITS. ANY SUCH FACILITIES ENCOUNTERED SHALL BE REMOVED AND DEPRESSION PROPERLY FILLED AND COMPACTED UNDER OBSERVATION OF THE DISTRICT'S GEOTECHNICAL ENGINEER.
7. ALL TREES THAT ARE TO REMAIN ON SITE SHALL BE TEMPORARILY FENCED AND PROTECTED AROUND THE DRIP LINE DURING GRADING.
8. NO GRADING SHALL OCCUR UNLESS APPROVED EROSION CONTROL AND SEDIMENT CONTROL MEASURES ARE IN PLACE. DISCHARGES OF SEDIMENT FROM THE PROJECT SITE MAY RESULT IN A "STOP WORK ORDER".
9. EXISTING FILLS, SOIL CONTAINING DEBRIS, ORGANICS, TREES AND ROOT SYSTEM, AND OTHER UNSUITABLE MATERIALS SHALL BE EXCAVATED AND REMOVED FROM IMPROVEMENT AREAS PRIOR TO COMMENCING GRADING OPERATIONS. AREAS SHALL BE CLEARED OF OLD FOUNDATIONS, SLABS PAVEMENT, ABANDONED UTILITIES, AND SOILS DISTURBED DURING THE DEMOLITION PROCESS. DEPRESSIONS OR DISTURBED AREAS LEFT FROM THE REMOVAL OF SUCH MATERIAL SHALL BE REPLACED WITH COMPACTED FILL.
10. IF UNSTABLE OR PUMPING SUBGRADE CONDITIONS ARE ENCOUNTERED DURING GRADING, MEASURES TO STABILIZE THE SOILS SHALL BE REQUIRED. THOSE MEASURES COULD CONSIST OF LIME STABILIZATION/TREATMENT, USING CEMENT SLURRY OR CONTROLLED LOW STRENGTH MATERIAL AS FILL MATERIAL, OR USING GEOGRID REINFORCING (LIKELY IN COMBINATION WITH CRUSHED ROCK FILL). THE METHOD OF SUBGRADE STABILIZATION SHALL BE SELECTED BY THE CONTRACTOR AND APPROVED BY THE DISTRICT'S REPRESENTATIVE.
11. ALL FILL MATERIALS, ON-SITE OR IMPORTED, SHALL BE FREE FROM ORGANIC MATERIAL, HAZARDOUS SUBSTANCES, UNSUITABLE FILL DEBRIS, AND ANY OTHER DELETERIOUS MATERIALS. ROCK FRAGMENTS OR POORLY WEATHERED MATERIAL LESS THAN 3 INCHES IN DIAMETER MAY BE UTILIZED IN FILL MATERIALS, PROVIDED THOSE MATERIALS ARE NOT PLACED IN CONCENTRATED POCKETS. THE FILL MATERIAL SHALL NOT CONTAIN ROCKS, BLOCKY MATERIAL, OR LUMPS OVER 3 INCHES IN MAXIMUM DIMENSION. FILL SOILS SHALL BE THOROUGHLY MIXED AND BLENDED PRIOR TO USE AS COMPACTED FILL.
12. FILL MATERIALS SHALL BE PLACED IN LAYERS THAT SHALL NOT EXCEED ABOUT 8 INCHES IN LOOSE THICKNESS. EACH LAYER SHALL BE SPREAD EVENLY, MOISTURE-CONDITIONED TO APPROXIMATELY THE OPTIMUM MOISTURE CONTENT, AND PROCESSED AND COMPACTED TO OBTAIN A UNIFORMLY DENSE LAYER. THE FILL SHALL BE PLACED AND COMPACTED ON NEAR-HORIZONTAL PLANES TO A MINIMUM OF 95 PERCENT COMPACTION AS DETERMINED IN THE LABORATORY BY ASTM D1557.

EXISTING UTILITIES

1. THE LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES AS SHOWN ON THESE PLANS ARE BASED ON AVAILABLE RECORD SOURCES AND ARE APPROXIMATE ONLY. THE RECORD INFORMATION MAY BE INCOMPLETE AND MAY BE SUBSTANTIALLY DIFFERENT FROM THE ACTUAL LOCATION. THE CONTRACTOR SHALL EXCAVATE WITH CAUTION. NO EXTRA PAYMENT SHALL BE MADE TO THE CONTRACTOR FOR REPAIR OF ANY UTILITY DAMAGE BY THE CONTRACTOR'S OPERATIONS.
2. UPON ENCOUNTERING EXISTING BURIED CONDUITS OR STRUCTURES NOT SHOWN OR LOCATED DIFFERENTLY THAN SHOWN ON THE PLANS, CONTRACTOR SHALL IMMEDIATELY NOTIFY THE DISTRICT'S REPRESENTATIVE OF THE CONDUIT OR STRUCTURE BY PHONE AND IN WRITING. IF SUCH CONDUIT OR STRUCTURE AFFECTS OR IS AFFECTED BY THE WORK, CONTRACTOR SHALL OBTAIN WRITTEN PERMISSION AND DIRECTION BEFORE PROCEEDING WITH THE WORK, EXCEPTING THAT IN AN EMERGENCY AFFECTING SAFETY OF LIFE, WORK OR ADJACENT PROPERTY, CONTRACTOR SHALL ACT AT ONCE WITHOUT INSTRUCTIONS TO PREVENT INJURY OR LOSS.
3. PROTECT ALL EXISTING UTILITIES WHICH MAY OR MAY NOT BE SHOWN ON THESE PLANS TO REMAIN IN PLACE. ADJUST EXISTING METER BOXES, VALVE BOXES/CANS, ELECTRICAL VAULTS, ETC. TO PROPOSED FINISH GRADE (TYP. FOR ALL UTILITIES WITHIN PROJECT LIMITS).
4. CONTRACTOR SHALL VERIFY DEPTH AND LOCATION OF ALL EXISTING UTILITIES AND SUBSTRUCTURES PRIOR TO CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES DURING CONSTRUCTION.

DUST CONTROL NOTES

1. IN ADDITION TO THESE NOTES, THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DUST AND EROSION CONTROL REQUIREMENTS IDENTIFIED IN THE SPECIFICATIONS. THE CONTRACTOR SHALL UTILIZE DUST CONTROL METHODS ON ANY DUST-PRODUCING CONDITION IN COMPLIANCE WITH THE REQUIREMENTS OF THE MONTECITO SANITARY DISTRICT AND THE REGULATIONS OF THE COUNTY OF SANTA BARBARA AIR POLLUTION CONTROL DISTRICT.
2. AFTER CLEARING, GRADING, EARTH MOVING, EXCAVATION OR EMBANKMENT OPERATIONS ARE COMPLETED THE ENTIRE AREA OF DISTURBED SOIL IS TO BE TREATED TO PREVENT WIND PICKUP OF THE SOIL. THIS MAY BE ACCOMPLISHED BY: A) SEEDING AND WATERING UNTIL GRASS COVER IS GROWN. B) SPREADING SOIL BINDERS. C) WETTING THE AREA DOWN, SUFFICIENT TO FORM A CRUST ON THE SURFACE WITH REPEATED SOAKING AS NECESSARY TO MAINTAIN THE CRUST AND PREVENT DUST PICKUP BY THE WIND. D) OTHER METHODS APPROVED IN ADVANCE BY THE DISTRICT'S REPRESENTATIVE.
3. WATERING OR APPLICATION OF SOIL BINDERS SHALL CONTINUE IN THE AMOUNTS NECESSARY TO CONTROL DUST UNTIL THE SITE IS SEEDED AND PLANTS ESTABLISHED.
4. THE CONTRACTOR SHALL DESIGNATE A PERSON(S) TO MONITOR THE DUST CONTROL PROGRAM AND TO ORDER INCREASED WATERING, AS NECESSARY, TO PREVENT TRANSPORT OF DUST OFFSITE. THEIR DUTIES SHALL BE FOR THE ENTIRE CONSTRUCTION DURATION, INCLUDING HOLIDAY AND WEEKEND PERIODS WHEN WORK MAY NOT BE IN PROGRESS.

EROSION CONTROL NOTES

1. THE CONTRACTOR SHALL UTILIZE THIS PLAN ONLY AS A GUIDE TO FULFILL ALL REGULATORY AND PRACTICAL REQUIREMENTS RELATED TO EROSION CONTROL AND STORM WATER POLLUTION PREVENTION.
2. A STANDBY CREW FOR EMERGENCY WORK SHALL BE AVAILABLE AT ALL TIMES DURING THE RAINY SEASON (NOVEMBER 1 TO APRIL 15). NECESSARY MATERIALS SHALL BE AVAILABLE ON-SITE AND STOCKPILED AT CONVENIENT LOCATIONS TO FACILITATE RAPID CONSTRUCTION OF EMERGENCY DEVICES WHEN RAIN IS IMMINENT.
3. EROSION CONTROL DEVICES MAY BE REMOVED WHEN APPROVED BY THE DISTRICT'S REPRESENTATIVE IF THE GRADING OPERATIONS HAVE PROGRESSED TO THE POINT WHERE THEY ARE NO LONGER REQUIRED.
4. EARTHEN AREAS ADJACENT TO THE PUBLIC RIGHT OF WAY SHALL DRAIN AWAY FROM THE PUBLIC RIGHT OF WAY AT THE CONCLUSION OF EACH WORKING DAY.
5. ALL SILT AND DEBRIS SHALL BE REMOVED FROM ALL DEVICES WITHIN 24 HOURS AFTER EACH RAINSTORM.
6. EXCEPT AS OTHERWISE APPROVED BY THE DISTRICT'S REPRESENTATIVE, ALL REMOVABLE PROTECTIVE DEVICES SHOWN SHALL BE IN PLACE AT THE END OF EACH WORKING DAY OR WEEKENDS WHEN THE 5-DAY RAIN PROBABILITY FORECAST EXCEEDS 40%.
7. ALL LOOSE SOIL AND DEBRIS, WHICH MAY CREATE A POTENTIAL HAZARD TO OFF-SITE PROPERTY, SHALL BE REMOVED FROM THE SITE AS DIRECTED BY THE DISTRICT'S REPRESENTATIVE.
8. THE PLACEMENT OF ADDITIONAL DEVICES TO REDUCE EROSION AND/OR RUNOFF DAMAGE WITHIN THE SITE SHALL BE AT THE DISCRETION OF THE DISTRICT'S REPRESENTATIVE.
9. ALL STOCKPILED MATERIALS SHALL BE TARPED TO PREVENT EROSION. TARP SHALL BE ANCHORED WITH GRAVEL FILLED BAGS AT 8' INTERVALS.
10. WHENEVER SEDIMENT-LADEN WATER MUST BE REMOVED FROM THE CONSTRUCTION SITE, A DEWATERING PUMP, A FILTER BOX, PORTABLE SEDIMENT TANK, OR SOME FORM OF FILTERING MEDIA IS TO BE USED PRIOR TO OR DURING DISCHARGE.

LEGEND

	BUILDING	AC	ASPHALT CONCRETE
	CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT
	ASPHALT CONCRETE PAVEMENT	FG	FINISH GRADE
	PERMEABLE PAVERS	FL	FLOWLINE
		FS	FINISH SURFACE
	FLOW LINE	GB	GRADE BREAK
	SAWCUT LINE	HP	HIGH POINT
48	GRADING CONTOURS	INV	INVERT ELEVATION
SD	STORM DRAIN LINE	LP	LOW POINT
W	DOMESTIC WATER LINE	PL	PROPERTY LINE
RW	RECLAIMED WATER LINE	RIM	RIM ELEVATION
FW	FIRE WATER LINE	R.O.W.	RIGHT OF WAY
S	SANITARY SEWER LINE	TC	TOP OF CURB
		TG	TOP OF GRATE

CIVIL SHEET INDEX

SHEET	TITLE
C001	GENERAL NOTES AND LEGEND
C002	SITE TOPOGRAPHIC MAP
C101	GRADING AND DRAINAGE PLAN
C102	SEWER AND WATER PLAN
C103	EROSION CONTROL PLAN
C201	DETAILS
C202	DETAILS

NOTE

CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE DISTRICT'S REPRESENTATIVE. CONTRACTOR SHALL PROPOSE ANY CONSTRUCTION ADJUSTMENTS FOR SITE AND UTILITY DESIGN TO THE DISTRICT'S REPRESENTATIVE FOR APPROVAL PRIOR TO CONSTRUCTION AND PERFORM THE REQUIRED ADJUSTMENTS AT NO ADDITIONAL COST TO THE DISTRICT OR THE PROJECT.

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: **GENERAL NOTES AND LEGEND**

DRAWN BY: WF

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7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
8/26/20	MPC

ISSUE DATE: 8/26/2020

REVISIONS

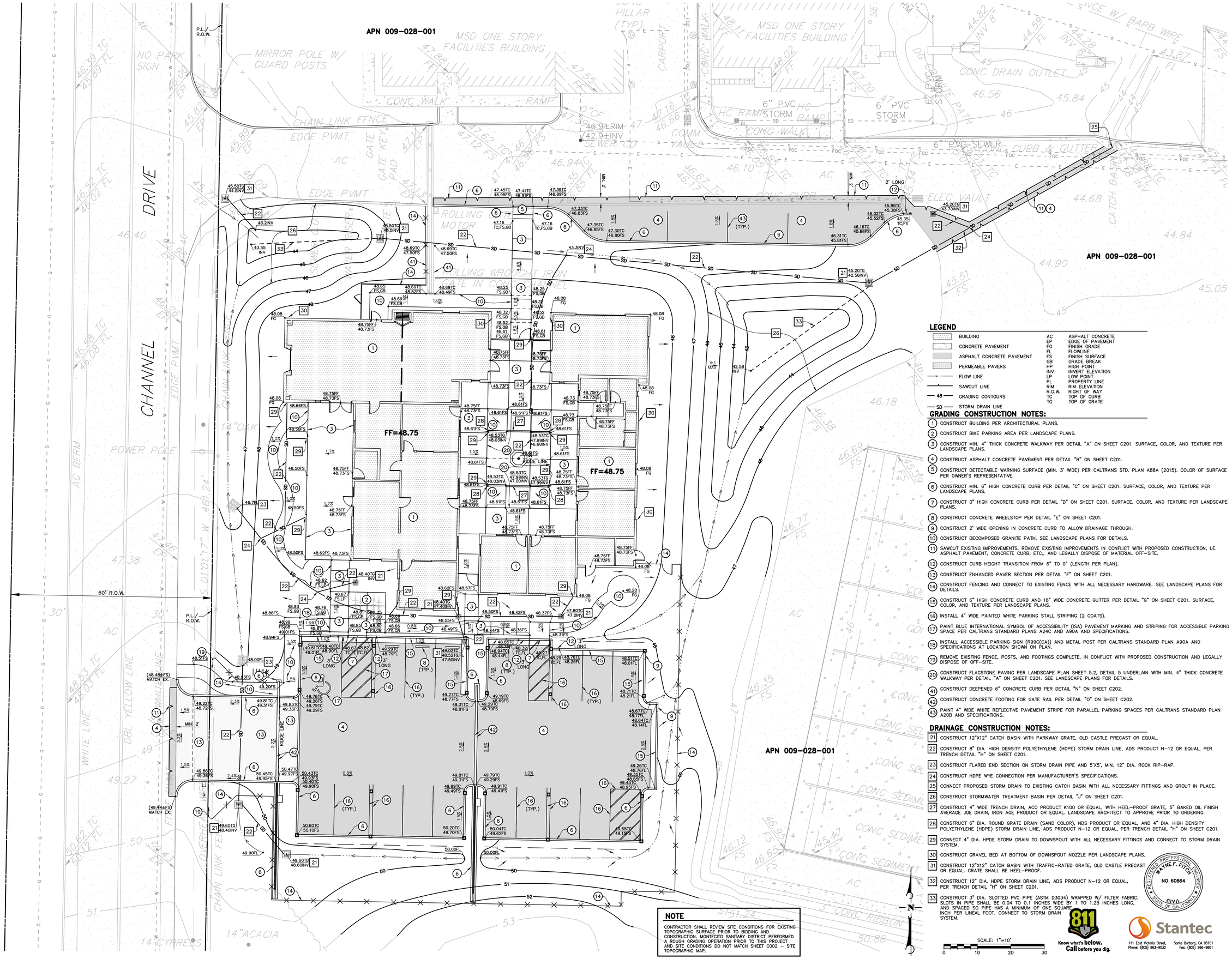
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LEGEND

	BUILDING	AC	ASPHALT CONCRETE
	CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT
	ASPHALT CONCRETE PAVEMENT	FG	FINISH GRADE
	PERMEABLE PAVERS	FL	FLOWLINE
	FLOW LINE	FS	FINISH SURFACE
	SAWCUT LINE	GB	GRADE BREAK
48	GRADING CONTOURS	HP	HIGH POINT
SD	STORM DRAIN LINE	INV	INVERT ELEVATION
		LP	LOW POINT
		PL	PROPERTY LINE
		RIM	RIM ELEVATION
		R.O.W.	RIGHT OF WAY
		TC	TOP OF CURB
		TG	TOP OF GRATE

GRADING CONSTRUCTION NOTES:

1. CONSTRUCT BUILDING PER ARCHITECTURAL PLANS.
2. CONSTRUCT BIKE PARKING AREA PER LANDSCAPE PLANS.
3. CONSTRUCT MIN. 4" THICK CONCRETE WALKWAY PER DETAIL "A" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
4. CONSTRUCT ASPHALT CONCRETE PAVEMENT PER DETAIL "B" ON SHEET C201.
5. CONSTRUCT DETECTABLE WARNING SURFACE (MIN. 3' WIDE) PER CALTRANS STD. PLAN A88A (2015). COLOR OF SURFACE PER OWNER'S REPRESENTATIVE.
6. CONSTRUCT MIN. 6" HIGH CONCRETE CURB PER DETAIL "C" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
7. CONSTRUCT 0" HIGH CONCRETE CURB PER DETAIL "D" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
8. CONSTRUCT CONCRETE WHEELSTOP PER DETAIL "E" ON SHEET C201.
9. CONSTRUCT 2' WIDE OPENING IN CONCRETE CURB TO ALLOW DRAINAGE THROUGH.
10. CONSTRUCT DECOMPOSED GRANITE PATH. SEE LANDSCAPE PLANS FOR DETAILS.
11. SAWCUT EXISTING IMPROVEMENTS, REMOVE EXISTING IMPROVEMENTS IN CONFLICT WITH PROPOSED CONSTRUCTION, I.E. ASPHALT PAVEMENT, CONCRETE CURB, ETC., AND LEGALLY DISPOSE OF MATERIAL OFF-SITE.
12. CONSTRUCT CURB HEIGHT TRANSITION FROM 6" TO 0" (LENGTH PER PLAN).
13. CONSTRUCT ENHANCED PAVER SECTION PER DETAIL "F" ON SHEET C201.
14. CONSTRUCT FENCING AND CONNECT TO EXISTING FENCE WITH ALL NECESSARY HARDWARE. SEE LANDSCAPE PLANS FOR DETAILS.
15. CONSTRUCT 6" HIGH CONCRETE CURB AND 18" WIDE CONCRETE GUTTER PER DETAIL "G" ON SHEET C201. SURFACE, COLOR, AND TEXTURE PER LANDSCAPE PLANS.
16. INSTALL 4" WIDE PAINTED WHITE PARKING STALL STRIPING (2 COATS).
17. PAINT BLUE INTERNATIONAL SYMBOL OF ACCESSIBILITY (ISA) PAVEMENT MARKING AND STRIPING FOR ACCESSIBLE PARKING SPACE PER CALTRANS STANDARD PLANS A24C AND A90A AND SPECIFICATIONS.
18. INSTALL ACCESSIBLE PARKING SIGN (R99C(CA)) AND METAL POST PER CALTRANS STANDARD PLAN A90A AND SPECIFICATIONS AT LOCATION SHOWN ON PLAN.
19. REMOVE EXISTING FENCE, POSTS, AND FOOTINGS COMPLETE, IN CONFLICT WITH PROPOSED CONSTRUCTION AND LEGALLY DISPOSE OF OFF-SITE.
20. CONSTRUCT FLAGSTONE PAVING PER LANDSCAPE PLAN SHEET 5.2, DETAIL 5 UNDERLAIN WITH MIN. 4" THICK CONCRETE WALKWAY PER DETAIL "A" ON SHEET C201. SEE LANDSCAPE PLANS FOR DETAILS.
41. CONSTRUCT DEEPENED 6" CONCRETE CURB PER DETAIL "N" ON SHEET C202.
42. CONSTRUCT CONCRETE FOOTING FOR GATE RAIL PER DETAIL "O" ON SHEET C202.
43. PAINT 4" WIDE WHITE REFLECTIVE PAVEMENT STRIPE FOR PARALLEL PARKING SPACES PER CALTRANS STANDARD PLAN A20B AND SPECIFICATIONS.

DRAINAGE CONSTRUCTION NOTES:

21. CONSTRUCT 12"X12" CATCH BASIN WITH PARKWAY GRATE, OLD CASTLE PRECAST OR EQUAL.
22. CONSTRUCT 8" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN LINE, ADS PRODUCT N-12 OR EQUAL, PER TRENCH DETAIL "H" ON SHEET C201.
23. CONSTRUCT FLARED END SECTION ON STORM DRAIN PIPE AND 5'X5', MIN. 12" DIA. ROCK RIP-RAP.
24. CONSTRUCT HDPE WYE CONNECTION PER MANUFACTURER'S SPECIFICATIONS.
25. CONNECT PROPOSED STORM DRAIN TO EXISTING CATCH BASIN WITH ALL NECESSARY FITTINGS AND GROUT IN PLACE.
26. CONSTRUCT STORMWATER TREATMENT BASIN PER DETAIL "J" ON SHEET C201.
27. CONSTRUCT 4" WIDE TRENCH DRAIN, ACO PRODUCT K100 OR EQUAL, WITH HEEL-PROOF GRATE, 5" BAKED OIL FINISH AVERAGE JOE DRAIN, IRON AGE PRODUCT OR EQUAL. LANDSCAPE ARCHITECT TO APPROVE PRIOR TO ORDERING.
28. CONSTRUCT 6" DIA. ROUND GRATE DRAIN (SAND COLOR), NDS PRODUCT OR EQUAL, AND 4" DIA. HIGH DENSITY POLYETHYLENE (HDPE) STORM DRAIN LINE, ADS PRODUCT N-12 OR EQUAL, PER TRENCH DETAIL "H" ON SHEET C201.
29. CONNECT 4" DIA. HPDE STORM DRAIN TO DOWNSPOUT WITH ALL NECESSARY FITTINGS AND CONNECT TO STORM DRAIN SYSTEM.
30. CONSTRUCT GRAVEL BED AT BOTTOM OF DOWNSPOUT NOZZLE PER LANDSCAPE PLANS.
31. CONSTRUCT 12"X12" CATCH BASIN WITH TRAFFIC-RATED GRATE, OLD CASTLE PRECAST OR EQUAL. GRATE SHALL BE HEEL-PROOF.
32. CONSTRUCT 12" DIA. HDPE STORM DRAIN LINE, ADS PRODUCT N-12 OR EQUAL, PER TRENCH DETAIL "H" ON SHEET C201.
33. CONSTRUCT 3" DIA. SLOTTED PVC PIPE (ASTM D3034) WRAPPED W/ FILTER FABRIC. SLOTS IN PIPE SHALL BE 0.04 TO 0.1 INCHES WIDE BY 1 TO 1.25 INCHES LONG, AND SPACED SO PIPE HAS A MINIMUM OF ONE SQUARE INCH PER LINEAL FOOT. CONNECT TO STORM DRAIN SYSTEM.

NOTE

CONTRACTOR SHALL REVIEW SITE CONDITIONS FOR EXISTING TOPOGRAPHIC SURFACE PRIOR TO BIDDING AND CONSTRUCTION. MONTECITO SANITARY DISTRICT PERFORMED A ROUGH GRADING OPERATION PRIOR TO THIS PROJECT AND SITE CONDITIONS DO NOT MATCH SHEET C002 – SITE TOPOGRAPHIC MAP.

SCALE: 1"=10'
0 10 20 30

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
GRADING AND DRAINAGE PLAN

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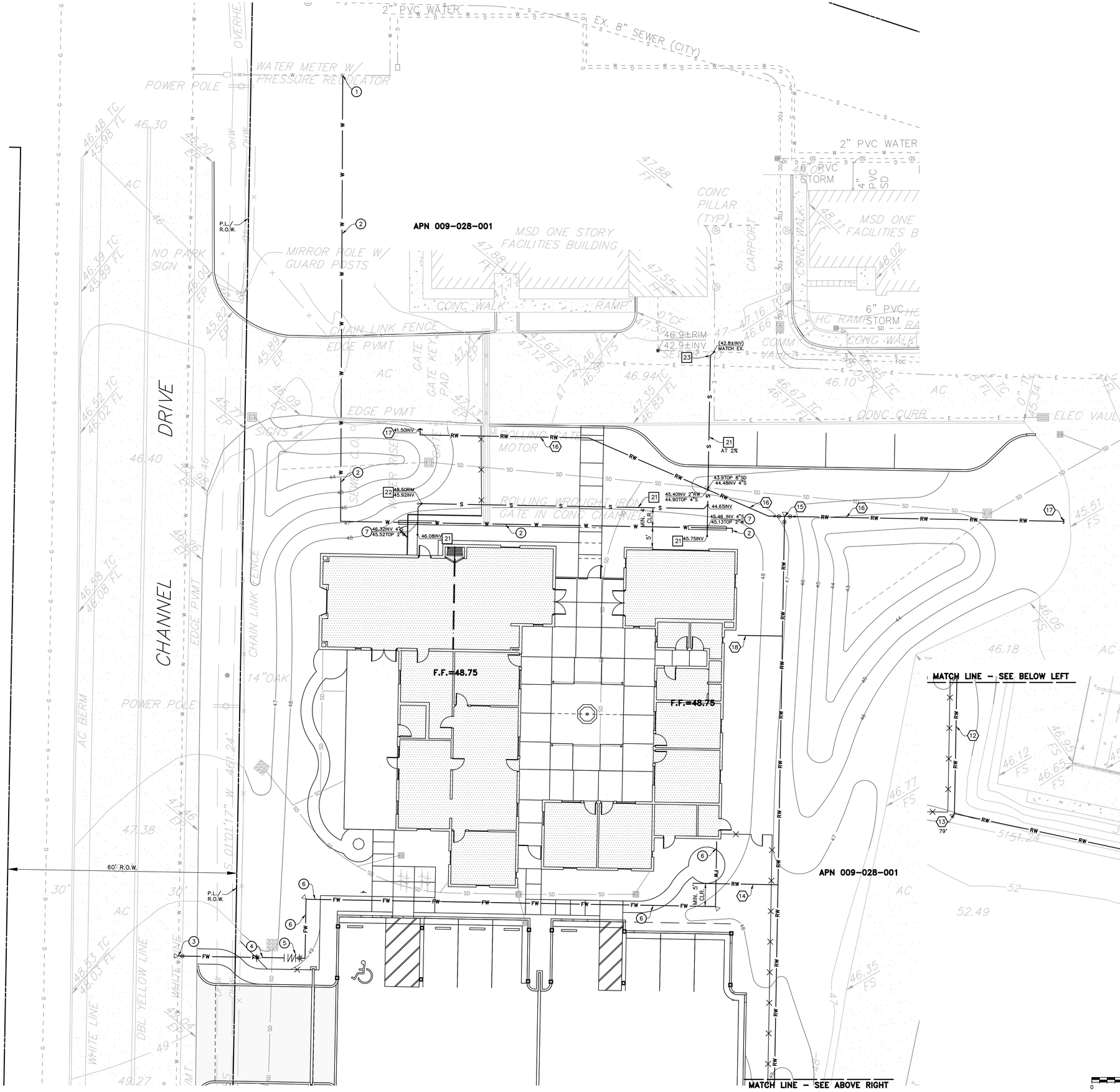
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LEGEND

	BUILDING	AC	ASPHALT CONCRETE
	CONCRETE PAVEMENT	EP	EDGE OF PAVEMENT
	ASPHALT CONCRETE PAVEMENT	FG	FINISH GRADE
	PERMEABLE PAVERS	FL	FLOWLINE
	FLOW LINE	FS	FINISH SURFACE
	SAWCUT LINE	GB	GRADE BREAK
48	GRADING CONTOURS	HP	HIGH POINT
W	DOMESTIC WATER LINE	INV	INVERT ELEVATION
RW	RECLAIMED WATER LINE	LP	LOW POINT
FW	FIRE WATER LINE	PL	PROPERTY LINE
S	SANITARY SEWER LINE	RIM	RIM ELEVATION
SD	STORM DRAIN LINE	R.O.W.	RIGHT OF WAY
		TC	TOP OF CURB
		TG	TOP OF GRATE
		TW	TOP OF WALL

WATERLINE CONSTRUCTION NOTES:

1. CONSTRUCT 2" TAPPING VALVE ON EXISTING 2" DIA. DOMESTIC WATERLINE. [CONTRACTOR SHALL VERIFY LOCATION, SIZE, MATERIAL, AND DEPTH OF EXISTING UTILITY PIPE PRIOR TO CONSTRUCTION (TYP. FOR ALL UTILITY CONNECTIONS FOR THE ENTIRE PROJECT).]
2. CONSTRUCT 2" DIA. SCHEDULE 80 PVC DOMESTIC WATERLINE PER TRENCH DETAIL "H" ON SHEET C201, AND ALL NECESSARY FITTINGS TO 5' OUTSIDE PROPOSED BUILDING. CONNECT TO BUILDING WATER SERVICE PER PLUMBING PLANS.
3. CONSTRUCT 4" DIA. FIRE WATER SERVICE CONNECTION PER MONTECITO WATER DISTRICT (MWD) STANDARD DRAWING 118, AS SHOWN ON SHEET C202, TO EXISTING 6" DIA. WATER MAIN IN CHANNEL DRIVE.
4. CONSTRUCT 4" DIA. CL 350 DUCTILE IRON FIRE WATERLINE AND ALL NECESSARY FITTINGS PER TRENCH DETAIL "H" ON SHEET C201.
5. CONSTRUCT 4" DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER PER MWD STANDARD DRAWING CS 105, AS SHOWN ON SHEET C202, WITH 4"X2-1/2"X2-1/2" FIRE DEPARTMENT CONNECTION ON BUILDING SIDE OF BACKFLOW PREVENTER.
6. CONNECT 4" DIA. CL 305 C900 PVC FIRE WATERLINE AND ALL NECESSARY FITTINGS PER TRENCH DETAIL "H" ON SHEET C201. CONNECT TO BUILDING FIRE WATER SERVICE PER PLUMBING PLANS.
7. CONSTRUCT 4" THICK CONCRETE ENCASEMENT AROUND PROPOSED WATERLINE FOR 5' ON EITHER SIDE OF PROPOSED SEWER LINE. DO NOT CONSTRUCT JOINTS FOR WATERLINE WITHIN 10' OF EITHER SIDE OF PROPOSED SEWER LINE.

RECLAIMED WATERLINE CONSTRUCTION NOTES:

11. CONNECT PROPOSED 4" DIA. CL 305 C900 PVC RECLAIMED WATERLINE TO EXISTING 4" DIA. PVC RECLAIMED WATERLINE BY MONTECITO SANITARY DISTRICT WITH ALL NECESSARY FITTINGS.
12. CONSTRUCT 4" DIA. CL 305 C900 PVC RECLAIMED WATERLINE PER "H" ON SHEET C201.
13. CONSTRUCT 4" DIA. M/J BEND AND CONCRETE THRUST BLOCK PER MONTECITO WATER DISTRICT (MWD) STANDARD DRAWING CS 113, AS SHOWN ON SHEET C202. ANGLE PER PLAN.
14. CONSTRUCT 1-1/2" IRRIGATION WATER SERVICE CONNECTION PER MWD STANDARD DRAWING CS 104, AS SHOWN ON SHEET C202. CONSTRUCT 1-1/2" SCHEDULE 80 PVC (PURPLE COLOR) RECLAIMED WATERLINE PER TRENCH DETAIL "H" ON SHEET C201 AND CONNECT TO IRRIGATION SERVICE PER LANDSCAPE PLANS.
15. CONSTRUCT 4"X4"X4" M/J TEE, (3)-4" M/J GATE VALVES AND VALVE BOXES PER MWD STANDARD DRAWING CS 112, AS SHOWN ON SHEET C201, AND CONCRETE THRUST BLOCK PER MWD STANDARD DRAWING CS 113, AS SHOWN ON SHEET C202. CONSTRUCT (2)-4"X2" M/J REDUCERS ON RUN SIDES OF TEE AND CONNECT TO PROPOSED 2" DIA. PVC RECLAIMED WATERLINE.
16. CONSTRUCT 2" DIA. SCHEDULE 80 PVC (PURPLE COLOR) RECLAIMED WATERLINE PER TRENCH DETAIL "H" ON SHEET C201.
17. CONSTRUCT 2" DIA. END CAP FOR FUTURE CONNECTION.
18. CONSTRUCT 3/4" IRRIGATION WATER SERVICE CONNECTION PER MWD STANDARD DRAWING CS 104, AS SHOWN ON SHEET C202. CONSTRUCT 3/4" SCHEDULE 80 PVC (PURPLE COLOR) RECLAIMED WATERLINE PER TRENCH DETAIL "H" ON SHEET C201 AND CONNECT TO BUILDING SERVICE PER PLUMBING PLANS.

SANITARY SEWER CONSTRUCTION NOTES:

21. CONSTRUCT 4" DIA. SDR35 PVC SEWER LINE PER TRENCH DETAIL "H" ON SHEET C201 TO 5' OUTSIDE PROPOSED BUILDING. CONNECT TO BUILDING SEWER SERVICE PER PLUMBING PLANS.
22. CONSTRUCT SEWER CLEANOUT PER MONTECITO SANITARY DISTRICT STANDARD DRAWING NO. 3.1, AS SHOWN ON SHEET C202.
23. CONSTRUCT WYE CONNECTION AND TAP INTO EXISTING SEWER LINE PER MONTECITO SANITARY DISTRICT STANDARD DRAWING NO. 8, AS SHOWN ON SHEET C202.

SCALE: 1"=10'
0 10 20 30

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: SEWER AND WATER PLAN

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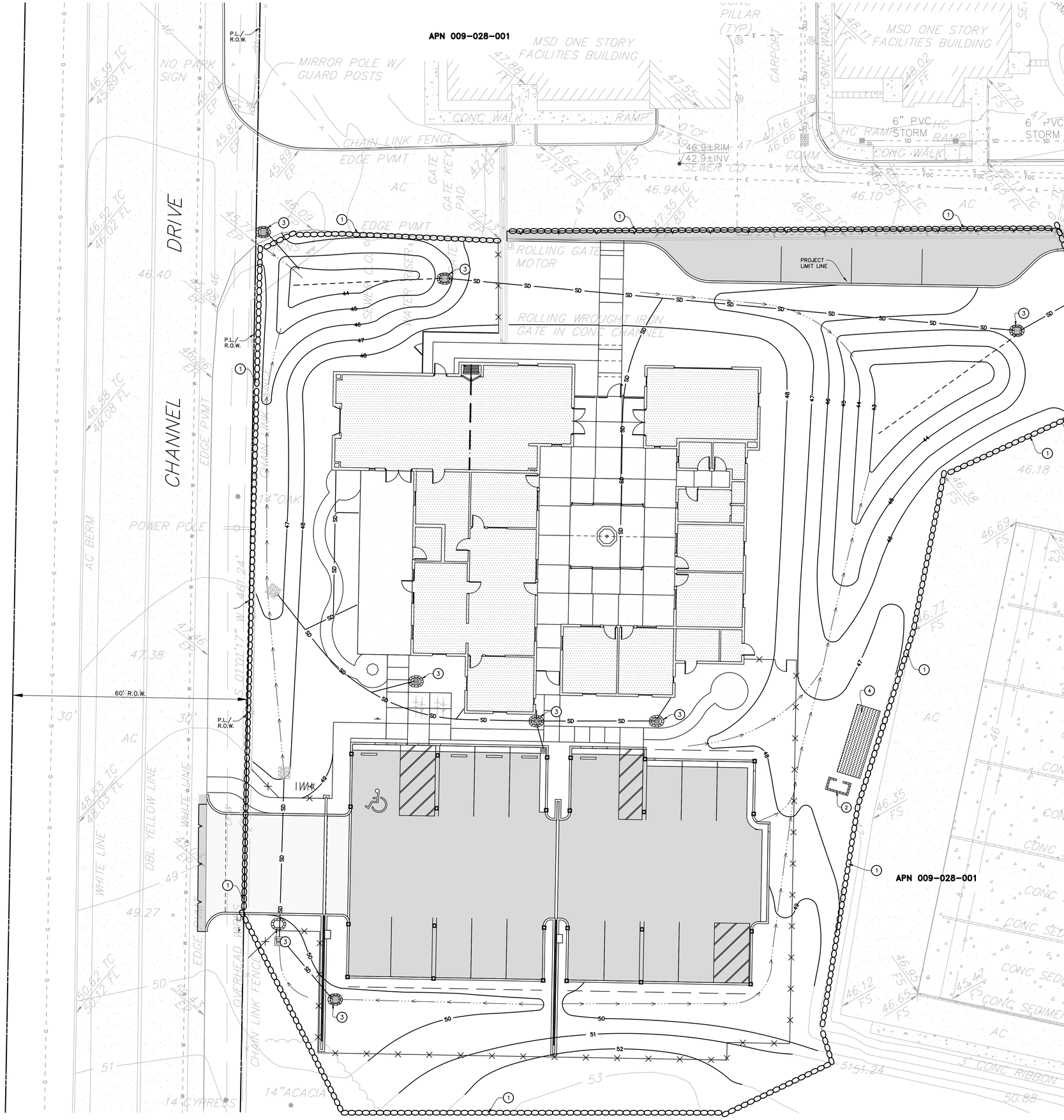
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EROSION CONTROL LEGEND

- (1) EROSION CONTROL CONSTRUCTION NOTE
- ROCK BAG SEDIMENT BARRIER
- FIBER ROLL, ROCK BAG BERM, CUTBACK CURB, OR SILT FENCE
- STABILIZED ENTRANCE
- CONCRETE WASH-OFF AREA

EROSION CONTROL CONSTRUCTION NOTES

1. APPROXIMATE LOCATION FOR CONSTRUCTION OF FIBER ROLL, ROCK BAG BERM, CUTBACK CURB, OR SILT FENCE (PER DETAIL "K" ON SHEET C201) DURING PROJECT CONSTRUCTION, TO INTERCEPT CONSTRUCTION SILT, DEBRIS, AND SETTLEMENTS FROM LEAVING THE SITE. ONLY CLEAN WATER SHALL BE ALLOWED TO DEPART FROM THE PROJECT SITE.
2. CONSTRUCT CONCRETE WASH-OFF AREA PER DETAIL "L" ON SHEET C201.
3. CONSTRUCT ROCK BAG CATCH BASIN SEDIMENT BARRIER PER DETAIL "M" ON SHEET C201, DURING PROJECT CONSTRUCTION.
4. CONSTRUCT STABILIZED ENTRANCE (A MINIMUM 20 FEET LONG BY FULL CONSTRUCTION ENTRANCE ROADWAY WIDTH METAL RUMBLE STRIP) AT ALL ACCESS POINTS FROM THE JOB SITE TO PREVENT TRACKING OF MUD ONTO ROADWAYS, UNLESS OTHERWISE APPROVED BY DISTRICT'S REPRESENTATIVE.

N

SCALE: 1"=10'
0 10 20 30

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

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EROSION CONTROL PLAN

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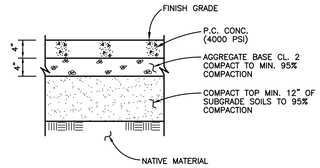
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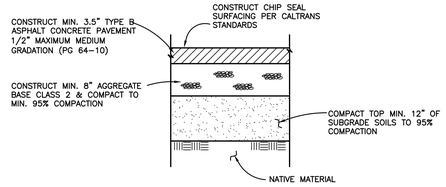
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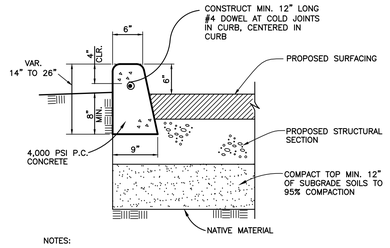
NOTES:

1. FOR EXPANSION AND CONTROL JOINT DETAILS AND LAYOUT, SEE LANDSCAPE PLANS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

CONCRETE STRUCTURAL SECTION — NOT TO SCALE — A



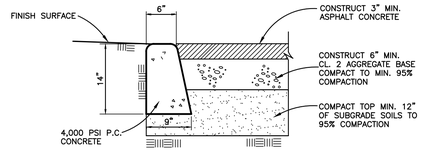
ASPHALT CONCRETE PAVEMENT STRUCTURAL SECTION — NOT TO SCALE — B



NOTES:

1. FOR EXPANSION JOINT DETAILS, SEE LANDSCAPE PLANS. LAYOUT FOR JOINTS SHALL BE MIN. 20' O.C. OR AT CORNERS FOR EXPANSION JOINTS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

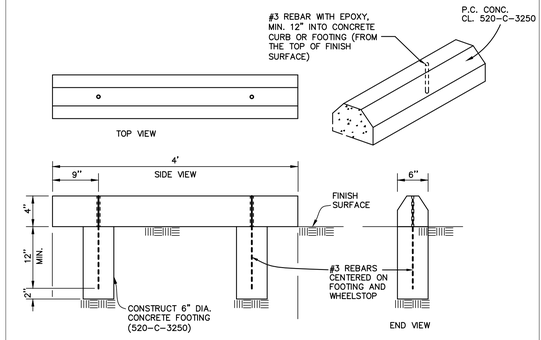
VARIABLE HEIGHT CURB — NOT TO SCALE — C



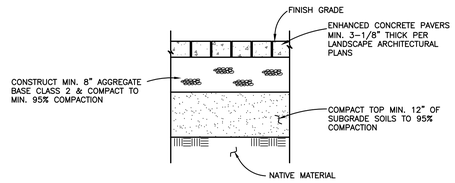
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2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

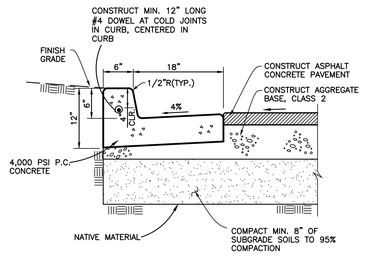
0" CONCRETE CURB — NOT TO SCALE — D



CONCRETE WHEELSTOP — NOT TO SCALE — E



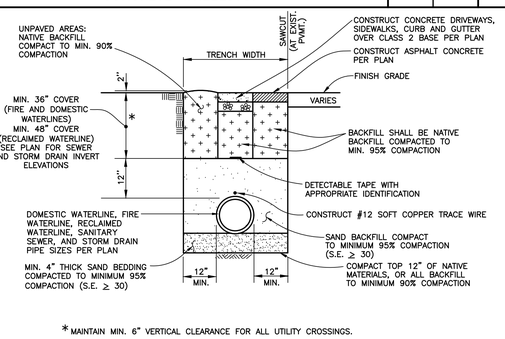
ENHANCED PAVER STRUCTURAL SECTION — NOT TO SCALE — F



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1. FOR EXPANSION JOINT DETAILS, SEE LANDSCAPE PLANS. LAYOUT FOR JOINTS SHALL BE MIN. 20' O.C. OR AT CORNERS FOR EXPANSION JOINTS.
2. FOR CONCRETE PAVEMENT FINISH SURFACE, COLOR AND TEXTURE DESIGN, SEE LANDSCAPE PLANS.

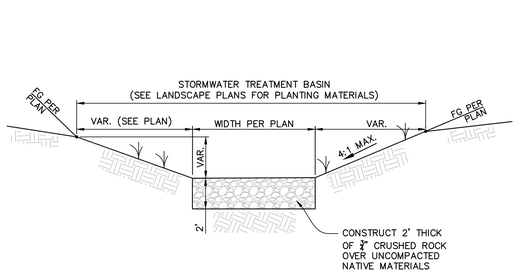
6" CONCRETE CURB AND 18" CONCRETE GUTTER — NOT TO SCALE — G



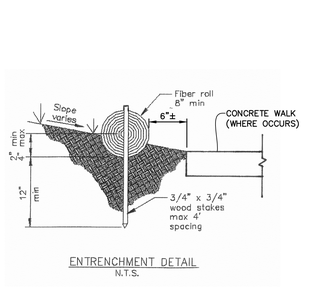
* MAINTAIN MIN. 6" VERTICAL CLEARANCE FOR ALL UTILITY CROSSINGS.

NOTE: CONTRACTOR SHALL VERIFY EXISTING UTILITIES BY POTHOLING, PRIOR TO CONSTRUCTION AND PROPOSE ANY HORIZONTAL AND/OR VERTICAL ADJUSTMENT FOR DRAINAGE DESIGN TO THE ENGINEER FOR APPROVAL PRIOR TO CONSTRUCTION.

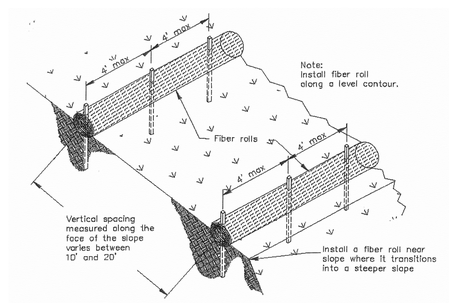
TYPICAL UTILITY TRENCH SECTION — NOT TO SCALE — H



STORMWATER TREATMENT BASIN — NOT TO SCALE — J



ENTRENCHMENT DETAIL
N.T.S.



TYPICAL FIBER ROLL INSTALLATION
N.T.S.

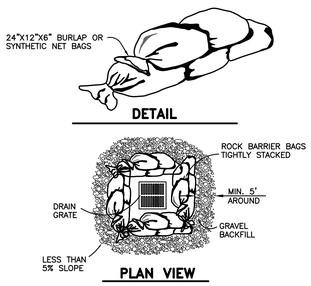
FIBER ROLL DETAILS — NOT TO SCALE — K



NOTES:

1. ALL CONCRETE TRUCKS AND FINISHING TOOLS SHALL BE WASHED AT THE WASH OFF AREA.
2. ALL CONCRETE WASTE COLLECTED IN WASH OFF AREA SHALL BE RECYCLED OR APPROPRIATELY DISPOSED OF OFF-SITE.
3. LOCATION AND SIZE OF WASH-OFF AREA MAY BE ADJUSTED TO ACCOMMODATE SITE CONDITIONS.

CONCRETE WASH-OUT AREA — NOT TO SCALE — L



NOTES:

1. FILL ROCK BARRIER BAGS ⅔ FULL OF ¾" ROCK.
2. PLACE BAGS SUCH THAT NO GAPS ARE EVIDENT IN A SINGLE OR DOUBLE LAYER. STAMP ENTIRE LAYER INTO PLACE PRIOR TO STARTING THE NEXT LAYER.
3. ROCK BARRIER BAGS FOR CATCH BASIN SEDIMENT BARRIERS ARE TO BE USED FOR SMALL, NEARLY LEVEL DRAINAGE AREAS. (LESS THAN 5%).

ROCK BAG CATCH BASIN SEDIMENT BARRIER — NOT TO SCALE — M

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: **DETAILS**

DRAWN BY: WF

CHECKED BY: SW

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
8/26/20	MPC

ISSUE DATE: 8/26/2020

REVISIONS

NO.	DATE	TYPE

REGISTERED PROFESSIONAL ENGINEER
WAYNE F. FITCH
NO 60864
CIVIL
STATE OF CALIFORNIA

C201

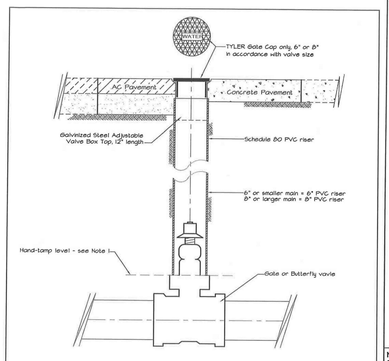
SHEET OF

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PLOT: 8/24/2020 2:03:08 PM

V: \2064\active\2064158900\Engineering\Civil\206415890Qgd.dwg

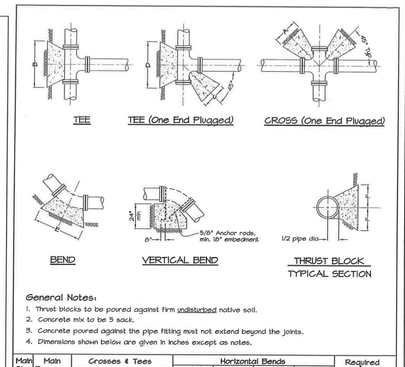


General Notes:

1. Installation with gate valve requires hand-tamped backfill up to top of valve bonnet before placing valve box. For butterfly valve installation, hand-tamp backfill up to top of operating chamber before valve box placement.
2. Backfill and replace pavement per MHD standard specifications for the installation of water mains and applicable permit requirements.
3. For valve boxes outside paved roadways, top of valve box shall extend 1" above existing grade.

VALVE BOX & COVER		
OCT 2006	MHD CONSTRUCTION STANDARD DRAWING	CS 112

VALVE BOX AND COVER
NOT TO SCALE



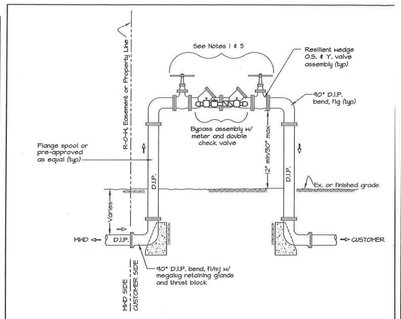
General Notes:

1. Thrust blocks to be poured against firm undisturbed native soil.
2. Concrete mix to be 5 sack.
3. Concrete poured against the pipe fitting must not extend beyond the joints.
4. Dimensions shown below are given in inches except as notes.

Main Size (in)	Main Pressure (psi)	Crosses & Tees					Horizontal Bends								Required CMBC Yards
							90°		45°		22-1/2°		11-1/4°		45° 22-1/2° 11-1/4°
		F	A	B	C	D	F	E	F	E	F	E	F	E	
4	0-150	5	12	12	12	18	5	12	5	12	5	12	5	12	0.4 0.2 0.2
4	150-300	6	12	12	18	24	6	18	5	12	5	12	5	12	0.8 0.4 0.2
6	0-150	6	18	18	18	30	6	18	6	12	6	12	6	12	0.9 0.5 0.3
6	150-300	9	12	18	24	36	9	24	9	18	6	12	6	12	1.8 1.0 0.5
8	0-150	9	12	18	24	36	9	24	6	18	6	12	6	12	1.5 0.8 0.4
8	150-300	12	18	24	36	48	12	36	9	24	9	18	6	12	3.0 1.6 0.8
10	0-150	12	18	18	30	36	12	30	9	24	6	18	6	12	2.3 1.2 0.6
10	150-300	15	24	30	42	60	15	42	12	30	9	24	6	18	4.6 2.4 1.2
12	0-150	12	18	30	36	54	12	36	12	24	9	18	6	12	3.3 1.7 0.8
12	150-300	18	24	36	48	72	18	48	15	36	12	24	9	18	6.6 3.4 1.7

CONCRETE THRUST BLOCK		
OCT 2006	MHD CONSTRUCTION STANDARD DRAWING	CS 113

CONCRETE THRUST BLOCK
NOT TO SCALE

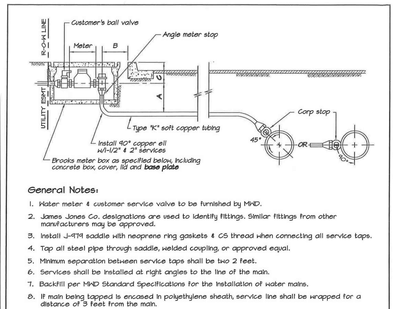


General Notes:

1. The double detector check assembly shall be in accordance with the University of Southern California Foundation for Cross-Connection Control's most current List of Approved Backflow Assemblies, AWWA C510-97, and approved by MHD prior to installation.
2. Location of assembly to be approved by MHD prior to installation.
3. There shall be no water service connections between the District water main & the backflow assembly.
4. Assembly shall be horizontal and level unless approved for other orientations and approved by MHD prior to installation.
5. Thrust blocks to be per MHD CS 113.
6. Backflow assembly to be tested and approved by a certified tester. No water shall be supplied to the fireline, except for backflow testing purposes, until a satisfactorily completed backflow test report is received at the Montecito Water District office (583 San Ysidro Road, Montecito).
7. Maintain minimum 12-inch horizontal and vertical clearance from any structure.
8. Pipe supports with concrete footings (not shown) required as needed.

DOUBLE DETECTOR CHECK BACKFLOW ASSEMBLY FOR FIRELINE		
OCT 2006	MHD CONSTRUCTION STANDARD DRAWING	CS 105

DDCV BACKFLOW ASSEMBLY
NOT TO SCALE



General Notes:

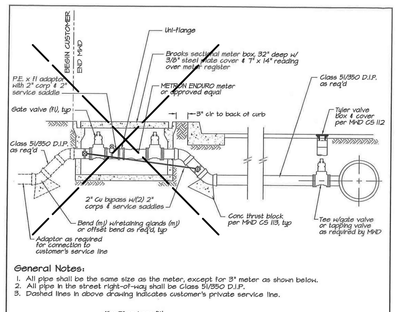
1. Water meter & customer service valve to be furnished by MHD.
2. James Jones Co. designations are used to identify fittings. Similar fittings from other manufacturers may be approved.
3. Install J-974 saddle with neoprene ring gaskets & CS thread when connecting all service taps.
4. Tap all steel pipe through saddle, welded coupling, or approved equal.
5. Minimum separation between service taps shall be two 2 feet.
6. Services shall be installed at right angles to the line of the main.
7. Backfill per MHD Standard Specifications for the installation of water mains.
8. If main being tapped is encased in polyethylene sheath, service line shall be wrapped for a distance of 3 feet from the main.
9. 3/4" services shall have a 1" tap, 1" service line (copper type "K" soft) & will bush down at the meter with a J-120-H bushing.
10. For 1-1/2" & 2" services longer than 20' use copper slip coupling (soldered).
11. Note: 1-1/2" & 2" copper pipe type "K" **soft** for underground use only.
    1-1/2" & 2" copper pipe type "K" **hard** for above ground use only.
12. Steel traffic lids to be installed when meter box is subject to vehicle traffic or parking. Steel lids to be BROOKS or EISEL hinged, diamond plate and conform with series numbers listed below.

MATERIALS & DIMENSIONS

Meter Size	Angle Meter Stop	Corp Stop	Ball Valve	Meter Space	A	B	C	Meter Box Series Number
3/4"	J-962M	J-983	J-962M	9-3/8"	18"	8"	8"	36-5
1"	J-962M	J-983	J-962M	11-1/8"	18"	8"	8"	36-5
1-1/2"	J-975M	J-983	J-975M	13-1/4"	18"	12"	8"	65-5
2"	J-975M	J-983	J-975M	16-3/4"	18"	12"	8"	66-5

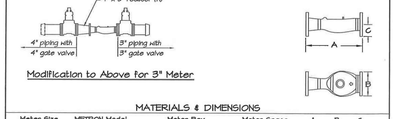
3/4" TO 2" SERVICE CONNECTION		
OCT 2006	MHD CONSTRUCTION STANDARD DRAWING	CS 104

WATER SERVICE CONNECTION
NOT TO SCALE



General Notes:

1. All pipe shall be the same size as the meter, except for 3" meter as shown below.
2. All pipe in the street right-of-way shall be Class 51/350 D.I.P.
3. Dashed lines in above drawing indicates customer's private service line.

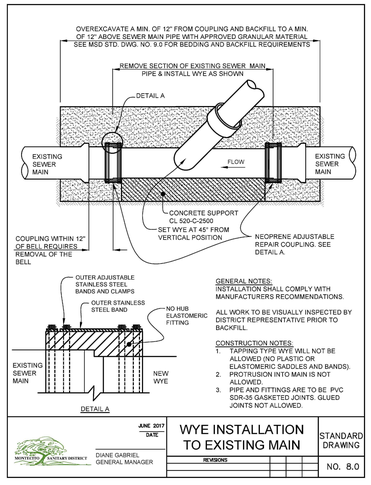


MATERIALS & DIMENSIONS

Meter Size	METRON Model	Meter Box	Meter Space	A	B	C
3"	Enduro 660	Brooks 145 sectional	11-1/8"	18"	8"	8"
4"	Enduro 1500	Brooks 145 sectional	13-1/4"	18"	12"	8"
6"	Enduro 2400	Brooks 146 sectional	16-3/4"	18"	12"	8"

3", 4" & 6" METER AND SERVICE CONNECTION		
OCT 2006	MHD CONSTRUCTION STANDARD DRAWING	115

WATER SERVICE CONNECTION
NOT TO SCALE



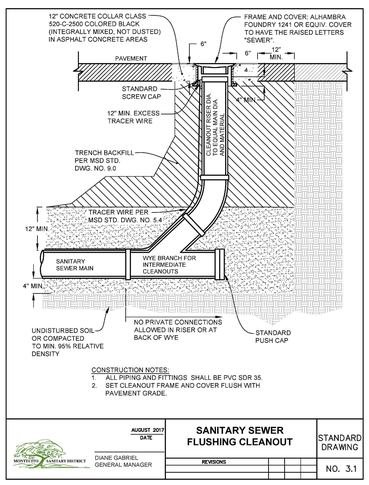
GENERAL NOTES:
INSTALLATION SHALL COMPLY WITH MANUFACTURERS RECOMMENDATIONS.

ALL WORK TO BE VISUALLY INSPECTED BY DISTRICT REPRESENTATIVE PRIOR TO BACKFILL.

CONSTRUCTION NOTES:
1. TAPPING TYPE WYE WILL NOT BE ALLOWED (NO PLASTIC OR ELASTOMERIC SADDLES AND BANDS).
2. PROTRUSION INTO MAIN IS NOT ALLOWED.
3. PIPE AND FITTINGS ARE TO BE PVC SDR-35 GASKETED JOINTS. GLUED JOINTS NOT ALLOWED.

JUNE 2017 DATE	WYE INSTALLATION TO EXISTING MAIN	STANDARD DRAWING
MONTECITO SANITARY DISTRICT — DIANE GABRIEL, GENERAL MANAGER	REVISIONS	NO. 8.0

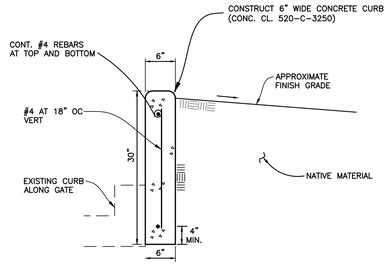
WYE CONNECTION
NOT TO SCALE



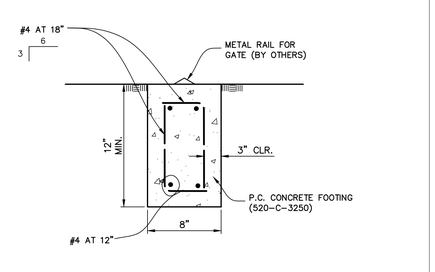
CONSTRUCTION NOTES:
1. ALL PIPING AND FITTINGS SHALL BE PVC SDR 35.
2. SET CLEANOUT FRAME AND COVER FLUSH WITH PAVEMENT GRADE.

AUGUST 2017 DATE	SANITARY SEWER FLUSHING CLEANOUT	STANDARD DRAWING
MONTECITO SANITARY DISTRICT — DIANE GABRIEL, GENERAL MANAGER	REVISIONS	NO. 3.1

TYPICAL CLEANOUT AND COVER
NOT TO SCALE



DEEPENED 6" CONCRETE CURB	N.T.S.	N



CONCRETE FOOTING	N.T.S.	O

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
DETAILS

DRAWN BY: WF

CHECKED BY: SW

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7/24/18	SD
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11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
8/26/20	MPC

ISSUE DATE: 8/26/2020

REVISIONS

NO.	DATE	TYPE

REGISTERED PROFESSIONAL ENGINEER — WAYNE F. FITCH — NO 60864 — CIVIL — STATE OF CALIFORNIA

C202

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V:\2064\active\206415890O\Engineering\Civil\206415890Ogd.dwg

SITE PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

CHANNEL DRIVE

U.P.R.R

MONTE CRISTO LANE

MAINTENANCE BLDG

LABORATORY BUILDING

EMH/CONC. PAD

AC CHANNEL

DRAINAGE BASIN

CITY MH

BIOSOLIDS HOLDING AREA

BELT PRESS AREA

COVERED CARPORT AREA

COVERED AREA

CHEMICAL STORAGE

COVERED CONCRETE AREA

METAL SHED

BUILDING

SECONDARY CLARIFIERS

DRYING BEDS

AEROBIC DIGESTER

DAFT

CHK VALVE

COVERED CONC AREA

AERATION BASINS

CHLORINE CONTACT BASINS

SHED

VAULT

"RAS"

TEMP.

EMPLOYEE PARKING

SAWCUT UTILITY TRENCH

LOCKER & SHOWER ROOM

SHOP

GENERATOR ROOM

AERATION BLOWER ROOM

PARTS ROOM

OPERATIONS

FUEL TANK

ADMINISTRATION

ENG. GEN. MGR.

STAFF LUNCH ROOM

BOARD ROOM

CUSTOMER PARKING

LAWN

PLANTER

TEMP. OVERFLOW PIPE

CONCRETE RIBBON GUTTER

PROPOSED RECYCLED WATER STORAGE TANK

PROPOSED RECYCLED WATER TREATMENT ENCLOSURE

PROPOSED FEED WATER TANK

91'-1 3 1/2"

20'-9 1/2"

1 A-101

1 OVERALL SITE PLAN
SCALE: 1" = 20 ft

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Proposed project for:

MONTECITO SANITARY DISTRICT

920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	OVERALL SITE PLAN
DRAWN BY:	JH
CHECKED BY:	

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8/26/20	MPC

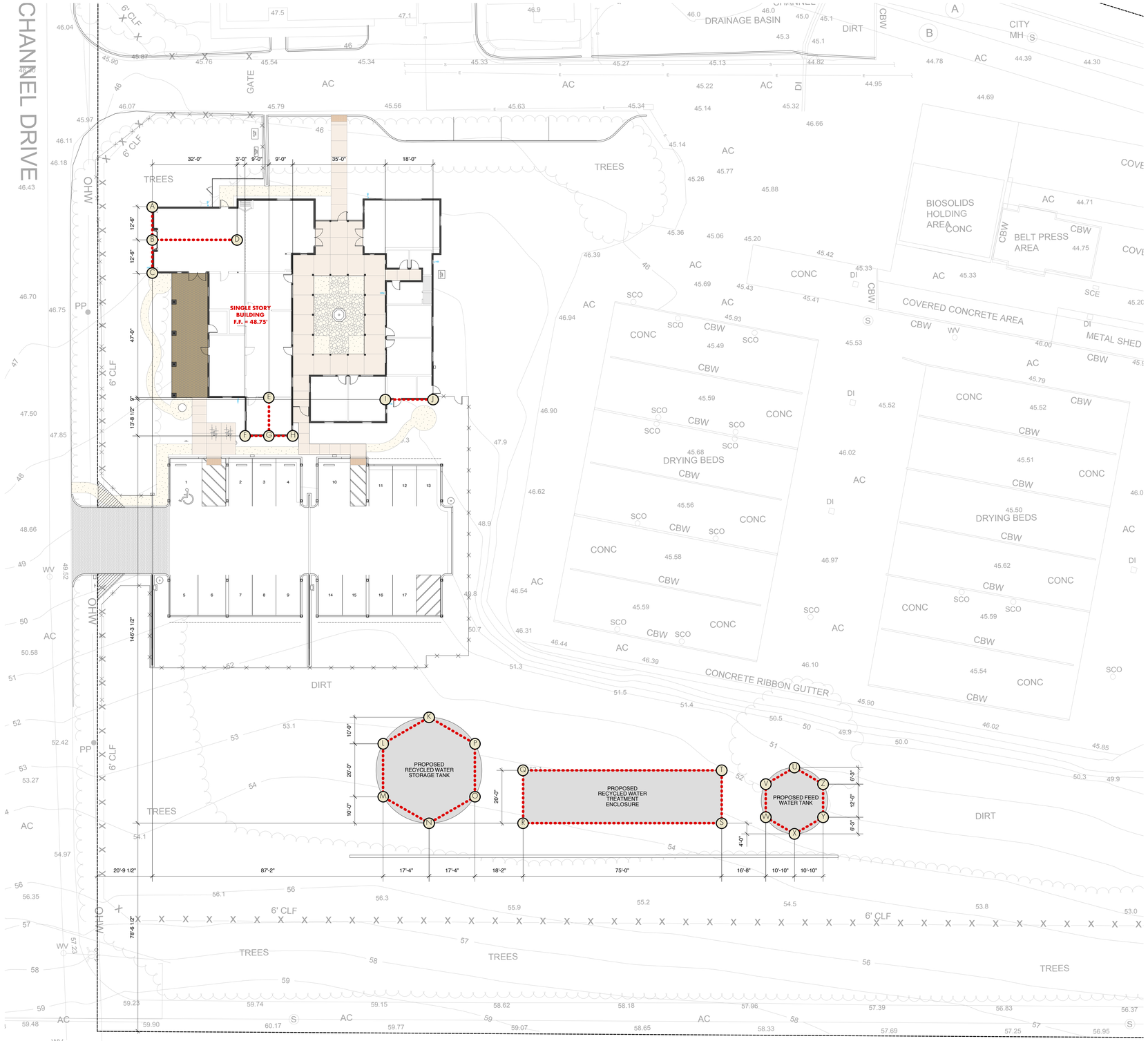
ISSUE DATE: 8/26/20

REVISIONS

NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-100

SHEET OF



STORY POLE SCHEDULE

POLE	FINISH GRADE/PAD	TOP OF POLE	NOTES
A	48.75'	63.50'	Top of Pole = Top of Roof
B	48.75'	67.75'	Top of Pole = Top of Roof
C	48.75'	63.50'	Top of Pole = Top of Roof
D	48.75'	67.75'	Top of Pole = Top of Roof
E	48.75'	63.50'	Top of Pole = Top of Roof
F	48.75'	60.50'	Top of Pole = Top of Roof
G	48.75'	63.50'	Top of Pole = Top of Roof
H	48.75'	60.50'	Top of Pole = Top of Roof
I	48.75'	63.75'	Top of Pole = Top of Parapet
J	48.75'	63.75'	Top of Pole = Top of Parapet
K	50.50'	65.50'	Top of Pole = Top of Tank
L	50.50'	65.50'	Top of Pole = Top of Tank
M	50.50'	65.50'	Top of Pole = Top of Tank
N	50.50'	65.50'	Top of Pole = Top of Tank
O	50.50'	65.50'	Top of Pole = Top of Tank
P	50.50'	65.50'	Top of Pole = Top of Tank
Q	50.50'	66.50'	Top of Pole = Top of Enclosure
R	50.50'	66.50'	Top of Pole = Top of Enclosure
S	50.50'	66.50'	Top of Pole = Top of Enclosure
T	50.50'	66.50'	Top of Pole = Top of Enclosure
U	50.50'	68.50'	Top of Pole = Top of Tank
V	50.50'	68.50'	Top of Pole = Top of Tank
W	50.50'	68.50'	Top of Pole = Top of Tank
X	50.50'	68.50'	Top of Pole = Top of Tank
Y	50.50'	68.50'	Top of Pole = Top of Tank
Z	50.50'	68.50'	Top of Pole = Top of Tank

STORY POLE LEGEND

STRING LINE AT TOP OF POLE ELEVEVATION, WHICH IS TOP OF ROOF LINE/PARAPET/TANK

(X) POLE

NOTE: BOTTOM PORTION OF STORY POLE, FROM (E) GRADE TO FINISH FLOOR/PAD, TO BE PAINTED DARK GREEN

1 STORY POLE PLAN
SCALE: 1/16" = 1'-0"

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: STORY POLE PLAN

DRAWN BY: JH

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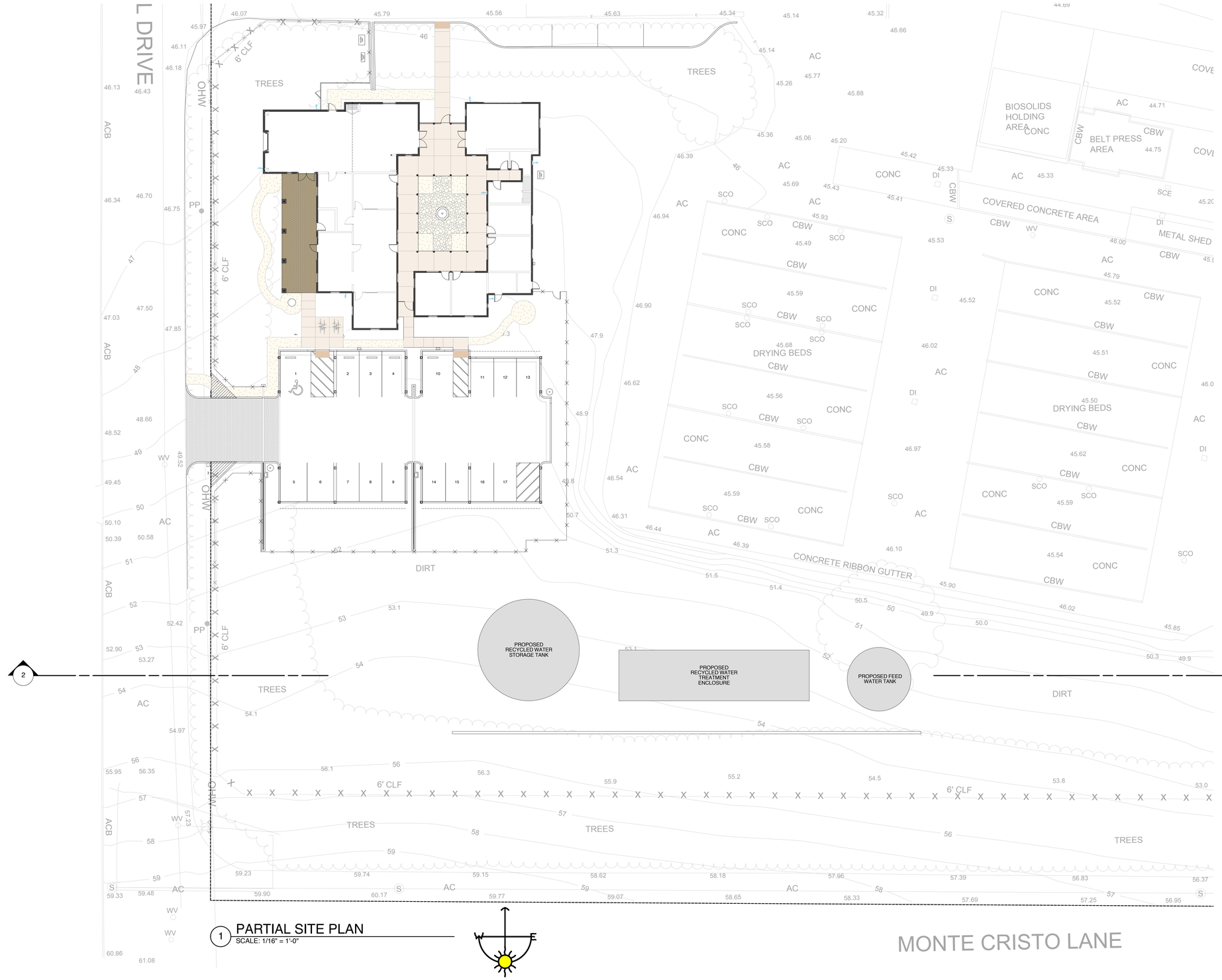
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NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

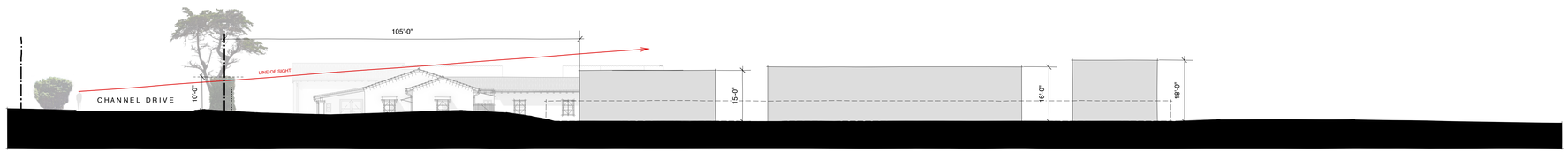
A-100.1

SHEET OF



2

1 PARTIAL SITE PLAN
SCALE: 1/16" = 1'-0"



2 SITE SECTION
SCALE: 1/16" = 1'-0"

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Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER:	17003
CONTENTS:	PARTIAL SITE PLAN
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8/26/20	MPC

ISSUE DATE: 8/26/20

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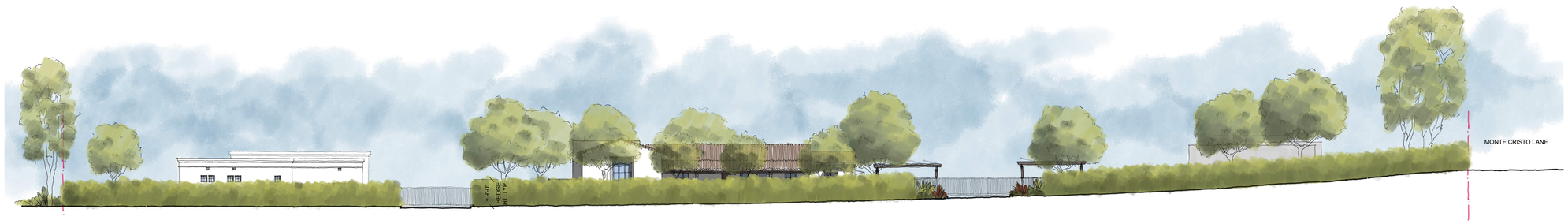
NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-100.2

SHEET OF



1 CHANNEL DRIVE ELEVATION
SCALE: 1/16" = 1'-0"



2 CHANNEL DRIVE ELEVATION W/ HEDGE ROW
SCALE: 1/16" = 1'-0"



3 VIEW LOOKING SOUTH ALONG CHANNEL DRIVE
SCALE: ACTUAL SIZE

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JOB NUMBER: 17003

CONTENTS:
ELEV/PERPSECTIVE SK's

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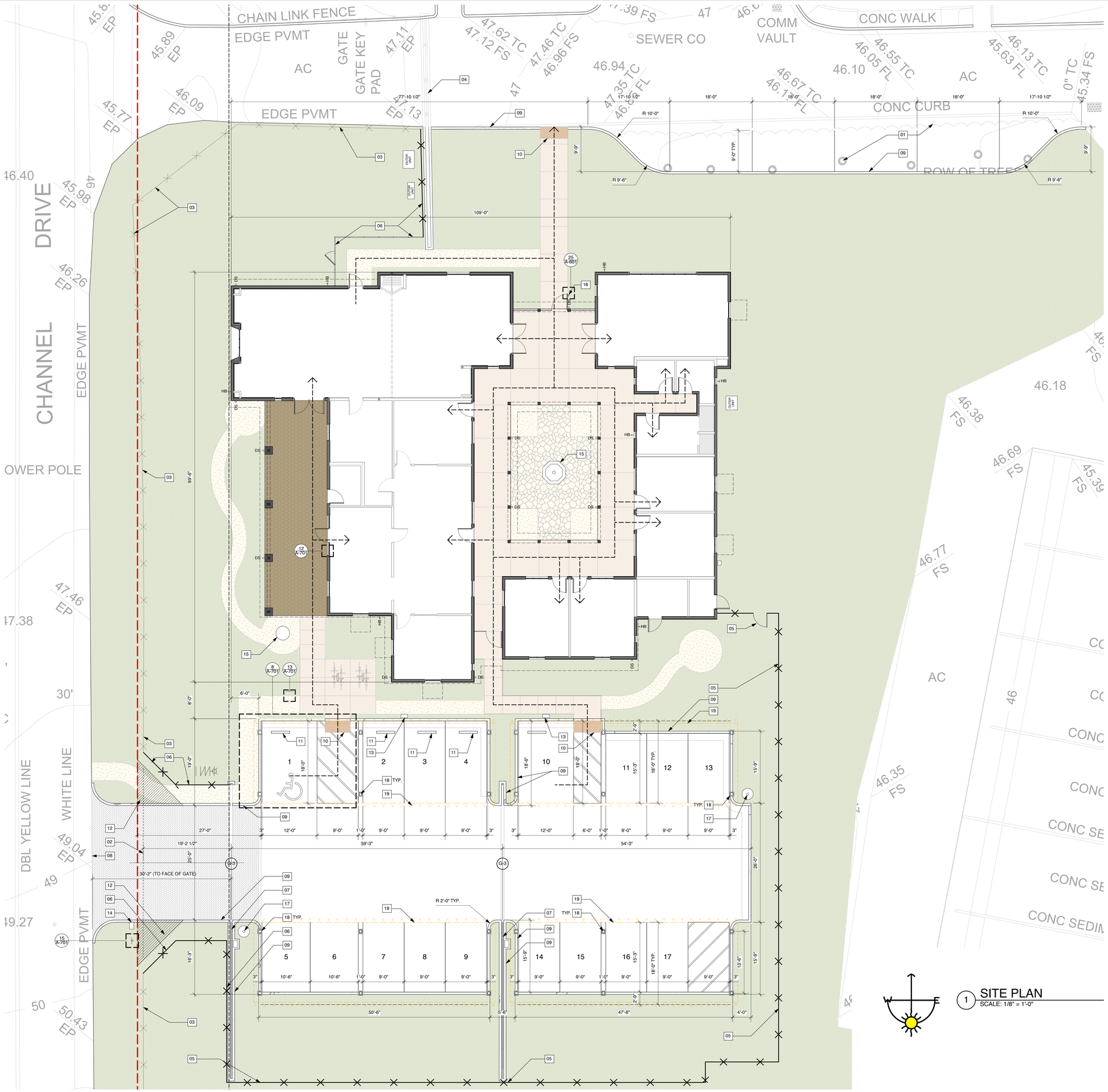
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2	4/18/19	ADDENDUM 2

A-100.3

SHEET OF



SITE PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

SITE PLAN KEYNOTES

01.	(E) TREES/VEGETATION TO BE REMOVED
02.	(E) CHAIN LINK FENCE TO BE REMOVED
03.	(E) CHAIN LINK FENCE TO REMAIN
04.	(E) MOTORIZED ROLLING GATE TO REMAIN
05.	CHAIN LINK FENCE PER LANDSCAPE DWGS.
06.	DECORATIVE SECURITY FENCE/GATE PER LANDSCAPE DWGS.
07.	FUTURE MOTORIZED ROLLING GATE. PROVIDE ELECTRICAL STUB OUT PER ELECTRICAL DWGS. & LOOP DETECTORS EACH SIDE OF GATE
08.	CURB CUT AND DRIVEWAY PER CIVIL DWGS.
09.	CURB PER CIVIL DWGS.
10.	TRUNCATED DOMES, SEE DETAIL 10/A-701
11.	CONCRETE WHEEL STOP
12.	SIGHT TRIANGLE
13.	FUTURE EVCS
14.	MAILBOX
15.	FOUNTAIN PER LANDSCAPE DWGS.
16.	TUBE STEEL BOLLARD/GATE STOP
17.	PARKING LOT POLE LIGHT ON CONCRETE FOOTING, PER ELECTRICAL DWGS.
18.	CARPORT POST - 8" SQ. STEEL HSS, PAINTED, ON 12" SQ. CONCRETE BASE
19.	LINE OF CARPORT ROOF ABOVE

LEGEND

- (N) LANDSCAPE AREA - SEE LANDSCAPE DWGS.
- (N) TILE PAVING - SEE LANDSCAPE DWGS.
- (N) STONE PAVING - SEE LANDSCAPE DWGS.
- (N) COLORED CONCRETE PAVING - SEE LANDSCAPE DWGS.
- (N) DECOMPOSED GRANITE PATHWAY - SEE LANDSCAPE DWGS.
- (N) PERMEABLE PAVING - SEE CIVIL AND LANDSCAPE DWGS.
- ACCESSIBLE PATH OF TRAVEL, 5% MAX. SLOPE, MINIMUM 36" WIDE
- FIRE LINE DOUBLE CHECK DETECTOR ASSEMBLY BACKFLOW PREVENTER PER CIVIL DWGS., TO BE PAINTED (FRAZEE #2977N GRIPPIE) AND SCREENED WITH LANDSCAPE. COORDINATE W/ FIRE DEPARTMENT
- BIKE RACK PER LANDSCAPE DWGS.
- OUTDOOR CONDENSER/VRF UNIT PER MECHANICAL DWGS.
- HB HOSE BIB PER PLUMBING DWGS.
- DS DOWNSPOUT

1 SITE PLAN
SCALE: 1/8" = 1'-0"

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920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS: SITE PLAN

DRAWN BY: JH

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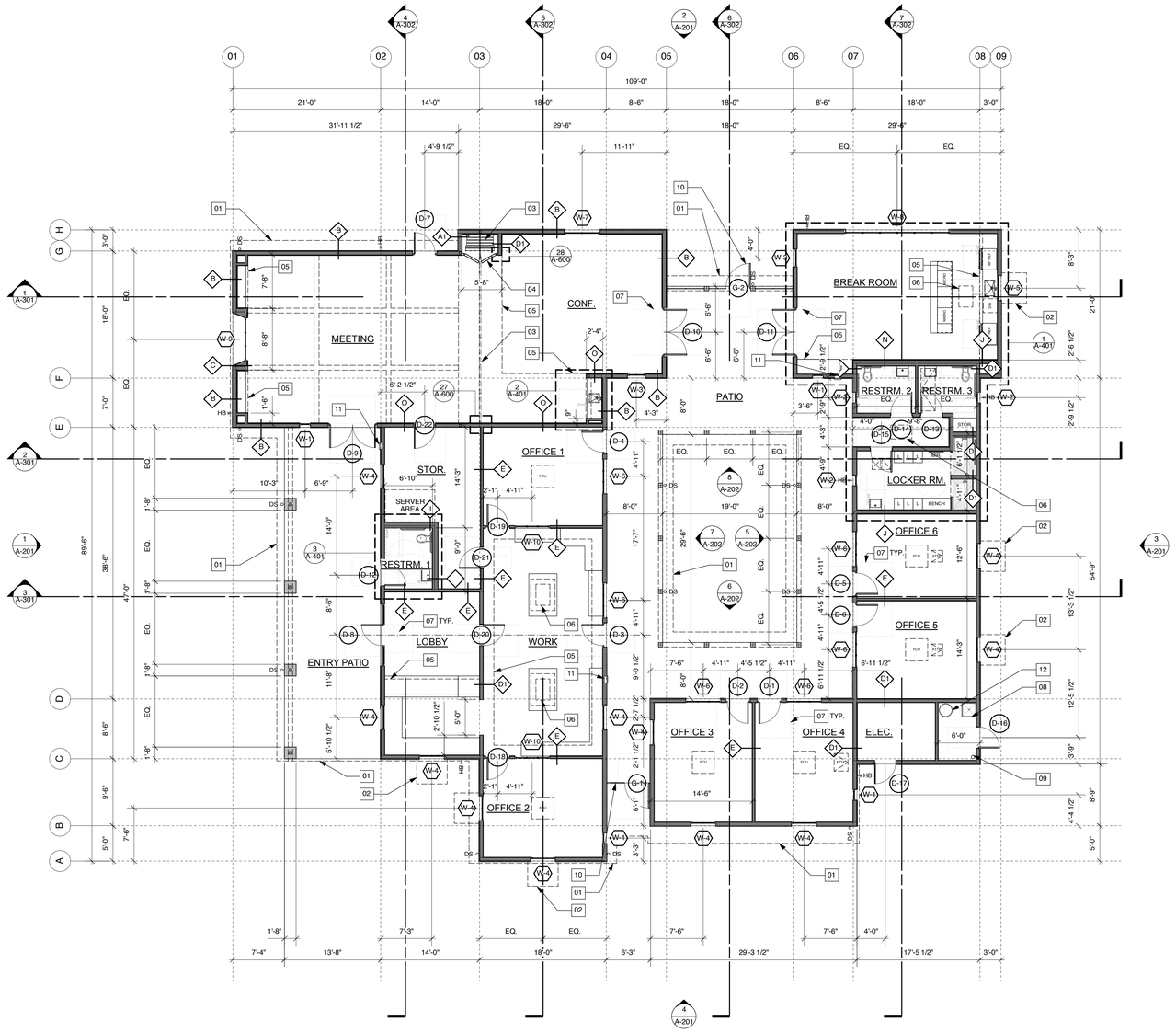
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2	4/18/19	ADDENDUM 2

A-101

SHEET OF



1 FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"

FLOOR PLAN GENERAL NOTES

1. SEE TITLE SHEET FOR ALL SITE STATISTICS
2. SEE CIVIL PLANS FOR ALL (E) CONDITIONS, GRADING, DRAINAGE & UTILITIES
3. SEE LANDSCAPE PLAN FOR LANDSCAPING/HARDSCAPE/IRRIGATION AND FINISHES
4. ALL ACCESSIBLE PATHS OF TRAVEL TO BE LESS THAN 5% SLOPE
5. REFER TO DETAILS ON SHEET A-700 FOR PENETRATIONS THROUGH RATED ASSEMBLIES

FLOOR PLAN KEYNOTES

01.	LINE OF ROOF/BEAM ABOVE
02.	LINE OF AWNING ABOVE
03.	FOLDING PARTITION DOOR, OWNER FURNISHED CONTRACTOR INSTALLED
04.	3-PIECE ACOUSTICAL STORAGE POCKET DOORS PER MANUFACTURER, TO MATCH FOLDING PARTITION DOOR, 5'-0" OVERALL WIDTH (INCLUDING JAMBS) X 11'-0" TALL
05.	LINE OF SOFFIT/DROPPED CEILING
06.	LINE OF SKYLIGHT ABOVE
07.	MANEUVERING SPACE REQUIRED AT DOOR. THE WIDTH OF THE LEVEL AREA ON THE SIDE TO WHICH THE DOOR SWINGS SHALL EXTEND 18 INCHES PAST THE STRIKE EDGE FOR ALL INTERIOR DOORS INTENDED FOR USER PASSAGE
08.	SERVICE SINK PER PLUMBING DWGS.
09.	FIRE RISER PER PLUMBING DWGS.
10.	DECORATIVE GATE/FENCE PER ELEVATIONS
11.	2A10BC FIRE EXTINGUISHER IN SEMI-RECESSED CABINET
12.	WATER HEATER PER PLUMBING DWGS.

WALL LEGEND

COORDINATE ALL WALLS W/ STRUCTURAL DRAWINGS

TYPICAL INTERIOR WALLS 3.5" METAL STUD, PER D2/A-700, U.N.O.
TYPICAL PLUMBING WALLS 5.5" METAL STUD, PER D1A-700, U.N.O.
TYPICAL EXTERIOR WALLS 5.5" METAL STUD, PER A1/A-700, U.N.O.

METAL STUD WALL

METAL DOUBLE STUD WALL

WALL TYPE, REFER TO SHEET A-700

NOTE: WHERE A PORTION OF WALL NECESSITATES PLYWOOD SHEATING, RESILIENT CHANNEL, TWO LAYERS OF GYPSUM BOARD, ETC., THE ENTIRE WALL LENGTH SHALL RECIEVE THE SAME

LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
	24"X30" ATTIC ACCESS
	20"X20" ATTIC ACCESS

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CONTENTS:
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A-102

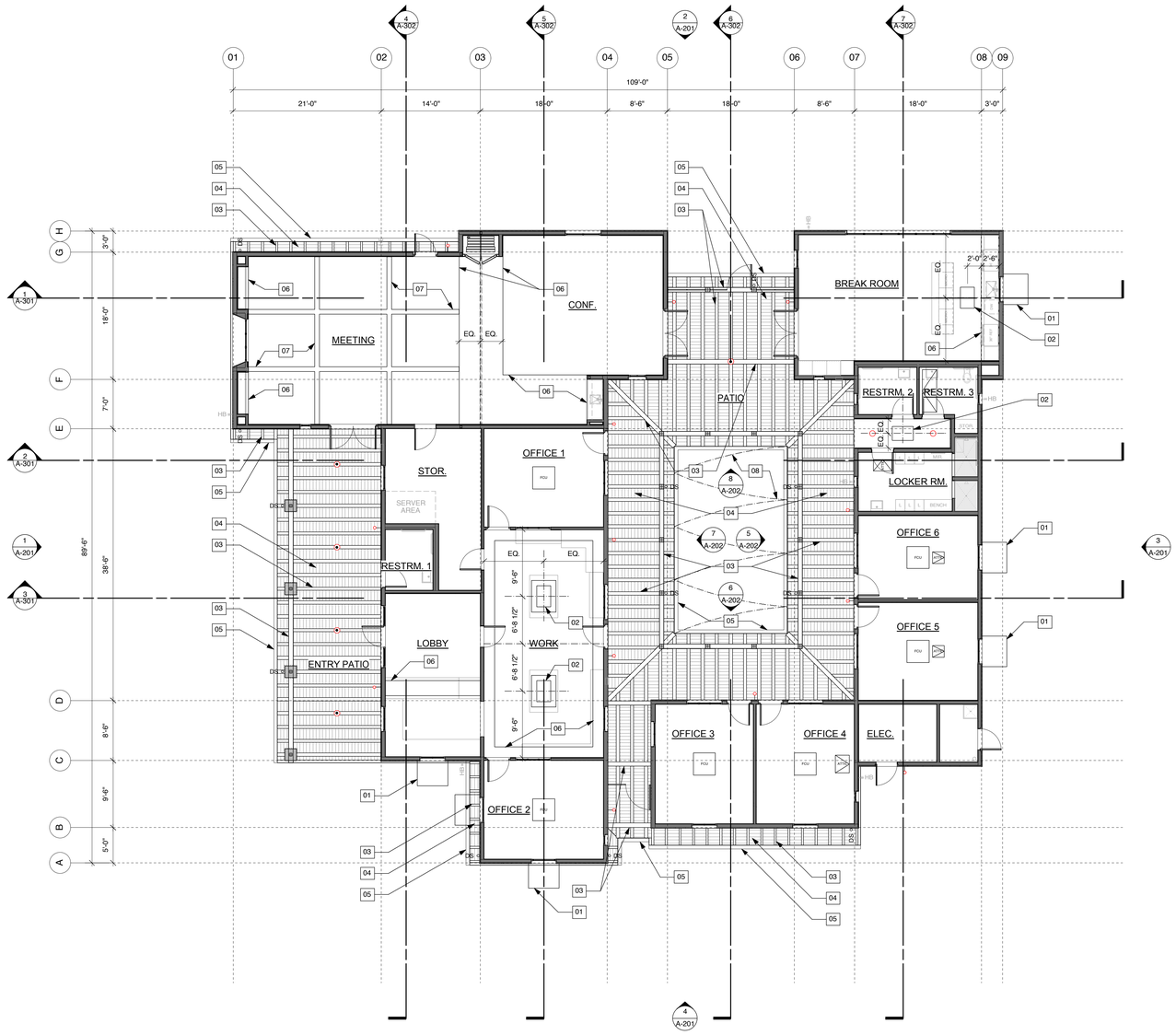
SHEET OF

RCP GENERAL NOTES

1. SEE SHEET A-102 FOR DOOR & WINDOW LOCATIONS
2. SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION

RCP KEYNOTES

01.	AWNING
02.	SKYLIGHT
03.	WOOD BEAM/RAFTER PER STRUCTURAL DWGS., STAINED
04.	WOOD T&G, STAINED
05.	GUTTER
06.	LINE OF SOFFIT/DROP CEILING, SEE I.D. FOR ADDITIONAL INFORMATION
07.	FALSE BEAM, SEE I.D. DRAWINGS FOR ADDITIONAL INFORMATION
08.	STRING LIGHTS, PER ELECTRICAL DWGS.



LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
	24"X30" ATTIC ACCESS
	20"X20" ATTIC ACCESS
ROOF VENT	ROOF VENT
	ROOF DRAIN & OVERFLOW PER PLUMBING DWGS.
	EXTERIOR PENDANT LIGHT FIXTURE, PER ELECTRICAL DWGS.
	EXTERIOR WALL SCONCE LIGHT FIXTURE, PER ELECTRICAL DWGS.

1 REFLECTED CEILING PLAN
SCALE: 1/8" = 1'-0"

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REFLECTED CEILING PLAN

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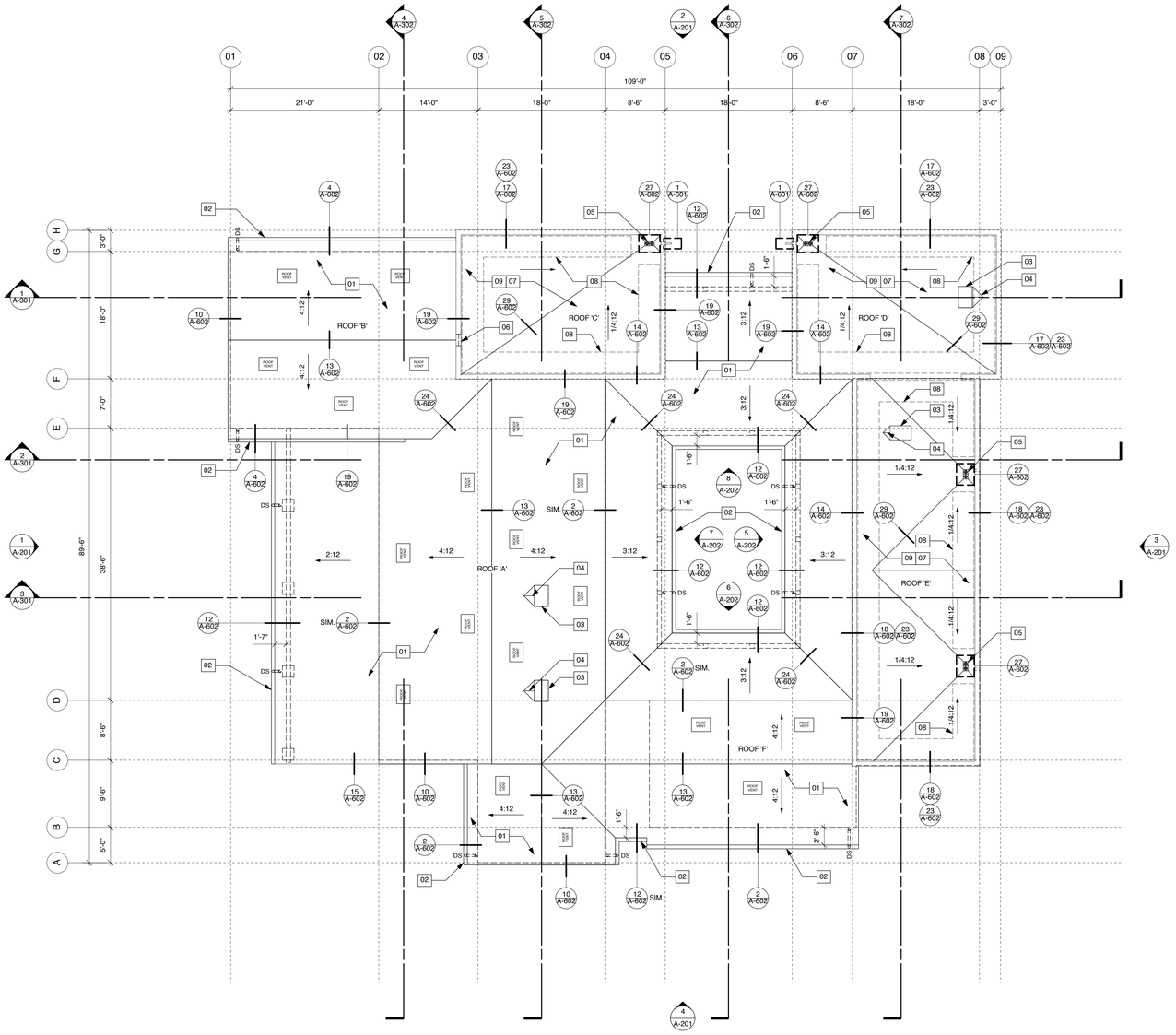
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NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-103

SHEET OF



1 ROOF PLAN
SCALE: 1/8" = 1'-0"

ROOF PLAN KEYNOTES

01. CLASS A TWO-PICE CLAY TILE ROOF, PER ELEVATIONS
02. GUTTER AND DOWNSPOUT PER ELEVATIONS
03. 24"X36" SKYLIGHT - SKYLIGHTS SHALL BE LABELED STATING THE NAME OF THE MANUFACTURER, THE APPROVED LISTING AGENCY, THE PRODUCT DESIGNATION AND THE PERFORMANCE GRADE RATING AS IS SPECIFIED IN AAMA/WDMA/CSA 01/1.S.2/A440
04. ROOF CRICKET
05. ROOF DRAIN & OVERFLOW, PER PLUMBING DWGS.
06. 20"X30" WALL ACCESS PANEL, SERVING ATTIC SPACE
07. SINGLE PLY THERMOPLASTIC MEMBRANE OVER COVER BOARD OVER TAPERED RIGID INSULATION, MIN. 2% SLOPE PER PLAN. REFER TO ADDITIONAL FLASHING DETAILS ON SHEET A-602
08. 36" WIDE WALK PAD, PER ROOF MANUFACTURER
09. SPRAY-APPLIED POLYURETHANE FOAM AIR-IMPERMEABLE INSULATION AT ATTIC & ENCLOSED RAFTER SPACES. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING. NO CLASS I VAPOR RETARDERS ARE TO BE INSTALLED ON THE CEILING SIDE OF THE UNVENTED ATTIC ASSEMBLY OR ON THE CEILING SIDE OF THE UNVENTED ENCLOSED ROOF FRAMING ASSEMBLY

ROOF VENTING CALCULATIONS

CLAY TILE ROOF

PROVIDE THE FOLLOWING REQUIRED VENTILATION:

CODE REQUIRED VENTING = 1 SF VENT PER 300 SF VENTED AREA -
PER CBC 1203.2, EXCEPTION (1 PERM VAPOR BARRIER PER ASTM E96 AT WARM SIDE)

ROOF	VENTED AREA (SF)	CODE REQMT.	CODE REQ'D VENT (SF)	CODE REQ'D VENT (SI)	PROVIDED VENT (SI)
A	1,905	1/300	6.4	914	949
B	798	1/300	2.7	383	431
C	615	N/A	N/A	N/A	N/A
D	615	N/A	N/A	N/A	N/A
E	976	N/A	N/A	N/A	N/A
F	523	1/300	1.7	251	259

VENTILATION PROVIDED
VENT TYPES:

"M" STYLE - O'HAGIN VENT (HIGH AND LOW)
86.25 SQ. INCHES/EA

ROOF 'A'
11 TYPE "M" = 949 SQ. INCHES FREE VENT

ROOF 'B'
5 TYPE "M" = 431 SQ. INCHES FREE VENT

ROOF 'C'
N/A (FLAT NON-VENTED ROOF)

ROOF 'D'
N/A (FLAT NON-VENTED ROOF)

ROOF 'E'
N/A (FLAT NON-VENTED ROOF)

ROOF 'F'
3 TYPE "M" = 259 SQ. INCHES FREE VENT

LEGEND

HB	HOSE BIB PER PLUMBING DWGS.
DS	DOWNSPOUT
24"X30"	24"X30" ATTIC ACCESS
20"X20"	20"X20" ATTIC ACCESS
ROOF VENT	ROOF VENT
	ROOF DRAIN & OVERFLOW PER PLUMBING DWGS.

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SANTA BARBARA, CA

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ROOF PLAN

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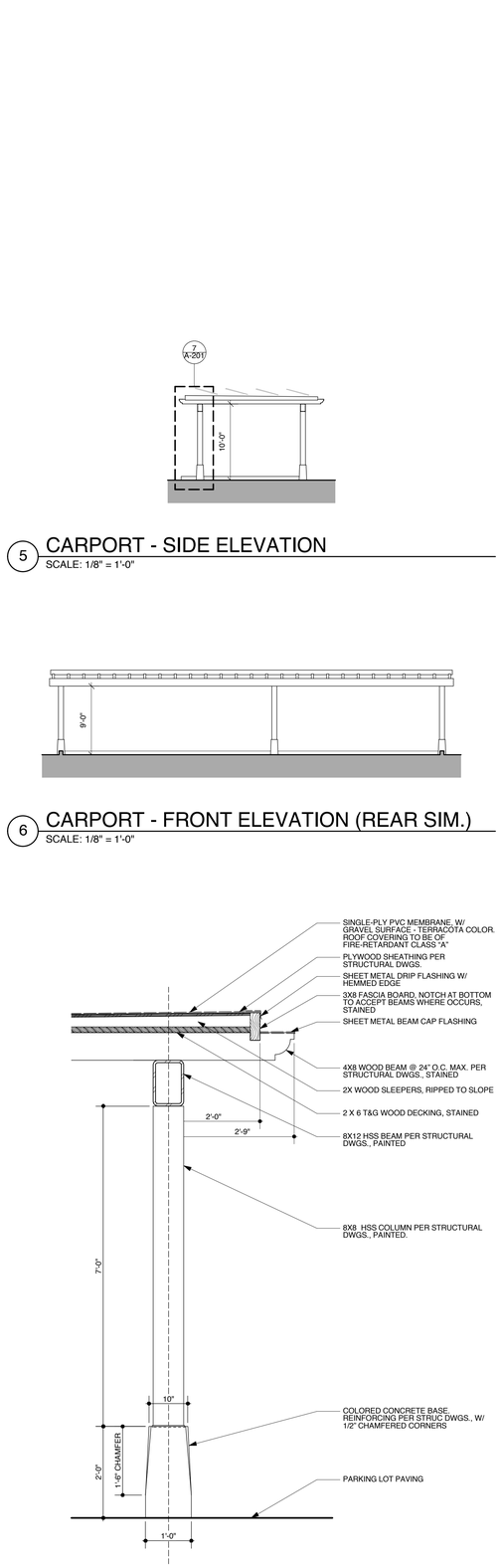
NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-104

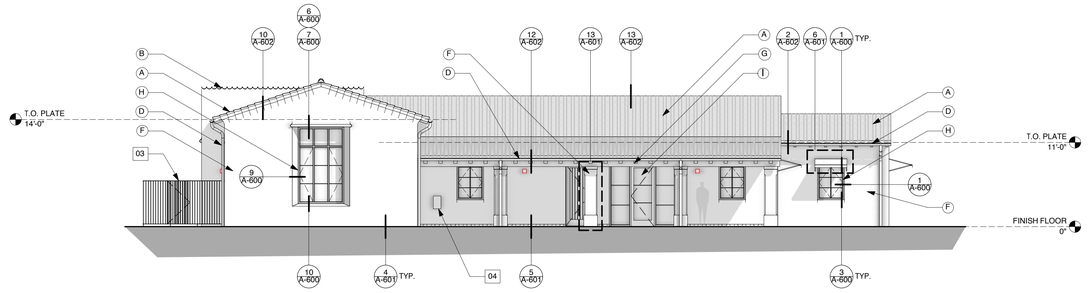
SHEET OF

5 CARPORT - SIDE ELEVATION
SCALE: 1/8" = 1'-0"

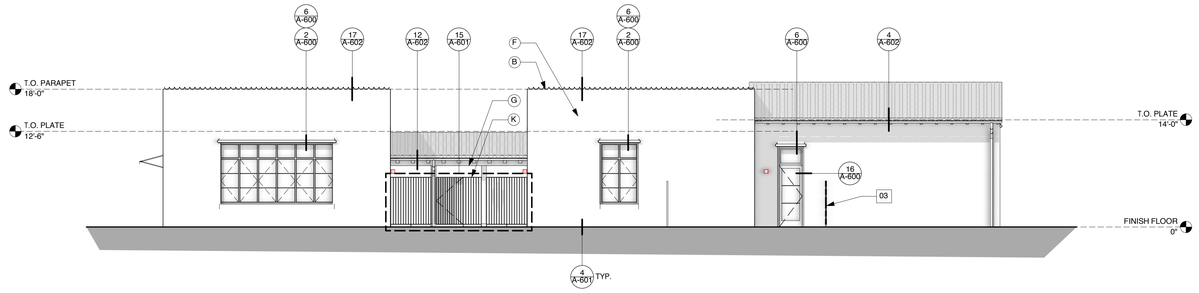
6 CARPORT - FRONT ELEVATION (REAR SIM.)
SCALE: 1/8" = 1'-0"



7 CARPORT COLUMN & ROOF EAVE
SCALE: 3/4" = 1'-0"

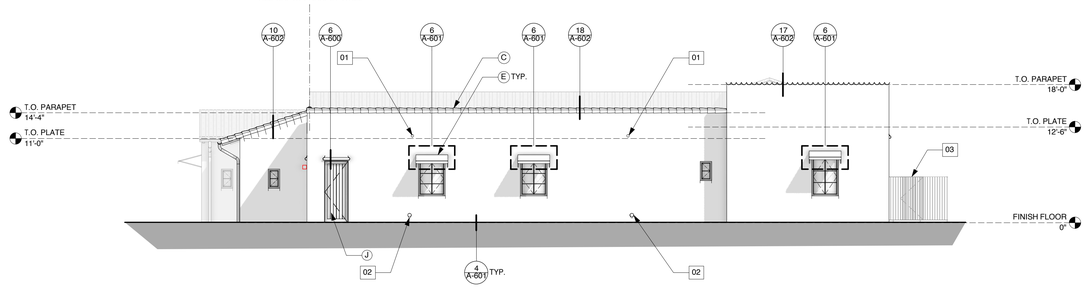


1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



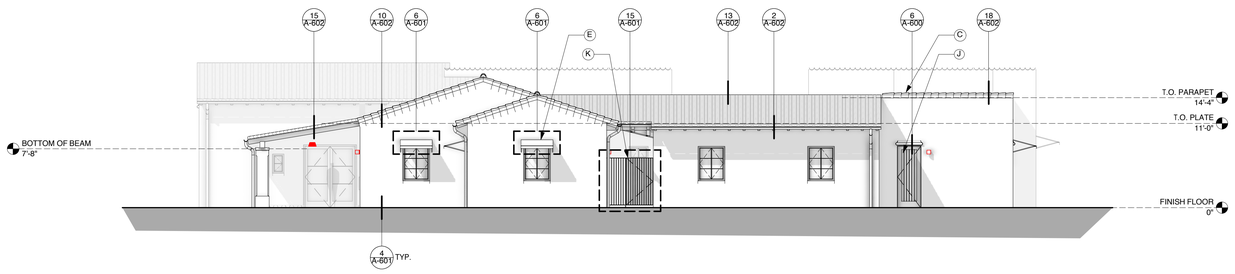
2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



4 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

TYPICAL FINISHES & COLORS

ROOF:	A	TWO-PIECE CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES, TERRA ANTIGUA BLEND
PARAPET 01:	B	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
PARAPET 02:	C	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
DOWNSPOUT/GUTTER:	D	COPPER
CANVAS AWNING:	E	SUNBRELLA - UNITY LEAF 85003-0000
EXTERIOR WALL:	F	7/8" 3-COAT CEMENT PLASTER, SMOOTH, PAINTED - FRAZEE MISTAYA CLW 1042W
EXPOSED WOOD:	G	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WINDOW:	H	ALUINUM - METAL WINDOW CORP SERIES 2000 DARK BRONZE ANODIZED
FRENCH DOOR:	I	ALUINUM - METAL WINDOW CORP SERIES 3000 DARK BRONZE ANODIZED
WOOD DOOR:	J	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WROUGHT IRON FENCE/GATE:	K	PAINTED - SW6991 BLACK MAGIC

ELEVATION KEYNOTES

01.	CAST IRON ROOF DRAIN OVERFLOW PIPE, PAINTED TO MATCH BUILDING, PROJECT 2" PAST FACE OF WALL. PROVIDE PLUMBING FLASHING PANEL BY QUICKFLASH @ PIPE PENETRATION. REFER TO PLUMBING DWGS. FOR ADDTIONAL INFORMATION. VERIFY HEIGHT W/ ARCHITECT PRIOR TO INSTALLATION.
02.	DOWNSPOUT NOZZLE, PER PLUMBING DWGS.
03.	DECORATIVE SECURITY FENCE/GATE PER LANDSCAPE DWGS.
04.	SEMI-RECESSED FIRE EXTINGUISHER CABINET

EXTERIOR LIGHTING LEGEND

WALL MOUNTED LIGHT: TO BE MOUNTED 7'-6" A.F.F. U.N.O.,

PENDANT LIGHT: HEIGHT TO BE COORDINATED W/ ARCHITECT,

REFER TO ELECTRICAL DWGS. FOR FIXTURE TYPES AND ADDITIONAL INFORMATION

NOTE: WHERE THE LEADING EDGES OF EXTERIOR LIGHT FIXTURES ARE BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR, THAT PORTION OF THE FIXTURE SHALL PROTRUDE NO MORE THAN 4 INCHES, PER CBC 1133B.8.6

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CONTENTS: EXTERIOR ELEVATIONS

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7/2/20	MBAR
8/26/20	MPC

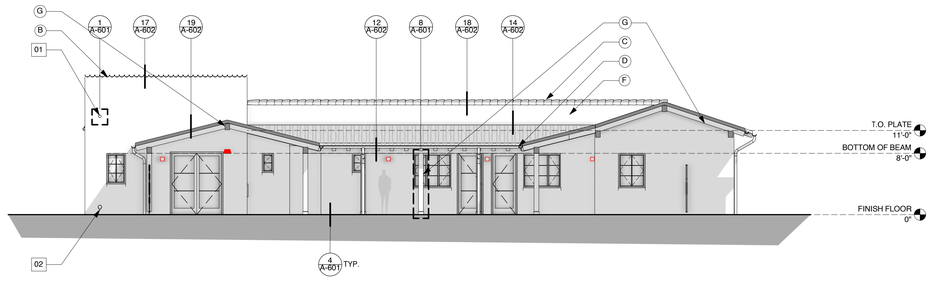
ISSUE DATE: 8/26/20

REVISIONS

NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-201

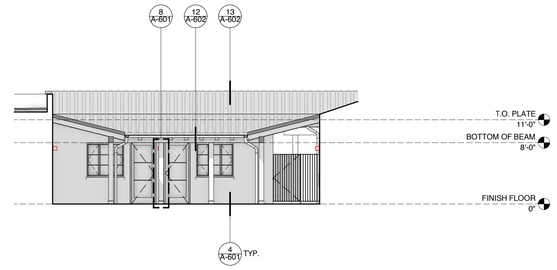
SHEET OF



5 COURTYARD WEST ELEVATION

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

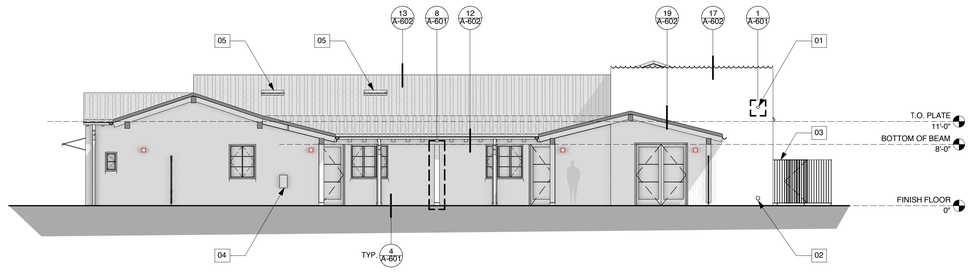
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



6 COURTYARD NORTH ELEVATION

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

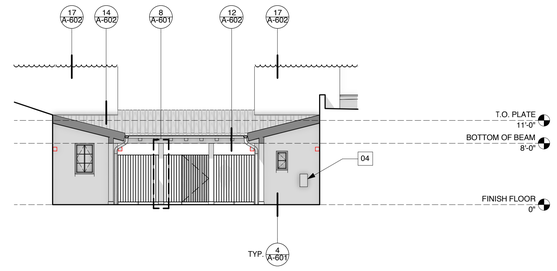
FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



7 COURTYARD EAST ELEVATION

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

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION



8 COURTYARD SOUTH ELEVATION

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

FOR REMAINING FINISH & COLOR NOTES, SEE WEST ELEVATION

TYPICAL FINISHES & COLORS

ROOF:	A	TWO-PIECE CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES, TERRA ANTIGUA BLEND
PARAPET 01:	B	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
PARAPET 02:	C	CLAY TILE - REDLANDS MISSION SANDCAST 2300 SERIES TERRA ANTIGUA BLEND
DOWNSPOUT/GUTTER:	D	COPPER
CANVAS AWNING:	E	SUNBRELLA - UNITY LEAF 85003-0000
EXTERIOR WALL:	F	7/8" 3-COAT CEMENT PLASTER, SMOOTH, PAINTED - FRAZEE MISTAYA CLW 1042W
EXPOSED WOOD:	G	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WINDOW:	H	ALUINUM - METAL WINDOW CORP SERIES 2000 DARK BRONZE ANODIZED
FRENCH DOOR:	I	ALUINUM - METAL WINDOW CORP SERIES 3000 DARK BRONZE ANODIZED
WOOD DOOR:	J	SOLID BODY STAIN - TO MATCH FRAZEE M409 MANZANITA
WROUGHT IRON FENCE/GATE:	K	PAINTED - SW6991 BLACK MAGIC

ELEVATION KEYNOTES

01.	CAST IRON ROOF DRAIN OVERFLOW PIPE, PAINTED TO MATCH BUILDING, PROJECT 2" PAST FACE OF WALL. PROVIDE PLUMBING FLASHING PANEL BY QUICKFLASH @ PIPE PENETRATION. REFER TO PLUMBING DWGS. FOR ADDTIONAL INFORMATION. VERIFY HEIGHT W/ ARCHITECT PRIOR TO INSTALLATION.
02.	DOWNSPOUT NOZZLE, PER PLUMBING DWGS.
03.	DECORATIVE SECURITYFENCE/GATE PER LANDSCAPE DWGS.
04.	SEMI-RECESSED FIRE EXTINGUISHER CABINET
05.	SKYLIGHT

EXTERIOR LIGHTING LEGEND

WALL MOUNTED LIGHT: TO BE MOUNTED 7'-6" A.F.F. U.N.O.,

PENDANT LIGHT: HEIGHT TO BE COORDINATED W/ ARCHITECT,

REFER TO ELECTRICAL DWGS. FOR FIXTURE TYPES AND ADDITIONAL INFORMATION

NOTE: WHERE THE LEADING EDGES OF EXTERIOR LIGHT FIXTURES ARE BETWEEN 27 INCHES AND 80 INCHES ABOVE THE FINISHED FLOOR, THAT PORTION OF THE FIXTURE SHALL PROTRUDE NO MORE THAN 4 INCHES, PER CBC 1133B.8.6

CEARNAL COLLECTIVE
ARCHITECTURE
INTERIOR DESIGN
521 1/2 STATE STREET
SANTA BARBARA
CALIFORNIA 93101
P: 805.963.8077
www.cearnal.com

Proposed project for:
MONTECITO SANITARY DISTRICT
920 CHANNEL DRIVE
SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
EXTERIOR ELEVATIONS

DRAWN BY: JH

CHECKED BY:

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SUBMITTALS

DATE	TYPE
7/24/18	SD
8/24/18	25% DD
10/15/18	50% DD
11/12/18	80% CD
12/6/18	PLAN CHECK
2/1/19	PLN CHK RESUB
7/2/20	MBAR
8/26/20	MPC

ISSUE DATE: 8/26/20

REVISIONS

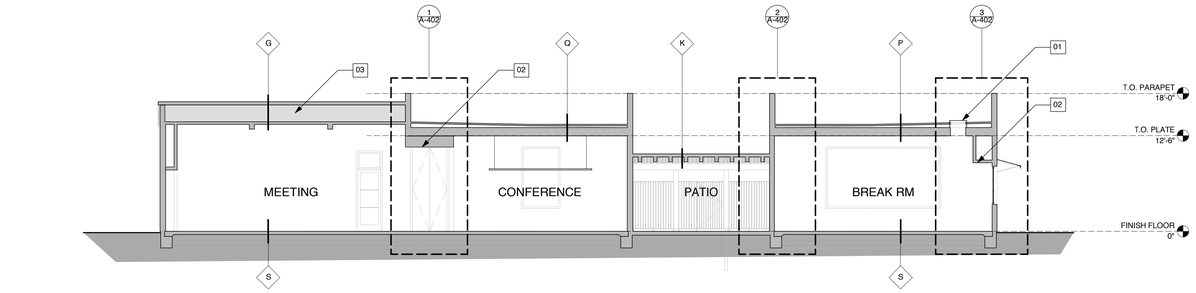
NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-202

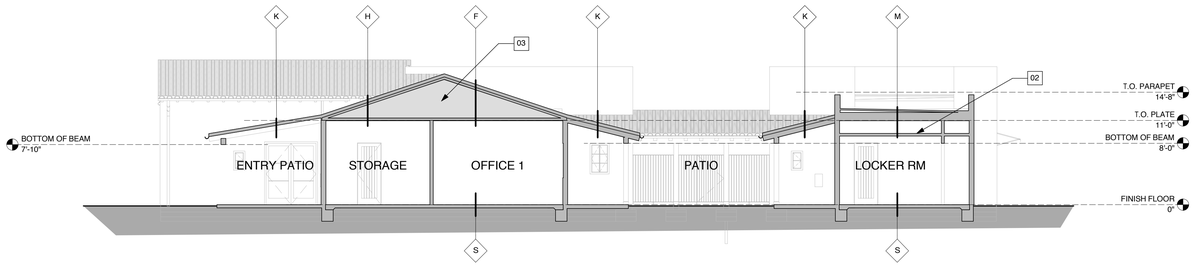
SHEET OF

SECTION KEYNOTES

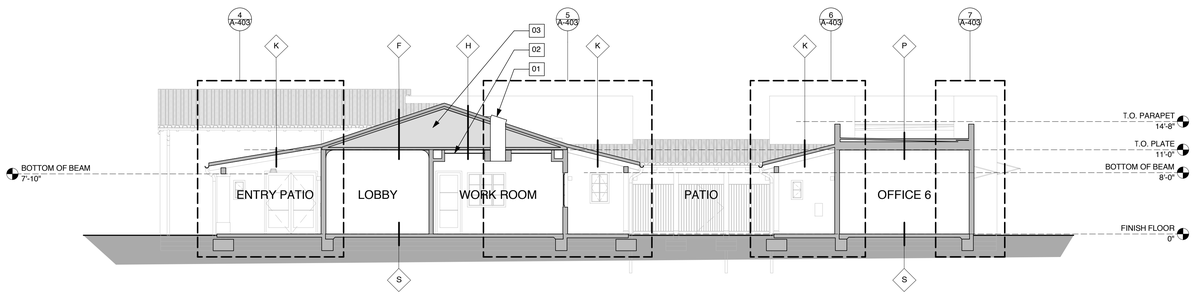
01. SKYLIGHT
02. SOFFIT/DROP CEILING
03. ATTIC



1 BUILDING SECTION
SCALE: 1/8" = 1'-0"



2 BUILDING SECTION
SCALE: 1/8" = 1'-0"



3 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Proposed project for:
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920 CHANNEL DRIVE
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CONTENTS:
BUILDING SECTIONS

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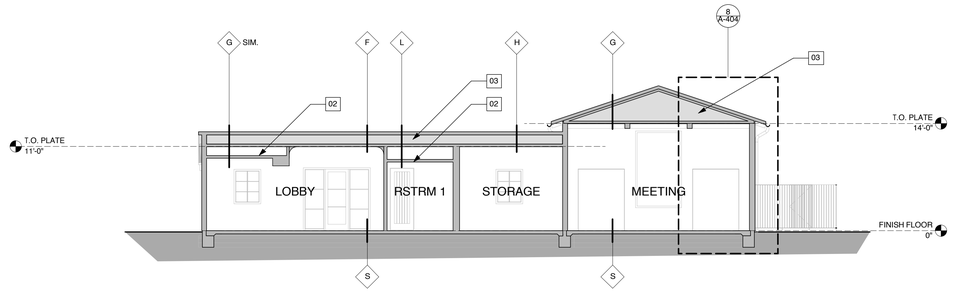
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A-301

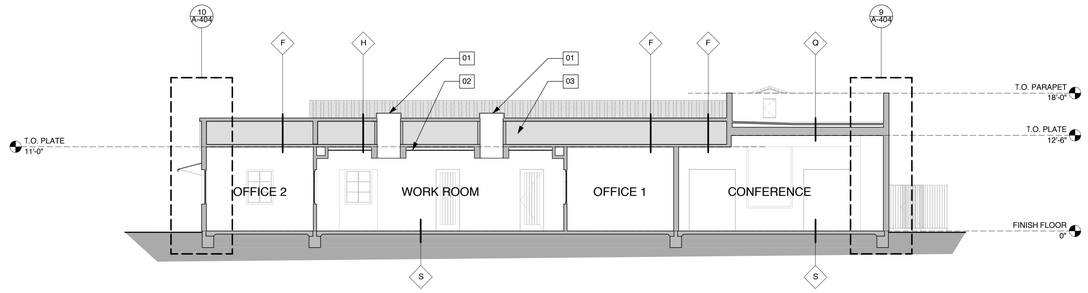
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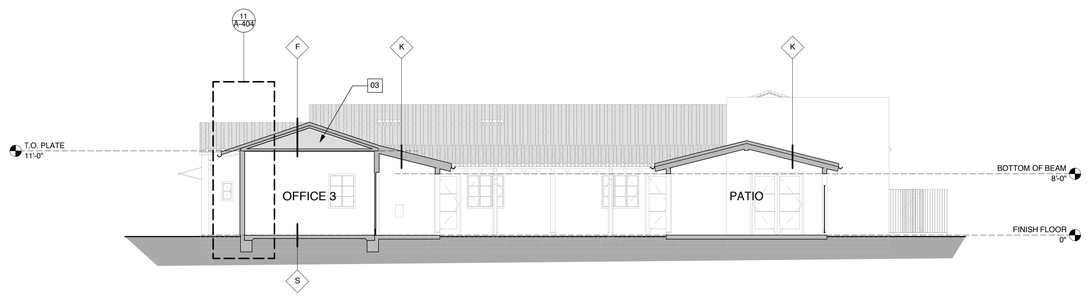
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02. SOFFIT/DROP CEILING
03. ATTIC



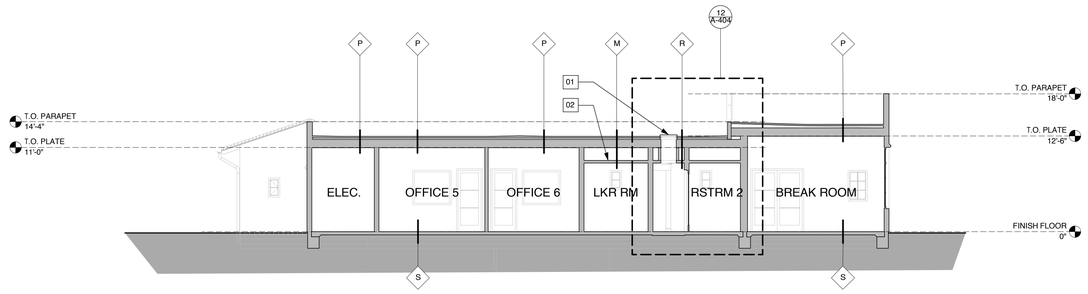
4 BUILDING SECTION
SCALE: 1/8" = 1'-0"



5 BUILDING SECTION
SCALE: 1/8" = 1'-0"



6 BUILDING SECTION
SCALE: 1/8" = 1'-0"



7 BUILDING SECTION
SCALE: 1/8" = 1'-0"

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Proposed project for:
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SANTA BARBARA, CA

JOB NUMBER: 17003

CONTENTS:
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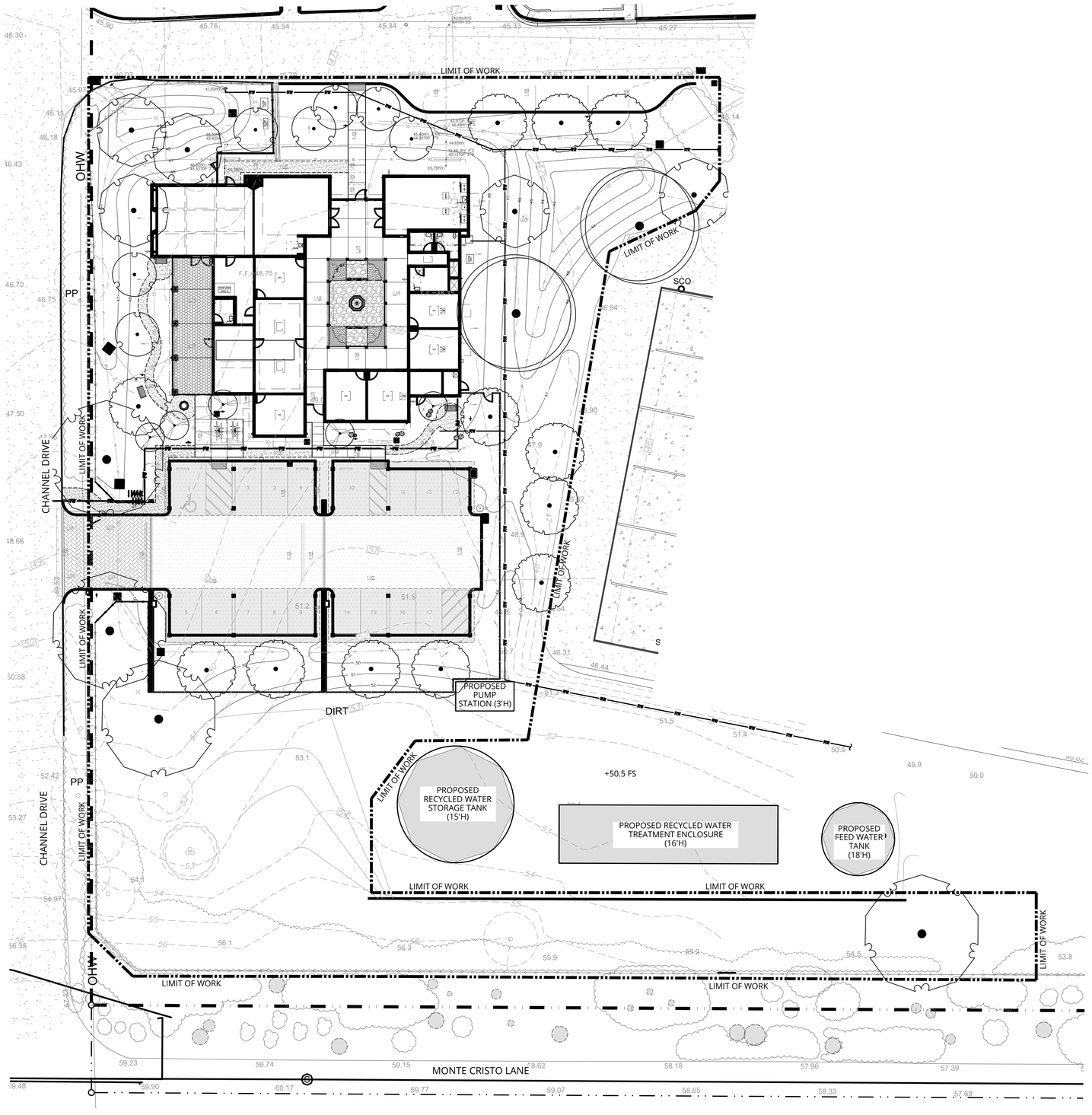
NO.	DATE	TYPE
2	4/18/19	ADDENDUM 2

A-302

SHEET OF

MONTECITO SANITARY DISTRICT

LANDSCAPE PLANS



SCALE: 1" = 10'-0"

PROJECT CONTACTS

OWNER
Montecito Sanitary District
Contact: Carrie Poytress
Phone: 805.969.4200

ARCHITECT
The Cearnal Collective, LLP
Contact: Jeff Hornbuckle
Phone: 805.963.8077x207

CIVIL ENGINEER
Stantec
Contact: Wayne Fitch
Phone: 805.963.9532

LANDSCAPE ARCHITECT
CJM::LA
Contact: Katie Klein
Phone: 805.698.2120

SHEET INDEX

LANDSCAPE PLANS	
L-0	Title Sheet
L-1	Construction Plan
L-2.1	Planting Plan
L-2.2	Planting Plan
L-3.1	Irrigation Plan
L-3.2	Irrigation Notes & Calculations
L-4	Lighting Plan
L-5.1	Construction Details
L-5.2	Construction Details
L-5.3	Planting Details
L-5.4	Irrigation Details
L-5.5	Irrigation Details
L-6.1	Planting Specifications
L-6.2	Planting Specifications
L-6.3	Irrigation Specifications
L-6.4	Irrigation Specifications

PROJECT STATISTICS

TOTAL LANDSCAPE AREA: 24,429 SF

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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TITLE SHEET

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

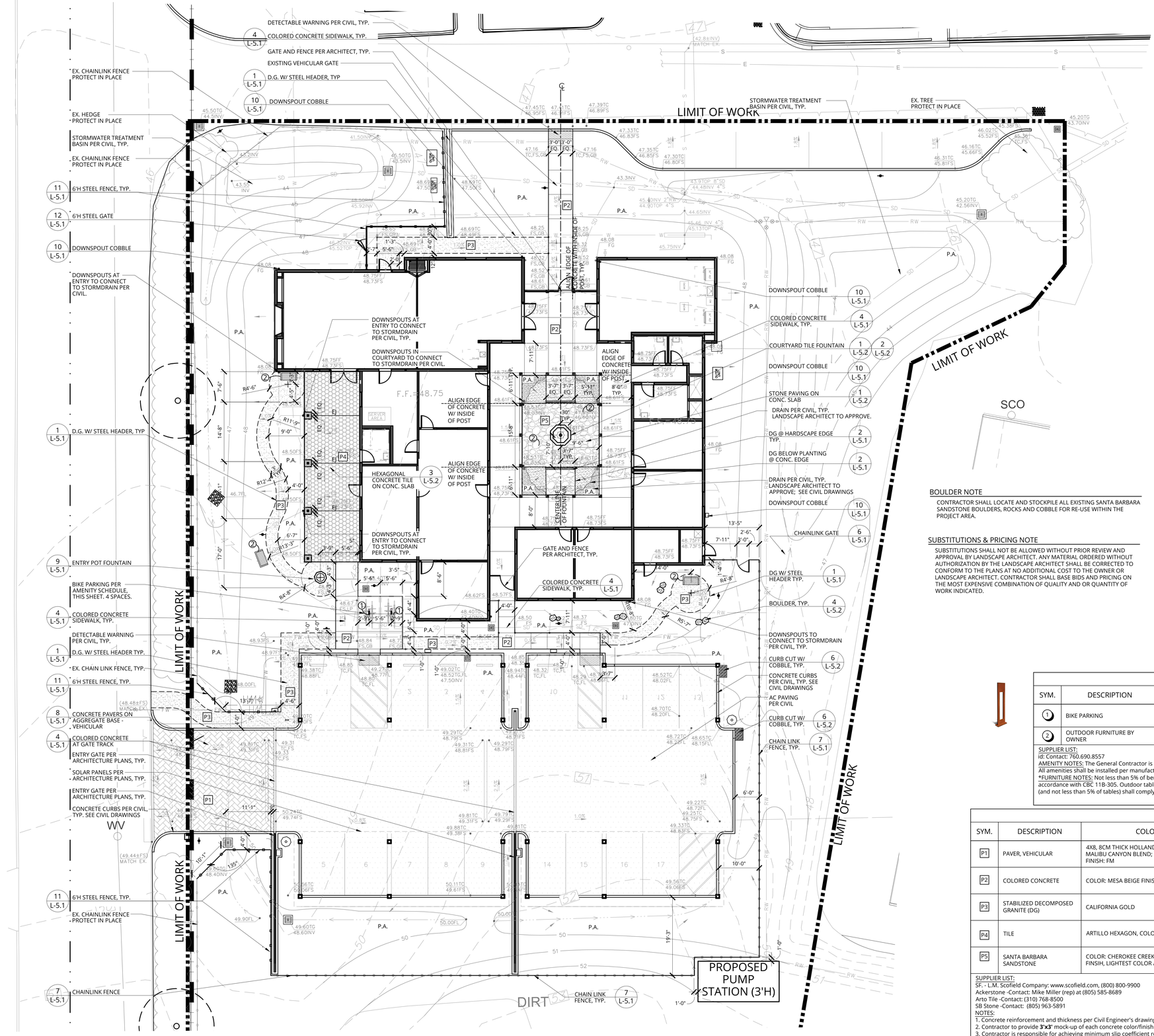
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-0



CONSTRUCTION NOTES

CONSTRUCTION SHALL CONFORM TO ALL LOCAL CITY, COUNTY, STATE AND INTERNATIONAL CODES.

CONTRACTOR SHALL NOT MAKE FIELD CHANGES UNLESS AUTHORIZED BY THE LANDSCAPE ARCHITECT. ANY UNAUTHORIZED CHANGES SHALL BE CORRECTED TO CONFORM TO THE PLANS, AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT.

CONTRACTOR SHALL VERIFY ALL UTILITY LOCATIONS. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF ANY FIELD CHANGES ARE NECESSARY.

CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO UNDERGROUND UTILITIES AND SHALL REPLACE OR REPAIR SAME AS REQUIRED AT HIS EXPENSE.

CONTRACTOR SHALL COORDINATE ELECTRICAL AND IRRIGATION CONDUIT SLEEVES PRIOR TO INSTALLATION OF NEW PAVEMENT.

CONTRACTOR TO REVIEW SITE FOR PROPER DRAINAGE AND REPORT APPARENT PROBLEMS TO LANDSCAPE ARCHITECT IMMEDIATELY.

CONTRACTOR SHALL VERIFY ALL MATERIALS, COLORS AND FINISHES WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION. CONTRACTOR SHALL OBTAIN SAMPLES OF ALL CONCRETE COLOR & FINISHES, TILE, BRICK, PAVERS, ETC. FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.

LANDSCAPE ARCHITECT SHALL REVIEW ALL FORMING AND SCORE LINE "SNAP LINES" BEFORE CONCRETE IS POURED OR CUT. ALLOW 24 HRS. LEAD TIME.

CONTRACTOR SHALL STAKE LOCATIONS FOR LAWN HEADERS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS BETWEEN TREE BOX SIZE AND HARDSCAPE. FIELD CHANGES SHALL BE MADE EXPRESSLY BY THE LANDSCAPE ARCHITECT.

CONTRACTOR SHALL PROTECT TREE ROOTS AND TRUNKS FROM COMPACTION AND DAMAGE DURING CONSTRUCTION. TRENCHING ADJACENT TO EXISTING TREE DRIPLINES SHALL BE DONE BY HAND TO AVOID ROOT DAMAGE.

PAVING SUB-BASE AND REINFORCEMENT SHALL BE PER THE GEOTECHNICAL SOILS REPORT AND STRUCTURAL DETAILS.

REFER TO THE CIVIL ENGINEER'S PLANS FOR DRAIN LOCATIONS AND DETAILS.

UNLESS OTHERWISE NOTED, DIMENSIONS ARE TO FACE FINISH OF STRUCTURE.

CONSTRUCTION LEGEND

A.C.	Asphaltic Concrete
B.C.R.	Beginning Curve Radius
B.O.C.	Back of Curb
C.J.	Cold Joint
C.L.	Center Line
CLR.	Clear/Clearance
CONC.	Concrete
CONT.	Continuous
DIA.	Diameter
D.G.	Decomposed Granite
EA.	Each
E.C.R.	End Curve Radius
E.J.	Expansion Joint
EQ.	Equal
EX.	Existing
F.O.B.	Face of Building
F.O.W.	Face of Wall
F.O.C.	Face of Curb
F.G.	Finish Grade
F.S.	Finish Surface
FTG.	Footing
GALV.	Galvanized
H.B.	Header Board
MAX.	Maximum
MIN.	Minimum
M.B.	Mail Box
NAT.	Natural
N.I.C.	Not In Contract
N.T.S.	Not To Scale
O.C.	On Center
P.A.	Planting Area
P.I.P.	Poured In Place
P.L.	Property Line
R.	Radius
R.S.	Resawn
R.O.S.	Rough Sawn
RWD.	Redwood
S.D.	Slot Drain
SHT.	Sheet
S.L.	Score Line
SQ.	Square
S4S	Surfaced Four Sides
STD.	Standard
T.F.	Top of footing
T.W.	Top of wall
TRANS.	Transformer
TYP.	Typical
W.I.	Wrought Iron

DIMENSION LEGEND

- Point of reference
- (A) Radius = 2'-0"
- (B) Radius = 2'-6"
- (C) Radius = 3'-0"
- (D) Radius = 4'-0"
- (E) Radius = 5'-0"
- (F) Radius = 6'-0"
- (G) Radius = 18"

BOULDER NOTE

CONTRACTOR SHALL LOCATE AND STOCKPILE ALL EXISTING SANTA BARBARA SANDSTONE BOULDERS, ROCKS AND COBBLE FOR RE-USE WITHIN THE PROJECT AREA.

SUBSTITUTIONS & PRICING NOTE

SUBSTITUTIONS SHALL NOT BE ALLOWED WITHOUT PRIOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT. ANY MATERIAL ORDERED WITHOUT AUTHORIZATION BY THE LANDSCAPE ARCHITECT SHALL BE CORRECTED TO CONFORM TO THE PLANS AT NO ADDITIONAL COST TO THE OWNER OR LANDSCAPE ARCHITECT. CONTRACTOR SHALL BASE BIDS AND PRICING ON THE MOST EXPENSIVE COMBINATION OF QUALITY AND OR QUANTITY OF WORK INDICATED.

AMENITY SCHEDULE

SYM.	DESCRIPTION	QTY	MODEL	MANUF.	COLOR/FINISH	NOTES
1	BIKE PARKING	2	CLOS	id	POWDERCOAT BLACK	INSTALL PER MANUFACTURER
2	OUTDOOR FURNITURE BY OWNER					

SUPPLIER LIST:
id: Contact: 760.690.8557
AMENITY NOTES: The General Contractor is responsible for ordering and installing all amenities.
All amenities shall be installed per manufacturer's specifications.
*FURNITURE NOTES: Not less than 5% of benches or groups of benches shall provide a clear space (30" x 48" minimum) to one side in accordance with CBC 11B-305. Outdoor tables and chairs shall be pre-fabricated and moveable except as noted in schedule. At least one table (and not less than 5% of tables) shall comply with CBC 11B-902.

PAVING SCHEDULE

SYM.	DESCRIPTION	COLOR/FINISH	MANUF.	NOTES	DETAIL
P1	PAVER, VEHICULAR	4X8, 8CM THICK HOLLAND W/ MICROCHAMFER; COLOR: MALIBU CANYON BLEND; PATTERN: HERRINGBONE; FINISH: FM	ACKERSTONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	8 L-5.1
P2	COLORED CONCRETE	COLOR: MESA BEIGE FINISH: LIGHT BROOM	SF	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	4 L-5.1, 4 L-5.1
P3	STABILIZED DECOMPOSED GRANITE (DG)	CALIFORNIA GOLD	SB STONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	2 L-5.1, 2 L-5.1
P4	TILE	ARTILLO HEXAGON, COLOR: JOSIE BLEND	ARTO TILE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	3 L-5.2
P5	SANTA BARBARA SANDSTONE	COLOR: CHEROKEE CREEK (NATURAL COLOR AND FINSIH, LIGHTEST COLOR AVAILABLE)	SB STONE	SUBMIT SAMPLE FOR L.A. APPROVAL PRIOR TO CONSTRUCTION. SEE DETAIL	5 L-5.2

SUPPLIER LIST:
SF. - L.M. Scofield Company: www.scofield.com, (800) 800-9900
Ackerstone -Contact: Mike Miller (rep) at (805) 585-8689
Arto Tile -Contact: (310) 768-8500
SB Stone -Contact: (805) 963-5891
NOTES:
1. Concrete reinforcement and thickness per Civil Engineer's drawings.
2. Contractor to provide **3'x3'** mock-up of each concrete color/finish combination Landscape Architect review & approcal prior to the start of construction.
3. Contractor is responsible for achieving minimum slip coefficient requirements for all exterior finishes.

SCALE: 1" = 10'-0"

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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CONSTRUCTION PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA, No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

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PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-1

TREE PROTECTION NOTES

1. EXISTING TREES LOCATED ON SITE SHALL BE PROTECTED TO THE MAXIMUM EXTENT FEASIBLE.
2. NO GRADING OR DEVELOPMENT SHALL OCCUR WITHIN THE DRIPLINES OF TREES WHICH OCCUR IN THE CONSTRUCTION AREA. THIS INCLUDES TREE CANOPIES WHICH OVERHANG INTO THE LIMIT OF WORK FROM ADJACENT PROPERTIES.
3. ALL TREES WITHIN 25 FEET OF PROPOSED GROUND DISTURBANCES SHALL BE TEMPORARILY FENCED WITH CHAIN-LINK OR OTHER MATERIAL THROUGHOUT ALL GRADING AND CONSTRUCTION ACTIVITIES. AT A MINIMUM, THE FENCING SHALL BE INSTALLED SIX FEET OUTSIDE THE DRIPLINE OF EACH TREE WHERE FEASIBLE. THE FENCE SHALL BE STAKED EVERY SIX FEET.
4. NO CONSTRUCTION EQUIPMENT SHALL BE PARKED, STORED, OR OPERATED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
5. NO FILL SOIL, ROCKS, OR CONSTRUCTION MATERIALS SHALL BE STORED OR PLACED WITHIN SIX FEET OF TREE DRIPLINES, OR WITHIN THE LIMITS OF THE TREE PROTECTION FENCING.
6. ROOTS ENCOUNTERED THAT ARE ONE INCH IN DIAMETER OR GREATER SHALL BE CLEANLY CUT. THIS SHALL BE DONE UNDER DIRECTION OF THE PROJECT ARBORIST.
7. TRENCHING OR OTHER CONSTRUCTION ACTIVITY REQUIRED WITHIN THE DRIPLINE OR SENSITIVE ROOT ZONE OF TREES SHALL BE DONE BY HAND AND UNDER THE SUPERVISION OF THE PROJECT ARBORIST.
8. TREES LOCATED WITHIN 25 FEET OF PROPOSED BUILDINGS SHALL BE PROTECTED FROM STUCCO OR PAINT DURING CONSTRUCTION.
9. REFER TO THE ARBORIST REPORT FOR COMPLETE TREE PROTECTION MEASURES. WHEN THE ARBORIST REPORT REQUIRES ALTERNATIVE TREE PROTECTION ZONES OR FENCING REQUIREMENTS THAN THE ABOVE NOTES, THE MORE STRINGENT REQUIREMENTS SHALL BE MET.

PLANTING NOTES

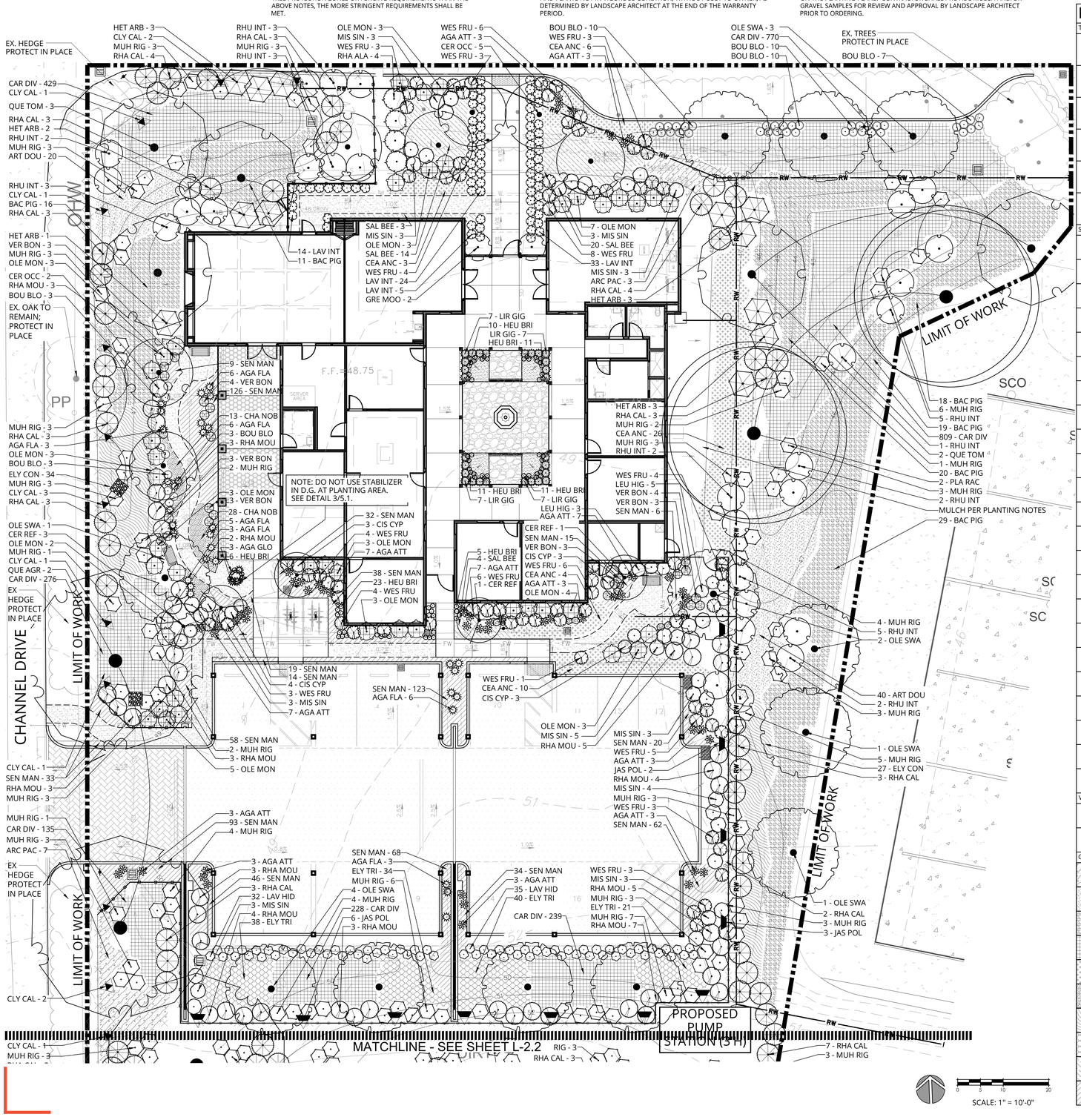
1. PLANT MATERIAL SHALL MEET THE HIGHEST QUALITY INDUSTRY STANDARD.
2. PLANT MATERIAL SHALL BE SOURCED WITHIN TWO WEEKS OF AWARD OF CONTRACT. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY OF ANY SOURCING DIFFICULTY.
3. CONTRACTOR SHALL VERIFY PLANTING INSTALLATION DATE WITH LANDSCAPE ARCHITECT A MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION.
4. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REFUSE PLANT MATERIAL DELIVERED TO THE SITE THAT IS SUBSTANDARD. CONTRACTOR SHALL SUPPLY REPLACEMENT PLANT MATERIAL AT NO ADDITIONAL COST TO OWNER.
5. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 5 GALLON OR SMALLER EXCEPT TRANSPLANTS FOR A PERIOD OF NINETY (90) DAYS FROM DATE OF FINAL ACCEPTANCE. CONTRACTOR SHALL GUARANTEE PLANT MATERIAL 15 GALLON AND LARGER AND TRANSPLANTS FOR A PERIOD OF ONE (1) YEAR FOLLOWING FINAL ACCEPTANCE. CONTRACTOR SHALL REPLACE DEAD PLANTS AND PLANTS NOT IN VIGOROUS CONDITION, WITHOUT COST TO OWNER, AS DETERMINED BY LANDSCAPE ARCHITECT AT THE END OF THE WARRANTY PERIOD.
6. CONTRACTOR SHALL CHALK OUT LOCATIONS OF VINE TIE CONNECTORS FOR REVIEW BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
7. CONTRACTOR SHALL PLACE ALL PLANT MATERIAL IN LOCATIONS AS INDICATED ON THE PLANS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PLANTING. LANDSCAPE ARCHITECT SHALL BE NOTIFIED 48 HOURS IN ADVANCE OF PLANT PLACEMENT.
8. CONTRACTOR SHALL VERIFY QUANTITY OF PLANTS LISTED ON THE PLAN. IF DISCREPANCIES EXIST, CONSULT LANDSCAPE ARCHITECT FOR CLARIFICATION.
9. PLANT MATERIAL SHALL BE PLANTED PER DETAILS AND SPECIFICATIONS. SOIL PREPARATION, WEED REMOVAL AND AMENDMENTS SHALL BE PER THE SPECIFICATIONS OR RECOMMENDATIONS OF THE SOILS SUITABILITY REPORT (IF AVAILABLE).
10. CONTRACTOR SHALL PROVIDE AND INSTALL 3" MIN. DEPTH SHREDDED BARK MULCH OR GRAVEL IN PLANTED AREAS PER SPECIFICATIONS AND AS SHOWN ON THE PLANTING PLANS. CONTRACTOR SHALL PROVIDE MULCH AND/OR GRAVEL SAMPLES FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO ORDERING.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR FINISH GRADES AND FINE GRADING REQUIRED FOR SURFACE DRAINAGE AND UNIFORMITY TO THE SATISFACTION OF THE LANDSCAPE ARCHITECT. ADVISE LANDSCAPE ARCHITECT OF DRAINAGE PROBLEMS AND MAKE RECOMMENDATIONS FOR SOLUTION.
12. CONTRACTOR SHALL PROVIDE NINETY (90)-DAY MAINTENANCE PERIOD AS PART OF THE CONTRACT. THIS PERIOD SHALL BEGIN AFTER INSTALLATION AND EXTEND CONTINUOUSLY FOR 90 DAYS UNTIL FINAL ACCEPTANCE.

PLANTING NOTE FOR GENERAL CONTRACTOR

PLANTING IS PER OWNER. PLANTING IS NOT IN THE GENERAL CONTRACTOR'S CONTRACT.

PLANTING DETAILS NOTE

REFER TO TYP. PLANTING DETAILS ON SHEET L-5.3.



PLANT SCHEDULE

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE	SPACING		REMARKS
	CER OCC	7	CERCIS OCCIDENTALIS	WESTERN REDBUD MULTI-TRUNK	15 GAL	LOW	MULTI		
	CER REF	5	CERCIS RENIFORMIS `TEXAS WHITE`	TEXAS WHITE REDBUD	24"BOX	MEDIUM	STD.		
	OLE SWA	12	OLEA EUROPAEA `SWAN HILL` TM	SWAN HILL OLIVE	36"BOX	LOW	STD.		(1) MULTI
	PLA RAC	2	PLATANUS RACEMOSA	CALIFORNIA SYCAMORE	36"BOX	MEDIUM	STD.		
	QUE AGR	4	QUERCUS AGRIFOLIA	COAST LIVE OAK	36"BOX	LOW	STD.		
	QUE TOM	5	QUERCUS TOMENTELLA	ISLAND LIVE OAK	24"BOX	LOW	STD.		
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		SPACING	REMARKS
	AGA ATT	52	AGAVE ATTENUATA	AGAVE	5 GAL	LOW		24" o.c.	
	AGA FLA	32	AGAVE X `BLUE FLAME`	BLUE FLAME AGAVE	5 GAL	LOW		24" o.c.	
	AGA GLO	3	AGAVE X `BLUE GLOW`	BLUE GLOW AGAVE	5 GAL	LOW		24" o.c.	
	BOU BLO	46	BOUTELOUA GRACILIS `BLONDE AMBITION`	BLUE GRAMA	1 GAL	LOW		24" o.c.	
	CIS CYP	13	CISTUS X CYPRIUS	BICOLOR ROCK ROSE	5 GAL	LOW		36" o.c.	
	GRE MOO	2	GREVILLEA X `MOONLIGHT`	GREVILLEA	15 GAL	LOW		72" o.c.	
	HET ARB	12	HETEROMELES ARBUTIFOLIA	TOYON	5 GAL	LOW		72" o.c.	
	HEU BRI	77	HEUCHERA X BRIZOIDES `BRESSINGHAM WHITE`	CORAL BELLS	1 GAL	LOW		12" o.c.	
	LAV HID	67	LAVANDULA ANGUSTIFOLIA `HIDCOTE`	HIDCOTE LAVENDER	1 GAL	LOW		24" o.c.	
	LAV INT	76	LAVANDULA X INTERMEDIA `PROVENCE`	PROVENCE LAVENDIN	1 GAL	LOW		24" o.c.	
	LEU HIG	8	LEUCOSPERMUM X `HIGH GOLD`	NODDING PINCUSHION	15 GAL	MEDIUM		36" o.c.	
	LIR GIG	28	LIRIOPE GIGANTEA	GIANT LIRIOPE	5 GAL	MEDIUM		24" o.c.	
	MIS SIN	33	MISCANTHUS SINENSIS `MORNING LIGHT`	EULALIA GRASS	5 GAL	LOW		42" o.c.	
	MUH RIG	108	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL	LOW		42" o.c.	
	OLE MON	42	OLEA EUROPAEA `MONTRA`	LITTLE OLIVE	5 GAL	LOW		48" o.c.	
	RHA 15G	24	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	15 GAL	LOW		72" o.c.	
	RHA ALA	4	RHAMNUS ALATERNUS	ITALIAN BUCKTHORN	5 GAL	LOW		60" o.c.	
	RHA CAL	53	RHAMNUS CALIFORNICA	CALIFORNIA COFFEE BERRY	5 GAL	LOW		60" o.c.	
	RHA MOU	45	RHAMNUS CALIFORNICA `MOUND SAN BRUNO`	CALIFORNIA COFFEEBERRY	5 GAL	LOW		48" o.c.	
	RHU 15G	22	RHUS INTEGRIFOLIA	LEMONADE BERRY	15 GAL	LOW		72" o.c.	
	RHU INT	28	RHUS INTEGRIFOLIA	LEMONADE BERRY	5 GAL	LOW		72" o.c.	
	VER BON	23	VERBENA BONARIENSIS	PURPLETOP VERVAIN	1 GAL	LOW		24" o.c.	
	WES FRU	66	WESTRINGIA FRUTICOSA `MORNING LIGHT`	MORNING LIGHT COAST ROSEMARY	5 GAL	LOW		36" o.c.	
VINE/ESPALIER	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	WATER USE		SPACING	REMARKS
	CLY CAL	12	CLYTOSTOMA CALLISTEGIOIDES	VIOLET TRUMPET VINE	15 GAL	MEDIUM		36" o.c.	
	JAS POL	11	JASMINUM POLYANTHUM	PINK JASMINE TRELLIS	15 GAL	MEDIUM		36" o.c.	
GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT	WATER USE		SPACING	REMARKS
	ARC PAC	10	ARCTOSTAPHYLOS X `PACIFIC MIST`	PACIFIC MIST MANZANITA	1 GAL	LOW		72" o.c.	
	ART DOU	60	ARTEMISIA DOUGLASIANA	MUGWORT	1 GAL	MEDIUM		36" o.c.	
	BAC PIG	113	BACCHARIS PILULARIS `PIGEON POINT`	COYOTE BRUSH	1 GAL	LOW		60" o.c.	
	CAR DIV	2,886	CAREX DIVULSA	BERKELEY SEDGE	1 GAL	MEDIUM		12" o.c.	
	CEA ANC	49	CEANOTHUS GLORIOSUS `ANCHOR BAY`	ANCHOR BAY LILAC	1 GAL	LOW		48" o.c.	
	CHA NOB	41	CHAMAEMELUM NOBILE	CHAMOMILE	1 GAL	LOW		18" o.c.	
	ELY CON	61	ELYMUS CONDENSATUS	GIANT WILD RYE	1 GAL	LOW		36" o.c.	
	ELY TRI	133	ELYMUS TRITICOIDES	ALKALI RYE	1 GAL	LOW		24" o.c.	
	SAL BEE	41	SALVIA X `BEE`S BLISS`	SAGE	1 GAL	LOW		36" o.c.	
	SEN MAN	796	SENECIO MANDRALISCAE	BLUE FINGER	1 GAL	LOW		12" o.c.	

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

PLANTING PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

NOT IN GENERAL CONTRACTOR CONTRACT

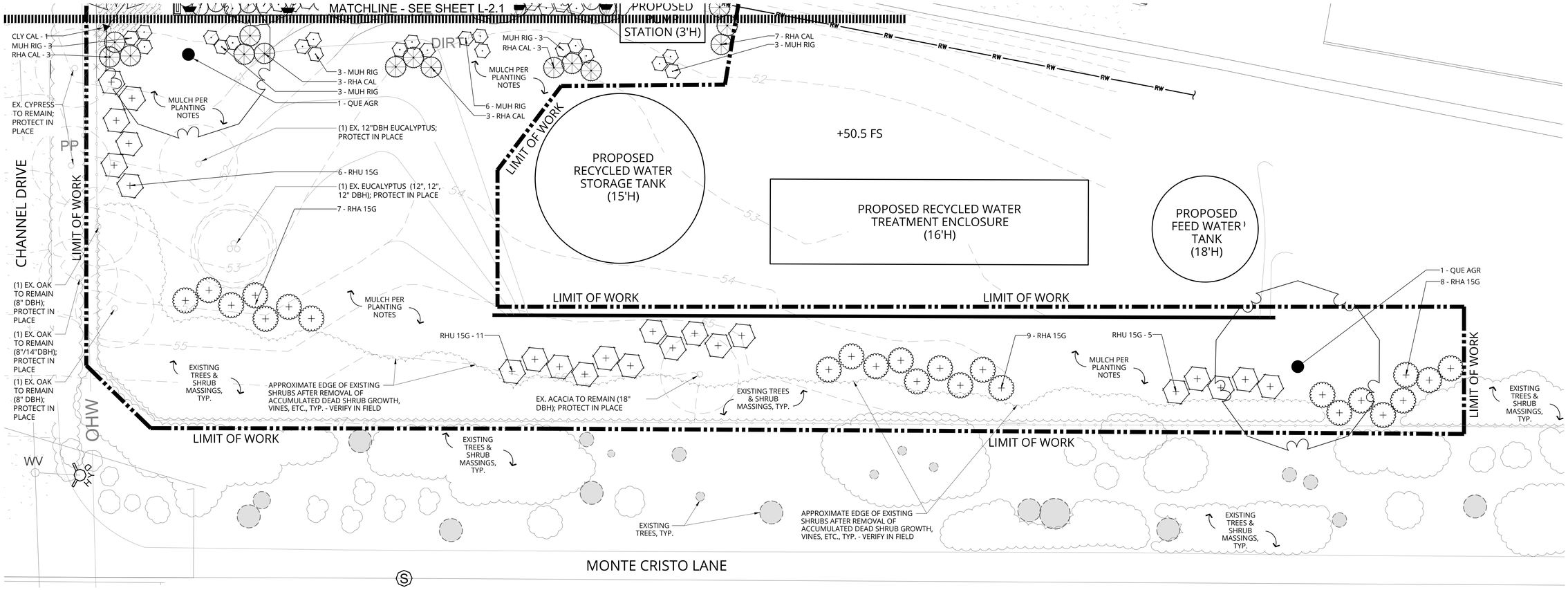
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-2.1



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COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
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PLANTING PLAN

NOT IN GENERAL CONTRACTOR CONTRACT

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

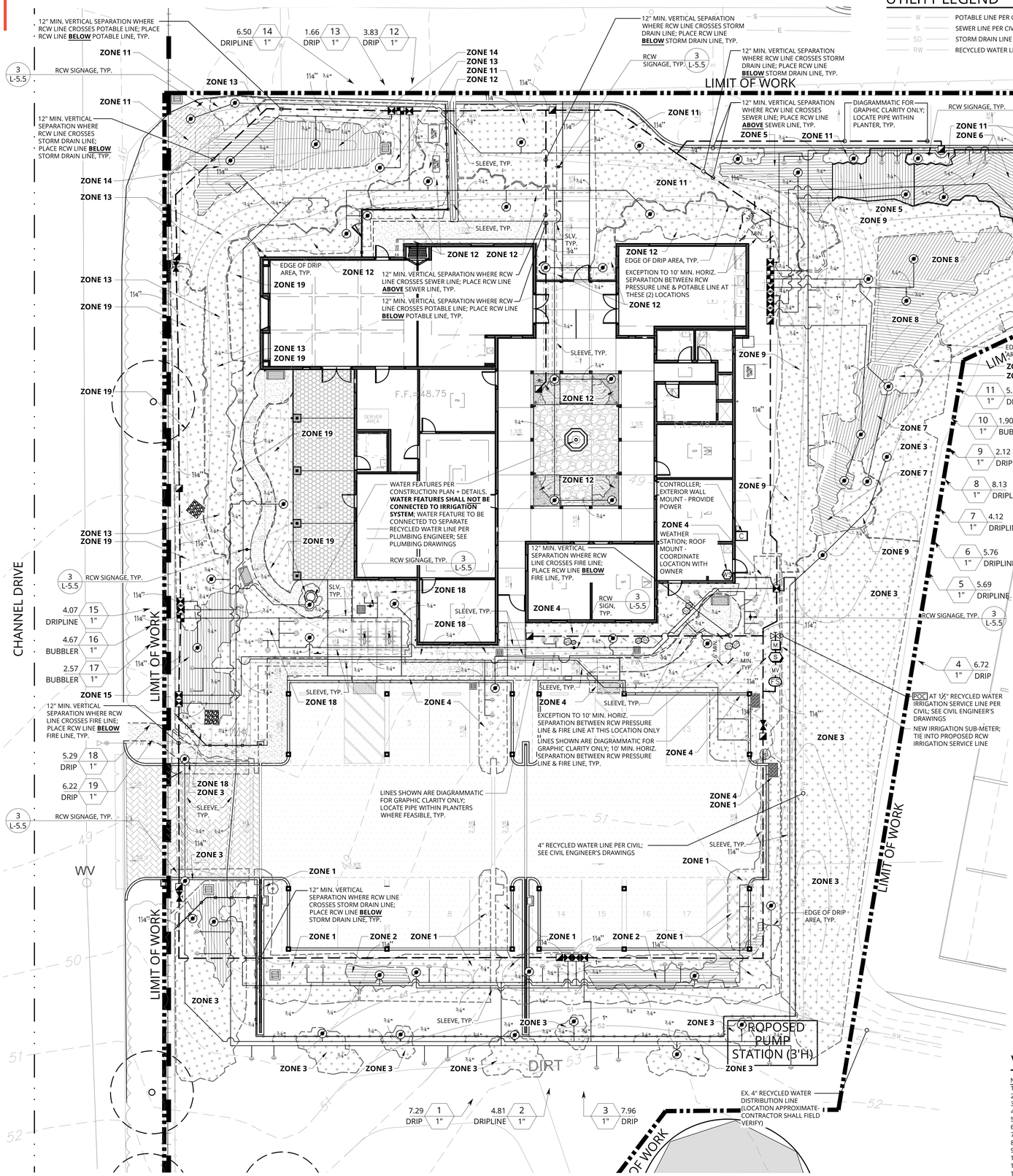
LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 6364
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER	1711
DRAWN BY	KK
DATE DRAWN	07/17/18
SCALE	1"=10'
PRINT DATE	02/01/19

SHEET NUMBER
L-2.2


LIMIT OF WORK
CHANNEL DRIVE
LIMIT OF WORK
LIMIT OF WORK
LIMIT OF WORK

WATER BUDGET

Montecito Sanitary District
11/5/2018

Water Budget Calculations
MAWA = $(Et_o)(0.62)\{(0.45 \times LA) + (0.55 \times SLA)\}$

MAWA = Maximum applied water allowance (gallons per year)
Et_o = Reference evapotranspiration from Appendix A (inches per year)
0.45 = 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)
0.55 = The additional ET adjustment factor for special landscape area (1.0 - 0.45 = 0.55)

Calculations
MAWA = (43.49)(0.62){(0.45 X 17,377) + (0.55 X 17,377)
MAWA = 468,550 gallons per year

Estimated Total Water Use (ETWU)
ETWU = (Et_o) x (0.62) x (PF/IE) x (LA)
Estimated Total Water Use = 182,908 gallons

Hydrozone Table for Calculating ETWU

Hydrozone	Plant Water Use Type	Et_o	Plant Factor (PF)*	Conversion Factor (0.62)	Irrigation Efficiency (IE)	Area (LA) (square feet)	ETWU (gallons)
SLA 1 - Recycled Drip - Sun	Low	43.49	0.30	0.62	0.81	10,178	101,644
SLA 2 - Recycled Drip - Shade	Low	43.49	0.30	0.62	0.81	1,020	10,084
SLA 3 - Recycled Drip - Slope	Low	43.49	0.33	0.62	0.81	3,384	37,174
SLA 4 - Recycled Dripline	Medium	43.49	0.39	0.62	0.84	2,669	33,413
SLA 5 - Recycled Bubbler	Low	43.49	0.09	0.62	0.81	117	351
SLA 6 - Water Feature	High	43.49	1.00	0.62	1.00	9	243
					Total:	**17,377**	**182,908**

*Yearly Et_o taken from CIMIS station #107 for CIMIS region CCV - Central Coast Valleys (September 28, 2018)
**Area totals for Tree Bubbler Hydrozones (#10, #17, #18) were established assuming an 18" diameter irrigated area for each bubbler used on irrigation plan. Area totals for bubblers were then deducted from area totals of the drip and dripline hydrozones which the trees were located within.

NOTE: ESTIMATED TOTAL WATER USE (ETWU) IS LESS THAN THE MAXIMUM APPLIED WATER ALLOWANCE (MAWA) FOR THE PROJECT

PF for SLA 1: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.1	1	0.33

PF for SLA 2: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.1	0.9	0.297

PF for SLA 3: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.1	1	0.33

PF for SLA 4: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	1.3	1	0.39

PF for SLA 5: KI=Ks x Kd x Kmc

Ks	Kd	Kmc	KI
0.3	0.3	1	0.09

Species Factor (ks)	
Very Low	< 0.1
Low	0.1 - 0.3
Average	0.4 - 0.6
High	0.7 - 0.9

Density Factor (kd)	
Low	0.5 - 0.9
Moderate	1.0
High	1.1 - 1.3

Microclimate Factor (kmc)	
Low	0.5 - 0.9
Moderate	1.0
High	1.1 - 1.4

IE
Spray= 0.60
Micro Spray= 0.70
Rotors= 0.75
Rotating= 0.80
Bubblers= 0.81
Drip= 0.81
Dripline=0.84

Hydrozone Information Table

Hydrozone*	Zone/valve no.	Irrigation Method**	Area (SF)	% of Landscape
SLA 1 - LW	1	D	1,466	8.44%
SLA 4 - MW	2	DL	321	1.85%
SLA 1 - LW	3	D	3,694	21.26%
SLA 1	4	D	1,245	7.16%
SLA 4 - MW	5	DL	379	2.18%
SLA 4 - MW	6	DL	384	2.21%
SLA 4 - MW	7	DL	347	2.00%
SLA 4 - MW	8	DL	542	3.12%
SLA 3	9	D	2,087	12.01%
SLA 5	10	B	32	0.18%
SLA 1	11	D	1,782	10.25%
SLA 2	12	D	1,020	5.87%
SLA 3	13	D	1,297	7.46%
SLA 4 - MW	14	DL	434	2.50%
SLA 4 - MW	15	DL	262	1.51%
SLA 5	16	B	60	0.35%
SLA 5	17	B	25	0.14%
SLA 1	18	D	761	4.38%
SLA 1	19	D	1,230	7.08%
SLA 6	20	N/A	9	0.05%
		Total:	**17,377**	**100.00%**

***Hydrozone**
HW = High Water Use Plants
MW = Moderate Water Use Plants
LW = Low Water Use Plants
Plant factors utilize coefficients obtained from WUCOLS IV (2014)

****Irrigation Method**
B = Bubbler
D = Drip
DL = Dripline

IRRIGATION & MAINTENANCE SCHEDULES

1. CONTRACTOR SHALL PERFORM AND/OR SUPPLY INFORMATION REQUESTED IN THE "COUNTY OF SANTA BARBARA'S W.E.L.O. (2015) SUPPLEMENT LANDSCAPE DOCUMENTATION PACKAGE & CERTIFICATION FORMS" W.E.L.O. CERTIFICATE OF COMPLETION + APPENDIX 'C' CERTIFICATE OF COMPLETION. COORDINATE WITH ARCHITECT & LANDSCAPE ARCHITECT AS NEEDED FOR SUBMITTAL.
2. CONTRACTOR SHALL OBTAIN AN IRRIGATION AUDIT REPORT PER W.E.L.O. ORDINANCE.
3. CONTRACTOR SHALL PREPARE IRRIGATION SCHEDULE (UTILIZING AUDIT DATA) FOR (A) ESTABLISHMENT PERIOD & (B) ESTABLISHED LANDSCAPE + SUBMIT TO LANDSCAPE ARCHITECT FOR INCLUSION IN CERTIFICATE OF COMPLETION SUBMITTAL.
4. CONTRACTOR SHALL DEVELOP AND SUBMIT TO THE LANDSCAPE ARCHITECT A MAINTENANCE SCHEDULE FOR INCLUSION IN THE CERTIFICATE OF COMPLETION AS REQUIRED BY WELO. MAINTENANCE ITEMS SHALL INCLUDE, BUT ARE NOT LIMITED TO, ROUTINE INSPECTION AND ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM AND ITS COMPONENTS, REPLENISHING MULCH, FERTILIZING, PRUNING, WEEDING ALL LANDSCAPE AREAS, AND REMOVING OBSTRUCTIONS TO EMISSION DEVICES. MAINTENANCE SCHEDULE SHALL ALSO INCLUDE TESTING & CLEANING OF DRIP IRRIGATION FILTER AND CHECKING OF POINT SOURCE EMITTERS.

STATEMENTS & CERTIFICATIONS

REQUIRED STATEMENTS AND CERTIFICATION (TITLE 23, CHAPTER 2.7 §492.6, §492.7, §492.9)

1. PRESSURE REGULATING DEVICES ARE REQUIRED IF WATER PRESSURE IS BELOW OR EXCEEDS THE RECOMMENDED PRESSURE OF THE SPECIFIED IRRIGATION DEVICES.
2. CHECK VALVES AND ANTI-DRAIN VALVES ARE REQUIRED ON ALL SPRINKLER HEADS WHERE LOW POINT DRAINAGE COULD OCCUR.
3. AREAS LESS THAN 10 FEET IN ANY WIDTH IN ANY DIRECTION SHALL BE IRRIGATED WITH SUB-SURFACE OR DRIP IRRIGATION.
4. OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN 24 INCHES OF ANY NON-PERMEABLE SURFACE.
5. A DIAGRAM OF THE IRRIGATION PLAN SHOWING HYDROZONES SHALL BE KEPT WITH THE IRRIGATION CONTROLLER FOR SUBSEQUENT MANAGEMENT PURPOSES.
6. A CERTIFICATE OF COMPLETION SHALL BE FILLED OUT AND CERTIFIED BY EITHER THE DESIGNER OF THE LANDSCAPE PLANS, IRRIGATION PLANS, OR A LICENSED LANDSCAPE CONTRACTOR FOR THE PROJECT.
7. AN IRRIGATION AUDIT REPORT SHALL BE COMPLETED AT THE TIME OF FINAL INSPECTION.
8. THE IRRIGATION CONTROLLER PROGRAM SHALL BE ADJUSTED PER THE RESULTS OF THE IRRIGATION AUDIT. A COPY OF THE PROGRAM SHALL BE KEPT INSIDE OF THE CONTROLLER BOX AND SHALL BE PROVIDED BY THE LANDSCAPE CONTRACTOR.

SANTA BARBARA COUNTY WATER EFFICIENT LANDSCAPE ORDINANCE COMPLIANCE STATEMENT

"I HAVE COMPLIED WITH THE CRITERIA OF THE ORDINANCE AND APPLIED THEM FOR THE EFFICIENT USE OF WATER IN THE IRRIGATION DESIGN PLAN"

SIGNATURE: COURTNEY JANE MILLER - CA LICENSE #5581

IRRIGATION NOTES

1. SYSTEM DESIGN BASED ON THE FOLLOWING:
   A. 80 PSI STATIC PRESSURE ACCORDING TO MONTECITO SANITARY DISTRICT (MSD)
   B. 1½" SCHEDULE 40 PVC SERVICE LINE
   C. 1" WATER METER
   D. AVAILABLE FLOW = 37.5 GPM (17 GPM MAXIMUM MULTI-STATION FLOW)
2. RECYCLED IRRIGATION PARALLEL CONSTRUCTION: THE HORIZONTAL DISTANCE BETWEEN DOMESTIC WATER AND RECYCLED WATER LINES AND SANITARY SEWER LINES SHALL BE AT LEAST 10 FEET. REFERENCE MSD SPECIFICATIONS.
3. RECYCLED IRRIGATION PERPENDICULAR CONSTRUCTION (CROSSING): RECYCLED WATER LINES SHALL BE ONE FOOT **BELOW** DOMESTIC WATER LINES WHERE LINES MUST CROSS. RECYCLED WATER LINES SHALL BE ONE FOOT **ABOVE** SANITARY SEWER LINES WHERE LINES MUST CROSS.
4. ALL PIPE (PRESSURE AND NON-PRESSURE LINES) UNDER PAVING (ASPHALT, AC, CONCRETE, ETC.) SHALL BE INSTALLED IN SLEEVES A MINIMUM OF:
   -PRESSURE LINES 3" AND LARGER: 24" MIN. COVER
   -PRESSURE LINES 2 1/2" AND SMALLER: 18" MIN. COVER
   -SPRINKLER LATERALS: 12" MIN. COVER
5. TIE INTO RECYCLED WATER SERVICE LINE (RW) WITH IRRIGATION FLOW METER & LINE SIZE BALL VALVE. RECYCLED WATER SERVICE LINE SHOWN AS DIAGRAMMATIC ONLY BASED ON CIVIL ENGINEER'S PLANS. CONTRACTOR SHALL VERIFY LOCATION IN THE FIELD WITH OWNER'S REPRESENTATIVE. CONFIRM TEMPORARY CONNECTION WITH MSD REPRESENTATIVE AND MSD-APPOINTED INSPECTOR PRIOR TO FINAL CONNECTION TO RECYCLED WATER LINE; REFERENCE CIVIL ENGINEER'S DRAWINGS.
6. CONTRACTOR SHALL POTHOLE AND VERIFY ALL EXISTING UTILITIES WITHIN PROJECT SITE PRIOR TO CONSTRUCTION AND REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT. CONTRACTOR SHALL PROPOSE ANY HORIZONTAL REALIGNMENT AND/OR VERTICAL ADJUSTMENT FOR UTILITY DESIGN TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION AT NO ADDITIONAL COST TO THE OWNER.
7. PLACE ALL CONTROL WIRE SPLICES IN VALVE BOXES WITH SCOTCHLOK CONNECTIONS WITH GELCAP PER SPECIFICATIONS. SUBMIT SAMPLE.
8. CONTROLLER - PROVIDE AS SPECIFIED ON DRAWINGS. WIRE CONTROLLER TO RECLAIMED FLOW SENSOR. CONNECT TO ELECTRICAL SOURCE PROVIDED; REFERENCE ELECTRICAL PLANS THIS SET.
9. CONTROLLER SHALL BE PROGRAMMED TO RUN ALL IRRIGATION STATIONS BETWEEN A MIDNIGHT AND 6 AM WATERING WINDOW.
10. LOCATION OF LINES AND VALVES IS DIAGRAMMATIC ONLY. LOCATE IN PLANTING AREAS WHEREVER POSSIBLE.
11. VERIFY DIMENSIONS AND MAKE ADJUSTMENTS IN SYSTEM AS REQUIRED TO PROVIDE COMPLETE HEAD TO HEAD OR DRIP IRRIGATION COVERAGE TO ALL PLANTINGS. REFER TO WRITTEN SPECIFICATIONS ACCOMPANYING THESE PLANS.
12. LOCATE WEATHER STATION PER PLAN. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLATION.
13. CONTRACTOR SHALL CONTINUOUSLY MAINTAIN A CLEAN JOB SITE. SWEEP HARDSCAPE AT THE END OF EACH DAY. DISPOSE OF TRASH IN TRASH CANS - NO LITTERING SHALL OCCUR ON JOB SITE.
14. ALL POTS SHALL BE HAND-WATERED.
15. CHECK VALVES SHALL BE USED WHERE INDICATED AND WHERE NECESSARY TO PREVENT WATER FLOW FROM DRAINING OUT OF LOWER ELEVATION DRIPLINE WHEN SYSTEM IS TURNED OFF.
16. ALL RECYCLED WATER QUICK COUPLERS SHALL BE 1" IN SIZE PER PLAN.
17. CONTRACTOR SHALL PROVIDE AND INSTALL RECYCLED IRRIGATION CAUTION SIGNS PER PLANS & DETAILS. CONTRACTOR SHALL PROVIDE POST AND OTHER MATERIALS AS SHOWN ON INSTALLATION DETAIL.
18. CONTRACTOR SHALL ATTEND FINAL MONTECITO SANITARY DISTRICT (MSD) WALK-THRU WITH LANDSCAPE ARCHITECT AND OWNER'S REPRESENTATIVE TO OBTAIN FINAL APPROVAL BY MSD, AND TO CONNECT SYSTEM TO RECYCLED WATER.
19. THE CONTRACTOR SHALL FURNISH TO THE LANDSCAPE ARCHITECT A COMPLETE 'AS BUILT' RECORD DRAWINGS PER SPECIFICATIONS SHOWING EXACT LOCATIONS OF ALL ITEMS INSTALLED. THESE ARE TO BE DELIVERED ON OR BEFORE FINAL INSPECTION.
20. CONTRACTOR SHALL FURNISH A REDUCED AND LAMINATED IRRIGATION PLAN SERVING AS CONTROLLER CHART ALL ITEMS INSTALLED, WITH STATIONS COLOR-CODED, PER SPECIFICATIONS. MOUNT TO INSIDE OF CONTROLLER.
21. IRRIGATION CONTRACTOR SHALL MAINTAIN THE SYSTEM FOR A PERIOD OF 90 DAYS PER SPECIFICATIONS.
22. CONTRACTOR SHALL GUARANTEE THE ENTIRE IRRIGATION SYSTEM TO BE FREE OF DEFECTS IN WORKMANSHIP AND MATERIALS FOR A PERIOD OF 1 YEAR FROM FINAL ACCEPTANCE.
23. CONTRACTOR IS RESPONSIBLE FOR PLUMBING PERMITS AND INSPECTIONS REQUIRED FROM THE BUILDING INSPECTOR FOR INSTALLATION OF THE IRRIGATION SYSTEMS SHOWN ON THIS DRAWING.
24. CONTRACTOR SHALL CONSTRUCT PROJECT WITH A POTABLE WATER SOURCE FOR PRESSURE TEST. DISCONNECT FROM POTABLE AND CONNECT TO RECYCLED WATER SOURCE ONLY AFTER APPROVAL FROM MSD REPRESENTATIVE. REFERENCE NOTES AND SPECIFICATIONS.

MONTECITO SANITARY DISTRICT RECYCLED WATER GENERAL NOTES

1. ALL REGULATIONS AND STANDARD DETAILS AND SPECIFICATIONS OF MONTECITO WATER DISTRICT WHICH GOVERN POTABLE WATER USE ALSO APPLY TO RECYCLED WATER USE.
2. CONTRACTOR SHALL CONSTRUCT IMPROVEMENTS IN ACCORDANCE WITH THE APPROVED PLANS. ANY DEVIATION FROM THE APPROVED PLANS SHALL BE REQUESTED IN WRITING AND APPROVED BY MONTECITO SANITARY DISTRICT (MSD) IN ADVANCE OF CONSTRUCTION. PLAN CHANGES SHALL BE RECORDED BY THE CONTRACTOR ON A "REDLINE" SET OF PLANS MAINTAINED FOR THAT PURPOSE. THE "REDLINE" SET SHALL BE MAINTAINED AND UPDATED THROUGHOUT THE DURATION OF CONSTRUCTION. AT THE CONCLUSION OF CONSTRUCTION A COPY OF THE "REDLINE" SET SHALL BE PROVIDED TO MSD AND THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT TO PREPARE RECORD DRAWINGS FOR THE PROJECT. RECORD DRAWINGS SHALL BE SUBMITTED TO MSD FOR REVIEW AND APPROVAL. WORK DONE IN CONFLICT WITH THESE PLANS WILL BE SUBJECT TO REJECTION.
3. ON-SITE CROSS-CONNECTIONS BETWEEN RECYCLED WATER LINES AND POTABLE WATER LINES ARE STRICTLY PROHIBITED.
4. THE USE OF RECYCLED WATER FOR IRRIGATION PURPOSES SHALL MINIMIZE EXPOSURE OF THE RECYCLED WATER SPRAY TO DRINKING FOUNTAINS AND PICNIC TABLES THROUGH SELECTIVE LOCATION OF EQUIPMENT AND BY APPROPRIATE IRRIGATION SYSTEM DESIGN. ADDITIONALLY, THE FOLLOWING MEASURES SHOULD BE TAKEN: RECYCLED WATER SPRAYING SHALL BE DONE DURING HOURS OF LEAST PUBLIC EXPOSURE; ANY AREA WHERE RECYCLED WATER IS RELEASED, USED OR IMPOUNDED SHOULD BE POSTED INFORMING THE PUBLIC THAT RECYCLED WATER IS BEING USED; AND IRRIGATION PRACTICES UTILIZING RECYCLED WATER SHALL BE CONTROLLED TO PREVENT SURFACE RUNOFF.
5. HOSE BIBBS IN PUBLIC AREAS MUST BE LOCKED TO PREVENT UNAUTHORIZED USE OF RECYCLED WATER. HOSE BIBBS IN AREAS THAT ARE NOT ACCESSIBLE TO THE PUBLIC ARE NOT REQUIRED TO BE LOCKED. ALL HOSE BIBBS SHALL BE PROPERLY IDENTIFIED WITH PERMANENTLY AFFIXED TAGS, LABELS, OR PLATES WITH UPPERCASE LETTERING "RECYCLED WATER – DO NOT DRINK" IN ENGLISH. QUICK-COUPLERS ARE PERMITTED IN LIEU OF HOSE-BIBB OUTLETS BUT SHALL ONLY BE CONNECTED TO RECYCLED WATER LINES.
6. QUICK COUPLERS USED IN RECYCLED WATER SYSTEMS SHALL BE CONSTRUCTED OF BRASS WITH A PURPLE COLORED RUBBER OR VINYL COVER, AND SHALL HAVE A 1]INCH INLET. THE COVER SHALL HAVE A WARNING STATING "RECYCLED WATER – DO NOT DRINK".
7. ALL BURIED RECYCLED WATER PIPE MATERIALS SHALL BE PURPLE COLOR, PANTONE #522, AND EMBOSSED OR INTEGRALLY STAMPED/MARKED CONTINUOUSLY ON TWO SIDES WITH THE WORDS "CAUTION: RECYCLED WATER – DO NOT DRINK" AND IDENTIFIED IN ACCORDANCE WITH AWWA GUIDELINES IN THE DISTRIBUTION OF NON-POTABLE WATER. IF PURPLE COLOR PIPE IS NOT AVAILABLE, PURPLE IDENTIFICATION WARNING TAPE OR PURPLE POLYETHYLENE WRAP WITH CONTINUOUS LETTERING ON THREE INCH (3") MINIMUM WIDTH PURPLE TAPE WITH ONE INCH BLACK OR WHITE CONTRASTING UPPERCASE LETTERING "CAUTION RECYCLED WATER - DO NOT DRINK" MAY BE USED WITH APPROVAL BY MSD. WHEN APPROVED, PURPLE IDENTIFICATION WARNING TAPE SHALL BE INSTALLED LONGITUDINALLY OVER THE CENTER OF THE PIPE DIRECTLY ON THE PIPE. THE WARNING TAPE SHALL BE INSTALLED CONTINUOUS FOR THE ENTIRE LENGTH OF THE PIPE AND SHALL BE PERMANENTLY AFFIXED TO EACH SECTION OF PIPE AT 5 FT INTERVALS. WARNING TAPE SHALL BE ATTACHED TO THE SECTIONS OF PIPE BEFORE LAYING INTO THE TRENCH. WARNING TAPE SHALL HAVE FLAPS SUFFICIENT FOR CONTINUOUS COVERAGE. ALL RISERS BETWEEN THE MAIN LINE AND CONTROL VALVES SHALL BE INSTALLED WITH WARNING TAPE. ALL RECYCLED WATER SYSTEM APPURTENANCES CONSTRUCTED ABOVE FINISHED GROUND SURFACE SHALL BE FACTORY COATED WITH PURPLE COLOR INDUSTRIAL GRADE EPOXY PAINT.
8. MINIMUM DEPTH FROM FINISHED GRADE TO TOP OF PIPE (MINIMUM COVER) SHALL BE AS FOLLOWS:
   A. CONSTANT PRESSURE LINES 3-INCHES AND LARGER: 24" MIN. COVER.
   B. CONSTANT PRESSURE LINES 2-1/2 INCHES AND SMALLER: 18" MIN. COVER.
   C. INTERMITTENT PRESSURE LINES: 12" MIN COVER.
   WHERE PIPING IS UNDER PAVED AREAS, THE MINIMUM COVER DEPTH LISTED ABOVE SHALL BE MEASURED FROM BELOW THE SUB GRADE OF THE ROAD.
9. THE FOLLOWING SEPARATION REQUIREMENTS SHALL BE OBSERVED (EXCEPT WHERE INDICATED BY DIMENSION ON IRRIGATION PLAN):
   A. RECYCLED CONSTANT PRESSURE WATER LINES PARALLEL WITH POTABLE WATER OR SANITARY SEWER LINES IN THE USER'S SYSTEM SHALL BE INSTALLED AT LEAST TEN FEET AWAY HORIZONTALLY.
   B. RECYCLED CONSTANT PRESSURE WATER LINES WHICH ARE PERPENDICULAR TO POTABLE WATER LINES SHALL BE INSTALLED AT LEAST ONE FOOT BELOW THE POTABLE WATER LINE, AND RECLAIMED WATER LINES PERPENDICULAR TO SANITARY SEWER LINES SHALL BE INSTALLED AT LEAST ONE FOOT HIGHER THAN THE SANITARY SEWER LINES.
10. ALL SPRAY HEADS SHALL HAVE AN EXPOSED SURFACE COLORED PURPLE TO ASSOCIATE THEM WITH RECYCLED WATER USE. THEY MAY BE COLORED PURPLE THROUGH THE USE OF: (1) PURPLE PLASTIC CAPS, OR (2) WEATHERPROOF PURPLE PAINT.
11. ALL VALVES AND OTHER BELOW GRADE APPURTENANCES SHALL BE INSTALLED BELOW GRADE WITHIN PURPLE VALVE BOXES. VALVE BOXES SHALL HAVE A WARNING LABEL PERMANENTLY MOLDED INTO OR AFFIXED ONTO THE LID. WARNING LABELS SHALL BE CONSTRUCTED OF A PURPLE WEATHERPROOF MATERIAL WITH THE WARNING PERMANENTLY STAMPED OR MOLDED INTO THE LABEL. THE WARNING SHALL CONTAIN THE FOLLOWING INFORMATION:
   A. "NON-POTABLE" OR "RECYCLED WATER".
   B. "DO NOT DRINK" IN ENGLISH AND SPANISH.
   C. THE INTERNATIONAL "DO NOT DRINK" WARNING SYMBOL SUCH AS A GLASS OF WATER WITH A SLASH THROUGH IT.
12. ALL CONTROL VALVES SHALL BE TAGGED WITH IDENTIFICATION TAGS. TAGS SHALL BE WEATHERPROOF PLASTIC, 3" X 4", PURPLE IN COLOR WITH THE WORDS "CAUTION: RECYCLED WATER – DO NO DRINK" IMPRINTED ON ONE SIDE, AND "AVISA – AGUA IMPURA – NO TOMAR" ON THE OTHER SIDE. IMPRINTING SHALL BE PERMANENT AND BLACK IN COLOR. ONE TAG SHALL BE ATTACHED TO EACH VALVE AS FOLLOWS:
   A. ATTACH TO VALVE STEM DIRECTLY OR WITH PLASTIC TIE WRAP OR
   B. ATTACH TO SOLENOID WIRE DIRECTLY OR WITH PLASTIC TIE WRAP OR
   C. ATTACH TO VALVE COVER WITH EXISTING VALVE COVER BOLT.
13. CONTROLLERS SHALL BE LABELED INSIDE AND OUTSIDE, INDICATING THAT THE SYSTEM IS UTILIZING RECYCLED WATER. THE LABELS SHALL ALSO ALERT THE SYSTEM'S MAINTENANCE PERSONNEL OF ANY IMPORTANT CONSTRAINTS ON THE OPERATION OF THE SYSTEM.
14. CONTROLLER CHARTS SHALL BE PREPARED BY THE APPLICANT, OWNER, OR CUSTOMER AND APPROVED BY MSD. COLOR CODED, LAMINATED CONTROLLER CHART MAPS INDICATING THE AREA OF COVERAGE BY EACH VALVE IN A DIFFERENT COLOR AND A CHART INDICATING START AND RUN TIME OF EACH STATION SHALL BE PLACED IN THE CONTROL BOXES BEFORE COMMENCING SERVICE. THE OUTSIDE OF THE CONTROLLER BOX SHALL HAVE A WARNING SIGN OR STICKER ON IT OR PAINTED PURPLE.
15. ALL AREAS WHERE RECYCLED WATER IS USED THAT ARE ACCESSIBLE TO THE PUBLIC SHALL BE POSTED WITH SIGNS THAT ARE VISIBLE TO THE PUBLIC, IN A SIZE NO LESS THAN 4 INCHES HIGH BY 8 INCHES WIDE THAT INCLUDE THE FOLLOWING WORDING: "RECYCLED WATER – DO NOT DRINK". EACH SIGN SHALL ALSO DISPLAY THE UNIVERSAL SYMBOL OF A GLASS WITH A SLASH THROUGH IT OR A PERSON DRINKING FROM A GLASS WITH A SLASH THROUGH IT. LETTERS ON THE SIGNS SHALL BE WHITE OR BLACK, A MINIMUM OF ½ INCH IN HEIGHT AND PRINTED ON A PURPLE BACKGROUND. LOCATION OF WARNING SIGNS SHALL BE APPROVED BY MSD. DURING THE FIELD INSPECTION PERFORMED BY MSD PERSONNEL, ADDITIONAL WARNING SIGNS OR THE RELOCATION OF WARNING SIGNS AS SHOWN ON THE SIGNED PLANS MAY BE REQUIRED.
16. ALL POTABLE WATER METERS SERVING A SITE WHERE RECYCLED WATER IS AVAILABLE SHALL BE EQUIPPED WITH AN APPROVED REDUCED PRESSURE PRINCIPLE BACKFLOW ASSEMBLY (RP).
17. ANY RECYCLED WATER FACILITIES THAT PROVIDE ACCESS TO THE RECYCLED WATER SUPPLY SHALL BE CONTAINED IN LOCKABLE BOXES.
18. NO PONDING, RUNOFF, OR OVER-SPRAY IS PERMITTED. ALL SPRINKLER HEADS SHALL BE ADJUSTED TO PREVENT OVER-SPRAYING ONTO SIDEWALKS, STREETS AND PRIVATE LOTS.MSD SHALL INSPECT ALL MAINS, LATERALS, DRIP LINES, VALVES, QUICK COUPLERS SPRAY HEADS, ETC.
19. MSD SHALL INSPECT ALL RECYCLED WATER PIPING PARALLEL AND PERPENDICULAR TO POTABLE WATER LINES FOR PROPER SEPARATION REQUIREMENTS. ANY PIPES BURIED PRIOR TO MSD INSPECTION SHALL BE EXPOSED FOR INSPECTION. MSD REQUIRES A 48 HOUR NOTIFICATION PRIOR TO INSPECTION.
20. THE DESIGN OF THE ONSITE RECYCLED WATER IRRIGATION FACILITIES SHALL PROVIDE FOR WATERING DURING THE PERIODS OF MINIMAL PUBLIC USE OF THE DESIGN AREA. THIS IS TYPICALLY BETWEEN THE HOURS OF 6 P.M. AND 6 A.M. HOWEVER, THE EXACT IRRIGATION TIME SHALL BE APPROVED BY MSD. CONSIDERATION SHALL BE GIVEN TO ALLOW A MAXIMUM DRY OUT TIME BEFORE THE DESIGN AREA WILL BE USED BY THE PUBLIC.

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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IRRIGATION NOTES & CALCULATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5581
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-3.2

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL	MATERIAL	FINISH	ELECTRICAL	LAMP	WATTS	COLOR TEMP	LENS	BALLAST	OPTICS/GLARE	MOUNTING	OPTIONS
	SPJ-CC24-2REC	35		SOLID BRASS	BLACK	9-15V	N/A	N/A	2700K	N/A	N/A	N/A	SPJ19-03SP-RB	N/A
	SPJ LIGHTING MR. UNIVERSE	10		SOLID BRASS	BLACK	8-15V	FB-2W LED	2W	2700K	N/A	N/A	FLOOD	1/2" NPT	N/A
	SPJ LIGHTING SPJ-FESTIVAL FLEX GLOBES CLEAR 3" GLOBE W/ COVER FFG6D, MOUNT W/ GALVANIZED CABLE AND AIRCRAFT CABLE HANGERS	57		SOLID BRASS 24" LIGHT SPACING	BLACK	8-15V	N/A	N/A	2700K	N/A	N/A	N/A	N/A	8 STRANDS. 7-8 BULBS PER STRAND. ESTIMATED 20 LF OF EACH STRAND.
	SPJ13-14FM	2		MARINE GRADE SOLID BRASS	BRASS	8-12V	NICHIA FOREVER BRIGHT LED	1W	2700K	FROSTED	N/A	N/A	SUBMERSIBLE	80 LUMENS. SPJ-3-14N POUR SLEEVE TO BE INSTALLED.

NOTE:

CONTACT KYLE HILLENDAHL AT SPJ: 805.864.0836 FOR FINAL QUANTITIES, LF TAKE-OFF, QUOTE AND TRANSFORMER SELECTION.
LANDSCAPE ARCHITECT TO APPROVE LIGHTS PRIOR TO ORDERING.

LIGHTING NOTES

GENERAL CONTRACTOR TO COORDINATE LANDSCAPE LIGHTING WITH EXTERIOR BUILDING AND OTHER SITE LIGHTING (BY ARCHITECT) TO PROVIDE ADEQUATE NIGHTTIME SECURITY AND EGRESS LIGHTING AS REQUESTED BY THE OWNER AND PER APPLICABLE CODES.

LANDSCAPE LIGHTING IS INTENDED TO ILLUMINATE SPECIMEN PLANTS AND PLANT GROUPINGS OR ARCHITECTURAL ELEMENTS SUCH AS DECORATIVE WALLS, FENCES AND WATER FEATURES. CONTRACTOR SHALL ORIENT AND DISTRIBUTE LIGHT FIXTURES TO ACCENTUATE THESE LANDSCAPE FEATURES IN A VISUALLY-PLEASING MANNER.

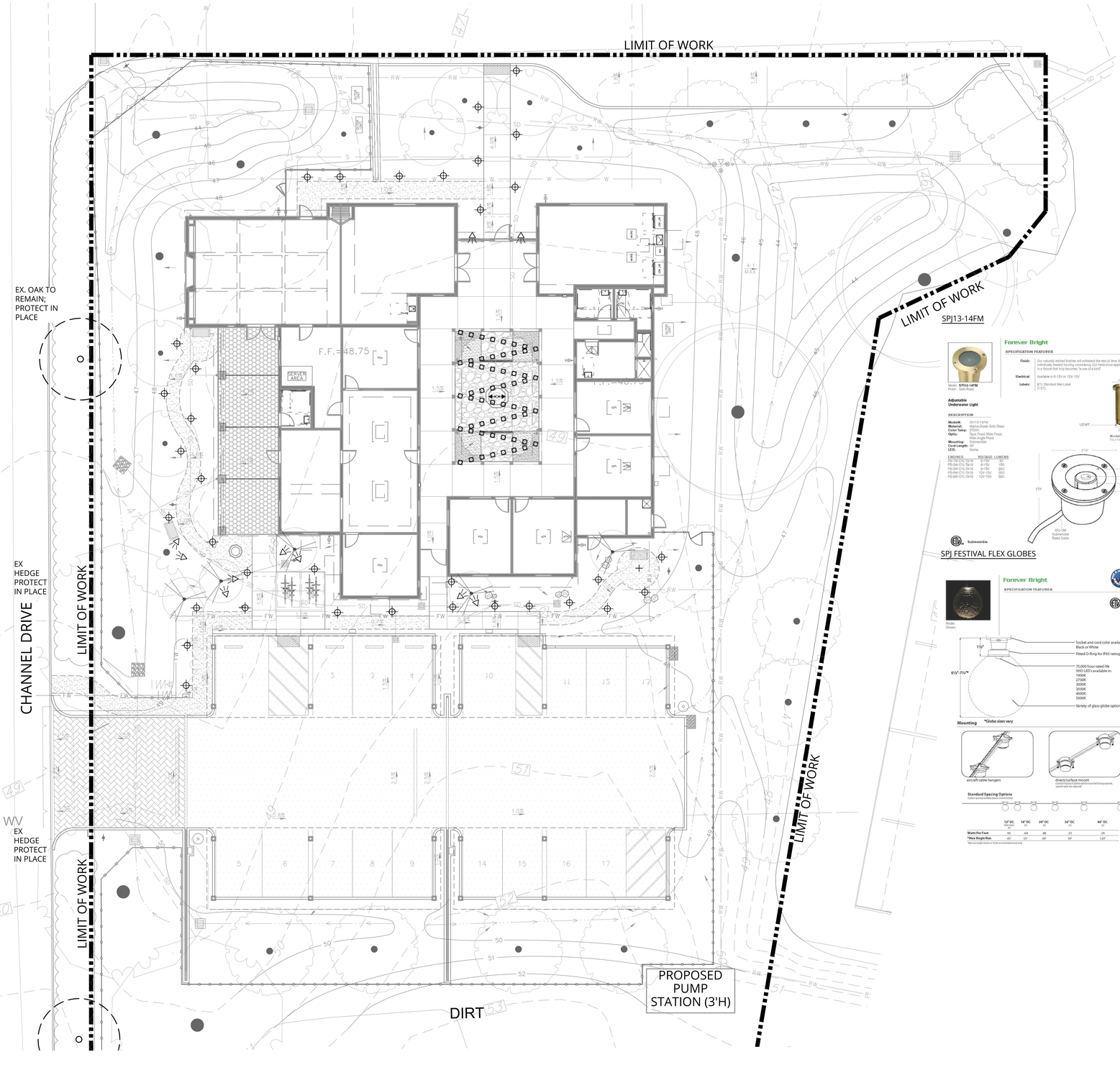
LANDSCAPE ARCHITECT SHALL PERFORM A PRELIMINARY NIGHTTIME EVALUATION OF THE INSTALLED LANDSCAPE LIGHTING AND MAKE RECOMMENDATIONS AND/OR SUGGESTED CHANGES REGARDING THE AESTHETIC CHARACTER AND INTENDED EFFECT OF THE LANDSCAPE LIGHTING. CONTRACTOR SHALL BUDGET FOR IN-FIELD CHANGES.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT WITHIN 48HRS OF LANDSCAPE LIGHTING INSTALLATION TO SCHEDULE A NIGHTTIME WALK-THROUGH AND EVALUATION.

PLANT MATURITY & PHASING NOTE

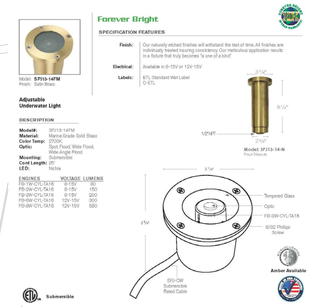
WHILE THE LANDSCAPE LIGHTING PLAN IDENTIFIES THE ULTIMATE CONFIGURATION OF ALL LANDSCAPE LIGHTING FOR PLANNING AND REGULATORY APPROVALS, THE LANDSCAPE ARCHITECT OR OWNER MAY POSTPONE, AT HIS/HER DISCRETION, THE INSTALLATION OF ANY LIGHTING FIXTURES THAT COULD BE DEPENDENT ON THE SIZE OR MATURITY OF THE PLANTS TO BE ILLUMINATED.

CONTRACTOR SHALL INSTALL ALL LIGHTING EQUIPMENT (SWITCHES, TRANSFORMERS, CABLES, CONDUIT, ETC.) FOR THE LIGHTING FIXTURES AS INDICATED ON THE PLANS SUCH THAT THERE IS ADEQUATE POWER FOR AND CONDUIT TO ALL FIXTURES IDENTIFIED ON THE PLANS, INCLUDING FIXTURES THAT MIGHT BE PHASED IN OVER TIME.

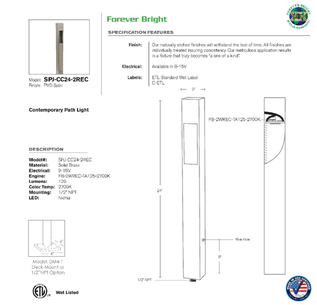


SCALE: 1" = 10'-0"

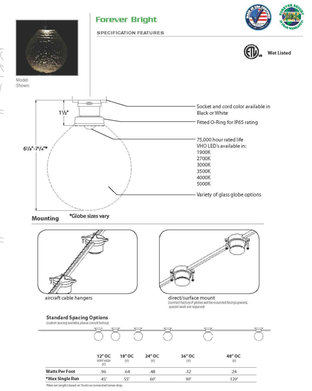
SPJ13-14FM



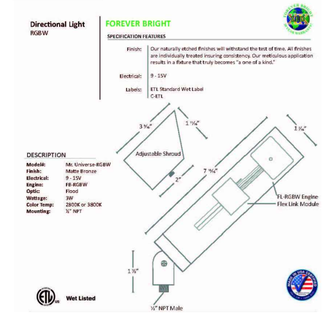
SPJ-CC24-2-REC



SPJ FESTIVAL FLEX GLOBES



SPJ MR. UNIVERSE



CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 206
SANTA BARBARA CA 93101

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LIGHTING PLAN

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5341
Signature
Renewal Date
Date
STATE OF CALIFORNIA

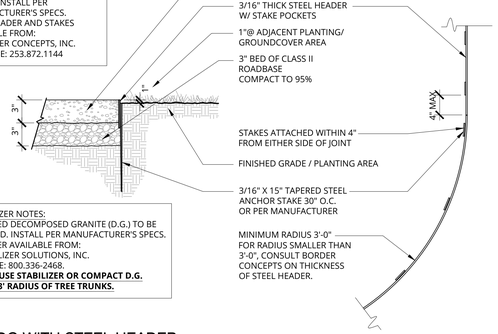
REVISIONS

08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-4

STEEL HEADER NOTES:
1. INSTALL STEEL HEADER PER MANUFACTURER'S SPECS.
2. ANCHOR HEADER WITH STEEL STAKES, INSTALL PER MANUFACTURER'S SPECS.
3. STEEL HEADER AND STAKES AVAILABLE FROM:
BORDER CONCEPTS, INC.
PHONE: 253.872.1144

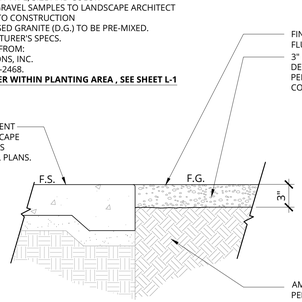


D.G. STABILIZER NOTES:
1. STABILIZED DECOMPOSED GRANITE (D.G.) TO BE PRE-MIXED. INSTALL PER MANUFACTURER'S SPECS.
2. STABILIZER AVAILABLE FROM:
STABILIZER SOLUTIONS, INC.
PHONE: 800.336-2468.
3. **DO NOT USE STABILIZER OR COMPACT D.G. WITHIN 3' RADIUS OF TREE TRUNKS.**

1 DG WITH STEEL HEADER

1 1/2" = 1'-0" P-1711-HAR-01

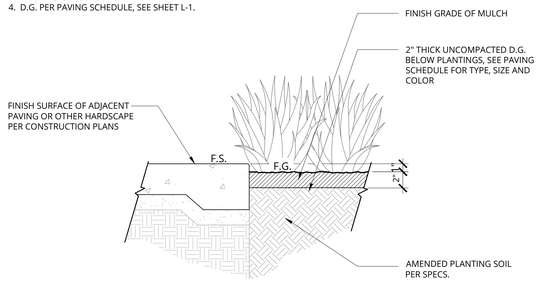
D.G. NOTES:
1. DO NOT USE STABILIZER OR PRE-MIXED D.G. IN PLANTING AREAS
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLANS FOR D.G. AND/OR GRAVEL MULCH TYPE, SIZE AND COLOR
3. SUBMIT D.G. AND/OR GRAVEL SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
4. STABILIZED DECOMPOSED GRANITE (D.G.) TO BE PRE-MIXED. INSTALL PER MANUFACTURER'S SPECS.
5. STABILIZER AVAILABLE FROM:
STABILIZER SOLUTIONS, INC.
PHONE: 800.336-2468.
6. **DO NOT USE STABILIZER WITHIN PLANTING AREA , SEE SHEET L-1 FOR BOUNDARY.**



2 DG @ HARDSCAPE EDGE

1 1/2" = 1'-0" P-1711-HAR-06

D.G. AND GRAVEL NOTES:
1. DO NOT USE STABILIZER OR PRE-MIXED D.G. IN PLANTING AREAS
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLANS FOR D.G. AND/OR GRAVEL MULCH TYPE, SIZE AND COLOR
3. SUBMIT D.G. SAMPLES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION
4. D.G. PER PAVING SCHEDULE, SEE SHEET L-1.

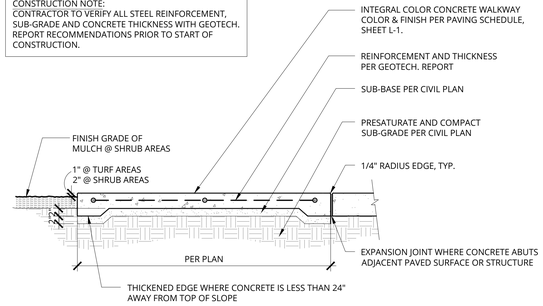


3 DG BELOW PLANTINGS @ CONC. EDGE

1 1/2" = 1'-0" P-1711-HAR-15

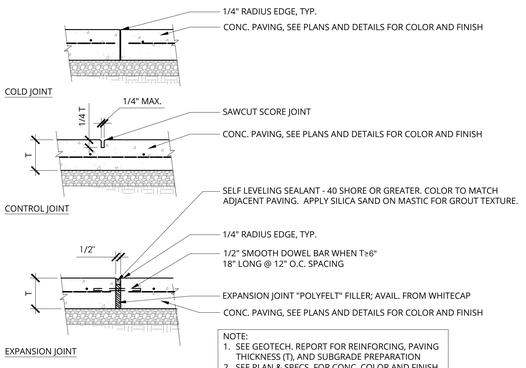
NOTE:
SCORE JOINT SPACING SHALL VARY PER PLAN. SEE DETAIL 5/L-5.1. SEE CONSTRUCTION PLAN FOR LAYOUT. EXPANSION JOINT SPACING @ 10'-0" O.C. MAX.

CONSTRUCTION NOTE:
CONTRACTOR TO VERIFY ALL STEEL REINFORCEMENT, SUB-GRADE AND CONCRETE THICKNESS WITH GEOTECH. REPORT RECOMMENDATIONS PRIOR TO START OF CONSTRUCTION.



4 EDGE OF CONCRETE / CONCRETE WALKWAY

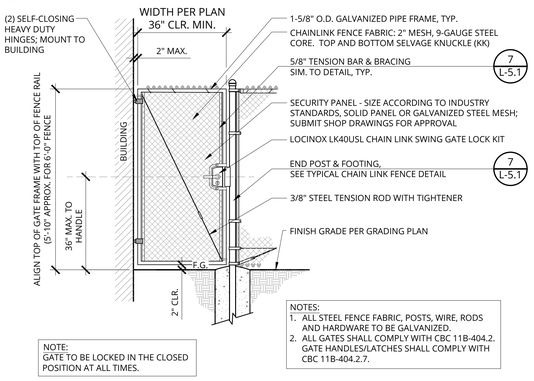
3/4" = 1'-0" P-1711-HAR-02



NOTE:
1. SEE GEOTECH. REPORT FOR REINFORCING, PAVING THICKNESS (T), AND SUBGRADE PREPARATION
2. SEE PLAN & SPECS. FOR CONC. COLOR AND FINISH

5 CONCRETE JOINTS

1 1/2" = 1'-0" P-1711-HAR-03

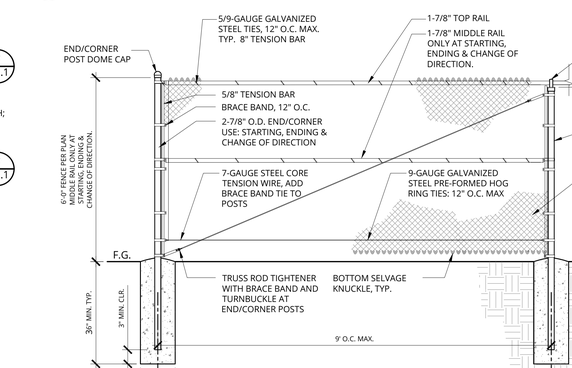


NOTE:
GATE TO BE LOCKED IN THE CLOSED POSITION AT ALL TIMES.

NOTES:
1. ALL STEEL FENCE FABRIC, POSTS, WIRE, RODS AND HARDWARE TO BE GALVANIZED.
2. ALL GATES SHALL COMPLY WITH CBC 11B-404.2. GATE HANDLES/LATCHES SHALL COMPLY WITH CBC 11B-404.2.7.

6 GATE - SINGLE-SWING, CHAIN LINK

1/2" = 1'-0" P-1711-HAR-05



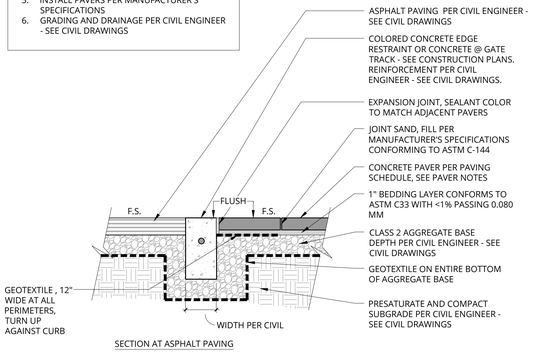
NOTES:
1. ALL STEEL FENCE FABRIC, POSTS, WIRE, RODS AND HARDWARE TO BE GALVANIZED
2. FENCE FABRIC SHALL BE SECURED TO GATE FRAMES WITH KNUCKLED SELVAGE ALONG ALL EDGES (TOP AND BOTTOM).
3. ALL CONCRETE FOOTINGS SHALL BE 3,000 PSI. MOUND & SLOPE TOP OF FOOTINGS TO DIRECT DRAINAGE AWAY FROM POSTS.

7 CHAIN LINK FENCE

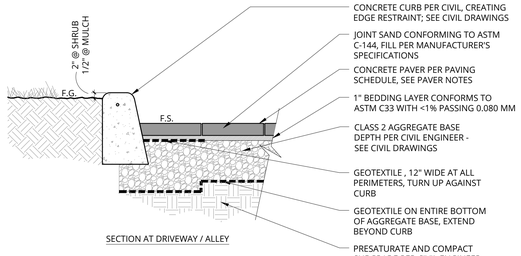
1/2" = 1'-0" P-1711-HAR-04

PAVER NOTES:
1. PRE-CAST CONCRETE VEHICULAR PAVERS AVAILABLE FROM ACKERSTONE: CONTACT MIKE MILLER - 805.585.8689
2. SEE PAVING SCHEDULE ON CONSTRUCTION PLAN FOR COLOR & FINISH, SEALANT
3. HERRINGBONE PATTERN, SEE CONSTRUCTION PLAN FOR PATTERN ORIENTATION
4. SUBMIT PAVER SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO PURCHASE
5. INSTALL PAVERS PER MANUFACTURER'S SPECIFICATIONS
6. GRADING AND DRAINAGE PER CIVIL ENGINEER - SEE CIVIL DRAWINGS

INSTALLATION NOTE:
INSTALL PAVERS SUCH THAT FINISHED SURFACE OF PAVER AREA IS LEVEL AND NO INDIVIDUAL PAVERS EXCEED ¼" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS. PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL SHALL NOT EXCEED ¼" HIGH MAXIMUM PER CBC 11B-303. CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR PAVER FIELD IN COMPLIANCE WITH CBC 11B-303.



SECTION AT ASPHALT PAVING

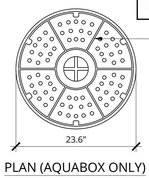


SECTION AT DRIVEWAY / ALLEY

8 CONCRETE PAVERS ON AGGREGATE BASE - VEHICULAR

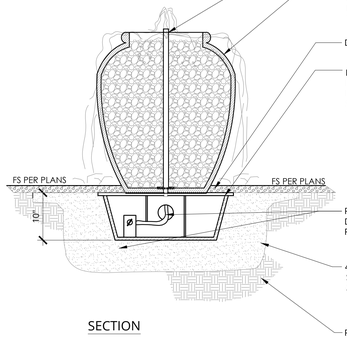
1" = 1'-0" P-1711-HAR-20





PLAN (AQUABOX ONLY)

NOTE:
WATER POT.
AVAILABLE FROM EYE OF THE DAY
CONTACT: 805.566.0778
MODEL: GIARA AUBAGNE GLAZED ITALIAN TERRACOTTA OIL JAR
SIZE:31.5" H, 23" DIAMETER
COLOR: DARK GREEN
DRAINAGE: CUSTOM HOLE AS REQ'D TO ACCOMMODATE COPPER PIPE. INCLUDE BITUMINOUS SEALER AT INTERIOR OF POT.



SECTION

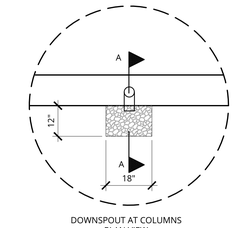
NOTES:

1. PROVIDE AUTOFILL FOR FOUNTAIN OFF OF EXISTING IRRIGATION MAINLINE. SEE IRRIGATION PLAN FOR POINT OF CONNECTION FOR AUTOFILL.

2. INSTALLATION SHALL BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. SEE WEBSITE FOR MORE INFORMATION: WWW.AQUABELLADESIGNS.COM

9 FOUNTAIN POT

1" = 1'-0" P-1711-HAR-11



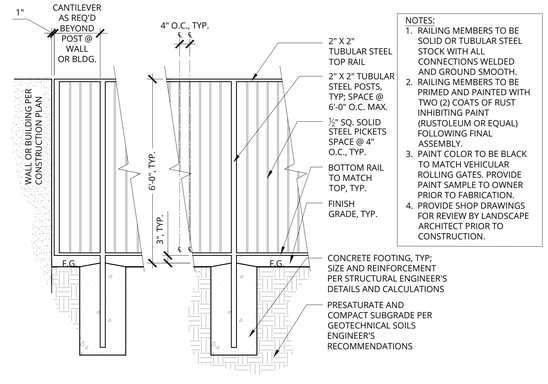
DOWNSPOUT AT COLUMNS PLAN VIEW

SECTION A-A

NOTE:
BLACK MEXICAN PEBBLE AVAILABLE FROM:SANTA BARBARA STONE
CONTACT: 805.963.5891
PROVIDE SAMPLE TO LANDSCAPE ARCHITECT FOR REVIEW.

10 DOWNSPOUT AT COLUMN

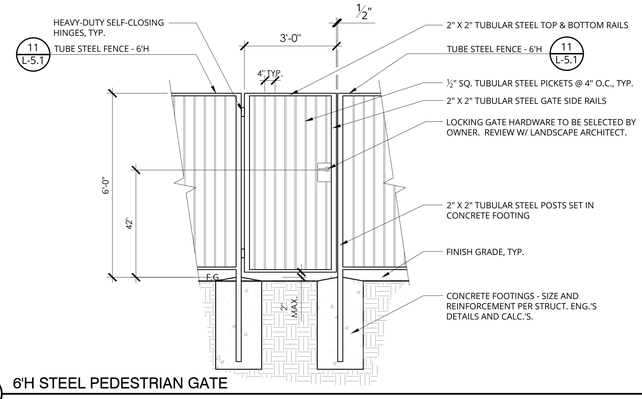
1/2" = 1'-0" P-1711-HAR-08



NOTES:
1. RAILING MEMBERS TO BE SOLID OR TUBULAR STEEL STOCK WITH ALL CONNECTIONS WELDED AND GROUND SMOOTH.
2. RAILING MEMBERS TO BE PRIMED AND PAINTED WITH TWO (2) COATS OF RUST INHIBITING PAINT (RUSTOLEUM OR EQUAL) FOLLOWING FINAL ASSEMBLY.
3. PAINT COLOR TO BE BLACK TO MATCH VEHICULAR ROLLING GATES. PROVIDE PAINT SAMPLE TO OWNER PRIOR TO FABRICATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

11 6'H STEEL FENCE

1/2" = 1'-0" P-1711-HAR-12



NOTES:
1. GATE TO BE SELF-CLOSING, SELF-LATCHING, OPENING IN DIRECTION INDICATED ON CONSTRUCTION PLAN. GATE TO BE OPERABLE FROM INSIDE WITHOUT KEY, BUT SHALL BE CAPABLE OF BEING LOCKED FROM OUTSIDE AT ALL TIMES.
2. STEEL MEMBERS TO BE SOLID OR TUBULAR STEEL STOCK WITH ALL CONNECTIONS WELDED AND GROUND SMOOTH.
3. STEEL MEMBERS TO BE PRIMED AND PAINTED WITH TWO (2) COATS OF RUST INHIBITING PAINT (RUSTOLEUM OR EQUAL) FOLLOWING FINAL ASSEMBLY. PAINT COLOR TO BE BLACK TO MATCH VEHICULAR GATES. SUBMIT SAMPLE TO OWNER PRIOR TO FABRICATION.
4. PROVIDE SHOP DRAWINGS FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

SEE STRUCTURAL PLANS FOR ASSOCIATED STRUCTURAL DETAILS AND CALCULATIONS.

12 6'H STEEL PEDESTRIAN GATE

1/2" = 1'-0" P-1711-HAR-13

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIALS WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

CONSTRUCTION DETAILS

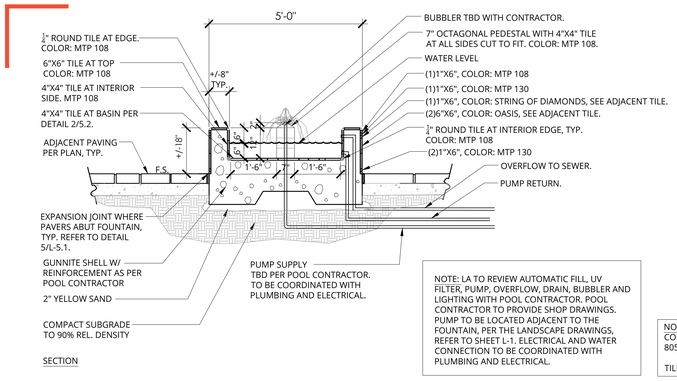
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 6041
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-5.1



NOTE: LA TO REVIEW AUTOMATIC FILL, UV FILTER, PUMP, OVERFLOW, DRAIN, BUBBLER AND LIGHTING WITH POOL CONTRACTOR. POOL CONTRACTOR TO PROVIDE SHOP DRAWINGS. PUMP TO BE LOCATED ADJACENT TO THE FOUNTAIN, PER THE LANDSCAPE DRAWINGS, REFER TO SHEET L-1. ELECTRICAL AND WATER CONNECTION TO BE COORDINATED WITH PLUMBING AND ELECTRICAL.

SECTION



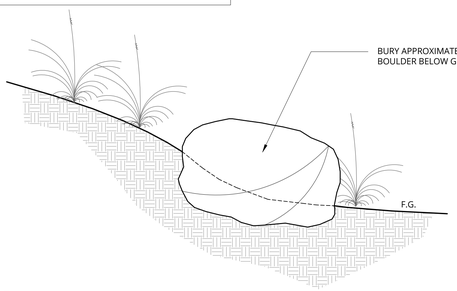
NOTE:
CONTACT TILE DESIGNER NS CERAMIC FOR TILE: 805.962.1422

TILE TO BE REVIVAL LINE.

1 TILE FOUNTAIN SECTION

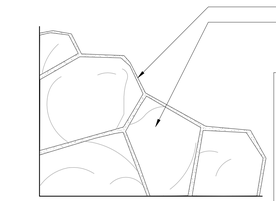
1/2" = 1'-0" P-1711-HAR-09

NOTES:
1. SELECT LOCALLY AVAILABLE BOULDERS WITHOUT EXCESSIVE SCARRING.
2. COLOR TO MATCH NATURALLY OCCURRING ONSITE STONE AND/OR COBBLE
3. SUBMIT IMAGE OF SELECTED BOULDER(S) FOR LANDSCAPE ARCHITECT APPROVAL PRIOR TO CONSTRUCTION

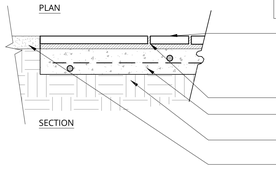


4 ORNAMENTAL BOULDER PLACEMENT

1 1/2" = 1'-0" P-1711-HAR-16



PLAN



SECTION

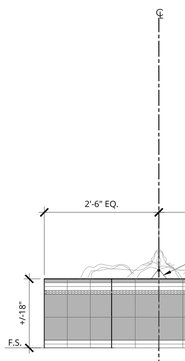
¾" MORTAR JOINT, NATURAL COLOR
SNAP CUT, RANDOM SANDSTONE, 12" MIN. - 30" MAX. IN ANY DIMENSION. 5-7 SIDED PIECES. 2" THICK MIN., WITH ¾" TOLERANCE. TOP SURFACE SHALL BE HONED, HIGH SLIP RESISTANT, AND NATURALLY TEXTURED. STONE COLOR TO BE TAN WITH NO DARK SPOTS.

NOTES:
1. CONTRACTOR TO PROVIDE STONE SAMPLES TO OWNER & LANDSCAPE ARCHITECT FOR REVIEW PRIOR TO CONSTRUCTION
2. INSTALL UNIT PAVERS OR STONE SUCH THAT FINISHED SURFACE OF PAVED AREA IS LEVEL AND NO INDIVIDUAL PAVERS OR STONES EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS/STONES. PAVER AREA SHALL BE FLUSH WITH ALL ADJACENT PAVED SURFACES. CHANGES IN LEVEL WITHIN PAVER/STONE FIELD AND BETWEEN PAVER/STONE FIELD AND ADJACENT PAVED SURFACES SHALL NOT EXCEED 1/4" HIGH MAXIMUM. CONTRACTOR IS RESPONSIBLE FOR ACHIEVING A LEVEL SURFACE FOR PAVER/STONE FIELD IN COMPLIANCE WITH CBC 11B-303.

SNAP CUT, RANDOM SANDSTONE, 12" MIN. - 30" MAX. IN ANY DIMENSION. 5-7 SIDED PIECES. 2" THICK MIN., WITH ¾" TOLERANCE. TOP SURFACE SHALL BE HONED, HIGH SLIP RESISTANT, AND NATURALLY TEXTURED. STONE COLOR TO BE TAN WITH NO DARK SPOTS.
1" MORTAR SETTING BED
CONCRETE BASE, THICKNESS AND REINFORCEMENT PER CIVIL ENGINEER; REFERENCE GEOTECHNICAL SOILS REPORT.
PRESATURATE AND COMPACT SUBGRADE PER GEOTECH. SOILS ENG.'S RECOMMENDATIONS.
ADJACENT D.G. PER PLAN

5 STONE PAVING ON CONC. SLAB

1" = 1'-0" P-1711-HAR-18



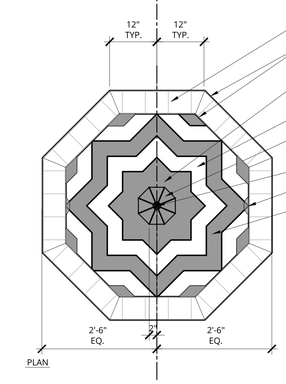
ELEVATION

PEDESTAL PER DETAIL 1/5.2.
¾" ROUND, COLOR: MTP 108
1"x6", COLOR: MTP 108
1"x6", COLOR: MTP 130
1"x6", COLOR: STING OF DIAMONDS, SEE DETAIL 1/5/2.
(2)6"x6", COLOR: OASIS SEE DETAIL 1/5/2.
(21)"x6", COLOR: MTP 130

NOTE:
GROUT TO BE 3/16" PER TILE DESIGNER'S RECOMMENDATION. GROUT COLOR TO BE APPROVED BY LANDSCAPE ARCHITECT. SUBMIT SAMPLE.

DIMENSIONS ARE APPROXIMATE, BUT INCLUDE JOINTS & TILE SIZES PROVIDED BY TILE DESIGNER. DO NOT CUT THE EXTERIOR TILE. REFER TO TILE DESIGNER FOR QUANTITIES.

CONTRACTOR TO PROVIDE FOUNTAIN MOCK-UP FOR LANDSCAPE ARCHITECT'S APPROVAL OF LOW RATE, OVERALL CHARACTER & EFFECT OF WATER FEATURE.



PLAN

6"X6" TOP OF FOUNTAIN WALL COLOR: MTP-108
1/4" ROUND AT EDGE OF FOUNTAIN WALL COLOR: MTP 108
4"X4" STAR PATTERN TILE COLOR: MTP 108
4"x4" TILE AT BOTTOM COLOR: MTP 101
7" OCTAGONAL PEDESTAL WITH 4"X4" TILE AT ALL SIDES CUT TO FIT. COLOR: MTP 108
BUBBLER, TBD.
(2) LIGHTS, SEE LIGHTING PLAN, SHEET L-4.
4"x4" TILE AT BOTTOM: COLOR: MTP 108

NOTE:
SEE DETAIL 1/5.2 FOR TILE SELECTION.

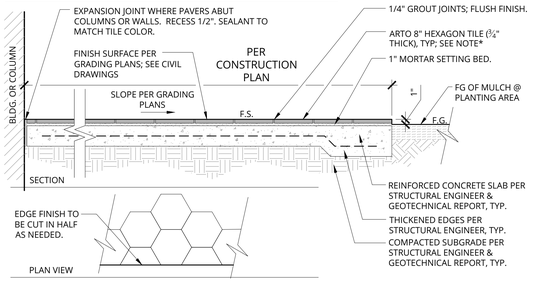
FOUNTAIN PLUMBING & ELECTRICAL BY OTHERS.

2 TILE FOUNTAIN PLAN

3/4" = 1'-0" P-1711-HAR-10

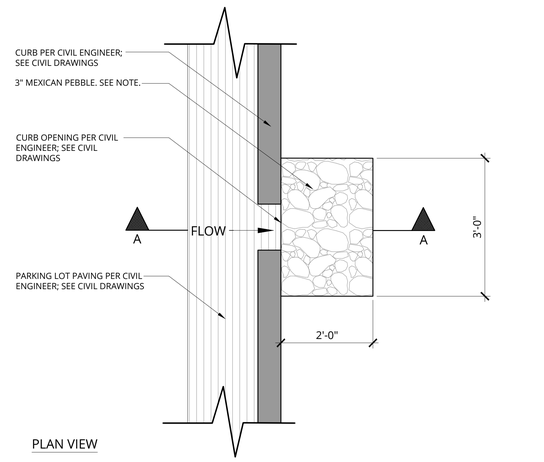
NOTE*
CONCRETE TILE: 8" ARTILLO HEXAGON CONCRETE TILE (7⅞" x 7⅞"); STANDARD TEXTURE W/ "JOSIE" COLOR; ¼" NATURAL COLOR GROUT JOINTS, TYP.
AVAILABLE FROM:
ARTO BRICK AND CA PAVERS
(310) 768-8500
WWW.ARTOBRICK.COM
SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION; INSTALL PER MANUFACTURER'S SPECIFICATIONS

INSTALL UNIT PAVERS OR STONE SUCH THAT FINISHED SURFACE OF PAVED AREA IS LEVEL AND NO INDIVIDUAL PAVERS OR STONES EXCEED 1/4" HIGH VERTICAL DIFFERENCE BETWEEN ADJACENT PAVERS/STONES. SEE NOTE ON DETAIL 5/L-5.2.

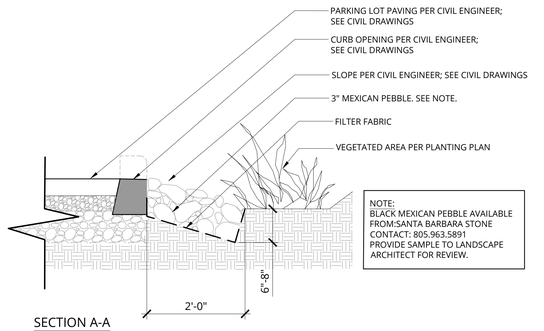


3 HEXAGONAL CONCRETE TILE ON CONC. SLAB

1" = 1'-0" P-1711-HAR-14



PLAN VIEW



SECTION A-A

6 CURB CUT

3/4" = 1'-0" P-1711-HAR-19

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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CONSTRUCTION DETAILS

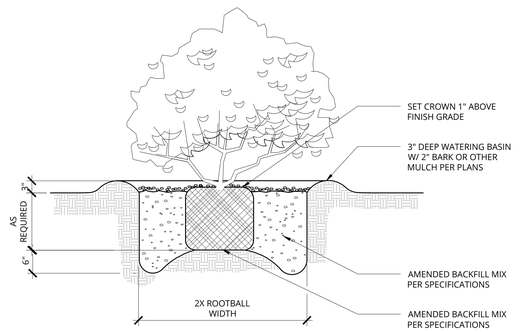
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, CA. No. 5641
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER 1711
DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

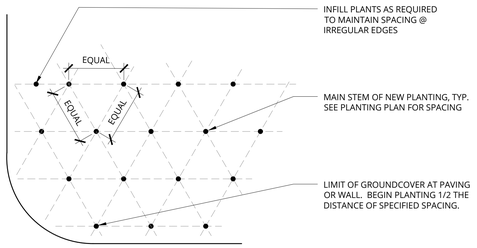
SHEET NUMBER
L-5.2



1 SHRUB PLANTING

3/4" = 1'-0" P-1711-PLA-01

NOTE:
TRIANGULATE PLANTING UNLESS OTHERWISE SPECIFIED ON DRAWINGS

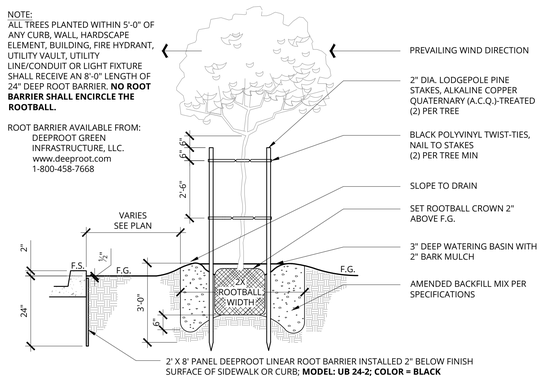


2 SHRUB SPACING

1" = 1" P-1711-PLA-02

NOTE:
ALL TREES PLANTED WITHIN 5'-0" OF ANY CURB, WALL, HARDSCAPE ELEMENT, BUILDING, FIRE HYDRANT, UTILITY VAULT, UTILITY LINE/CONDUIT OR LIGHT FIXTURE SHALL RECEIVE AN 8'-0" LENGTH OF 24" DEEP ROOT BARRIER. **NO ROOT BARRIER SHALL ENCIRCLE THE ROOTBALL.**

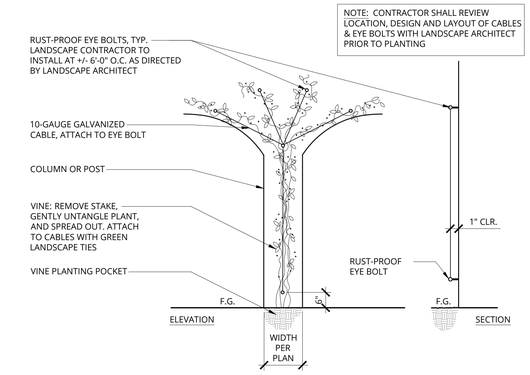
ROOT BARRIER AVAILABLE FROM:
DEEPROOT GREEN INFRASTRUCTURE, LLC.
www.deeproot.com
1-800-458-7668



3 TREE PLANTING W/ LINEAR ROOT BARRIER

3/8" = 1'-0" P-1711-PLA-04

NOTE: CONTRACTOR SHALL REVIEW LOCATION, DESIGN AND LAYOUT OF CABLES & EYE BOLTS WITH LANDSCAPE ARCHITECT PRIOR TO PLANTING



4 VINE TIE ATTACHMENT

1/2" = 1'-0" P-1711-PLA-03

CJM::LA
COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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PLANTING DETAILS

MONTECITO SANITARY DISTRICT

1042 Monte Cristo Lane
Santa Barbara, CA 93108

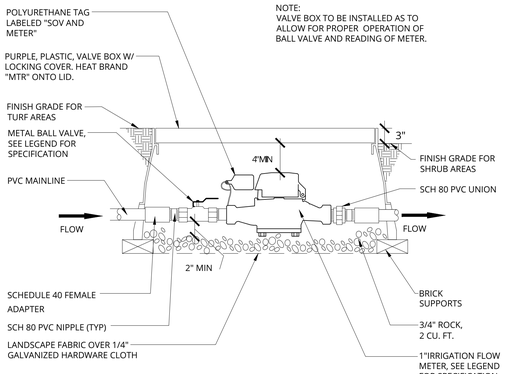
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Signature
Renewal Date
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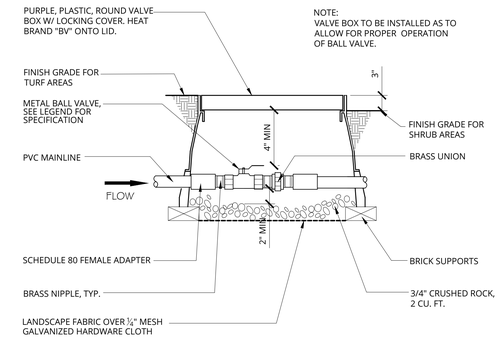
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1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
1"=10'
PRINT DATE
02/01/19

SHEET NUMBER
L-5.3



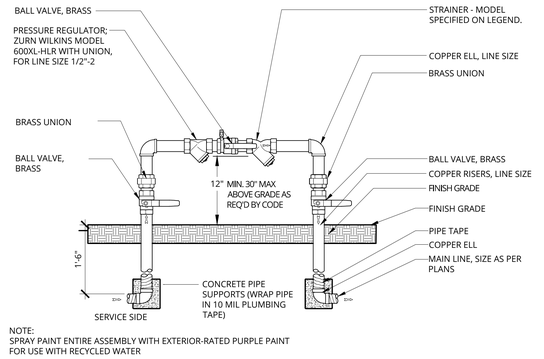
1 BALL VALVE & IRRIGATION SUB-METER, RECYCLED

1" = 1'-0" P-1711-IRR-01



2 METAL BALL VALVE, RECYCLED

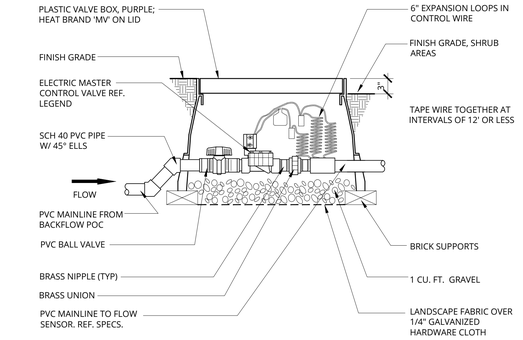
1" = 1'-0" P-1711-IRR-06



NOTE:
SPRAY PAINT ENTIRE ASSEMBLY WITH EXTERIOR-RATED PURPLE PAINT FOR USE WITH RECYCLED WATER

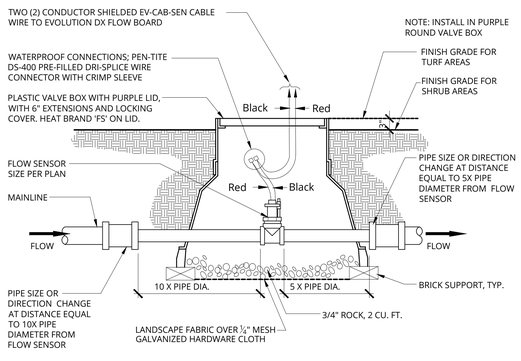
3 STRAINER, RECYCLED

3/4" = 1'-0" P-1711-IRR-02



4 ELECTRIC MASTER CONTROL VALVE, RECYCLED

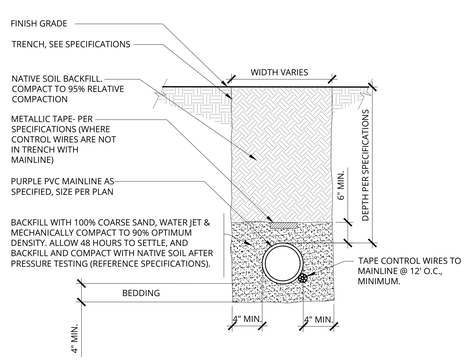
1" = 1'-0" P-1711-IRR-03



NOT TO SCALE

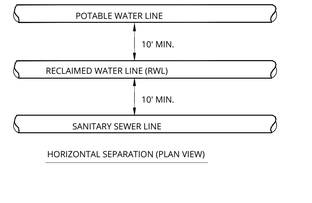
5 FLOW SENSOR, RECYCLED

3/4" = 1'-0" P-1711-IRR-04



6 RECYCLED WATER MAINLINE - TRENCH

1 1/2" = 1'-0" P-1711-IRR-08



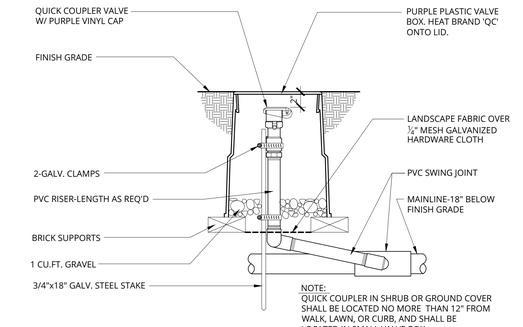
HORIZONTAL SEPARATION (PLAN VIEW)

PERPENDICULAR SEPARATION

RECLAIMED WATER LINES (RWL) PERPENDICULAR TO POTABLE SHALL BE INSTALLED MIN. 1 ft BELOW THE POTABLE LINE. RWL PERPENDICULAR TO SANITARY SEWER SHALL BE INSTALLED MIN 1 ft HIGHER THAN THE SEWER LINE. WHERE SEPARATION AS DEFINED ABOVE FOR PERPENDICULAR CROSSINGS IS NOT PRACTICAL - INSTALLATION SHALL CONFORM TO SPECIAL CONSTRUCTION AS FOLLOWS: RWL SHALL BE CONSTRUCTED OF A CONTINUOUS SECTION OF CLASS 200 (DR 14 per AWWA C900) PVC, WITH THE UNCUT, CONTINUOUS LENGTH CENTERED OVER THE PIPE BEING CROSSED.

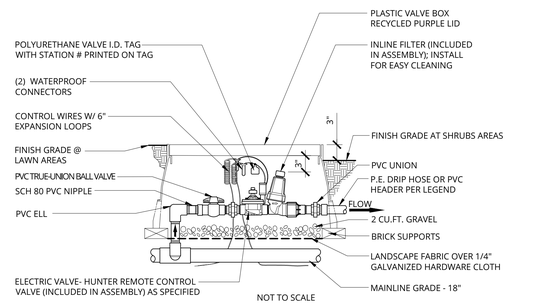
7 RECYCLED WATER MAINLINE SEPARATION

NOT TO SCALE P-1711-IRR-07



8 QUICK COUPLER IN VALVE BOX, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-05

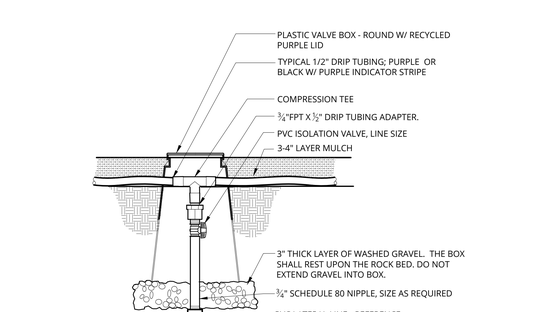


NOT TO SCALE

NOTE:
FOR SYSTEMS 2 GPM TO 20 GPM-USE SENNINGER #PMR-20MF PRESSURE REGULATOR (PRESET @ 20 PSI W/4 TO 16 GPM). SYSTEMS GREATER THAN 20 GPM USE #PR-HF-20 (10-21 GPM)

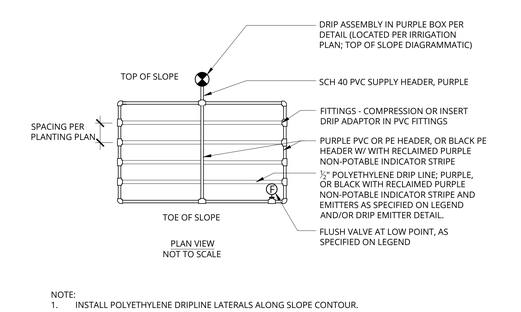
9 DRIP ASSEMBLY, RECYCLED

1" = 1'-0" P-1711-IRR-09



10 DRIP TRANSITION IN ROUND BOX, RECYCLED

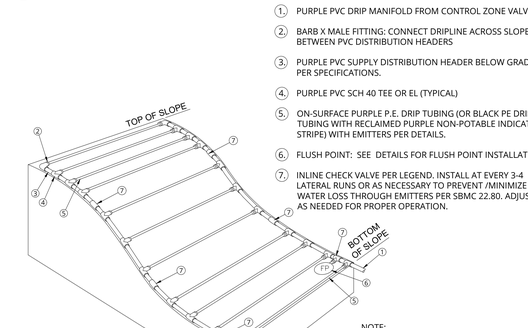
3" = 1'-0" P-1711-IRR-10



NOTE:
1. COVER ALL DRIP TUBING WITH 2" LAYER OF MULCH FOR PROTECTION
2. USE FOR POLYETHYLENE (PE) DRIP TUBING HEADERS ONLY. INSTALL PER DETAIL AND AT INTERVALS TO RETAIN HEAD PRESSURE PER MANUFACTURER'S DETAILS

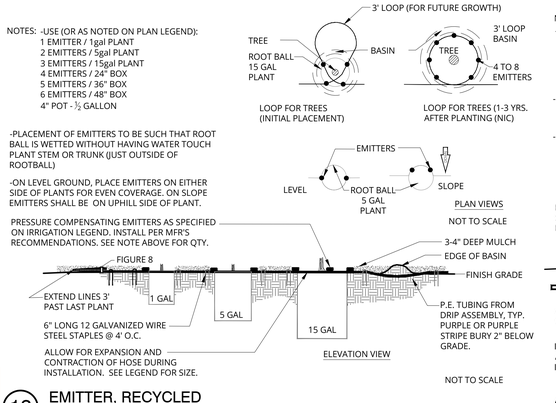
11 DRIP TUBING LAYOUT, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-11



12 DRIP IRRIGATION - SLOPE LAYOUT, RECYCLED

NOT TO SCALE P-1711-IRR-12



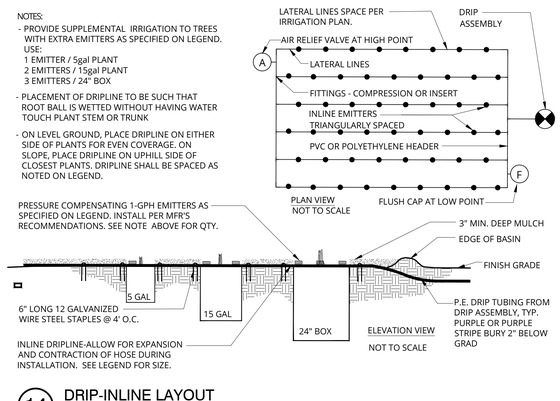
NOTES: -USE (OR AS NOTED ON PLAN LEGEND):
1 EMITTER / 1gal PLANT
2 EMITTERS / 5gal PLANT
3 EMITTERS / 15gal PLANT
4 EMITTERS / 24" BOX
5 EMITTERS / 36" BOX
6 EMITTERS / 48" BOX
4" POT - ½ GALLON

-PLACEMENT OF EMITTERS TO BE SUCH THAT ROOT BALL IS WETTED WITHOUT HAVING WATER TOUCH PLANT STEM OR TRUNK (JUST OUTSIDE OF ROOTBALL)

-ON LEVEL GROUND, PLACE EMITTERS ON EITHER SIDE OF PLANTS FOR EVEN COVERAGE. ON SLOPE EMITTERS SHALL BE ON UPHILL SIDE OF PLANT.

13 EMITTER, RECYCLED

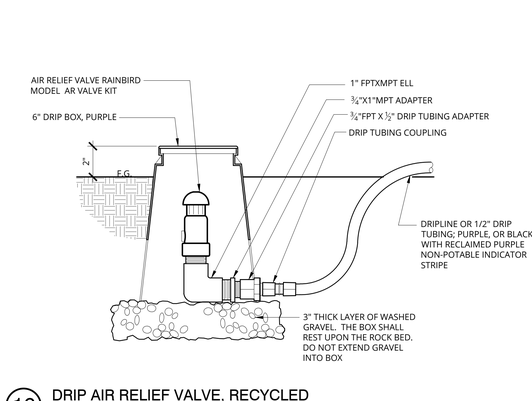
1/4" = 1'-0" P-1711-IRR-13



NOTES:
- PROVIDE SUPPLEMENTAL IRRIGATION TO TREES WITH EXTRA EMITTERS AS SPECIFIED ON LEGEND. USE:
1 EMITTER / 5gal PLANT
2 EMITTERS / 15gal PLANT
3 EMITTERS / 24" BOX
- PLACEMENT OF DRIPLINE TO BE SUCH THAT ROOT BALL IS WETTED WITHOUT HAVING WATER TOUCH PLANT STEM OR TRUNK
- ON LEVEL GROUND, PLACE DRIPLINE ON EITHER SIDE OF PLANTS FOR EVEN COVERAGE. ON SLOPE, PLACE DRIPLINE ON UPHILL SIDE OF CLOSEST PLANTS. DRIPLINE SHALL BE SPACED AS NOTED ON LEGEND.

14 DRIP-INLINE LAYOUT

3/8" = 1'-0" P-1711-IRR-19



NOTE:
1. INSTALL POLYETHYLENE DRIPLINE LATERALS ALONG SLOPE CONTOUR.
2. INSTALL PVC OR POLY HEADERS PERPENDICULAR TO SLOPE.
3. INSTALL DRIP ASSEMBLY VALVE AT CENTER TO BALANCE FLOW ACROSS SYSTEM.
4. REFERENCE DRIP EMITTER DETAIL FOR EMITTER INSTALLATION AND STAKING.

15 IN-LINE DRIP CHECK-VALVE, ON-GRADE

1 1/2" = 1'-0" P-1711-IRR-16

1. PURPLE PVC DRIP MANIFOLD FROM CONTROL ZONE VALVE
2. BARB X MALE FITTING; CONNECT DRIPLINE ACROSS SLOPE BETWEEN PVC DISTRIBUTION HEADERS
3. PURPLE PVC SUPPLY DISTRIBUTION HEADER BELOW GRADE PER SPECIFICATIONS.
4. PURPLE PVC SCH 40 TEE OR EL (TYPICAL)
5. ON-SURFACE PURPLE P.E. DRIP TUBING (OR BLACK PE DRIP TUBING WITH RECLAIMED PURPLE NON-POTABLE INDICATOR STRIPE) WITH EMITTERS PER DETAILS.
6. FLUSH POINT: SEE DETAILS FOR FLUSH POINT INSTALLATION
7. INLINE CHECK VALVE PER LEGEND. INSTALL AT EVERY 3-4 LATERAL RUNS OR AS NECESSARY TO PREVENT /MINIMIZE WATER LOSS THROUGH EMITTERS PER SBMC 22.80. ADJUST PSI AS NEEDED FOR PROPER OPERATION.

NOTE:
INSTALL INLINE ADJUSTABLE CHECK VALVES AT EVERY 3 OR 4 LATERAL DRIP TUBING RUNS TO LIMIT WATER LOSS.

16 DRIP AIR RELIEF VALVE, RECYCLED

3" = 1'-0" P-1711-IRR-18

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1231 STATE STREET SUITE 306
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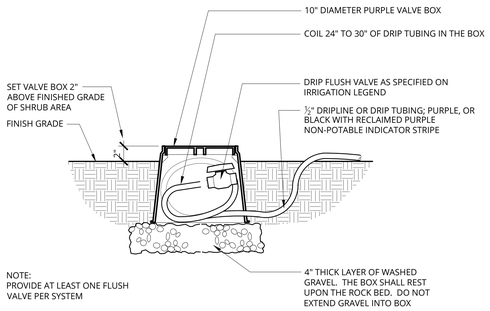
MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LLC No. 6241
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
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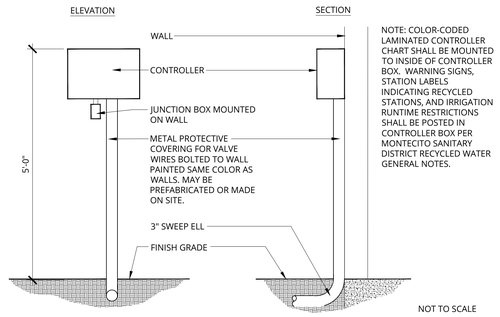
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DRAWN BY KK
DATE DRAWN 07/17/18
SCALE 1"=10'
PRINT DATE 02/01/19

SHEET NUMBER
L-5.4



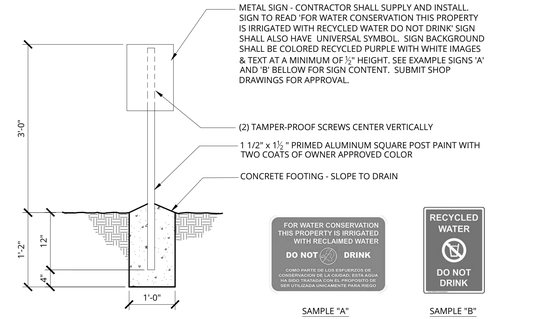
1 DRIP FLUSH VALVE, RECYCLED

1 1/2" = 1'-0" P-1711-IRR-17



2 CONTROLLER - EXTERIOR WALL-MOUNT, RECYCLED

3/4" = 1'-0" P-1711-IRR-14



3 RECYCLED WATER SIGNAGE

NOT TO SCALE P-1711-IRR-15

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1042 Monte Cristo Lane
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SECTION 32 90 00

LANDSCAPE

TABLE OF CONTENTS:

PART 1 - GENERAL 3
1.1 DESCRIPTION OF WORK 3
1.2 QUALITY ASSURANCE 3
1.3 SUBMITTALS 3
1.4 DELIVERY, STORAGE AND HANDLING 4
1.5 JOB CONDITIONS 5
1.6 SUBSTITUTIONS 5
1.7 GUARANTEE 5
PART 2 - PRODUCTS 6
2.1 PLANTS 6
2.2 TOPSOIL 7
2.3 FERTILIZER AND SUPPLEMENTS 7
2.4 SOIL AMENDMENTS 7
2.5 PREPARED BACKFILL MIX 7
2.6 PESTICIDES 8
2.7 MULCH 8
2.8 STEEL HEADER 8
2.9 GUYING AND STAKING MATERIALS 9
2.10 DECOMPOSED GRANITE 9
PART 3 - EXECUTION 9
3.1 MEASUREMENT 9
3.2 FINISH GRADING 9
3.3 SOIL PREPARATION 10
3.4 HEADERBOARDS / STEEL HEADER 10
3.5 TREE AND SHRUB PLANTING 10
3.6 GROUNDCOVER 11
3.7 MULCH 11
3.8 PROTECTION AND CLEANUP 11
3.9 REVIEW/OBSERVATION 12
3.10 MAINTENANCE PERIOD 12
3.11 REPAIR AND REPLACEMENTS 13
3.12 FINAL ACCEPTANCE 13

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General:
1. This section specifies requirements for landscaping as shown on drawings and as specified herein.

B. Related Sections:
1. Section 328400: Irrigation System.

1.2 QUALITY ASSURANCE

A. Source Quality:
1. Provide plant materials conforming to State of California grading code of Nursery Stock, No. 1 grade, for quality and size. Use only nursery-grown stock.
2. Plants: Subject to review by Landscape Architect at place of growth or storage yard and upon delivery for conformity to specifications. Such review shall not preclude right to review and of rejection during progress of work.
3. Nomenclature: Per An Annotated Checklist of Woody Ornamental Plants of California, Oregon & Washington, Division of Agricultural Sciences, University of California publication 4091.

B. Requirements of Regulatory Agencies:
1. Perform work in accordance with laws, codes and regulations required by authorities in furnishing, transporting and installing materials.
2. Certificates of inspection required by law for transportation shall accompany invoice for each shipment of plants. File copies of certificate with Landscape Architect after review of material.

C. Continuous Superintendence:
1. Have one person responsible for work specified in this section continuously on job site throughout installation.

1.3 SUBMITTALS

A. Samples:
1. Soil amendments with analysis prior to materials being brought on job site.
2. Submit photos of trees, 15-gallon and larger, with person standing next to trees for scale. Label photo with following information:
a. Botanical and Common Name.
b. Name, Location and Phone Number of Nursery.
c. Size of Container.
d. Trunk Height to Lowest Branching.

B. Invoices: Original Invoices for soil amendments, fertilizers and materials specified herein. Invoice shall contain job site name, job site address, contractor's name, materials delivered, quantities delivered and date.

C. Soil Testing:

1. Imported Fill: Provide soil analysis from composites of borrow area prior to delivery on job site.
2. Existing Soil: Provide soil analysis of representative samples from _____ locations of job site, as determined by Landscape Architect.
3. Imported Topsoil: Provide soil analysis on separate sources prior to delivery to job site. Identify source location, percentages of silt, clay, sand, organic matter, pH, mineral and plant nutrient content of soil. Soils unsuitable for planting shall be rejected.
4. Provide soil analysis expressed in parts per million including the following:
a. Soil Texture
b. Soil pH
c. Organic Matter
d. Estimated Nitrogen Release
e. Nitrate Nitrogen
f. Phosphorous
g. Potassium
h. Calcium
i. Base Saturation percent
j. Iron
k. Zinc
l. Magnesium
m. Sulfate Sulfur
n. Boron
o. Salinity-ECe
p. Total Soluble Salts
q. Sodium
r. SAR
s. CEC
t. Copper
u. Manganese
Contact Tri-C Enterprises at 1 (800) 927-3311 to obtain a Test Package LTP 4(1A) Soil Kit for analysis. Samples shall be mailed per instructions to Sunland Analytical Lab, 11419 Sunrise Gold Circle, #10, Rancho Cordova, CA. 95742. Soils deemed unsuitable for planting shall be rejected.
5. Suitability of soil and chemical deficiencies shall be determined by Landscape Architect. Deliver test results to Landscape Architect.
6. Soil under previous building or parking areas: Tests at surface and six inches below grade by germinating radishes or annual rye grass. If germination fails, remove sterilized soil and place topsoil.

1.4 DELIVERY, STORAGE AND HANDLING

A. Furnish standard products in manufacturer's containers bearing original labels showing quantity, analysis and name of manufacturer.

B. Deliver plants in closed trucks or wrap specimens to prevent windburn. Wind burned plants will be rejected.

C. Provide protection for plants and products from weather conditions or other adverse conditions.

D. Deliver plants with legible identification labels. Label trees, bundles of containers of like shrubs, and groundcover plants. Use durable waterproof labels with water-resistant ink which will remain legible for at least sixty (60) days.

E. Lift plants by container only. Plants with broken limbs, loose root balls, or loose trunks will be rejected.

F. Provide 24-hour notification of delivery schedule in advance so material may be reviewed upon arrival at job site. Remove unacceptable material from the job site immediately.

G. Deliver pesticides and soil fumigants to job site in original unopened containers. Containers that do not have legible label that identifies Environmental Protection Agency and State

registration number, and manufacturer's registered uses will be rejected. Poison may be used only with Owner's approval.

H. Do not store soil sterilant and pesticides with other landscape materials. Store in locked separate structure or vehicle.

1.5 JOB CONDITIONS

A. Existing conditions: base bids on following conditions:
1. That existing ground elevations will be brought to elevations indicated on grading plan.
2. That no pipes or artificial obstructions, other than those indicated will be encountered. Notify Landscape Architect if unforeseen obstructions are encountered.
3. That soil unsuitable for plant growth, if encountered, will be removed to depth of 18 inches.

B. Coordination:
1. Coordinate and cooperate with other Contractors to enable work to proceed as rapidly and efficiently as possible.

C. Cleanup:
1. Keep areas clean, neat and orderly.
2. Broom clean paved surfaces. Do NOT wash or hose down paved areas.
3. Remove deleterious materials, debris, large dirt clods and rocks prior to Maintenance Period.

1.6 SUBSTITUTIONS

A. May be allowed if notified within four (4) weeks after contract award that specified plants are unavailable. Request substitutions with price adjustment quotes, in writing, along with proof plants are unavailable to Landscape Architect for review and approval prior to ordering.

B. Substitute plants that are ordered and/or planted without prior review and approval by the Landscape Architect may be rejected. Such plants shall be replaced with new plants at the discretion of the Landscape Architect at no cost to Owner.

1.7 GUARANTEE

A. Plants 5 gallon and smaller except transplants for a period of ninety (90) days following date of Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging shape, size or symmetry.

B. Plants 15 gallons and larger for a period of one (1) year following date of Final Acceptance. Replace dead plants and plants not in vigorous, thriving condition as soon as weather permits and on notification by Landscape Architect. Replace plants which have partially died, thereby damaging shape, size or symmetry.

C. Replace with same kind and sizes as originally planted at no cost to Owner. Provide one (1) year guarantee on replacement. Protect irrigation system and other piping, conduit or other work during replacement. Repair damage immediately at no cost to Owner.

D. Excludes replacement of plants because of injury by storm, natural drought, hail, insects or diseases.

PART 2 - PRODUCTS

2.1 PLANTS

A. Provide healthy and vigorous, well-branched and densely foliated plants when in leaf; free of disease, insect pests, eggs or larvae; with healthy, well-developed root systems; and free from physical damage or adverse conditions that would prevent thriving growth.

B. Provide plants true to species and variety and conforming to measurements specified. Provide standard sized plants.

C. Provide container stock grown for at least six (6) months, but not over two (2) years in containers in which they are delivered. Cracked or broken root balls shall not be planted.

D. If a plant species is not available, Landscape Architect will select substitute (Refer to 1.06 Substitutions).

E. Do not prune prior to delivery.

F. Match in size plants of same species in rows.

G. Do not use root-bound, sunburned, or wind-tattered plants. Several plants of each species shall be un-canned and checked for root growth. In event that sample plants reviewed are found to be defective, entire lot or lots of plants represented by defective samples may be rejected. Such plants shall be replaced with new plants conforming to the requirements of this section at no cost to Owner.

H. In event of disagreement as to condition of root system, root conditions of furnished plants will be determined by removal of earth from roots on not less than two (2) plants or more than two (2) percent of total number of plants in each species or variety. Where plants are from several sources, roots of not less than two plants of each species or variety from each source will be reviewed. If sample plants are defective, entire lot or lots of plants may be rejected. Plants rendered unsuitable for planting due to this inspection will be considered samples and provided at no cost to Owner.

I. Guarantee that plants are species called out on plan. Should it be determined by Landscape Architect within one (1) year of Final Acceptance that incorrect species was installed, replace with correct species at no additional cost to Owner. Install replacement plants one container size larger than called out on plans, to compensate for lost growing time.

2.2 TOPSOIL

A. Natural, fertile, friable, sandy loam, characteristics of productive soils in the vicinity, 6.5 to 8.0 pH.

B. Free of weeds, seeds, Bermuda and Kikuya Grass stolons, subsoil, clay lumps, stones, roots, sticks, substances 1-1/2" or more in diameter and debris.

C. Do not deliver or spread while in muddy condition.

D. Depth in sodded lawn areas: 12" depth.

2.3 FERTILIZER AND SUPPLEMENTS

A. Fertilizer / Soil Conditioner (General): Tri-C 6-2-4 w/5%S, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

B. Fertilizer / Soil Conditioner (Native Plants and Succulents): Tri-C Humate and Tri-C Endo 120, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

C. Root Amendments for all Trees and Shrubs 5 gallon and larger: "Liquinox-Start" or equivalent vitamin B-1 supplement and ONLY ONE of the following: Tri-C Endo 120, Tri-C Myco Paks, OR Tri-C Myco Drench, manufactured by Tri-C Enterprises, LLC in Chino, CA. Available from Imperial Sprinkler, Ewing, Site One, or Target Specialty.

2.4 SOIL AMENDMENTS

A. Pre-emergents: May not be used without Owner's approval.

B. Bone Meal: Standard horticultural brand.

C. Gypsum: Agricultural grade; minimum 92% calcium sulphate.

D. Nitrogen-fortified Shavings: Redwood, fir or cedar with minimum 0.40 percent nitrogen based on dry weight. Minimum 80% organic content as determined by ash method. pH shall be in the range of 4.0-6.5 as determined in saturation paste. Salinity shall not exceed 3.0 dS/m as determined in saturation extract. Provide one of following:

Product Name	Source
"Forest Humus" or	Agri-Turf Supplies
Nitrogen-fortified Redwood Shavings	(805) 569-2257

E. Washed Sand: 100% fine sand. Suggested source Corona Sand (951) 735-4660.

2.5 PREPARED BACKFILL MIX

A. Prepare as follows for Trees and Shrubs:
4 parts topsoil
1 part nitrogen-fortified shavings

4-5 lbs. Tri-C Endo 120 per cubic yard of backfill
5 lbs. Tri-C 6-2-4 w/5%S per cubic yard of backfill

B. Prepare as follows for Native Plants:
4 parts topsoil
1 part washed sand
0.5 part nitrogen-fortified shavings
5 lbs. Tri-C Endo 120 per cubic yard of backfill
5 lbs. Tri-C Humate per cubic yard of backfill

C. Prepare as follows for Succulents:
4 parts topsoil
1 part washed sand
1 part worm castings
3 lbs. Tri-C Humate per cubic yard of backfill

2.6 PESTICIDES

A. Do not use pesticides containing chlorinated hydrocarbons (DDT, Chlordane, Lindane) or organic phosphates (Parathion) or paraquat.

2.7 MULCH

A. Mulch shall consist of wood chips, shredded bark or gravel mulch as specified on the Drawings. Material shall be uniform in size, color (use only natural color, no artificial colors), quality and overall appearance. Mulch shall be free of material injurious to plant growth. Sources of mulch should be free of weeds and invasive plant parts or seeds. Sawdust, dirt, plastic or other debris mixed in the mulch is not acceptable.

B. Provide "Walk on" grade, coarse, wood chips in shrub areas. Wood chip mulch shall consist of wood products having a size of two and on-half inches (2/1/2") minus with a thickness not greater than three eighths inch (3/8"). Pieces larger than 6" long that are visible on the surface of the mulch after installation shall be removed.

C. Provide shredded redwood bark mulch (gorilla hair) in shrub areas with sloping conditions (2:1 or greater). Shredded bark mulch shall have the characteristics of retaining moisture, forming a mat not susceptible to spreading by wind or rain, and providing a good growth medium for plants. Shredded bark much may contain up to fifty percent (50%) shredded wood material.

D. Provide nitrogen-fortified redwood shavings in groundcover areas.

E. Recycled organic mulch material, including shredded hardwood bark and ground wood waste, shall be composted and mature. Organic material shall be uniform in size and free of foreign matter. Size of recycled organic mulch shall conform to the standards for "walk on" wood chip mulch described in sub-Section A, above.

2.8 STEEL HEADER

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SANTA BARBARA CA 93101

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PLANTING SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 5841
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.1

A. Steel header: 3/16" x 4" with 15" stakes, BLACK, manufactured by Border Concepts. Available from:
Border Concepts, Inc.
21007 72nd Ave. S
Kent, WA 98032
Phone: 253.872.1144

B. Steel stakes: 3/16" x 15" (standard) and designed specifically to anchor steel landscape edging. Manufactured by the same manufacturer as the steel header.

2.9 GUYING AND STAKING MATERIALS

A. Rough sawn redwood, 2x2x8, construction grade or Lodge Pole pine, pressure-treated with Alkaline Copper Quaternary (ACQ) preservative, 2-inch (minimum nominal size) diameter by 8 feet long (minimum), no split stakes.

B. Guy Anchor: Provide 1" galvanized steel pipe with plastic end cap.

C. Guying Hardware: Wire-pliable 12-gauge galvanized; hose 1/2 inch rubber; turnbuckles - galvanized or dip painted, size as required; cable clamps - galvanized, size as required; safety sleeve - 1.2 inch white PVC full length of wire.

D. Staking Materials: Wire-pliable, 12-gauge galvanized; hose 1/2-inch rubber

2.10 DECOMPOSED GRANITE

A. Light yellow/tan in color with clay consistency to form firm surface when rolled. Submit sample to Landscape Architect.

B. For walkways, use Decomposed Granite (D.G.) pre-mixed with stabilizer available from: Stabilizer Solutions, (800) 336-2468.

PART 3 - EXECUTION

3.1 MEASUREMENT

A. Scaled dimensions are approximate: verify.

B. Inform Landscape Architect of discrepancies between drawings and field conditions.

3.2 FINISH GRADING

A. Provide positive surface drainage of planted areas. Inform Landscape Architect of discrepancies between drawings, specifications and field conditions which preclude establishing positive drainage.

B. Prior to soil preparation, remove all rocks over 1-1/2" in diameter, sticks, plaster, concrete, large dirt clods, debris and foreign growth from planting areas.

C. Prior to planting, poison existing Bermuda grass or Kikuyu grass in accordance with spray manufacturer's instructions.

D. At lawn areas, remove existing soil to a depth of 6" and dispose of off-site. Import topsoil and place 6" layer at lawn areas prior to "Soil Preparation" (3.03).

E. Establish finish grade in planting areas after soil preparation, settlement and planting as shown on Drawings. Drain planting areas away from buildings.

F. Establish finish grade at planter areas bordering curbs, headers, and walks 1" to 1-1/2" below finished grade of bordering curbs, headers and walks. Remove or add topsoil as necessary to establish finish grade.

3.3 SOIL PREPARATION

A. Step 1:
1. Cultivate to depth of 12"
2. Apply gypsum at rate of 200 lbs. per 1000 square feet. Do not cultivate.
3. Water to leach gypsum through top 12" of soil.
4. Keep moist for 10 days to germinate weed seeds.
5. Remove weeds, poison and remove perennial weeds. Small annual weeds may be cultivated in.

B. Step 2:
1. Apply following materials and cultivate to a depth of 12":

Material	Rate per 1000 Square Feet
Nitrogen-fortified Wood Shavings	4 cubic yards
Tri-C 6-2-4 w/5% S	60 lbs.
Tri-C Endo 120	1½ lbs..

C. Step 3 - Lawn Areas - Additional Amounts:
1. Apply following materials and cultivate to a depth of 4":

Material	Rate per 1000 Square Feet
Nitrogen-fortified Wood Shavings	2 cubic yards
Tri-C 6-2-4 w/5% S	30 lbs.
Tri-C Endo 120	1½ lbs.

3.4 HEADERBOARDS / STEEL HEADER

A. Layout per drawings with gypsum. Review layout with Landscape Architect prior to installation. Install straight to line and grade per drawings. Backfill on both sides and compact to density of undisturbed soil

3.5 TREE AND SHRUB PLANTING

A. Prior to excavating pits, place trees and shrubs as shown on drawings. Request review by Landscape Architect.

B. Excavate pits twice diameter of container and 6" greater in depth. Dispose of unsuitable material encountered.

C. Broadcast bone meal over bottom of pit at following rates:

24" Box	2 cups (1 cup/foot of box)
15-gallon Plants	1 cup
5-gallon Plants	1/2 cup
1-gallon or 4" pot	1/4 cup

D. Center plants in pits and fill pits with backfill mix. Set plants so top of root ball is level with finish grade when settled.

E. Add "Liquinox-Start" to 5-gallon and larger shrubs and trees after planting at the rate of 1 tablespoon per gallon of water. Apply at following rates:

24" Box	5 gallons
15-gallon Plants	3 gallons
5-gallon Plants	1 gallon

F. Stake or guy trees within 24 hours of planting. Trees not staked within 24 hours may be rejected.

G. Pruning: Remove dead and broken branches, and weak crotches. Thin excessively dense trees at the direction of the Landscape Architect.

H. Cleanup: Rake shrub areas smooth and remove debris

3.6 GROUNDCOVER

A. Space as indicated on drawings in triangular pattern in parallel rows. Plant 1/2 required spacing from edge of bed, 24" from trees, 36" from shrubs.

B. Pull from flats gently, retaining soil around roots. Plant within one hour after removal from flat.

C. After planting 100 plants, water to root depth.

3.7 MULCH

A. Shrub Areas: Rake basins smooth. Apply 3" layer of shredded redwood bark.

B. Groundcover Areas: Apply 2" layer of nitrogen-fortified redwood shavings.

3.8 PROTECTION AND CLEANUP

A. Dispose of empty containers off site at end of each day.

B. Broom clean paved areas. Do NOT wash down walks.

C. Clean walks, walls, and windows muddied by planting operations.

D. Provide traffic barriers as required to protect newly planted areas.

3.9 REVIEW/OBSERVATION

A. Request review at least two (2) days or 48 hours prior to anticipated review date.

B. Request Final Review for starting Maintenance Period after planting operations have been completed.

C. Required review observations by Landscape Architect:
1. Fine grading of lawn areas prior to sodding, hydromulching or seeding.
2. Chalked headerboard/steel header locations prior to installation.
3. Staked location of all trees prior to planting. Trees shall be placed for review and adjustment by the Landscape Architect.
4. All planted areas prior to installation with plants placed per drawings.
5. Final Review prior to starting Maintenance Period.
6. Thirty (45) days into Maintenance Period.
7. Ninety (90) days into Maintenance (FINAL ACCEPTANCE).

D. At each review, punch list will be generated by Landscape Architect. Prior to next review date, punch list items shall be completed. Failure to comply with the execution of the punch list will result in suspension of 90-day Maintenance Period until punch list is completed. Contractor is responsible for maintenance during suspension of 90-day Maintenance Period at no additional cost to Owner. Example: If punch list from Final Review is not completed upon request for 45-day walkthrough or subsequent walkthroughs, Maintenance Period shall be suspended for 45 days.

3.10 MAINTENANCE PERIOD

A. Continuously maintain plants after installation until Final Review.

B. Maintenance Period: 90 days from Final Review and until Final Acceptance.

C. Maintenance Schedules:
1. Groundcover and Shrub Beds:
   a. Weeding: Remove weeds and foreign grasses at least once a week.
   b. Cultivating: To depth of approximately 3 inches at least once a week.
   c.
2. Trees:
   a. Raise trees that settle below grade to establish elevation.
   b. Adjust stakes and guys to keep trees upright, erect and compensate for growth.
   c. Remove weeds and foreign grasses from watering rings.
3. General:
   a. Pruning: Prune dead or broken branches from trees and shrubs.
   b. Grade Adjustments: Fill to original grade areas that have settled or eroded around trees and shrubs.
   c. Notify Owner of each maintenance trip.

D. Poison or trap gophers or ground squirrels and repair damage within seven (7) days of notification.

E. Replace dead, stolen, vandalized, damaged, frozen or dying plants within seven (7) days of notice.

F. Adjust sprinkler heads in each area and zone of exposure so that optimum amount of water is applied according to capabilities of equipment and system.

3.11 REPAIR AND REPLACEMENTS

A. Repair and/or replace damaged property and improvements due to actions of employees or failure of employees to act.

B. Replace unacceptable plants with same species, size and guarantee as specified in this Section.

3.12 FINAL ACCEPTANCE

A. Work under this section will be accepted by Owner pending completion of Work, punch list items and Maintenance Period excluding replacement of plants under Guarantee Period. Upon Final Acceptance, Owner will assume maintenance of work.

END OF SECTION 32 90 00

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PLANTING SPECIFICATIONS

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1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, LIC. No. 6241
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
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11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.2

SECTION 32 84 10

RECYCLED IRRIGATION

TABLE OF CONTENTS:

PART 1 - GENERAL 2
1.2 REFERENCES 2
1.3 QUALITY ASSURANCES 2
1.4 GENERAL CONDITIONS 2
1.5 SUBMITTALS 4
1.6 DELIVERY, STORAGE, AND REPLACEMENT 5
1.7 GUARANTEE 5

PART 2 - PRODUCTS 7
2.1 MANUFACTURERS 7
2.2 PIPE AND TUBING 7
2.3 DETECTABLE TAPE 7
2.4 BRASS PIPE FITTINGS 7
2.5 VALVES 7
2.6 VALVE BOXES 8
2.7 CONTROLLER WIRES 8
2.8 AUTOMATIC IRRIGATION CONTROLLER 8
2.9 WEATHER SENSING DEVICE 8
2.10 WARNING SIGNS AND WARNING STICKERS 8
2.11 STRAINER DEVICE 8
2.12 REMOTE 8
2.13 PRESSURE REGULATOR 8
2.14 DRIP IRRIGATION 9
2.15 FLOW SENSORS 9
2.16 OTHER MATERIALS 9

PART 3 - EXECUTION 9
3.1 SURFACE CONDITIONS 9
3.2 PREPARATION 9
3.3 TRENCHING 10
3.4 INSTALLATION OF PIPING 10
3.5 INSTALLATION OF EQUIPMENT 11
3.6 BACKFILLING 12
3.7 MAINTENANCE 12
3.8 TESTING AND OBSERVATION 12

PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

A. General:
1. Section specifies requirements for complete Recycled water irrigation system and related items as shown on drawings and as specified herein. Work includes labor, materials, appliances, tools, equipment, facilities, transportation, and services necessary for and incidental to performing operations in connection with furnishing, delivery and installation of the work of this Section, complete as shown on the drawings and/or specified herein.

B. Related Sections
1. Section 32 90 00: Landscaping

1.2 REFERENCES

A. American Society for Testing and Materials (ASTM)
1. B88: Seamless Copper Water Tube
2. D2466: Polyvinyl Chloride (PVC) Plastic Pipe Fittings - Schedule 40
3. D1785-74 and CS-207-60 Polyvinyl Chloride (PVC) violet colored pipe marked continuously with the wording CAUTION RECLAIMED WATER, Schedule 40 for sizes 2" and smaller.

1.3 QUALITY ASSURANCES

A. Installer Qualifications
1. Provide at least one person who shall be present at all times during installation of Work, familiar with type of materials specified herein and material manufacturer's recommended method of installation and direct Work performed in this Section. Coordinate Work with General Contractor.

B. Fees, Codes and Standards
1. Pay applicable fees for State Test of Backflow Prevention Devices.
2. Comply with State, County, and Municipal codes and regulations.

C. Plastic Pipe
1. Provide manufacturer's guarantee that plastic pipe has passed or is capable of passing the Acetone Immersion Test and is free from manufacturing defects.

D. Drawings
1. Due to scale of drawings, it is not always possible to indicate all offsets, fittings, and sleeves which may be required. Investigate structural and finished conditions affecting Work. Install Work to avoid conflicts between plantings, other site utilities, and architectural features.

1.4 GENERAL CONDITIONS

A. Follow current printed manufacturer's specifications and drawings for items or information not specified or graphically indicated in the most current set of construction drawings.

B. Work involving substantial plumbing for installation of copper piping, backflow prevention devices, and other related work shall be executed by a licensed and bonded plumbing contractor. Any necessary permits shall be obtained prior to beginning work.

C. Specified depths of pressure supply lines, laterals, and pitch of pipes as stated in this section are minimums. Settlement of trenches lower than grades specified on the final grading plans is cause for removal of finish grade treatment, refilling trenches, compacting and repairing of finish grade treatment.

D. Do not install the irrigation system as shown on the construction drawings when it is obvious that actual field conditions such as physical obstructions, grading discrepancies, and field dimensions vary from those recorded on the construction drawings. Immediately bring any such discrepancies to the attention of the Landscape Architect prior to proceeding with Work. If immediate notification is not given and such discrepancies exist, the Contractor shall assume full responsibility for necessary revisions, as determined by the Landscape Architect.

E. Preserve and protect all existing trees, plants, monuments, structures, hardscape, and architectural elements from damage due to Work in this section. In the event that damage does occur to inanimate objects or structures, the Contractor will repair or replace such damage to the satisfaction of the Owner or Owner's representative. The Contractor at the Contractor's expense will replace damage or injury to living plant material. Damaged plant material shall be replaced like in kind.

F. Trenching or other work required in this section under the limb spread of existing trees shall be done by hand or by other methods to prevent damage or harm to limbs, branches, and roots.

G. Trenching in areas under dripline of existing trees or where root diameter exceeds 2 inches shall be done by hand. Exposed roots of this size shall be heavily wrapped with moistened burlap to avoid scarring or excessive drying. Where a trenching machine is operated in proximity to roots that are less than 2 inches, the wall of the trench shall be hand trimmed, making clean cuts through roots.

H. Trenches adjacent to or under existing trees shall be closed within 24 hours, and when this is not possible, the side of trench closest to the tree or trees affected shall be covered with moistened burlap.

I. Protect, maintain, and coordinate work with other contracts, specifications, trades, and utilities. Extreme care shall be exercised in excavating and working in the area due to existing utilities. Contractor shall be responsible for damages caused by their operations. In the event that damage does occur, the Contractor shall pay the costs of such repairs unless other arrangements have been made with the Owner.

J. Use caution where trenches and piping cross existing roadways, sidewalks, hardscape, paths, or curbs. In the event that damage does occur, the Contractor will repair such damage at the Contractor's expense.

1.5 SUBMITTALS

A. Materials List
1. Within thirty (30) days from date of Notice to Proceed and before materials are delivered to job site, submit two (2) complete lists of materials.
a. Furnish manufacturer's name, catalog number, complete catalog cut, technical data, and manufacturer's recommendations for installation and operation.
2. Do not permit materials to be installed until reviewed by Landscape Architect.

B. Record Drawings
1. Record changes made during installation. Dimension from two permanent points of reference such as building corners, sidewalks, and road intersections, the location of the following:
a. Point of connection or connection to existing water lines
b. Electrical connections
c. Gate or ball valves
d. Routing of pressurized main line and control wires
e. Control valves, quick coupling valves, or other valves
f. Irrigation controller, weather or soil sensing devices, and other equipment
g. Other related equipment
h. Depth of pipe if different than specified
2. Transfer Record Data to new, clean blackline prints of irrigation system and submit two (2) copies to Owner.

C. Controller Charts
1. Provide two (2) controller charts per controller.
2. Show area controlled by automatic controller. Provide chart of maximum size controller will allow.
3. Reduce Record Drawings for chart except when controller sequence is illegible after reduction; then enlarge to a readable size.
4. Use different colors to highlight coverage of stations.
5. Seal completed reduction of Record Drawings between 10 mil plastic laminate.
6. Post one chart in controller box, and submit the other controller chart to Owner.

D. Manuals
1. Furnish two (2) sets of service manuals to Landscape Architect. Include manufacturer's catalog cuts, catalog numbers, price lists, local source, address and phone number, manufacturer's address, and operating instructions for equipment installed.

E. Tools and Equipment- Furnish:
1. Two (2) sets of special tools required for removing, disassembling and adjusting sprinklers and valves installed.
2. Two (2) keys for automatic controllers installed.

3. One (1) quick coupler key and matching hose swivel for every five (or fraction of) quick coupler valves installed.

1.6 DELIVERY, STORAGE, AND REPLACEMENT

A. Deliver to job site and provide safe storage. Coordinate with General Contractor.

B. Protect materials from vandalism and other trades.

C. In event of damage, make repairs and replacements within seven (7) days at no cost to Owner. Review damage and method of repair with Landscape Architect.

1.7 GUARANTEE

A. Guarantee for One Year from Final Acceptance
1. Materials are new and free from defects.
2. Against defects of materials and workmanship and damage caused by defects.
3. To make required replacements with new materials and correct damage caused by defects at no cost to Owner.
4. Complete coverage of areas indicated to be irrigated on drawings including minor adjustments required by field conditions.

B. Guarantee
1. On company letterhead, type following information and submit two (2) copies with original signatures to Landscape Architect:

GUARANTEE FOR IRRIGATION SYSTEM

We hereby guarantee that the irrigation system we have furnished and installed is free from defects in materials and workmanship and the Work has been completed in accordance with the drawings and specifications, ordinary wear and tear and unusual abuse or neglect excepted. We agree to repair or replace defects in materials and Workmanship including damages consequential to defects in materials and workmanship and repair or replacement, which develop during one (1) year after Final Acceptance of the Work, at no additional cost to the Owner. We agree to make such repairs and replacements within thirty (30) days after receipt of written notice. In the event of our failure to make such repairs and replacements within thirty (30) days of written notice, we authorize the Owner to proceed to have such repairs and replacements made at our expense and we will pay all costs and charges upon demand:

Project:
Location:
Date of Final Acceptance:

Signed:
Company Name:
Address:

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Provide products of manufacturers indicated on drawings or equivalent.

2.2 PIPE AND TUBING

A. Copper: ASTM B88, Type L, hard-drawn copper tube and wrought solder type.

B. Reclaimed Water Pipe
1. Polyvinyl chloride (PVC) violet colored pipe, new and unused; no more than 15 percent less than full manufactured length.
2. Continuously and permanently marked plastic pipe with following information:
a. Manufacturer's name
b. Pipe size
c. IPS size (schedule number)
d. Type of material
e. Code number
f. "CAUTION RECLAIMED WATER"
3. Non-pressure lateral lines, Schedule 40, bearing National Sanitation Foundation (NSF) seal, except as otherwise indicated on drawings.
4. Pressure lines, 2" and smaller, Schedule 40, bearing NSF seal.
5. Pressure lines, 2 1/2" and larger, Class 315, bearing NSF seal.
6. Sleeves for lines under paving as shown on drawings, Class 160.
7. Fittings for pipe, Schedule 40 polyvinyl chloride, Type I, bearing NSF seal and complying with requirements of ASTM D1785-74 and CS-207-60.
8. For joining, use solvent complying with requirements of ASTM D2466 and recommended by manufacturer of plastic pipe.

C. Drip tubing
1. Polyethylene (P.E.) distribution tubing with reclaimed purple indicator stripe or purple P.E. tubing.
2. 'Dripline' w/ built in emitters, with reclaimed purple indicator stripe or purple tubing, as specified on drawing.
3. Fittings, plastic, compression style.

2.3 DETECTABLE TAPE

A. Minimum 5.5 composition film containing metalized layer laminated between two layers of inert plastic. Tape to contain the continuous message "Caution Reclaimed Water Line Buried Below." 3" minimum width. Use with all buried pipe and place 6" above piping.

2.4 BRASS PIPE FITTINGS

A. Furnish as indicated on drawings.

2.5 VALVES

A. Ball valves: as shown on drawings. Install as detailed.

B. Quick Couplers: as detailed on drawings, 1" in size, with purple locking cover.

C. Automatic control valves: 24-volt electric, normally closed-type with flow control and manual override as detailed on drawings.

D. Check valves: as shown on drawings.

E. Master Valve: as shown on drawings.

2.6 VALVE BOXES

A. Purple plastic, Carson, Ametek, Roby or equal, with lockable lid. Install as detailed. One valve per box.

2.7 CONTROLLER WIRES

A. Twenty-four volt (24-volt) direct burial type. Size wire according to valve manufacturer; no wire smaller than No. 14 gauge. Provide different colored pilot wires for valves. Provide white common wires.

2.8 AUTOMATIC IRRIGATION CONTROLLER

A. Type and model number indicated on drawings. Mount in accordance with manufacturer's instructions and per details. Coordinate location and connect to electrical source. Provide own circuit for controller. Controller must be installed at least 15 feet away from a "high power user" (i.e., refrigerator, air conditioner, or large horsepower pump or motor).

2.9 WEATHER SENSING DEVICE

A. As Indicated on drawings. Provide batteries.

2.10 WARNING SIGNS AND WARNING STICKERS

A. Furnish and install as detailed on drawings.

2.11 STRAINER DEVICE

A. As shown on drawings.

2.12 REMOTE

A. As shown on drawings. Set up access code and mount receiver to controller per manufacturer's specifications. Program the remote to operate both controllers.

2.13 PRESSURE REGULATOR

A. As shown on drawings.

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COURTNEY JANE MILLER
LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1231 STATE STREET SUITE 306
SANTA BARBARA CA 93101

CLIENT SHALL RETAIN COPIES OF THE WORK PERFORMED BY LANDSCAPE ARCHITECT IN CAD FORM ONLY FOR INFORMATION AND USE BY CLIENT FOR THE SPECIFIC PURPOSE FOR WHICH LANDSCAPE ARCHITECT WAS ENGAGED. SAID MATERIALS SHALL NOT BE USED BY CLIENT, OR TRANSFERRED TO ANY OTHER PARTY, FOR USE IN OTHER PROJECTS, ADDITIONS TO THE CURRENT PROJECT, OR ANY OTHER PURPOSE FOR WHICH THE MATERIAL WAS NOT STRICTLY INTENDED BY LANDSCAPE ARCHITECT WITHOUT LANDSCAPE ARCHITECT'S EXPRESS WRITTEN PERMISSION. ANY UNAUTHORIZED MODIFICATION OR REUSE OF THE MATERIALS SHALL BE AT CLIENT'S SOLE RISK AND CLIENT AGREES TO DEFEND, INDEMNIFY, AND HOLD LANDSCAPE ARCHITECT HARMLESS, FROM ALL CLAIMS, INJURIES, DAMAGES, LOSSES, EXPENSES, AND ATTORNEY'S FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR USE OF THESE MATERIALS.

THE LANDSCAPE ARCHITECTURAL DOCUMENTS ARE INSTRUMENTS OF SERVICE AND ARE THE PROPERTY OF THE LANDSCAPE ARCHITECT. THE DOCUMENTS ARE AVAILABLE TO THE CLIENT FOR USE ONLY ON THIS PROJECT DURING THE EXISTENCE OF THE CONTRACT. RE-USE OF THE DOCUMENTS FOR PROJECTS NOT A PART OF THE CONTRACT REQUIRE THE EXPRESS AUTHORIZATION OF THE LANDSCAPE ARCHITECT.

IRRIGATION SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, No. 6461
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.3

2.14 DRIP IRRIGATION

A. Emitters: as specified on drawing, or equal, pressure-compensating and self-cleaning. Install number and size (flow rate) as noted on irrigation legend. Install per manufacturer's specifications and as shown on drawings.

B. Flush Caps: as specified on drawings, or equal. Install as shown on drawings.

C. Drip staples: as shown on drawings.

D. Air relief valve: as shown on drawings.

2.15 FLOW SENSORS

A. As shown on drawing

2.16 OTHER MATERIALS

A. Provide other materials, not described but required to complete installation, which are new and unused. Review these materials with Landscape Architect.

PART 3 - EXECUTION

3.1 SURFACE CONDITIONS

A. Inspection
1. Prior to work of this Section, carefully inspect installed work of other trades and verify that such work is complete to point where this installation may properly commence.
2. Verify that irrigation system may be installed in strict accordance with pertinent codes and regulations, the original design, the referenced standards, and manufacturer's recommendations.

B. Discrepancies
1. In event of discrepancy between drawings and actual conditions, immediately notify Landscape Architect.
2. Do not proceed with installation in areas of discrepancy until such discrepancies have been fully resolved.

3.2 PREPARATION

A. Field Measurements: Scaled dimensions are approximate; verify. Make necessary measurements in field to ensure precise fit of items in accordance with original design.

B. Preparation: Locate underground utilities and protect. Remove rock or other such obstructions or avoid. Repair existing utilities if damaged at no additional cost to Owner.

3.3 TRENCHING

A. Trench with mechanical trencher or by hand. Notify owner if rock is encountered that cannot be removed in the aforementioned manners.

B. No wider than necessary to lay pipe.

C. Straight with vertical sides and level bottoms.

D. Remove rocks, debris, and sharp objects.

3.4 INSTALLATION OF PIPING

A. General
1. Lay out piping system in accordance with the Irrigation Plan, while recognizing diagrammatic nature of drawings.
2. Where piping is shown on drawings to be under paved areas by running parallel and adjacent to planted areas, intention is to install the piping in planted areas.
3. Do not install a line parallel to and directly over another line. Minimum 6 in. horizontal clearance between irrigation pipes.
4. Allow minimum horizontal clearance of 12 in. from lines of other trades.
5. Separation: There shall be at least a 10 foot horizontal and 1 foot vertical separation between all pipelines transporting reclaimed water and those transporting potable water, with the potable water pipeline above the reclaimed water pipeline, except as noted and approved per plans.
6. Mark headers on ground prior to layout of lawn heads.

B. Piping Depth: Install piping with at least the following depth:

1. Pressure lines 3" and larger :	24 inches minimum cover
2. Pressure Lines: 2 ½" and smaller:	18 inches of cover
3. Sprinkler Laterals (intermittent pressure) :	12 inches of cover for reclaimed water
4. Drip Tubing:	2 inches of cover of mulch
5. Pressure lines and sprinkler laterals under roadways walks or other paving:	24 inches of cover

C. Piping under Paving
1. Pipe under new walks and paving shall be laid in sleeves prior to installation of paving or walks. Contractor will coordinate with other trades.
2. Pipe under existing concrete walks shall be installed by jetting.
3. Where cutting or breaking of existing pavement is necessary, secure permission from Owner before cutting or breaking pavement and then make necessary repairs and replacements to approval of the owner at no additional cost to Owner.

D. Inspection of Pipe and Fittings
1. Carefully inspect pipe and fittings before installation, removing dirt, scale, and burrs and reaming as required; install pipe with markings up for visual inspection and verification.

E. Plastic Pipe

1. Exercise care in handling, loading, unloading, and storing plastic pipe and fittings.
2. Store plastic pipe and fittings under cover until ready to install.
3. Transport pipe only on a vehicle with a bed long enough to allow pipe to lay flat to avoid undue bending and concentrated external load.
4. Cut accurately with square ends.
5. Repair dented and damaged pipe by cutting out damaged section and rejoining with a coupling.
6. In jointing, use only the specified solvent and make joints in strict accordance with manufacturer's recommended methods; give solvent welds at least 15 minutes set-up time before moving or handling and 24 hours curing time before filling with water.
7. Center-load plastic pipe with a small amount of backfill to prevent arching and whipping under pressure.
8. Install approved dielectric couplings, unions, or fittings wherever two dissimilar metals are connected.
9. CAUTION label facing up.

F. Drip Tubing:
1. Polyethylene: Size and install as shown on plans.
2. Dripline: tubing with pre-installed emitters, size and install as shown on plans and manufacturer's specifications.

G. Detectable Tape: Install on top of mainline pipe at all locations.

3.5 INSTALLATION OF EQUIPMENT

A. Quick Couplers: Furnish and install as detailed.

B. Drip Irrigation System: Furnish and install as detailed.

C. Valves: Furnish and install in locations shown on plan according to details.

D. Flow Sensor: Furnish and install per manufacturer's specifications and drawing details.

E. Valve Boxes: Furnish and install as detailed.

F. Automatic controllers: Furnish and install as specified in plan. Mount in accordance with manufacturer's instructions. Provide own circuit for controller. Controller must be installed at least 15 feet away from a "high power user" (i.e., refrigerator, air conditioner, or large horsepower pump or motor). Verify location of electricity. Coordinate with General Contractor and Electrical Contractor. Provide hook-up.

G. Weather Station: Mount in clear, unobstructed location. Pair with both controllers per manufacturer's specifications. Set for 1/4" rain shut off and 3 day rain delay.

H. Control Wires
1. Install according to manufacturer's directions.
2. Tape wire together minimum 12 ft. 0 in. O.C. Do not tape to side of pressure pipe. In PVC sleeve under walks or paving, wires may be in same sleeve as pipe; do not tape to pipe in sleeve.

3. Encase in plastic conduit wire passing under future or existing paving, construction, etc., extending conduit at least 12 in. beyond edges of the paving or construction.
4. Install controller wires in common trench with pressure line wherever possible.
5. Provide looped slack at valves and snake wires in trench to allow for contraction.
6. Controller wire splices allowed only on runs more than 500 feet. Splice with Scotch-Lok, Ok approved equal. Install splices in 6 in. to 10 in. diameter valve box.

I. Warning Signs and Stickers
1. As noted on drawings. Apply stickers to controller. Review sign locations onsite with cross-connection specialist prior to installation. Install where directed if different than plan.

3.6 BACKFILLING

A. Backfill only after review by Landscape Architect and Montecito Sanitary District Reclaimed Water Inspector. Backfill per detail with yellow sand and native soil. Backfill in the cool of the day; backfill with fine materials free of rocks or sharp objects tamped to 85% compaction; 90% under paving. Leave grade flush and smooth.

3.7 MAINTENANCE

A. Continuously maintain involved areas of contract during progress of work and during Maintenance Period of contract. Work includes: raising and lowering of heads to compensate for lawn growth, cleaning and adjustment of heads and checking drip emitters for clogging and cleaning, insuring that any leaks in tubing, etc. are fixed immediately.

3.8 TESTING AND OBSERVATION

A. Forty Eight (48) hour notice required by Landscape Architect for observations.

B. Comply with all observations required by the Montecito Sanitary District.

C. Closing in Work
1. Do not allow or cause work of this Section to be covered up or enclosed until it has been reviewed by Landscape Architect and Montecito Sanitary District Water Reclamation Inspector.

D. Flushing
1. Before backfilling main line, and with all control valves in place, but before lateral pipes are connected, completely flush and test main line and repair leaks.
2. Flush out each section of lateral pipe and drip tubing before sprinkler heads or drip emitters are attached.

E. Testing
1. Make necessary provisions for thoroughly bleeding line of air and debris.
2. Before testing, fill line with water for a period of at least 24 hours.

3. After valves have been installed, test pressure lines with fittings exposed for two hours at 125 pounds pressure with gauge on pump, in presence of Landscape Architect.
4. Coverage Test in presence of Landscape Architect: adjust valves and align sprinkler heads. Should it be determined by Landscape Architect that adjustments of irrigation equipment would provide more adequate coverage, make necessary arrangements to have adjustments accomplished prior to planting. This includes changes of nozzles and addition or deletion of sprinklers. Do not commence planting operations until entire irrigation system operates properly.

F. Testing for Reclaimed Water Lines
1. Notify Montecito Sanitary District Water Reclamation Inspector in writing 48 hours in advance of when testing will be conducted. Tests shall be conducted in the presence of the Water Reclamation Inspector to obtain final approval. Pressure tests shall be performed with potable water (prior to reclaimed water activation).
2. Hydrostatic Test: flush and test water piping and valves, before backfilling trenches, to a hydrostatic pressure of not less than 125 psi. Repair all leaks when welded joints have cured for at least 24 hours. Piping may be tested in section to expedite work. Remove and repair piping, connections, valves which do not pass hydrostatic testing. Pressure loss not to exceed 5 psi in two hours. Repair all leaks.
3. Cross-Connection Testing: Test the potable water system and reclaimed water irrigation system to verify that no cross-connections exist. Testing shall be performed as follows in the presence of the Montecito Sanitary District Water Reclamation Inspector and/or a Cross-Connection Inspector with assistance for the site maintenance supervisor:
   a. Turn off all reclaimed water service at the meters serving the site.
   b. Manually actuate all zone valves.
   c. Operation of any sprinklers is an indication an unallowable cross-connection exists.
   d. In the event a cross-connection does exist, the cross-connection shall be disconnected and the lines capped. It shall be verified that the potable water system and reclaimed water system operate independently. The Montecito Sanitary District Water Reclamation Inspector and/or Cross-Connection Inspector will decide when all cross-connection testing is complete.

G. Final Review
1. Thoroughly clean, adjust, and balance all systems.
2. Demonstrate entire system to Landscape Architect proving that remote control valves are properly balanced, that heads are properly adjusted for radius and area of coverage, and that the installed system is workable, clean, and efficient.
3. Final Acceptance will be given only when the plantings and irrigation system are acceptable, and when the signed Guarantee, valve keys, Quick Coupler keys, record drawings and controller charts have been delivered to Owner.
4. 72 hours' advance notice required for Final Review.

END OF SECTION 32 84 10

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LANDSCAPE ARCHITECTURE
office 805 698 2120 email INFO@CJM-LA.COM
1221 STATE STREET SUITE 306
SANTA BARBARA CA 93101

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IRRIGATION SPECIFICATIONS

MONTECITO SANITARY DISTRICT
1042 Monte Cristo Lane
Santa Barbara, CA 93108

LICENSED LANDSCAPE ARCHITECT
Courtney Jane Miller, RLA No. 5891
Signature
Renewal Date
Date
STATE OF CALIFORNIA

REVISIONS
08/24/18 25% SET
10/02/18 50% SET
11/14/18 80% SET
12/06/18 PLAN CHECK
02/01/19 Plan Check Resub
06/25/20 Client Review Set
07/02/20 MBAR
08/26/20 MPC

PROJECT NUMBER
1711
DRAWN BY
KK
DATE DRAWN
07/17/18
SCALE
N/A
PRINT DATE
02/01/19

SHEET NUMBER
L-6.4

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # 2020050107

Project Title: Montecito Sanitary District Development Plan Projects

Lead Agency: Montecito Sanitary District | Contact Person: Carrie Poytress
Mailing Address: 1042 Monte Cristo Lane | Phone: 805-969-4200
City: Santa Barbara | Zip: 93108 | County: Santa Barbara

Project Location: County: Santa Barbara | City/Nearest Community: Montecito
Cross Streets: Channel Drive and Monte Cristo Lane | Zip Code: 93108
Longitude/Latitude (degrees, minutes and seconds): 34 ° 25 ′ 14.45 ″ N / 119 ° 39 ′ 08.88 ″ W | Total Acres: 6.3
Assessor's Parcel No.: 009-282-001 | Section: | Twp.: 4 | Range: 26 West | Base: San Bernardino Princi
Within 2 Miles: State Hwy #: 101 | Waterways:
Airports: | Railways: UPRR | Schools: Music Academy of the West

Document Type:

CEQA: ☐ NOP ☐ Draft EIR | NEPA: ☐ NOI | Other: ☐ Joint Document
☐ Early Cons ☐ Supplement/Subsequent EIR | ☐ EA | ☐ Final Document
☐ Neg Dec (Prior SCH No.) | ☐ Draft EIS | ☐ Other:
☒ Mit Neg Dec Other: | ☐ FONSI

Local Action Type:

☐ General Plan Update ☐ Specific Plan ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☒ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☐ Use Permit ☐ Coastal Permit
☐ Community Plan ☐ Site Plan ☐ Land Division (Subdivision, etc.) ☐ Other:

Development Type:

☐ Residential: Units Acres
☐ Office: Sq.ft. Acres Employees
☐ Commercial: Sq.ft. Acres Employees
☐ Industrial: Sq.ft. Acres Employees
☐ Educational:
☐ Recreational:
☐ Water Facilities: Type MGD
☐ Transportation: Type
☐ Mining: Mineral
☐ Power: Type MW
☒ Waste Treatment: Type Recycled Water MGD 0.06
☐ Hazardous Waste: Type
☐ Other:

Project Issues Discussed in Document:

☒ Aesthetic/Visual ☐ Fiscal ☒ Recreation/Parks ☒ Vegetation
☒ Agricultural Land ☐ Flood Plain/Flooding ☐ Schools/Universities ☒ Water Quality
☒ Air Quality ☒ Forest Land/Fire Hazard ☐ Septic Systems ☒ Water Supply/Groundwater
☐ Archeological/Historical ☐ Geologic/Seismic ☐ Sewer Capacity ☐ Wetland/Riparian
☒ Biological Resources ☒ Minerals ☒ Soil Erosion/Compaction/Grading ☒ Growth Inducement
☒ Coastal Zone ☒ Noise ☒ Solid Waste ☒ Land Use
☐ Drainage/Absorption ☒ Population/Housing Balance ☒ Toxic/Hazardous ☒ Cumulative Effects
☐ Economic/Jobs ☐ Public Services/Facilities ☒ Traffic/Circulation ☐ Other:

Present Land Use/Zoning/General Plan Designation:

Public Utility, Land Use Zoning: Utility/Community Facility

Project Description: *(please use a separate page if necessary)*

The Development Plan Projects consist of the construction, operations, and maintenance of: (1) a 1,500 square foot Title 22 compliant tertiary wastewater treatment system including storage tank and distribution pipelines; (2) Essential Services Building and parking lot with new driveway off Channel Drive; and (3) five solar structures and panels. All project components would be located either within or adjacent to the existing Montecito Sanitary District facility in the unincorporated community of Montecito, at 1042 Monte Cristo Lane.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "**X**".
If you have already sent your document to the agency please denote that with an "**S**".

_____	Air Resources Board	_____	Office of Historic Preservation
_____	Boating & Waterways, Department of	_____	Office of Public School Construction
_____	California Emergency Management Agency	_____	Parks & Recreation, Department of
_____	California Highway Patrol	_____	Pesticide Regulation, Department of
_____	Caltrans District # _____	_____	Public Utilities Commission
_____	Caltrans Division of Aeronautics	X	Regional WQCB # 3
_____	Caltrans Planning	_____	Resources Agency
_____	Central Valley Flood Protection Board	_____	Resources Recycling and Recovery, Department of
_____	Coachella Valley Mtns. Conservancy	_____	S.F. Bay Conservation & Development Comm.
_____	Coastal Commission	_____	San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
_____	Colorado River Board	_____	San Joaquin River Conservancy
_____	Conservation, Department of	_____	Santa Monica Mtns. Conservancy
_____	Corrections, Department of	_____	State Lands Commission
_____	Delta Protection Commission	_____	SWRCB: Clean Water Grants
_____	Education, Department of	_____	SWRCB: Water Quality
_____	Energy Commission	_____	SWRCB: Water Rights
_____	Fish & Game Region # _____	_____	Tahoe Regional Planning Agency
_____	Food & Agriculture, Department of	_____	Toxic Substances Control, Department of
_____	Forestry and Fire Protection, Department of	_____	Water Resources, Department of
_____	General Services, Department of		
_____	Health Services, Department of	S	Other: County of Santa Barbara, Planning and Development
_____	Housing & Community Development	S	Other: Montecito Water District
_____	Native American Heritage Commission		

Local Public Review Period (to be filled in by lead agency)

Starting Date May 5, 2020 Ending Date June 17, 2020

Lead Agency (Complete if applicable):

Consulting Firm: Stantec
Address: 111 East Victoria Street
City/State/Zip: Santa Barbara, CA 93101
Contact: Lindsay McDonough
Phone: 805-719-9304

Applicant: Carrie Poytress
Address: 1042 Monte Cristo Lane
City/State/Zip: Santa Barbara, CA 93108
Phone: 805-969-4200

Signature of Lead Agency Representative: Carrie Poytress Digitally signed by Carrie Poytress Date: 2020.08.14 10:54:08 -07'00' **Date:** 8/14/2020

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

Notice of Determination

Appendix D

To:

☒ Office of Planning and Research

U.S. Mail: P.O. Box 3044, Sacramento, CA 95812-3044

Street Address: 1400 Tenth St., Rm 113, Sacramento, CA 95814

☒ County Clerk
County of: Santa Barbara
Address: 105 E. Anapamu Street, Room 407
Santa Barbara, CA 93101

From:
Public Agency: Montecito Sanitary District
Address: 1042 Monte Cristo Lane
Santa Barbara, California 93108
Contact: Carrie Poytress
Phone: 805-969-4200

Lead Agency (if different from above):
Address:
Contact:
Phone:

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2020050107

Project Title: Development Plan Projects

Project Applicant: Montecito Sanitary District

Project Location (include county): 1042 Monte Cristo Lane, Santa Barbara, California 93108 (Santa Barb

Project Description:

The Development Plan Projects consist of the construction, operations, and maintenance of: (1) a 1,500 square foot Title 22 compliant tertiary wastewater treatment system including storage tank and distribution pipelines; (2) Essential Services Building and parking lot with new driveway off Channel Drive; and (3) five solar structures and panels. All project components would be located either within or adjacent to the existing Montecito Sanitary District facility in the unincorporated community of Montecito

This is to advise that the Montecito Sanitary District (☒ Lead Agency or ☐ Responsible Agency) has approved the above described project on 8/13/2020 (date) and has made the following determinations regarding the above described project.

1. The project [☐ will ☒ will not] have a significant effect on the environment.
2. ☐ An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
   ☒ A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [☒ were ☐ were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [☒ was ☐ was not] adopted for this project.
5. A statement of Overriding Considerations [☐ was ☒ was not] adopted for this project.
6. Findings [☒ were ☐ were not] made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

www.montsan.org

Signature (Public Agency): Title: General Manager

Date: 8/13/2020 Date Received for filing at OPR:

Authority cited: Sections 21083, Public Resources Code.
Reference Section 21000-21174, Public Resources Code.

Revised 2011

DocuSign Envelope ID: 6C500C65-0C83-40F9-B914-604FD68D2388

RESOLUTION NO. 2020-926

RESOLUTION OF THE GOVERNING BOARD OF THE MONTECITO SANITARY DISTRICT ADOPTING A MITIGATED NEGATIVE DECLARATION AND MITIGATION MONITORING AND REPORTING PROGRAM FOR THE DISTRICT'S DEVELOPMENT PLAN PROJECT

The Montecito Sanitary District Board of Directors resolves as follows:

SECTION 1. The Board of Directors finds as follows:

A. The District is pursuing a Development Plan that includes three projects located at or adjacent to 1042 Monte Cristo Lane (a.k.a. 910 Channel Drive). The first project is a Title 22-compliant (Title 22, California Code of Regulations, § 60301, *et seq.*) recycled water treatment system at the District's wastewater treatment facility. The second project is an Essential Services Building and parking lot with a new driveway access off Channel Drive. The third project consists of five solar supporting structures with panels to provide renewable energy for the proposed recycled water treatment system. These are collectively referred to as the "Development Plan Projects" or the "Project."

B. The District evaluated potential environmental effects of the Project through the preparation and circulation of a Mitigated Negative Declaration ("MND") incorporated herein by this reference. The MND process included the following actions:

1. Consistent with the Public Resources Code, the CEQA Guidelines, and Executive Order N-54-20, a Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration (the "Notice of Intent") was posted on the District's website (www.montsan.org) and submitted electronically to the State Clearinghouse CEQAnet Web Portal on May 5, 2020. At the time of posting, the County Clerk of the Board of Supervisors was closed to the public due to the COVID-19 emergency. In addition, at the time of posting, there were no individuals or organizations that had previously requested written notice.

2. The Draft IS/MND was sent to the County of Santa Barbara for its review on April 21, 2020. A link to the electronic Draft IS/MND documents posted on the District's website was sent to the County on May 11, 2020.

3. A Notice of Availability and Notice of Intent to Adopt a Mitigated Negative Declaration was published in the Montecito Journal on May 21, 2020. The Notice included all of the information required by section 15072(g) of the CEQA Guidelines.

4. The review period for the MND commenced on May 5, 2020 and written comments were accepted through June 17, 2020. Copies of the draft documents were made available for review on the District's website (www.montsan.org). In addition, publicly noticed District meetings were held on June 11, 2020, June 15, 2020, June 26, 2020, July 9, 2020, July 29, 2020, and August 5, 2020 that allowed for public comment on the IS/MND. Each of these meetings were posted in advance in accordance with the Brown Act.

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C. All actions required to be taken by applicable law related to the preparation, circulation, and review of the MND have been taken.

D. A Mitigated Negative Declaration was prepared consisting of the Initial Study, all comments and recommendations received during the public review period and responses thereto, and a Mitigation Monitoring and Reporting Program. This MND was posted on the District's website at www.montsan.org on August 7, 2020.

E. The District Board independently reviewed and considered the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program ("MMRP") at its regular meeting on August 13, 2020. The MND and the MMRP are, by this reference, incorporated into this Resolution as though fully set forth herein.

SECTION 2. The District Board has independently reviewed, analyzed, and considered the Mitigated Negative Declaration, the Mitigation Monitoring and Reporting Program, and the whole of the record before it (including, without limitation, the initial study and all written and oral comments and testimony received) and, based on the foregoing, the Board finds that all environmental impacts of the Project will be less than significant after mitigation and that there is no substantial evidence supporting a fair argument that the Project will have a significant effect on the environment. Adoption of the Mitigation Monitoring and Reporting Program will constitute fulfillment of the CEQA monitoring and/or reporting requirements set forth in Public Resources Code section 21081.6. All proposed mitigation measures are capable of being fully implemented by the efforts of the District or other identified public agencies of responsibility.

SECTION 3. Compliance with CEQA. The District Board finds that the Mitigated Negative Declaration and the Mitigation Monitoring and Reporting Program were completed in compliance with CEQA and consistent with the CEQA Guidelines.

SECTION 4. Independent Judgment. The Mitigated Negative Declaration represents the independent judgment and analysis of the District Board as lead agency for the Project.

SECTION 5. MND/MMRP Adopted. The District Board, after considering all evidence and testimony in the record, and after exercising its independent judgment and review, hereby adopts the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program for the Project.

SECTION 6. Filing of Notice of Determination. The District Board directs staff to file a Notice of Determination within five working days of adoption of this Resolution.

SECTION 7. The Clerk of the Board is the custodian of records of the proceedings on which this decision is based. The records are located at 1042 Monte Cristo Lane, Santa Barbara, California 93108.

SECTION 8. This Resolution will become effective immediately upon adoption and will remain effective unless repealed or superseded.

PASSED AND ADOPTED by the Governing Board of the MONTECITO SANITARY DISTRICT on the 13th day of August, 2020 by the following vote:

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AYES: Directors Bollay, Kern, and Kerns

NAYS: Directors Barret and Newquist

ABSTAIN: None

ABSENT: None

DocuSigned by:
Tom Bollay
B495326C31B84A5...

Tom Bollay, President
of the Governing Board of the
MONTECITO SANITARY DISTRICT

ATTEST:

DocuSigned by:
Toni M McDonald
C8D9E72F80A94E7...

Toni M McDonald
Clerk to the Governing Board of the
MONTECITO SANITARY DISTRICT

MONTECITO SANITARY DISTRICT
EST. 1947
OF SANTA BARBARA COUNTY

Stantec Consulting Services Inc.
290 Conejo Ridge Avenue, Thousand Oaks, CA 91361

06 August 2020

Attention: **Carrie Poytress, P.E. Engineering Manager**

Montecito Sanitary District
1042 Monte Cristo Lane
Santa Barbara, CA 93108

Dear Ms. Poytress,

Reference: Public Comment on Initial Study/ Mitigated Negative Declaration for the Montecito Sanitary District Development Plan Projects

The Montecito Sanitary District (MSD, California Environmental Quality Act [CEQA] Lead Agency, Proponent) is proposing to design, construct, and implement the proposed Development Plan Projects (Project). The proposed Project consists of the construction, operation, and maintenance of: (1) a 1,500 square foot Title 22 compliant tertiary wastewater treatment system including storage tanks and distribution pipelines; (2) Essential Services Building and parking lot with new driveway off Channel Drive; and (3) five solar structures and panels. The recycled water produced from the tertiary wastewater treatment system would be used to help irrigate the adjacent existing 55.63-acre Santa Barbara cemetery. The use of recycled water for the irrigation of the cemetery would allow the cemetery to limit/ reduce use of potable water for irrigation purposes. All Project components would be located within or adjacent to the existing MSD facility in the unincorporated community of Montecito at 1042 Monte Cristo Lane. An Initial Study/ Mitigated Negative Declaration (IS/MND) was posted electronically for public review and comment from May 5, 2020 through June 5, 2020.

In accordance with CEQA Guidelines Section 15074(b), the decision-making body is the Montecito Sanitary District Board of Directors. As such, all comments will be provided to the Montecito Sanitary District Board of Directors prior to any approval associated with the proposed Project. The Board of Directors will consider the proposed IS/MND as well as all comments received.

The following table provides a summary of comments received within the 30-day public review period related to the Project IS/MND and the District's responses. These responses additionally note the minor text edits made in the Final IS/MND to address the comments. The comments received during public review and the minor edits made to the Final IS/MND to address the comments did not result in any new potentially significant environmental impacts, a substantial increase in a previously disclosed impact, or new mitigation measures to reduce potentially significant impacts to less than significant levels.

Should you have any further questions, please contact the undersigned.

Stantec Consulting Services Inc.

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APPENDIX A

Comments and Responses

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
1	Lisa Plowman, Director	County of Santa Barbara Planning and Development	6/4/2020	In Table 2, on page 1.6, it should be noted the following additional permits are required from the County of Santa Barbara: Development Plan Permit, Building Permit(s). Additionally, the proposed 75,000-gallon offsite water tank is within the City of Santa Barbara's jurisdiction.	The County of Santa Barbara permits (e.g. development plan, building permit) and the City of Santa Barbara permits (e.g., building) have been added to Table 2 of the Final IS/MND.
6	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Throughout document: The term Essential Services Building is capitalized in some places and is in lower case in other places. You may want to standardize this.	Capitalization of the "Essential Services Building" is now consistent throughout the Final IS/MND.
7	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 1.1: Please include the City of Santa Barbara and County of Santa Barbara as responsible agencies. The document discloses in Section 3.12 that the off-storage tank, north of the Cemetery, is in the City of Santa Barbara.	The County and City of Santa Barbara have been included as responsible agencies in Section 1.0 of the Final IS/MND.
8	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 1.6: It would be appropriate to list both the zoning and land use designations in this text, as summarized in Table 1, page 1.5.	The intent of Section 1.10 is to discuss the intended uses of the Initial Study and permit requirements applicable to the proposed Project. Land use is discussed in the previous Section 1.9. No changes necessary.
9	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 1.6, Table 2: This should also include a Development Plan from the County of Santa Barbara. Was there also a requirement for a Minor Conditional User Permit? If so, please list in this table. Also in this table, who exactly issues the building permit for the structures at MSD? That permit and agency should also be listed in Table 2. Finally, please include the City of Santa Barbara for its permitting role for the off-site recycled water tank.	Table 2 of the Final IS/MND has been updated to include the additional permits to be issued by the County and the City of Santa Barbara.
10	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 1.7, Section 2.0: 1st paragraph, last line, add "Coastal Development Permit" after Development Plan.	Section 2.0 of the Final IS/MND has been updated accordingly.
11	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.1, Section 2.1 (Project Description): Could you include the proposed height of the recycled water tank proposed off-site to serve the Santa Barbara Cemetery here? And include that in subsequent project description discussions?	The height of the proposed recycled water tank is 16 feet. Section 2.0 of the Final IS/MND has been updated accordingly.
12	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.2, Section 2.1 (Project Description bullet list): It would be helpful here, at last bullet, to list the NET added square footage, given the proposed 5,085 square foot Essential Services Building, and the demolition of the existing 1,930 square foot existing office building.	Section 2.1 of the Final IS/MND has been updated accordingly.
13	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.2, Section 2.1 Table 3: The Recycled Water Distribution Pipelines, alternates 1 thru 3 – where are the Alternates described in the document?	The three proposed recycled water distribution pipeline options are described in Section 2.2.2 (Recycled Water Transmission, Distribution, and Storage) and shown on Figure 2. No changes necessary.
14	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.2, Section 2.1.1: Consider listing the existing outfall pipe that the District has already permitted and is operational, as this seems to be the facility to be relied upon for increased outfall of "waste discharge", or clarify if that facility will remain in place and perhaps expect less "waste discharge" upon completion of the recycling line to the Santa Barbara Cemetery.	The outfall is part of the existing treatment facility and is described in Section 2.2.1 of the Final IS/MND. No changes necessary.
15	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.2, Section 2.1.2, end of first sentence: After "occur off-site", please add "at Santa Barbara Cemetery property north of Channel Drive, as shown in Figure 2."	The requested statement has been added to Section 2.1.2 of the Final IS/MND.
17	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.6, Section 2.2.3., first sentence: The term "essential services building" here is lower case, but it's capitalized in the rest of the document, in case you want to conform this.	The term "Essential Services Building" has now been capitalized consistently throughout the Final IS/MND.
18	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.7, Section 2.3. 2nd paragraph: The cut amount here, cited as 4,650 cu. yds, does not agree with Section 3.3.2 (a) on page 3.13, which states 1,550 cu. yds, of cut and 650 cu. yds, of fill.	The correct metrics are 1,550 cubic yards of cut and 650 cubic yards of fill. Section 2.3 of the Final IS/MND has been updated accordingly.
20	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.35, Section 3.5.1: Did Stantec or the District conduct an AB52 consultation with Native Tribes as part of the MND preparation? If so, please include that summary here.	Section 3.20 of the IS/MND details the tribal consultation conducted for the Project, and states: No tribes have requested notification from the District for prior CEQA related projects, and no requests for notification specific to the proposed Project have been made. No changes necessary.

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
21	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.4, Section 3.1.2, 1. (a): In the "Less than Significant" paragraph, clarify in the middle of this paragraph that the "associated piping" refers to the piping proposed to connect from the MSD site to the storage tank on the Cemetery site. This paragraph should also state the height of the off-site storage tank and the general height of the Eucalyptus trees bordering Channel Drive, that screen the tank. Please also clarify who is responsible for maintaining those Eucalyptus trees in the Channel Drive right-of-way, since the document relies on those trees for screening the tank adequately and categorizing this as a less-than significant impact.	The height of the cemetery tank is 16 feet tall. The height of the trees along Channel dive are approximately 18-20 feet tall and the Eucalyptus trees are approximately 25-30 feet tall. The Montecito Sanitary District is responsible for trimming and maintaining those trees. Section 3.1.2 of the Final IS/MND has been updated accordingly. The potential significance of the impact associated with threshold a) does not change as a result of this comment and remains a "less than significant impact."
22	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.53, Section 3.10.2.(a): This discussion should include amendment of the District's Safety and Emergency Plans to incorporate the off-site recycled water tank that will be located north of Channel Drive, on Santa Barbara Cemetery property.	Operation and maintenance of the off-site recycled water tank will be the responsibility of the Cemetery. No changes necessary.
23	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.54, Section 3.10.2(b): What agency is responsible for monitoring the abatement of asbestos during the demolition phase of the Project? Earlier annotation of the agency responsible for building permit issuance could be cited here to clarify.	The Santa Barbara County Air Pollution Control District is the agency responsible for monitoring the abatement of asbestos during the demolition activities proposed in the IS/MND.
25	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.60, Section 3.11.2.(c): The 14,155 square feet for concrete/asphalt associated with the Essential Services Building does not quite match the totals of square footage listed in the Project Description on page 2.2. Should they match?	The 14,155 square feet includes the concrete and asphalt needed to be laid for the building and the parking lot, and all of the additional walkways and paths associated with these areas. The Project Description on page 2.2 includes these areas (5,085 + 6,412 + 2,658 = 14,155) that are associated with the Essential Services Building. No changes necessary.
26	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.62, Section 3.12.1, 2nd paragraph: It would be helpful to also note that the Santa Barbara Cemetery operates under a Conditional Use Permit from the County of Santa Barbara.	Section 3.12.1 of the Final IS/MND has been updated accordingly.
27	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.62, Section 3.12.1, 3rd paragraph: Please list what type of permit will be required by the City of Santa Barbara for the storage tank. Is it a long-term encroachment permit? Or a Coastal Development Permit?	A building permit, grading permit, coastal development permit and encroachment permit would be required from the City of Santa Barbara for installation of the off-site recycled water storage tank. Table 2 of the Final IS/MND has been updated accordingly.
28	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.73, 2nd paragraph: This text should also include the construction of the Essential Services Building, within 1600 feet of the residence and school, as sensitive receptors.	Section 2.0 of the IS/MND, Project Description, formally defines the proposed Projects. The proposed Project includes all three projects: the Essential Servives Building, the Recycled Water Facilties, and the solar panel structures. As such, the reference to "proposed Projects" in this section includes the Essential Services Building. The IS/MND document addresses all of these projects being within that proximity. No changes necessary.
29	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.83, 4th paragraph: The first sentence refers to the County's traffic thresholds and the changes to "….the value provided below…". However, that table from the County's thresholds appears missing from this section of the document and should be added.	The referred table from the County of Santa Barbara Thresholds has been added to the section. The impact analysis associated with item a) has been clarified, however, the associated impact conclusion has not changed and remains a "less than significant impact."

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
16	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 2.3, Section 2.2, maybe 2.2.1, 2nd paragraph: Will the recycling facility infrastructure included in the Project, and described to serve the Santa Barbara Cemetery, be sized to accommodate future application of recycled water to other parts of Montecito, even with a stable land use build out projected? If so, it would be helpful to note in this paragraph.	The extent of the proposed Project is defined in Section 2.0 (Project Description) of the Final IS/MND. No future developments have been identified or planned. Any future developments are speculative at this time and are not a reasonably foreseeable consequence of implementing the proposed Project. Should other projects be proposed in future, separate CEQA analysis and permitting would be conducted. No changes necessary.
19	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.3, Section 3.1.1: Somewhere in the background discussion for this Aesthetics section, it would be helpful to cite the reviews this year of the project by the Montecito Association and the Montecito Board of Architectural Review, at least for the Essential Services Building part of the new Project Description. Please note that the Association requested story poles for this building, and we still recommend that the District complete those as this moves through the planning process so that the community can visualize the project.	Story poles will be erected prior to the MBAR site visit. Section 1.10 of the Final IS/MND has been updated to cite/ acknowledge the responsibilities of the Montecito Board of Architectural Review (County of Santa Barbara) in review of the project design related to the Development Plan Permit application process. The proposed Project would be designed in accordance with the County's requirements, pending receipt of all required permits.
24	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.57, Section 3.11.1 – NPDES: Please clarify what agency will be reviewing the SWPPP associated with construction of the Projects proposed, as required under the Construction General Permit. For most private developments, we understand this is usually Santa Barbara County, but if the District has this review completed by another agency, please state.	As stated in Section 3.11.2 of the IS/MND, the Project would not involve discharge of stormwater flow off the site; stormwater flow across the site is, and would continue to be, blocked by a wall on the north side of the facility. Furthermore, all stormwater flow onsite is treated through the wastewater treatment process. As such, the Project does not require preparation and implementation of a Storm Water Pollution Prevention Plan (SWPPP).
31	Dorinne Lee Johnson, Land Use Chair; and, Megan Orloff, Board President	Montecito Association	6/5/2020	Page 3.92, Section 3.21.2, table item (a): It's not clear why this item was checked as "Less than Significant with Mitigation," with no accompanying mitigation measure. Is this table meant to reference other mitigation measures for other issue areas?	As discussed in detail in item a) the Proposed Project consists of the construction and relocation of new and/or expanded utilities. Thus, the Project as a whole meets the threshold for analysis under item a). Therefore, all potentially significant environmental effects associated with the construction of the Project are also applicable to the significance determination for item a). No additional mitigation measures, outside of those already proposed in the document and detailed in Table 18, are required to reduce potentially significant impacts. However, as there are mitigation measures proposed elsewhere in the document that serve to reduce the significance of the impact analyzed in item a), a less than significant with mitigation conclusion is appropriate.
32	Ellwood T. Barrett II	Member of public	6/5/2020	The Monarch Sanctuary located adjacent to the MSD parcel has not been dissolved, see attached plat with Monarch Sanctuary outlined in two orange areas. If it is still an active Monarch Sanctuary, any nearby construction can only occur at certain times of the year so as not to interrupt the migration and congregation of the butterflies in the eucalyptus trees.	As stated in Section 3.4.1 (under "Habitat Assessment"): …Monarch butterfly (Danaus plexippus) is not included in the potential for occurrence tables presented in Appendix B. The California Natural Diversity Database (CNDDB) does not report any occurrences of this species within 10 miles of the Biological Survey Area [proposed Project site and a 300 buffer]. Additionally, a report done for the nearby Music Academy of the West determined that the ornamental eucalyptus tree groves on the property did not serve as viable habitat for Monarch butterfly autumnal or winter aggregations (Althouse and Meade). Therefore, no avoidance and/or mitigation measures were recommended for Monarch butterfly in undertaking this IS/MND analysis. No changes needed.

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
2	Nick Turner, General Manager	Montecito Water District	6/5/2020	As the Lead Agency, Montecito Sanitary District has prepared this Draft document without input from Responsible Parties, including the Montecito Water District. The Montecito Water District believes it is in the best interest of our shared customers, and the community, for the Montecito Water District and Montecito Sanitary District to collaborate on recycled water projects. Collaboration on recycled water would be consistent with precedent set by other communities in the State of California.	The Montecito Sanitary District shares the Montecito Water District's commitment to serve the best interest of shared customers and community. The Montecito Sanitary District has, and will continue to, collaborate with the Montecito Water District on recycled water project planning and prior to any action on the proposed recycled water project.
3	Nick Turner, General Manager	Montecito Water District	6/5/2020	Montecito Water District will be the distributor of recycled water within its service area, including to the Santa Barbara Cemetery as proposed by the Draft IS/MND document. Montecito Water District is authorized under its organizing statutes to do any act necessary to furnish sufficient water in the district for any present of future beneficial use [Water Code 31020]; to operate works to convey and supply water [Water Code 31022]; and to establish rules and regulations pertaining to the sale, distribution and use of water [Water Code 31024]. Pursuant to that authority, Montecito Water District passed Resolution 2189 on November 19, 2019 memorializing that it is a "retail water supplier" under Water Code 13575(b)(6) and in that role will be the distributor of recycled water to retail customers of any recycled water project located within its service area. Any findings included in the Draft IS/MND that Montecito Sanitary District may be the distributor of recycled water, without the express agreement of Montecito Water District to do so, run counter to the findings of Montecito Water District and California law. The Montecito Water District will be responsible for the design, permitting, environmental review, construction, operation, maintenance, replacement and repairs of all recycled water distribution facilities outside of the Montecito Sanitary District property. Additionally, Montecito Water District will oversee the use of recycled water by end users including backflow prevention, signage, inspections and all other end user requirements.	The comment does not pertain to the CEQA review, however, Montecito Water District concerns regarding distribution of recycled water are acknowledged and will be considered by the Montecito Sanitary District Board of Directors prior to any action on the recycled water project.
4	Nick Turner, General Manager	Montecito Water District	6/5/2020	Montecito Water District does not support the conceptual design of the recycled water distribution system as proposed in the Draft IS/MND. As stated in Comment #2 above, the Montecito Water District will be the Distributor of recycled water within its service territory and will be responsible for the design of all recycled water distribution facilities located outside of the Montecito Sanitary District property. Montecito Sanitary District neglected to consult the Montecito Water District on the proposed conceptual design of the recycled water distribution system included in the IS/MND. The Montecito Water District does not support the Montecito Sanitary District's proposed conceptual design which places undue burden on the Santa Barbara Cemetery to own, operate and maintain its own recycled water storage tank, pumping, and distribution systems, some of which is located in the public right of way. It is the understanding of Montecito Water District that the Santa Barbara Cemetery may not have the personnel, funding or interest to operate and maintain such a system on its property. Additionally, the proposed design is unnecessarily redundant, with storage tanks and pumps on both the Montecito Sanitary District property and the Cemetery property. Distribution of recycled water to the cemetery can be achieved with one storage tank, hydropneumatic tank and pump located on the Montecito Sanitary District property, and a single distribution pipeline to the cemetery.	Montecito Water District concerns regarding the conceptual design of the Project are acknowledged and will be considered by the Montecito Sanitary District Board of Directors prior to any action on the Project.
5	Nick Turner, General Manager	Montecito Water District	6/5/2020	The footprint of the recycled water project as proposed in the IS/MND does not appear to consider potential future expansion of the recycled water system beyond serving the cemetery, contrary to the Montecito Water District's 2018 Recycled Water Feasibility Study. Montecito Sanitary District should confirm that sufficient area is available to accommodate future recycled water treatment expansion outlined in the 2018 Recycled Water Feasibility Study.	The extent of the proposed Project is defined in Section 2.0 (Project Description) of the IS/MND. The area has been confirmed and is in excess of 10,000 square feet compared to what was laid out in the Recycled Water Feasibility Study.

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
33	Ellwood T. Barrett II	Member of public	6/5/2020	I (Barrett) see no discussion whereby all of the heavy equipment operators that performed the non-permitted grading work beginning in December of 2018 were interviewed to see if they observed any human remains in the thousands of tons of soil they moved, hauled and compacted, see attached grading photos (Attachment 1). I believe this activity, which was unsupervised by either the county of tribal representatives since the MSD staff saw fit not to notify anybody nor permit the grading, needs to be researched in great detail and affidavits from every person on site during this un-permitted grading work needs to be as of record. There are remains in the Sea Meadow development only a short distance away which the local tribal council visits every year to perform their ancestral ceremony.	The CEQA analysis included the baseline conditions at the time of preparation of the IS/MND (October/ November 2019). The commenter refers to work conducted by the District prior to analysis. The proposed Project is defined in Section 2.0 (Project Description). Section 3.5 (Cultural Resources) and 3.20 (Tribal Cultural Resources) detail the potential effects of the proposed Project. The following mitigation measures are proposed to prevent significant environmental impacts related to these topics: MM CUL-1 (Cultural Resources Monitoring), CUL-2 (Discovery of Prehistoric or Historic Archaeological Materials), CUL-3 (Discovery of Paleontological Resources) and TCR-1 (Native American Consultation). As such, no changes to the Final IS/MND are required.
34	Ellwood T. Barrett II	Member of public	6/5/2020	I (Barrett) have attached a picture taken on January 17, 2019 during the grading work (Attachment 2). As you can see, there is standing water in the soil compacted area after a rain. The grading work has obviously disturbed the natural drainage in the area. The MND needs to include topography maps constructed of the area prior to any work occurring (from Google Earth or otherwise) and as it is today to determine if the natural drainage has affected offset parcels and possible endangered habitats.	The CEQA analysis included the baseline conditions at the time of preparation of the IS/MND (October/ November 2019). The significance thresholds associated with alteration of existing drainage are analyzed in Section 3.11.2 (Groundwater, Surface, and Stormwater). Significance thresholds for effects on habitats are analyzed in Section 3.4.2 (Biological Resources). Potential drainage impacts were evaluated in the IS/MND against these thresholds and were determined to have no impact, a less than significant impact, or less than significant with mitigation incorporated. No potentially significant environmental impacts were identified associated with Groundwater, Surface, and Stormwater; therefore, no mitigation measures are proposed for that resource topic. The following mitigation measures are proposed to prevent significant environmental impacts related to Biological Resources: BIO-1 (Wildlife Pre-Construction Clearance Surveys and Biological Monitoring), BIO-2 (Environmental Awareness Training), BIO-3 (Implement Best Management Practices), and BIO-4 (Nesting Bird Surveys and Avoidance Measures). As such, no changes to the IS/MND are required.
35	Ellwood T. Barrett II	Member of public	6/5/2020	Any home now constructed in Montecito goes through a rigorous review of the lost area for rainfall absorption. This is determined by the size of the foundation, the driveway, etc. In the calculation by the county, many new rules and guidelines have arisen. The county may require porous pavers be installed in the driveway and parking areas to allow rainfall to percolate through to the underlying soil. In addition, an underground catch basin of some magnitude is usually required to allow for a large area to absorb the rainfall. Grading may be required to direct rainfall runoff to this underground catch basin which is filled with boulders and sand then soil place over the top. In some instances, this debris basin is actually placed under the driveway pavers or parking area pavers, depending on the topography and natural drainage in the area. The MND does not have any information on this rainfall absorption area and the requirements thereof, not any discussion on the impact of these required structures on offset parcels and their natural habitats.	The proposed Project consists of a public utility development located within and nearby the Montecito Sanitary District's Wastewater Treatment Plant. All precipitation which falls on the Plant is treated and discharged via the existing ocean outfall in accordance with existing permits. Construction of the Project will require the permits listed in Table 2 of the IS/MND and include drainage and erosion control requirements. As discussed in the IS/MND, the Project would introduce a small amount of new impervious surface and would not substantially interfere with rainfall absorption. See the County Water Resources Divsion letter dated May 4, 2020 stating that no conditions will be placed on the Projects. As such, no changes to the IS/MND are required.
36	Ellwood T. Barrett II	Member of public	6/5/2020	The MSD's MND states the district intends to produce 60,000-gallons of recycled water every day. It also states there is a limitation on the amount of recycled water that can be applied to the surface so the recycled water does not percolate down into the natural water aquafer and potentially pollute the water aquafer. The MND needs to address whether the amount of daily usage by the cemetery would violate the limitation on the amount of recycled water that can applied in order to protect the subsurface water aquafer.	Recycled Water usage is heavily monitored and over irrigation is not allowed per Tittle 22 requirements. The recycled water would be treated to meet all applicable state regulatory requirements for its intended use as landscape irrigation for the protection of public health and the environment. These concerns are addressed in the Title 22 report and will be included in the User agreements.
37	Ellwood T. Barrett II	Member of public	6/5/2020	During a board meeting in early 2019, I asked what was going to happen to the current office building and board room once the new building had been constructed. General Manager Gabriel said they would be demolished and the area may be used to erect employee housing so somebody could be on-site 24 hours a day. Jeff Kerns said the previous board had considered this option at the recommendation of General Manager Gabriel. I asked him his thoughts and he said it seemed like a good idea to him. If this is the direction the staff is going to recommend to the board, shouldn't this possible future work be addressed by this MND?	The proposed Project is defined in Section 2.0 (Project Description). The District has no approved plan to construct worker housing on site; any consideration of such a plan would be speculative at this time. CEQA analysis is not required to speculate on effects which may or may not occur in the future and are not related to the proposed Project. Furthermore, the CEQA analysis included the baseline conditions at the time of preparation of the IS/MND (October/ November 2019). As such, no changes to the IS/MND are required.

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
38	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion regarding whether the Project has the potential to adversely affect local groundwater supplies. ...Section 3.11 does not identify or discuss any water quality issues affecting the Montecito Groundwater Basin, nor does it identify or discuss any possible effects that operating the recycled water project (i.e., irrigating the cemetery with recycled water) could have on the water quality of the basin. The IS/MND makes no reference to the Santa Barbara Groundwater Basin whatsoever.	Reference to the Santa Barbara and Montecito Groundwater Basins, since the cemetery overlays a portion of both basins, has been added to Section 3.8.1 of the Final IS/MND. The recycled water quality produced by the proposed Project will be confirmed at the final design phase, with oversight from the applicable regulatory agencies, such as the State Water Resources Control Board, Regional Water Quality Control Board, and the Environmental Protection Agency. Refer to response to comment #39 below regarding potential impacts from the proposed Project to local groundwater supplies and water quality considerations.
39	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion regarding whether the Project has the potential to cause a violation of Basin Plan requirements. ...The District has responded to CEQA checklist item X(g) without providing any of the necessary discussion or analysis required regarding water quality issues affecting local groundwater supplies. The discussion completely ignores any discussion regarding the potential impacts that irrigating the cemetery with recycled water could have an impact on the water quality of local ground water supplies. There is no information provided anywhere in the IS/MND regarding Basin Plan requirements and/or the constituents expected to be found in the recycled water produced by the proposed project.	As described in Section 3.11 of the IS/MND: “The community of Montecito’s main groundwater source comes from the Montecito groundwater basin, but also utilizes Doulton Tunnel intrusion and water wells in hard rock or alluvial aquifers, north of the main basin, as sources as well. Approximately 10-15% of Montecito’s water supply comes from groundwater (Montecito Water District 2019).” Section 3.8 of the IS/MND also states: “The Santa Barbara cemetery (which includes a portion of the proposed Project) overlays both the Montecito Groundwater Basin and the Santa Barbara Groundwater Basin. The Santa Barbara Groundwater Basin is within the western portion of the Transverse Ranges and is considered part of the coastal plain. Mostly marine, the sedimentary rock comprising the Santa Barbara Groundwater Basin includes shale, mudstone, sandstone, and conglomerate (Paulinski and Nishikawa, 2018).” According to Section 9.4 of the Montecito Groundwater Basin Plan, groundwater contamination may occur as a result of numerous sources but generally stems from the misuse and improper disposal of liquid and solid wastes (Montecito Water District, 1998). Groundwater contamination could also occur from the following wastewater or wastewater byproducts prior to treatment: organic matter, nitrate, inorganic salts, heavy metals, coliform and non-coliform bacteria, nitrates, sludge, or non-hazardous wastes. With respect to potential impacts on water quality of local groundwater supplies, the proposed Project was designed in accordance with the State of California Code of Regulations, Title 22, Division 4, Chapter 3, Sections 60301 through 60355 which governs the recycling of water (also known as "Title 22 Criteria"). This included the selection of appropriate equipment capable of treating the water to meet and/or exceed Title 22 standards. For example, median concentration of total coliform bacteria must not exceed the parameters listed below. Coliform bacteria can indicate the presence of pathogenic (disease-causing) microorganisms that may be transmitted in human feces. Diseases such as typhoid fever, hepatitis, diarrhea, and dysentery can result from sewage contamination of water supplies. • 2.2 most probably number (MPN) total coliform bacteria per 100 milliliter (mL) sample based on the bacteriological results of the last seven days for which analyses have been completed; • 23 MPN total coliform bacteria per 100 ml sample of effluent in more than one sample within any 30-day period; and, • 240 MPN total coliform bacteria per 100 ml sample of effluent at any time. The proposed Project was also designed in accordance with the water quality objectives outlined in Table 3-2 of the “Water Quality Control Plan for the Central Coast Basin” (Regional Water Quality Control Board, 2019). This includes water quality criteria for various elements such as aluminum, arsenic, copper, lead, mercury, zinc, among others. While Table 3-2 refers to “Agricultural Water Use”, these elements and criteria are also applicable to irrigation uses such as the proposed Project. The applicable design criteria and technologies that have been incorporated into the proposed Project to meet the water quality objectives above include: ultrafiltration, reverse osmosis, and sodium hypochlorite for disinfection (refer to Section 2.2 of the Final IS/MND for a description of these technologies). (continued on next page)

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
39 (cont'd)					In addition, the Title 22 Criteria also state that the recycled water treatment process must incorporate a certain level of redundancy/ reliability to ensure the treatment is uninterrupted such as backup equipment and alarms, which was also incorporated into the design of the proposed Project. The Title 22 requirements for landscape irrigation consider the Basin Plan objectives for groundwater quality as detailed above. These regulatory processes (e.g., Montecito Groundwater Basin Plan, Water Quality Control Plan for the Central Coast Basin, and Title 22 Criteria) are in place to ensure that required treatment standards are being met, thereby reducing the potential for adverse water quality impacts associated with the proposed Project to a less than significant level. MSD provided a copy of the proposed Project's Title 22 Engineering Report and design plans to the California State Water Resources Control Board Division of Drinking Water (DDW) who has primary oversight for the production, storage and distribution of recycled water. DDW advised MSD through November 14, 2019 and February 24, 2020 letter correspondence, as well as follow-up verbal communications, that MSD could proceed with the proposed Project CEQA compliance based on the current design. Once the proposed Project is at the final design phase, the DDW will conduct final review and approval to ensure the proposed Project meets applicable state requirements for water quality. Furthermore, during operations and in accordance with MSD's permit requirements, MSD would conduct regular monitoring to ensure no exceedance of water quality standards would occur because of the proposed Project. Section 3.11 of the Final IS/MND has been updated to provide additional details regarding the requirements outlined in the Montecito Groundwater Basin Plan and the Water Quality Control Plan for the Central Coast Basin as described above. The potential significance of the impact associated with threshold g) does not change as a result of this comment and remains a "less than significant impact." Sources: Montecito Water District. 1998. Montecito Groundwater Basin Plan: https://www.montecitowater.com/doc/2574/ Regional Water Quality Control Board. 2019. Water Quality Control Plan for the Central Coastal Basin: https://www.waterboards.ca.gov/centralcoast/publications_forms/publications/basin_plan/docs/2019_basin_plan_r3_complete.pdf
40	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion regarding whether a Salt and Nutrient Management Plan may be necessary.	The District anticipates relatively low levels of salt and nutrients resulting from the proposed Project's recycled water. Salinity is measured by total dissolved solids (TDS) and electrical conductivity. The TDS of the recycled water would be below the State's Water Reclamation permit requirements. Furthermore, as stated in the State Water Resources Control Board's "Water Quality Control Policy for Recycled Water" (April 2019): The most effective way to address salt and nutrient loading is typically through the development of regional or sub-regional salt and nutrient management plans rather than imposing requirements solely on individual recycled water projects or other individual sources of salts and nutrients. The Montecito Water District, via the Montecito Groundwater Sustainability Agency, manages the Montecito Groundwater Basin. There is currently no salt and nutrient plan for the Montecito Basin at this time; future development of such a plan would be the responsibility of the Montecito Groundwater Sustainability Agency. The District would provide information to the agency to inform this plan upon request. Source: State Water Resources Control Board. 2019. Water Quality Control Policy for Recycled Water: https://www.waterboards.ca.gov/board_decisions/adopted_orders/resolutions/20 18/121118_7_final_amendment_oal.pdf
41	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion regarding the cemetery's current or future irrigation demand or how much excess recycled water the proposed treatment plant might introduce.	The extent of the proposed Project is defined in Section 2.0 (Project Description) of the Final IS/MND. The proposed volume of recycled water, 60,000 gallons per day, would be consistent with the cemetery's water demands and the Montecito Water District's Recycled Water Facilities Plan (Woodard & Curran 2019). Any future developments are speculative at this time and are not a reasonably foreseeable consequence of implementing the proposed Project. Should other projects be proposed in future, separate CEQA analysis and permitting would be conducted. No changes to the IS/MND are required.

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
42	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion regarding whether the cemetery's use of recycled water can be conducted in a manner consistent with the strict use requirements set forth in General Order WQ 2016-0068-DDW. ...This information is critical for two reasons: (1) to establish total current and projected future demand for recycled water by the cemetery; and (2) to determine whether an Implementation of Operations and Management Plan is necessary to specify agronomic rates and nutrient application for the proposed use area to ensure compliance with Order WQ 2016-0068-DDW.	The General Order WQ 2016-0068-DDW (General Order) outlines requirements for recycled water programs including the testing, analysis and reporting of water quality. The Title 22 Criteria, as described in response to comment #39 above, is an important component of the General Order (State Water Resources Control Board, 2016). As part of this regulatory process, MSD developed a Title 22 Engineering Report for the proposed Project which was submitted to the State Water Resources Control Board DDW for review and approval. At the final design phase, the DDW would determine whether the proposed Project was designed in accordance with applicable state requirements and would provide recommendations for water reclamation requirements for the proposed Project. These recommendations would then become requirements of the General Order when specified in the Notice of Applicability. An approved Title 22 Engineering Report addressing protection of public health is also required before authorization to use recycled water is granted by the Regional Water Board Executive Officer (State Water Resources Control Board, 2016). These regulatory processes are in place to ensure that required treatment standards are being met, thereby reducing the potential for adverse water quality impacts associated with the use of recycled water that may result from the proposed Project. With regards to implementation of an Operations and Management Plan, the District will submit this plan to the State Water Resources Control Board for the proposed Project in accordance with its existing permits (General Permit - Water Quality). Source: State Water Resources Control Board. 2016. General Order WQ 2016-0068-DDW: https://www.waterboards.ca.gov/board_decisions/adopted_orders/water_quality/2016/wqo2016_0068_ddw.pdf
43	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion in support of its conclusion that no modifications to the existing NPDES permit would be required. ...because the brine concentrate generated by the recycled water treatment plant will be blended with the secondary effluent that bypasses the recycled treatment plant, the effluent discharged to the Pacific Ocean will contain a higher concentration of waste/contaminants. The IS/MND does not quantify the concentration of wastes expected to exist in the new blended effluent or characterize the anticipated chemical makeup of the new blended effluent once the brine concentrate is added. The IS/MND does not compare the anticipated chemical makeup of new blended effluent (once brine concentrate is added) to the water quality standards set forth in the District's existing NPDES permit.	The District's existing NPDES permit allows for discharge up to 1.5 million gallons/ day of treated wastewater into the Pacific Ocean. In accordance with the existing NPDES permit requirements, the District conducts annual outfall inspections and ocean dilution sampling to monitor discharge. The Regional Water Quality Control Board will determine whether any updates are required to the District's existing NPDES permit limits, once the proposed Project proceeds to the final design phase. MSD is required to meet the NPDES permit requirements regardless if there are any changes to the limits. With respect to the concentration of waste/ contaminants, the amount of recycled water associated with the proposed Project is estimated to be only 10% of the total flow; as such, it is anticipated there would be sufficient secondary flow to blend the RO concentrate.
44	Peter L. Candy	Member of public	6/17/2020	The IS/MND provides no analysis or discussion regarding how the Recycled Water Project will comply with the State Water Board's Antidegradation Policy.	As stated in Section 1.8 of the IS/MND, the proposed Project's recycled water treatment has been designed to be Title 22 compliant in accordance with the State of California Code of Regulations. This includes specific requirements for the production, storage, and distribution of recycled water which are established by the State Water Resources Control Board, including the State's Antidegradation Policy. The recycled water quality produced by the proposed Project will be confirmed at the final design phase, with oversight from the applicable regulatory agencies, such as the State Water Resources Control Board.

Comment #	Commenter	Affiliation	Received	Comment Description	District Response
45	Peter L. Candy	Member of public	6/17/2020	The IS/MND does not propose mitigation measures adequate to reduce cultural resource impacts to levels that are less than significant. ...Important cultural resources could exist on the Project site and more protective mitigation is required. An archaeologist and Native American monitor should be present to observe all construction, earthwork, and ground disturbing activities related to the Project, including activities that occur both on and off the District's property. The District graded the building pad where the Essential Services Building is proposed to be located in 2019 without conducting environmental review and without obtaining the necessary permits. An additional archaeological field study of the disturbed area should be commissioned by the District.	As stated in Section 3.5 of the IS/MND, an archival records search and archaeological field survey for the proposed Project was conducted in December 2019 by Stantec Consulting Services, Inc. No recorded prehistoric resources were identified specifically within the project footprint; however, one large prehistoric resource was identified within the ½-mile Study Area. The MSD project site has had ground disturbance repeatedly over the decades since the WWTP was built in the 1960's. However, that statement can't been made for the distribution pipe area or the cemetery 75,000 gallon tank site. The following mitigation measures are proposed to prevent significant environmental impacts related to these topics: MM CUL-1 (Cultural Resources Monitoring), CUL-2 (Discovery of Prehistoric or Historic Archaeological Materials), CUL-3 (Discovery of Paleontological Resources) and TCR-1 (Native American Consultation). CUL-1 requires that outside of the existing MSD treatment property, earthwork and ground disturbing activities will be monitored by an archaeologist and Native American monitor. CUL-2 states that a Worker's Environmental Awareness Program training is required and if something is found on the MSD site during construction then an archaeologist and Native American monitor will be notified. As such, no changes to the Final IS/MND are required.
46	Peter L. Candy	Member of public	6/17/2020	The IS/MND lacks the critical details necessary to assess whether the proposed 75,000 gallon storage tank will have a significant impact on visual resources.	The height of the proposed 75,000 storage tank is 16 feet tall and would include a perimeter fence of approximately 6 feet tall. The intervening landscape and bushes and mature trees located in front of the storage tank along Channel Drive are approximately 12-feet tall, thereby obscuring the visibility of the storage tank. An existing cell phone tower is located adjacent to the proposed storage tank area. Photographs of the proposed storage tank area from viewpoints off Channel Drive and Highway 101 (north and south directions) have been added to the Final IS/MND to further describe baseline conditions (refer to Appendix B of this letter). While the proposed storage tank is located adjacent to a Scenic Corridor, the storage tank would be a single structure, the majority of which would be screened with existing mature trees and vegetation, and would only be visible on an intermittent basis by passing motorists along US 101. The proposed Project would not substantially change the existing visual character of the project area and viewshed compared to baseline conditions. Therefore, the potential significance impact associated with threshold a) does not change as a result of this comment and remains “less than significant impact.” As part of the permitting process, the proposed Project would require review by the City of Santa Barbara Architectural Board to determine if additional screening measures are required. Section 3.1.2 of the Final IS/MND has been updated to provide additional details as described above. The potential significance of the impact associated with threshold a) does not change as a result of this comment and remains a "less than significant impact."
47	Peter L. Candy	Member of public	6/17/2020	To the extent additional site access is required from Channel Drive, the IS/MND fails to address any associated impacts.	The District is proposing one new driveway off Channel Drive to provide both employee and public access to the proposed parking lot and Essential Services Building. The Final IS/MND has been updated to include specific reference to this new proposed access in the Project Description (Section 2.0), Figure 2, as well as throughout the impact analysis (Section 3.0), as applicable. This new access would be utilized by the public/ employees in lieu of the current access off Monte Cristo Lane, thereby decreasing noise levels and increasing public safety for those residents located along Monte Cristo Lane.

APPENDIX B

Aesthetics Photo Log



Photo #1 View from southbound Highway 101.



Photo #2 View north on Channel Drive



Photo #3 View from northbound Highway 101.

Montecito Sanitary District

PUBLIC NOTICE

NOTICE OF AVAILABILITY AND NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION – PURSUANT TO CALIFORNIA ENVIRONMENTAL QUALITY ACT GUIDELINES SECTION 15072

NOTICE IS HEREBY GIVEN:

The Montecito Sanitary District (MSD, CEQA Lead Agency, Proponent) is proposing to design, construct, and implement the proposed Development Plan Projects, in coordination with the County of Santa Barbara Department of Public Works. The State of California Code of Regulations (CCR), Title 22, Division 4, Chapter 3, Sections 60301 through 60355 governs the recycling of water. This section of the CCR is typically referred to as the "Title 22" Criteria. Specific requirements for the production, storage, and distribution of recycled water are established by the California State Water Resources Control Board Division of Drinking Water.

The Development Plan Projects consist of the construction, operations, and maintenance of: (1) a 1,500 square foot Title 22 compliant tertiary wastewater treatment system; (2) Essential Services Building and parking lot; and (3) five solar structures and panels. The recycled water produced from the tertiary wastewater treatment system would be used to help irrigate the adjacent existing 55.63-acre Santa Barbara cemetery. The use of recycled water for the irrigation of the cemetery will allow the cemetery to cease use of potable water for irrigation purposes. All project components would be located either within or adjacent to the existing Montecito Sanitary District facility in the unincorporated community of Montecito, at 1042 Monte Cristo Lane.

As the CEQA Lead Agency for the proposed Development Plan Projects, the Montecito Sanitary District has conducted an Initial Study of the potential effects of the proposed Project, and determined, in light of the whole record, the proposed Project would not result in a significant impact on the environment. MSD has determined the following issue areas would require mitigation measures to reduce potential impacts to a less-than-significant level.

- Biological Resources
- Cultural Resources
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems

The 30-day period for public review and comment on the proposed Mitigated Negative Declaration begins on **May 5, 2020**. All comments must be submitted by **June 5, 2020**. Please address comments on the proposed Mitigated Negative Declaration as follows:

Development Plan Projects
Attn: Carrie Poytress, P.E., Engineering Manager

Montecito Sanitary District
1042 Monte Cristo Lane
Santa Barbara, CA 93108

Email: cpoytress@montsan.org

A copy of the proposed Mitigated Negative Declaration and all documents referenced therein are available for review on the MSD website.

1.0 MITIGATION MONITORING AND REPORTING PLAN

Mitigation Measure	Lead Agency Department Responsible for Implementation	Action(s) Required	Required Time of Compliance	Action Taken	Verified By/Dept.	Date	Further Action Needed
BIOLOGICAL RESOURCES							
BIO-1 Wildlife Pre-Construction Clearance Surveys and Biological Monitoring: Prior to ground disturbance or vegetation clearing within the proposed Project site, a qualified biologist shall conduct pre-construction clearance surveys for wildlife (no more than 7 days prior to site disturbing activities) where suitable habitat is present and directly impacted by construction activities. The qualified biologist must be approved by the District prior to the commencement of surveys. Wildlife found within the proposed Project site or in areas potentially affected by the proposed Project would be relocated to the nearest suitable habitat that would not be affected by the proposed Project prior to the start of construction. Special-status species found within a proposed Project impact area shall be relocated by a qualified biologist to suitable habitat outside the impact area. Nesting birds found within the proposed Project impact areas would be subject to buffer requirements and additional conditions as detailed below in mitigation measure BIO-4. The qualified biologist shall be onsite during initial ground disturbing activities and periodically throughout the construction phase, as needed. The lead biologist(s) shall have the right to halt all activities that may be in violation of mitigation measures or that may impact special-status and/or common plants and wildlife. Work shall proceed only after hazards to special-status species are removed, the species are allowed to leave, or are removed (if allowed), and the species is no longer at risk. The qualified biologist(s) shall have a copy of all the compliance measures in their possession while work is being conducted onsite. Construction activity may also be monitored by biological monitors under the lead biologist's supervision to ensure compliance with mitigation measures. If required during pre-construction clearance surveys or required monitoring efforts, the qualified biologist(s) will relocate common and special-status species that enter the proposed Project site; some special-status species may require specific permits prior to handling or have established protocols for relocation. Records of all detection, capture, and release shall be reported to CDFW.	Montecito Sanitary District	Conduct pre-construction biological surveys.	No more than 7 days prior to start of ground disturbance. Periodically during construction.				

Mitigation Measure	Lead Agency Department Responsible for Implementation	Action(s) Required	Required Time of Compliance	Action Taken	Verified By/Dept.	Date	Further Action Needed
BIO-2 Environmental Awareness Training: Prior to ground disturbance or vegetation clearing within the proposed Project site, the District shall ensure that proposed Project personnel have attended an environmental awareness and compliance training program. The training program shall present the environmental regulations and applicable permit conditions that the proposed Project team shall comply with. The training program shall include applicable measures established for the proposed Project to minimize impacts and avoid sensitive resources, habitats, and species. The training program will consist of a 15-20 minute presentation conducted by a qualified biological monitor on the start day of construction in either an office setting or during a tailgate meeting. Subsequent training events shall be scheduled to support the training of new personnel. Dated sign-in sheets for attendees at these meetings shall be maintained and submitted to the District.	Montecito Sanitary District	Conduct environmental trainings for all new personnel.	Prior to ground disturbing activities and/or start of work for new personnel.				
BIO-3 Implement Best Management Practices: As part of Project approvals, the District shall implement the following BMPs during construction activities: • Restrict non-essential equipment to the existing roadways, paved, disturbed, and ruderal areas to avoid disturbance to native vegetation. • All excavation, steep-walled holes or trenches in excess of 6 inches in depth shall be covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth dirt fill or wooden planks. Trenches would also be inspected for entrapped wildlife each morning prior to onset of construction activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they would be thoroughly inspected for entrapped wildlife. Any wildlife discovered would be allowed to escape before construction activities are allowed to resume or removed from the trench or hole by a qualified biologist holding the appropriate permits (if required). • Minimize, when possible, mechanical disturbance of soils to reduce impact of habitat manipulation on small mammals, reptiles, and amphibians (e.g., hand tools versus heavy equipment). • Removal or disturbance of vegetation shall be minimized to the greatest extent feasible. • Installation and maintenance of appropriate erosion and sediment control measures as needed throughout the duration of work activities. • Implementation of a 15 miles per hour (MPH) speed limit within all proposed Project areas.	Montecito Sanitary District	Implement and maintain best management practices.	Prior to and during construction activities.				

Mitigation Measure	Lead Agency Department Responsible for Implementation	Action(s) Required	Required Time of Compliance	Action Taken	Verified By/Dept.	Date	Further Action Needed
BIO-4 Nesting Bird Surveys and Avoidance Measures: As part of Project approvals, the District shall require and document compliance with the MBTA during construction, as follows. If initial site disturbance is scheduled to begin during the avian nesting season (February 15 through September 15; January 1 through August 15 for raptors), breeding and nesting bird surveys shall be conducted by a qualified biologist no more than 3 days prior to the start of site disturbance. The qualified biologist must be approved by the District prior to the commencement of surveys. If construction activities carry over into a second nesting season(s), the surveys will need to be completed annually until the proposed Project is complete. Surveys shall be conducted within 500 feet of all proposed Project activities. If endangered or threatened species are observed, consultation with USFWS and/or CDFW is required. If breeding birds with active nests are found prior to or during construction, a qualified biological monitor shall establish a 300-foot buffer around the nest, and no activities would be allowed within the buffer(s) until the young have fledged from the nest or the nest fails; initial buffers for nesting raptors shall be 500 feet. The prescribed buffers for common species may be adjusted by the qualified biologist based on existing conditions around the nest, planned construction activities, tolerance of the species, and other pertinent factors; for example, buffers for common passerines, often found to be habituated to human activity, may be adjusted down to 25 - 50 feet depending on the disturbance tolerance of each specific species. Buffer adjustments for listed and/or other special-status species shall be done in coordination with the USFWS and CDFW as applicable. The qualified biologist shall conduct regular monitoring of the nest to determine success or failure and to ensure that proposed Project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails.	Montecito Sanitary District	Conduct breeding and nesting bird surveys by a qualified biologist.	No more than 3 days prior to the start of site disturbance, periodically during construction between January 1 and September 15.				

Mitigation Measure	Lead Agency Department Responsible for Implementation	Action(s) Required	Required Time of Compliance	Action Taken	Verified By/Dept.	Date	Further Action Needed
CULTURAL RESOURCES							
CUL-1 Cultural Resources Monitoring: During construction, outside of the existing MSD treatment property, earthwork and ground disturbing activities will be monitored by an archaeologist and Native American monitor. The monitors will attend the pre-construction meeting with the construction crew to provide Worker's Environmental Awareness Program (WEAP) training and coordinate requirements and procedures for the inadvertent discovery of cultural materials during construction.	Montecito Sanitary District	Construction monitoring conducted by an archaeologist and Native American monitor.	During ground disturbing activities occurring outside the existing MSD treatment property.				
CUL-2 Discovery of Prehistoric or Historic Archaeological Materials: Prior to any construction activities, a qualified archaeologist shall conduct cultural resources specific Workers Environmental Awareness Program (WEAP) training for construction personnel regarding the types of cultural resources that may be encountered, how to identify them, measures to take to avoid them and procedures following the discovery. Discovery of Prehistoric or Historic Archaeological Materials. If deposits of prehistoric or historical archaeological materials are discovered during non-monitored Project activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted, if one is not present, to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The Sanitary District shall also be notified. Project personnel shall not collect or move any archaeological materials. It is recommended that adverse effects to the finds be avoided by Project activities. If avoidance is not feasible, the archaeological deposits shall be evaluated to determine if they qualify as a historical resource or unique archaeological resource, or as historic property. If the deposits do not qualify, avoidance is not necessary. If the deposits do so qualify, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation may consist of, but is not limited to, recovery and analysis of the archaeological deposit; recording the resource; preparing a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Educational public outreach may also be appropriate. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results and provide recommendations for the treatment of the archaeological deposits discovered. The report shall be submitted to the Sanitary District and the Central Coast Information Center (CCIC).	Montecito Sanitary District	Conduct cultural resources specific Workers Environmental Awareness Program (WEAP) training. Monitor and avoid impacts to paleontological resources.	Prior to and during ground disturbing activities and/or start of work for new personnel.				

Mitigation Measure	Lead Agency Department Responsible for Implementation	Action(s) Required	Required Time of Compliance	Action Taken	Verified By/Dept.	Date	Further Action Needed
CUL-3 Discovery of Paleontological Resources: If paleontological resources are encountered during Project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Adverse effects to such deposits shall be avoided by Project activities. Paleontological resources are considered significant if they may provide new information regarding past life forms, paleoecology, stratigraphy, or geological formation processes. If found to be significant, and Project activities cannot avoid the paleontological resources, adverse effects to paleontological resources shall be mitigated. Mitigation may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the Sanitary District, and, if paleontological materials are recovered, a paleontological repository, such as the California Museum of Paleontology.	Montecito Sanitary District	Monitor and avoid impacts to paleontological resources.	During ground disturbing activities.				
Transportation							

Mitigation Measure	Lead Agency Department Responsible for Implementation	Action(s) Required	Required Time of Compliance	Action Taken	Verified By/Dept.	Date	Further Action Needed
TRA-1 Traffic Management Plan: The Applicant shall prepare a Traffic Management Plan prior to construction. The traffic management plan shall be submitted to the County for review and approval prior to the issuance of any construction permits. The traffic management plan shall be implemented during construction related activities. The traffic management plan shall include strategies for minimizing impacts to traffic, effectively managing traffic flow and reducing the number of trips accessing the proposed Project site during the peak hours of 7 AM to 9 AM and 4 PM to 6 PM. These strategies shall include, but not be limited to the following: • Require parking within designated areas on the proposed Project site and prohibit parking along the shoulders of adjacent roadways. • Provide for emergency vehicle movement through the proposed Project site at all times during construction, operation, and decommissioning. • Provide approved offsite parking for workers with shuttle services to transport them onsite when and if onsite parking becomes restricted or unfeasible. • Facilitate materials delivery during off-peak traffic hours and comply with regulations governing oversized loads. • Encourage vanpool and carpool for construction employees commuting to the proposed Project site. • Flaggers shall be posted at each end of the lane closure, who shall be responsible for directing traffic. • Notification to neighborhoods located immediately adjacent to the project area regarding the planned Project construction schedule and a point of contact for project-related inquiries and/or concerns.	Montecito Sanitary District	Implement a County approved traffic management plan	During construction activities				
TRIBAL CULTURAL RESOURCES							
TCR-1 Native American Consultation: The District shall consult with the appropriate Native American tribal representative if potentially significant prehistoric or ethnographic Native American archaeological materials are inadvertently discovered during project construction. Working with the tribal representative the District will develop a mitigation and disposition plan.	Montecito Sanitary District	Consult with tribes if appropriate	During construction activities				

Final Initial Study/ Mitigated Negative Declaration – Development Plan Projects

August 7, 2020

Lead Agency:

Montecito Sanitary District

Proponent:

Montecito Sanitary District

Consultant:

Stantec Consulting Services Inc.
111 East Victoria Street
Santa Barbara CA 93101-2018

Table of Contents

ACRONYMS AND ABBREVIATIONS V

1.0 INTRODUCTION 1.1
1.1 PROJECT TITLE 1.1
1.2 LEAD/ RESPONSIBLE AGENCY NAME AND ADDRESS 1.1
1.3 CONTACT PERSON AND PHONE NUMBER 1.1
1.4 PROJECT LOCATION 1.1
1.5 PROJECT SPONSOR'S NAME AND ADDRESS 1.2
1.6 GENERAL PLAN DESIGNATION 1.2
1.7 ZONING 1.2
1.8 DESCRIPTION OF PROJECT 1.2
1.9 INTENDED USES OF THE INITIAL STUDY AND PERMIT REQUIREMENTS 1.3

2.0 PROJECT DESCRIPTION 2.1
2.1 PROJECT AND SITE DESCRIPTION 2.1
2.1.1 Current Site Conditions 2.2
2.1.2 Surrounding Land Uses 2.3
2.2 FACILITY COMPONENTS 2.3
2.2.1 Treatment Facility 2.3
2.2.2 Recycled Water Transmission, Distribution, and Storage 2.5
2.2.3 Essential Services Building, Parking Area and Driveway 2.6
2.2.4 Solar Panel Structures 2.6
2.3 PROJECT CONSTRUCTION 2.7
2.3.1 System Installation, Testing, and Startup 2.7
2.3.2 Construction Workers, Hours, and Equipment 2.7
2.3.3 Construction Traffic 2.7
2.3.4 Construction Water Use 2.8
2.3.5 Essential Services Building, Solar Panel Structures, and Parking Area Construction 2.8
2.4 PROJECT OPERATION AND MAINTENANCE 2.8
2.4.1 Operation 2.8
2.4.2 Maintenance 2.9
2.4.3 Signage 2.10
2.4.4 Water Use 2.10
2.4.5 Power Sources 2.10

3.0 ENVIRONMENTAL SETTING AND IMPACT ANALYSIS 3.1
3.1 AESTHETICS 3.3
3.1.1 Setting 3.3
3.1.2 Impact Analysis 3.4
3.2 AGRICULTURAL RESOURCES 3.9
3.2.1 Setting 3.9
3.2.2 Impact Analysis 3.9
3.3 AIR QUALITY 3.11

3.3.1 Setting 3.11
3.3.2 Impact Analysis 3.14
3.4 BIOLOGICAL RESOURCES 3.17
3.4.1 Setting 3.17
3.4.2 Impact Analysis 3.27
3.5 CULTURAL RESOURCES 3.39
3.5.1 Setting 3.39
3.5.2 Impact Analysis 3.40
3.6 ELECTROMAGNETIC FIELDS 3.43
3.6.1 Setting 3.43
3.6.2 Impact Analysis 3.44
3.7 ENERGY 3.45
3.7.1 Setting 3.45
3.7.2 Impact Analysis 3.45
3.8 GEOLOGY AND SOILS 3.47
3.8.1 Setting 3.47
3.8.2 Impact Analysis 3.48
3.9 GREENHOUSE GAS EMISSIONS 3.50
3.9.1 Setting 3.50
3.9.2 Impact Analysis 3.51
3.10 HAZARDS AND HAZARDOUS MATERIALS 3.54
3.10.1 Setting 3.54
3.10.2 Impact Analysis 3.54
3.11 GROUNDWATER, SURFACE, AND STORMWATER 3.58
3.11.1 Setting 3.58
3.11.2 Impact Analysis 3.61
3.12 LAND USE AND PLANNING 3.66
3.12.1 Setting 3.66
3.12.2 Impact Analysis 3.66
3.13 MINERAL RESOURCES 3.68
3.13.1 Setting 3.68
3.13.2 Impact Analysis 3.68
3.14 NOISE 3.70
3.14.1 Setting 3.70
3.14.2 Impact Analysis 3.75
3.15 POPULATION AND HOUSING 3.78
3.15.1 Setting 3.78
3.15.2 Impact Analysis 3.78
3.16 PUBLIC SERVICES 3.79
3.16.1 Setting 3.79
3.16.2 Impact Analysis 3.80
3.17 QUALITY OF LIFE 3.82
3.17.1 Setting 3.82
3.17.2 Impact Analysis 3.83
3.18 RECREATION 3.85
3.18.1 Setting 3.85

3.18.2 Impact Analysis 3.85
3.19 TRANSPORTATION 3.87
3.19.1 Setting 3.87
3.19.2 Impact Analysis 3.89
3.20 TRIBAL CULTURAL RESOURCES 3.94
3.20.1 Setting 3.94
3.20.2 Impact Analysis 3.94
3.21 UTILITIES AND SERVICE SYSTEMS 3.96
3.21.1 Setting 3.96
3.21.2 Impact Analysis 3.97
3.22 WILDFIRE 3.103
3.22.1 Setting 3.103
3.22.2 Impact Analysis 3.103
3.23 MANDATORY FINDINGS OF SIGNIFICANCE 3.106

4.0 PROPOSED FINDING 4.1

5.0 LIST OF PREPARERS 5.1

6.0 REFERENCES 6.1

LIST OF TABLES

Table 1. Land Use and Zoning 1.2
Table 2. Agency Permits and Environmental Review Requirements 1.3
Table 3: Proposed Project Temporary and Permanent Disturbance 2.2
Table 4. Existing Wastewater Treatment Facility Secondary Clarifier Effluent Characteristics 2.3
Table 5. National and California Ambient Air Quality Standards 3.11
Table 6. Attainment Status of South-Central Coast Air Basin 3.13
Table 7. Project Long-Term Emissions 3.16
Table 8. Summary of Vegetation and Land Cover Types 3.19
Table 9. Summary of Vegetation and Land Cover Type Impacts 3.35
Table 10. Project Greenhouse Gas Emissions 3.52
Table 11. Definition of Sound Measurement 3.71
Table 12. Typical A-Weighted Sound Levels 3.72
Table 13. Vibration Source Levels for Construction Equipment 3.73
Table 14. Guideline Vibration Annoyance Potential Criteria 3.74
Table 15. Guideline Vibration Damage Potential Criteria 3.74
Table 16. Parks 3.79
Table 17. Schools 3.79
Table 18. Volume to Capacity Ratios 3.88
Table 19. Mitigation Measures 3.98

LIST OF FIGURES

Figure 1. Regional Location Map 1.4
Figure 2. Development Plan Projects.....1.5
Figure 3a. CNDDB 10 Mile Search 3.23
Figure 3b. CNDDB 2 Mile Search - Animals 3.24
Figure 3c. CNDDB 2 Mile Search - Plants 3.25

LIST OF APPENDICES

APPENDIX A CALEEMOD RESULTS
APPENDIX B BIOLOGICAL RESOURCES
APPENDIX C NOISE MODELLING RESULTS
APPENDIX D TITLE 22 ENGINEERING REPORT (PILOT PHASE)

Acronyms and Abbreviations

af	Acre-feet
BD	Beach Development
CAAQS	California Ambient Air Quality Standards
CARB	California Air Resources Board
CAL FIRE	California Department of Forestry and Fire Protection
CCR	California Code of Regulations
CEC	California Energy Commission
Cemetery	Santa Barbara Cemetery
CFR	Code of Federal Regulations
CCIC	Central Coast Information Center
CH_4	Methane
CO	Carbon Monoxide
CO_2	Carbon Dioxide
CO_2e	Carbon Dioxide Equivalent
County	Santa Barbara County
CUPA	Certified Unified Program Agency
DDW	California State Water Resources Control Board Division of Drinking Water
District	Montecito Sanitary District
ECAP	County of Santa Barbara's Energy and Climate Action Plan
EMRE	Environmental Resource Management Element
Facility	Montecito Sanitary District Wastewater Treatment Facility
FEMA	Federal Emergency Management Agency
FHWA	Federal Highway Administration
ft	foot
GHG	Greenhouse Gases
GWP	Global Warming Potential
HFCs	Hydrofluorocarbon
Hwy	Highway
LRA	Local Responsibility Area
MFD	Montecito Fire Department
mgd	Millions of gallons per day
mg/L	Milligrams per Liter
mL	Milliliters
MPN	Most Probable Number
MRZ	Mineral Resource Zone



$MTCO_2e$	Metric Tons of Carbon Dioxide equivalent
N_2O	Nitrous Oxide
NAAQS	National Ambient Air Quality Standards
NO_x	Nitrogen Oxides
NPDES	National Pollutant Discharge Elimination System
O_3	Ozone
PCC	Portland Cement Concrete
PFCs	Perfluorinated Chemicals
Projects	Development Plan Projects
PVC	Polyvinyl chloride
RO	Reverse Osmosis
ROC	Reactive Organic Compounds
RWQCB	Regional Water Quality Control Board
SBCAPCD	Santa Barbara County Air Pollution Control District
SBFCD	Santa Barbara Flood Control District
SCCAB	South Central Coast Air Basin
SF_6	Sulfur hexafluoride
SMARA	Surface Mining Reclamation Act of 1975
SRA	State Responsibility Area
SoCal Edison	Southern California Edison
TDS	Total Dissolved Solids
TSS	Total Suspended Solids
UF	Ultrafiltration
ug/m^3	Micrograms per cubic meter
UPRR	Union Pacific Railroad
U.S.	United States
USEPA	United States Environmental Protection Agency
USFS	United States Forest Service
VHFHSZ	Very High Fire Hazard Severity Zone
VMT	Vehicle Miles Travelled
WEAP	Workers Environmental Awareness Program



1.0 INTRODUCTION

1.1 PROJECT TITLE

Development Plan Projects

1.2 LEAD/ RESPONSIBLE AGENCY NAME AND ADDRESS

Lead Agency:

Montecito Sanitary District
1042 Monte Cristo Lane
Santa Barbara, CA 93108

Responsible Agencies:

County of Santa Barbara
123 East Anapamu Street
Santa Barbara, CA 93101

City of Santa Barbara
630 Garden Street
Santa Barbara, CA 93101

Montecito Water District
583 San Ysidro Road
Santa Barbara, CA 93108

1.3 CONTACT PERSON AND PHONE NUMBER

Carrie E. Poytress, P.E., Engineering Manager
Montecito Sanitary District
1042 Monte Cristo Lane
Santa Barbara, CA 93108
805-969-4200

1.4 PROJECT LOCATION

1042 Monte Cristo Lane, Santa Barbara, CA

1.5 PROJECT SPONSOR'S NAME AND ADDRESS

Montecito Sanitary District
1042 Monte Cristo Lane
Santa Barbara, CA 93108

1.6 GENERAL PLAN DESIGNATION

The proposed Project site and surrounding area are within the Coastal Sub-Area of the unincorporated community of Montecito (Figure 1). This main project site is a part of Public Works Utilities and Private Services Facilities land designation of Santa Barbara County. Surrounding land designations include a cemetery, residential, and educational facilities (Figure 2).

1.7 ZONING

Refer to Table 1 for the proposed Project's land use and zoning.

Table 1. Land Use and Zoning

Relationship to Project Site	Land Use	Zoning
Montecito Sanitary District, Main Project Site	UT, Community Facility	PU, Utility
Santa Barbara Cemetery	Cemetery	20 R-1
Cemetery Water Tank Parcel	Recreational / Open Space	R-1, Coastal Overlay

1.8 DESCRIPTION OF PROJECT

The Montecito Sanitary District (District) is pursuing implementation of three projects located at 1042 Mote Cristo Lane (also known as 910 Channel Drive). The first project is a Title 22 compliant recycled water treatment system at their wastewater treatment facility. The State of California Code of Regulations (CCR), Title 22, Division 4, Chapter 3, Sections 60301 through 60355 governs the recycling of water. This section of the CCR is typically referred to as the "Title 22" Criteria. Specific requirements for the production, storage, and distribution of recycled water are established by the California State Water Resources Control Board Division of Drinking Water (DDW). The second project is an Essential Services Building and parking lot with a new driveway off Channel Drive to better serve the community and protect the District workers. The third project includes proposed solar structures with solar panels to provide renewal energy for the recycled water treatment system (proposed Projects).

The District currently operates and maintains a wastewater treatment facility (facility) in Montecito and is proposing to install, operate, and maintain an additional water treatment process to treat some of the wastewater stream for the purposes of reclaiming it for beneficial reuse as irrigation of the adjacent Santa Barbara cemetery property. The distributor of the recycled water will be the Montecito Water District (MWD). Surrounding Land Uses and Setting

At approximately 0.2 miles north east of Butterfly Beach, the proposed Projects would be located on the already developed 6.3-acre facility site. Adjacent to the west of the proposed site is Santa Barbara cemetery, where the recycled water would be pumped underground, across Channel Drive, and used for lawn irrigation. This area of Montecito, near sea level, puts it in the drainage area of Los Padres National Forest.

1.9 INTENDED USES OF THE INITIAL STUDY AND PERMIT REQUIREMENTS

This Initial Study is an informational document intended to inform the lead agency, other responsible or interested agencies, and the general public of potential environmental effects of the proposed Projects shown on the proposed Development Plan. The environmental review process has been established to enable public agencies to evaluate potential environmental consequences and to examine and implement methods of eliminating or reducing any potentially significant adverse impacts. This document is intended to aid the District in determining the appropriate California Environmental Quality Act (CEQA) document needed to support agency discretionary approvals, permits, and consultations. These permits, approvals, and consultations are described in Table 2.

Table 2. Agency Permits and Environmental Review Requirements

Agency	Permits and Other Approvals
California Department of Public Health	• Title 22 Permit
State Water Resources Control Board	• Division of Drinking Water Authorization • General Permit – Water Quality Order No. 2016-0068-DDW (general permit for landscape irrigation uses of municipal recycled water)*
County of Santa Barbara	• Road Encroachment Permit • Coastal Development Permit • Development Plan Permit (including review of the project design by the Montecito Board of Architectural Review) • Grading Permit • Building Permit
City of Santa Barbara	• Grading Permit for cemetery recycled water tank • Building Permit for cemetery recycled water tank for cemetery recycled water tank
Regional Water Quality Control Board	• NPDES Permit Reissuance for Montecito Sanitary District Wastewater Treatment Facility (Order No. R3-20122012-0016, NPDES No. CA0047899)

*Source:
https://www.waterboards.ca.gov/water_issues/programs/water_recycling_policy/landscape_irrigation_general_permit.html



Project Location

0 0.5 1 Miles
(At original document size of 8.5x11)
1:63,360

N

Stantec

Project Location	Prepared by DL on 2020-01-07
Santa Barbara, CA	TR by
	IR by
Client/Project	185804581

Montecito Sanitary District
Development Plan Projects

Figure No.

1

Title

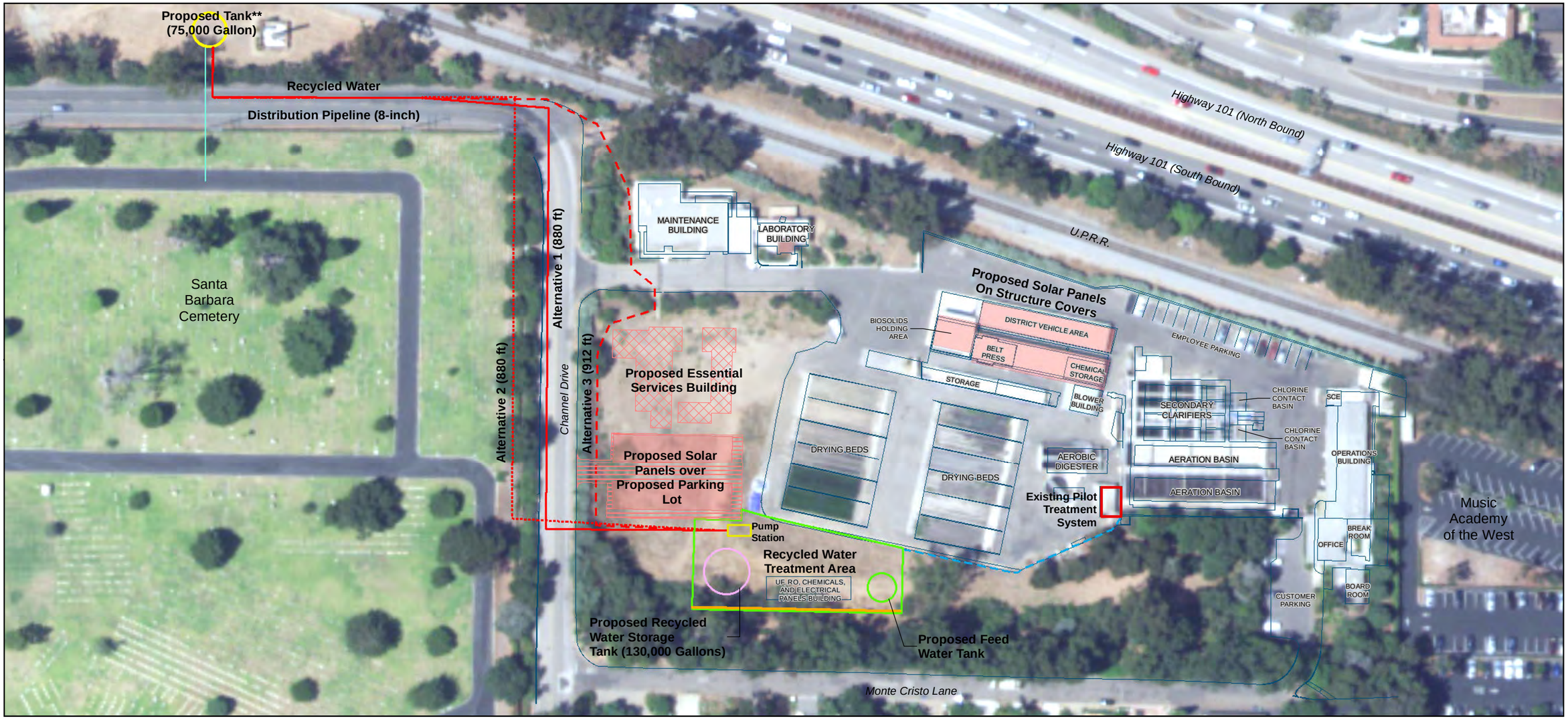
Regional Location Map

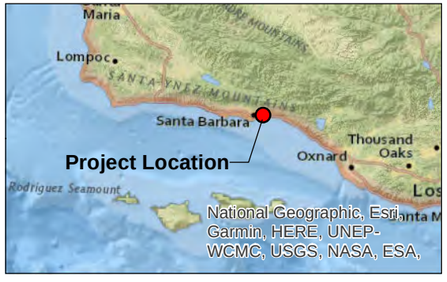
Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Stantec 2019.
3. Background: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the

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- Existing Feature
- Upgrades to Existing Pilot Treatment System* (In Existing Building)
- Approximate Existing Pipeline Between Proposed Treatment System and Recycled Water Treatment Area
- Proposed Tank** (75,000 Gallon)
- Private Recycled Water Pipeline (120 foot, 8-inch)
- Recycled Water Distribution Pipeline, Alt. 1 (880 foot, 8-inch)
- Recycled Water Distribution Pipeline, Alt. 2 (880 foot, 8-inch)
- Recycled Water Distribution Pipeline, Alt. 3 (912 foot, 8-inch)

- Proposed Recycled Water Storage Tank (130,000 Gallon)
- Proposed Recycled Water Area
- Pump Station (200 sq ft Concrete Pad)
- Retaining wall (6-foot high, 185-foot long)
- Proposed Solar Panel Area
- Proposed Essential Services Building (5,504 sqft)
- Proposed Driveway & Parking Lot

* Pilot Treatment System Consists of
1) Ultrafiltration Filters
2) Reverse Osmosis Membranes
3) Sodium Hypochlorite disinfection

EXISTING LAND DESCRIPTION:
"Public Utility;" Land Use Zoning Distruct "Utility/Community Facility"

0 75 150 Feet

(At original document size of 11x17)
1:1,080

N

Notes
1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Existing and Proposed Features from Santa Barbara County Public Works Department, 2019. Aerial from USDA NAIP, 2018.

** Land Owned by Cemetery

Stantec

Project Location	Prepared by SET on 2020-03-30 TR by LM on 2020-03-30 IR by PM on 2020-03-31
Santa Barbara, CA	
Client/Project	185804581

Montecito Sanitary District
Title 22 Recycled Water Project

Figure No.
2

Title
Development Plan Projects

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2.0 PROJECT DESCRIPTION

The Montecito Sanitary District (District) is a locally funded and administered independent special district created by the residents of Montecito, whose mission is to: "protect public health and safety and to preserve the natural environment through the collection, treatment and disposal of wastewater in the most cost-effective way possible" (Montecito Sanitary District, 2009). The District proposes to construct and operate three projects as part of the County of Santa Barbara Development Plan and Coastal Development Permit process:

1. An approximately 60,000 gallons per day production capacity Title 22 compliant tertiary wastewater treatment system at their existing (secondary treatment) facility located at 1042 Monte Cristo Lane. The goal of this project is to utilize the recycled water generated by the treatment system for the irrigation of the adjacent Santa Barbara Cemetery (cemetery). Using recycled water for the irrigation of the 55.63-acre cemetery parcel would allow the cemetery to stop using potable water for irrigation purposes. In addition, this project provides recycled water for the District to use to clean the sewer collection system, process water for the secondary treatment system, and landscape irrigation rather than potable water that is currently used.

2. An Essential Services Building and parking lot located on the existing facility site and one new driveway off Channel Drive to access the facility. The new driveway will replace the existing public access along Monte Cristo Lane. The goal of this project would be to provide additional sanitary facilities including changing rooms, washrooms, shower rooms, designated food preparation facilities, plan room, training room, and individual data entry/mandatory reporting workstations in areas that are conditioned with proper air exchange and safe social distancing. The Essential Services Building will also replace the existing Board room, customer service counter, and public restroom.

3. Carport structures with solar panels. The goal of this project is to provide sufficient energy to operate the recycled water treatment system.

2.1 PROJECT AND SITE DESCRIPTION

The proposed Projects would consist of the following main components:

- 1,500 square foot Treatment System including:
  - Ultrafiltration Filters
  - Reverse Osmosis Membranes
  - Sodium Hypochlorite disinfection
- 6-foot high, 185-foot long retaining wall enclosure
- One 60,000-gallon, 18-foot high feed water tank on concrete pad
- One 130,000-gallon, 15-foot high recycled water storage tank on concrete pad
- 200 square foot concrete pad for pump station

- One 75,000-gallon, 16-foot high, storage tank on a concrete pad with perimeter fencing on cemetery property
- One 120 ft long 8-inch PVC C900 diameter private recycled water pipeline
- One 880-912 ft long 8-inch PVC C900 diameter recycled water distribution pipeline
- Five proposed carport structures with solar panels
- One 5,085 square foot, single-story Essential Services Building[1]
- One 6,412 square foot 17-space parking area and driveway, with an additional 2,658 square feet of hardscape, totaling 9,070 square feet
- Demolition of approximately 1,930 square foot main office building, adjacent 8-space parking area, and existing canopies, totally approximately 3,170 square feet.

A summary of the proposed Projects' components and temporary and permanent disturbance is provided in Table 3 below. While the combined temporary and permanent disturbance of the proposed Projects is approximately 1.50 acres total, all three projects would not be constructed simultaneously.

Table 3: Proposed Project Temporary and Permanent Disturbance

Project Component	Temporary Disturbance (acres)	Permanent Disturbance (acres)
Recycled Water Distribution Pipeline – Alternate 1	0.36	0.00
Recycled Water Distribution Pipeline – Alternate 2	0.35	0.00
Recycled Water Distribution Pipeline – Alternate 3	0.30	0.00
Private Recycled Water Pipeline	0.04	0.00
Concrete Pad (75,000-gallon Tank)	0.04	0.03
Recycled Water Treatment Area	0.08	0.28
Essential Services Building and Parking Lot Area	0.16	0.51
Total Disturbance*	**0.68**	**0.82**
*Note: assumes recycled water distribution pipeline alternate 1 only.		

2.1.1 Current Site Conditions

The majority of the proposed Projects would be constructed within the existing District facility which is predominantly a cleared, disturbed dirt with several buildings, treatment system, parking areas, drainage pipes, and an existing outfall pipe; however, some water conveyance and storage structures would be located outside the facility (Figure 2.). The facility is a public utility; the dominant features of the site

[1] Note: equal to a net gain of 3,155 square feet including demolition of the existing 1,930 square foot existing office building.

include wastewater treatment components, hardscape (including concrete and asphalt), and some vegetation. The cemetery is comprised mainly of non-native lawn grass and ornamental landscaping, with paved roadways and walkways throughout the property. Both sites are bordered by non-native mature Eucalyptus trees.

2.1.2 Surrounding Land Uses

The proposed Project components (listed in Section 2.1 above) are contained within the existing District facility, with the exception of some conveyance and a storage structure which would occur off-site at the Santa Barbara Cemetery property north of Channel Drive, as shown on Figure 2. The northern portion of the facility is bordered by Union Pacific Railroad (UPPR), with residential areas to the south, a parking lot for the Music Academy of the West to the east, and the cemetery to the west. U.S. Highway 101 runs adjacent to the UPRR to the north.

2.2 FACILITY COMPONENTS

The proposed Projects include three separate components: the recycled water treatment facility and the distribution system, the solar panel structures, and the Essential Services Building and parking lot with a new driveway. Each of these components is further described below.

2.2.1 Treatment Facility

Water Supply / Wastewater Characteristics

The source of the recycled water for the proposed Project is the existing facility's secondary clarifier effluent. A "clarifier" is generally used to remove solid particulates or suspended solids from liquid for clarification and/ or thickening; "effluent" is a liquid waste or sewage discharged into a river or the sea (Oxford, 2019). The chemical makeup of the treated wastewater is presented in Table 4.

As the surrounding community of Montecito is already built out and the land use is not changing, the chemical constituent makeup of the treated wastewater is unlikely to change drastically. There are no industrial users located within the community of Montecito and the community does not accept wastewater from outside sources.

Table 4. Existing Wastewater Treatment Facility Secondary Clarifier Effluent Characteristics

Description	Value	Unit
Average Daily Flow	0.594	Million gallons per day (mgd)
Alkalinity	130	Milligrams per Liter (mg/L)
Boron	0.80	Milligrams per Liter (mg/L)

Description	Value	Unit
Nitrate-Nitrogen	28	Milligrams per Liter (mg/L)
pH	6.5 - 7.7	(Range)
Oil and Grease	4	Milligrams per Liter (mg/L)
Total Suspended solids (TSS)	8.4	Milligrams per Liter (mg/L)
Total Dissolved Solids (TDS)	1750	Milligrams per Liter (mg/L)
Total Chlorine Residual	0	Milligrams per Liter (mg/L)

Source: Phoenix Civil Engineering, August 2019 and MSD 2019 Annual Report
Table Notes:
1. Average dry weather flow is from the period of January to December 2019. Maximum day dry weather flow occurred in October 2018.
2. Constituents within the table are from the irrigation suitability study performed by Montecito Sanitary District 2017.
3. Oil and grease value is the typical maximum value from 2017 to 2019. However, higher values are possible.
4. Secondary Clarifier Effluent is the intake water for the proposed UF/RO treatment train.

Treatment and Purification Process

The proposed Project would utilize Ultrafiltration (UF) and Reverse Osmosis (RO) along with sodium hypochlorite disinfection for the production of the Title 22 compliant recycled water. The proposed Project's treatment process would generally consist of the following steps:

- The secondary clarifier effluent (influent feed water) is pumped to a feed water tank where the UF draws water from.
- It is then pressurized with a booster pump and the water is processed through a disc filter.
- After the disc filter, the water is filtered through the ultrafiltration step.
- One UF membrane unit is located on the skid.
- A backwash system is included on the skid.
- The filtered water is then sent from the UF product water tank and forwarded to the RO treatment skid.
- Once the RO system has further refined the water, the RO permeate water is sent to a small holding tank to blend with the ultrafiltration water then pumped to the aboveground coated steel tank prior to distribution.
- The UF skid pumps water from the UF product water tank for backwashing.

- Sodium hypochlorite, for disinfection, is added to the permeate tank (either the small blending tank or the aboveground steel tank).
- Drain lines from the tanks lead to a common discharge point where it is returned to the existing treatment plant headworks and processed.

Ultrafiltration is a type of membrane filtration in which hydrostatic pressure forces a liquid against a semipermeable membrane. Ultrafiltration is commonly employed to remove colloids, proteins, bacteria, pyrogens, and macromolecules from water. Reverse osmosis is a membrane separation water purification process in which feed water flows along the membrane surface under pressure. Filtrate water permeates the membrane and is collected, while the concentrated water, containing dissolved and undissolved material that does not flow through the membrane, is discharged from the system. Sodium hypochlorite is a common disinfection product that is used by the water and wastewater industries and is used commonly within the existing facility (Montecito Sanitary District, 2019).

Waste Discharge

Concentrate generated from the treatment system would be blended with secondary treatment water and discharged into the existing District's discharge point No. 001 under the existing Order No. R3-20122012-0016 and National Pollutant Discharge Elimination System (NPDES) Permit No. CA0047899. Under these authorizations, the District is permitted to discharge up to 1.5 million gallons per day of dry weather average monthly rate of treated wastewater. From discharge point No. 001, concentrate would pass through an existing 16-inch diameter, short and shallow outfall pipe that terminates 1,500 feet offshore in a water depth of 35 feet in the Pacific Ocean. The last 100 feet of the outfall pipe is equipped with ten alternating lateral diffuser ports with Tideflex rubber valves. The proposed Project does not include any modifications to the existing outfall infrastructure.

2.2.2 Recycled Water Transmission, Distribution, and Storage

The distribution system would connect the new treatment facility and to the new cemetery storage tank via a new 880-912 foot 8-inch PVC C900 underground recycled water pipeline. Three location options are being considered for installation of this pipeline: (1) beneath Channel Drive; (2) parallel to Channel Drive on the cemetery property; and (3) parallel to Channel Drive on the treatment facility property (Figure 2). No tree removal is required for any of the three pipeline installation options. The distribution system would also include a 75,000-gallon, 16-foot high, storage tank adjacent to an existing cellular tower on a property north of the main cemetery property. The tank would be placed on a concrete pad with perimeter fencing surrounding the tank. A private recycled water pipeline (120 ft long, 8-inch PCV C900 pipe) would be installed from the cemetery's storage tank to the cemetery property (Figure 2). The treatment portion of the proposed Project is wholly contained within the existing wastewater treatment plant facility and no additional fencing, security, or lighting would be used. Each of these components are further described below.

Once water has been treated at the new treatment facility and meets the criteria for its intended use, a pump system would send the tertiary treated water through a distribution pipeline that would be

connected to the cemetery tank on the cemetery parcel. Routine monitoring, as specified in the facility NPDES permit, would be required to ensure the recycled water continues to stay within use limitations. The cemetery parcel is located approximately 60 feet west of the existing facility. The potable water system would also require a backflow prevention device on its connection to the Montecito Water District system. Potable water pipelines within the cemetery would require physical separation from the irrigation system by cutting and capping the potable water lines that were used for the irrigation system when it was using potable water.

The proposed recycled water distribution pipeline would be 8 inches in diameter and approximately 880-912 feet in length. It would be buried for its full alignment and would be installed in one of three locations near Channel Drive (i.e., beneath or adjacent to the road that separates the treatment facility from the cemetery). Once on the cemetery parcel north of Channel Drive, a 75,000-gallon, 16-foot high, steel storage tank would contain the recycled water. This tank would be located aboveground and adjacent to an existing cellular tower. A second 120 foot 8-inch pipeline would then distribute the water to the adjacent cemetery property. The existing hose bibs on the cemetery property would be exempt from conversion to quick couplers in accordance with State Health and Safety Code Section 8118. The required signs would be posted onsite to notify the public that recycled water is in use in accordance with State Regulations.

2.2.3 Essential Services Building, Parking Area and Driveway

The proposed Essential Services Building would include a 5,085-square foot, single-story building which would contain a new public meeting room, public permit counter, several offices, breakroom, restrooms, women's locker room with showers, storage room, and mechanical equipment room. The building would be utilized by existing District employees and would be constructed approximately 20 feet from the Channel Drive property line in compliance with applicable property setbacks. The building structure would be a maximum height of approximately 19 ft. An existing dirt pad would need to be cleared of weeds and a concrete pad installed prior to construction of the building. Power supply for the proposed Essential Service Building would be electricity acquired from Southern California (SoCal) Edison with secondary power source from existing generators. All landscaping in and around the Essential Services Building would be irrigated with recycled water.

A new 6,412 square foot 17-space parking area and additional bicycle parking spaces would be installed immediately south of the proposed Essential Services Building. Additionally, a new driveway is proposed to provide public access to the Essential Services Building site. Currently, public access is provided via Monte Cristo Lane and employee-only access is provided by the maintenance gate from Channel Drive near the proposed Essential Services Building. Access from Monte Cristo Lane would be discontinued, and new public access would be provided by Channel Drive.

2.2.4 Solar Panel Structures

Five new proposed carport structures would be constructed with roof-mounted solar panels. Each carport would be approximately a maximum of 18-feet in height including solar panels and would cover an area of approximately 2,783 square feet.

2.3 PROJECT CONSTRUCTION

Project construction would consist of three phases:

1. Recycled water facility and pipeline including tanks, installation, startup and testing;
2. Essential Services Building and parking lot; and,
3. Solar structures and panels.

The majority of the existing site is graded. The Essential Services Building would be constructed on a 6,110 square-foot concrete pad in a previously graded area. However, grading will be required for the recycled water area. Surrounding this area will be a 6-foot high, 185-foot long concrete retaining wall. This wall would be located on the south side of the recycled water area. The estimated cut would be approximately 1,550 cubic yards (yds^3) and the majority of the cut material would need to be hauled off-site and disposed of at an approved facility. Construction of the distribution system would involve the trenching and burial of the pipelines, and no site preparation would be required. According to the County of Santa Barbara Grading Code, the trenching necessary for the installation of the proposed Project would qualify as “grading”. Therefore, the proposed Project will seek and obtain a Grading permit from the County of Santa Barbara.

2.3.1 System Installation, Testing, and Startup

The components of the new tertiary treatment system would be shipped to the existing facility site. Installation of the tertiary treatment system as well as the one 120-foot long 8-inch pipeline, one 880 to 912-foot long 8-inch pipeline, and one 75,000-gallon, 16-foot high, storage tank for distribution would be completed by a small team of local construction workers, District staff, and manufacturing representatives.

2.3.2 Construction Workers, Hours, and Equipment

Construction of the proposed Projects is expected to be completed in approximately 9-12 months. The onsite workforce would consist of laborers, skilled trades, supervisory, support, and construction management personnel. The proposed Project would generate approximately ten local jobs during the construction phase.

Construction activities would be conducted consistent with the County of Santa Barbara Montecito Community Plan regulations regarding hours of construction. These regulations limit noise generating construction activities to the hours between 7:30 am and 4:30 pm, Monday through Friday.

2.3.3 Construction Traffic

All materials for Project construction would be delivered by truck. All deliveries would be made via Channel Drive. Construction of the proposed Project would require approximately 3,004 trips total.

2.3.4 Construction Water Use

The proposed Projects are anticipated to require approximately 0.25 acre-feet (af) of water during construction for dust suppression, construction of concrete pads, flushing pipes during start up, and potentially drilling fluid if horizontal directional drilling is used for the pipeline installation. Water, including for construction, would be obtained from the District or the existing recycled water project.

2.3.5 Essential Services Building, Solar Panel Structures, and Parking Area Construction

To accommodate the energy usage of the proposed Project, 256 solar panels are proposed to be constructed on carport structures over the proposed parking area. The electrical output of the panels would approximately be 290 watts per panel per hour of direct sunlight. There would be two separate structures for the parking lot, each approximately 101 ft long. 23 ft wide, and a maximum of 18 feet tall. In addition, as detailed in Section 2.2.3 above, a new Essential Services Building would also be constructed including site preparation (e.g., weed removal) and installation of a concrete pad.

Demolition activities are also proposed for the following: existing approximately 3,170 square foot main office building, adjacent 8-space parking area, existing shade and carport structures over the District vehicles and equipment, chemical storage areas, and solids handling area.

There would be three separate structures proposed to replace the existing shade and carport structures with a total of 644 panels The first structure, the farthest north over the District vehicles and equipment, would be approximately 121 feet long, 26 feet wide, and a maximum of 18 feet tall. The second structure, located over the chemical storage area and belt press, would be approximately 121 feet long, 26 feet wide, and a maximum of 18 feet tall. The third and final structure, over the solids handling bins, would approximately be 36 feet long, 33 feet wide, and a maximum of 18 feet tall.

In total, five structures would be constructed for the solar panels.

2.4 PROJECT OPERATION AND MAINTENANCE

Upon commissioning, the proposed Projects would be fully operational. During operation, the proposed recycled water Project would generate Title 22 compliant recycled water for irrigation of the cemetery and other approved District purposes. Operation of the proposed recycled water Project would provide approximately one additional full-time position.

2.4.1 Operation

During operation of the proposed Projects, the District would undertake the following:

- Check status of system
- Clean pump wye screens
- Fill chemical tanks if needed
- Collect samples at designated sample locations

- Analyze data for trends to determine if additional cleaning or maintenance is required
- Verify accuracy of analytic instruments
- Confirm water quality meets permit requirements

The proposed recycled water Project would have continuous monitoring of the treatment system influent and treated effluent through the use of a turbidity meter and recorder. The operator would check the recycled water treatment system daily upon arrival at the treatment facility. The constituent sampling and testing would be performed for the treatment system as identified in the Title 22 Water Recycling Criteria parameters. Compliance testing would occur at the piping downstream of the recycled water storage tank for total coliform, turbidity, and priority pollutants per the State Water Resources Control Board Order WQ 2016-0068-DDW. The reverse osmosis concentrate would be tested in the effluent channel after blending with secondary effluent per the NPDES waste discharge requirements. The compliance sampling would be performed anytime the system is operated, recycled water is sent to the distribution system, and concentrate is blended with secondary effluent. The compliance sampling would not occur when the system is discharging back to the main wastewater treatment facility.

As part of operations, various system alarms would monitor the ongoing processes and conditions of the proposed Project Permit compliance alarms are triggered by the following: RW product high Turbidity, high electrical conductivity, and low sodium hypochlorite. Alarms for process control/equipment protection during UF are triggered by feed pump thermal overload, high/low inlet pressure, low air pressure, low ferric chloride, and low -level backwash tank. During RO, the alarms for process control/equipment protection are triggered by low suction pressure, high feed pressure, high permeate tank, low permeate flow, low level in permeate tank, low level in feed tank, high permeate conductivity, high/low feed flow, low brine flow, Hydrochloric acid low level, Sodium Hydroxide low level, high feed pH, and antiscalant low level. These alarms would be independent of the existing wastewater treatment system and would alarm locally. The alarms would always be monitored by certified District facility staff. If an alarm is triggered the Operators would review the alarm to determine the appropriate action.

Water treatment would occur 24 hours per day, seven days per week. Recycled water would be produced overnight, however, it would have an overflow pipe connected to the storage tank so when the tank is full, the recycled water would be discharged back to the facility process. Even though recycled water is being produced overnight, it would only be distributed during the District working hours to allow the certified District Operator to verify it is in compliance with the treatment regulations prior to distribution. The RO concentrate (brine) would be discharged with the existing secondary effluent into the discharge channel that flows out to the districts existing outfall.

2.4.2 Maintenance

Maintenance activities would be typical to those which occur within the existing facility. Repairs, cleaning, and ongoing maintenance to the treatment system and internal wastewater treatment piping and storage tanks would be performed by District staff. Pipeline repairs to the distribution system located outside of the District parcel but prior to the cemetery storage tank would be performed by the District. Pipeline repairs to the distribution system on the cemetery property is the responsibility of the cemetery.



2.4.3 Signage

Permanent signage would be installed at the cemetery and is required wherever recycled water is used. Temporary signage would be used for traffic control, as required, for construction of the distribution pipeline under Channel Drive.

2.4.4 Water Use

During operations and maintenance, the proposed Projects are anticipated to generate approximately 60,000 gallons per day of Title 22 compliant recycled water for irrigation of the cemetery.

Supplemental water for the irrigation system on the cemetery would be supplied through an approved air gap to augment with potable water at the permanent recycled water storage tank at the cemetery. That distribution pipeline would be installed and connected to the existing potable water system by the cemetery's contractor or the contractor installing the permanent storage tank. The existing irrigation system piping would be used to distribute the recycled water to all the existing irrigation sites on the parcel.

2.4.5 Power Sources

Primary power for the proposed recycled water Project would be supplied by the newly installed solar panels on the District's facility site. Secondary power sources would be supplied through Southern California Edison (SoCal Edison). SoCal Edison would provide the primary power source to the new Essential Services Building. If power supply is interrupted from the solar panels and SoCal Edison, then the existing emergency diesel-powered generator would be on used. The proposed Projects are anticipated to use 215.35 Megawatt hours per year.

3.0 ENVIRONMENTAL SETTING AND IMPACT ANALYSIS

The proposed Projects are herein evaluated for its potential to affect 22 environmental resource areas. These resource areas are presented in the model Environmental Checklist Form found in Appendix G of the CEQA Guidelines Section 15063(f) as well as the County of Santa Barbara's Environmental Thresholds and Guidelines Manual (Santa Barbara County, 2008). The County is the responsible agency for issuing certain permits for the proposed Projects (refer to Table 2) and will have an opportunity to review and comment on the adequacy of this analysis.

The environmental factors checked below would be potentially affected by the proposed Projects. Four of these environmental factors (Biological Resources; Cultural Resources; Tribal Cultural Resources; and Utilities and Service Systems) may be impacted significantly by the Project; however, as indicated in the analyses on the following pages, no substantial adverse changes in the environment would occur because appropriate mitigation measures would be successfully implemented by the Applicant to reduce effects to a less than significant level.

☒	Aesthetics	☐	Land Use and Planning
☐	Agricultural Resources	☐	Mineral Resources
☒	Air Quality	☒	Noise
☒	Biological Resources	☐	Population and Housing
☒	Cultural Resources	☒	Public Services
☐	Electromagnetic Fields	☒	Quality of Life
☐	Energy	☒	Recreation
☒	Geology and Soils	☒	Transportation and Traffic
☒	Greenhouse Gas Emissions	☒	Tribal Cultural Resources
☒	Hazards and Hazardous Materials	☒	Utilities and Service Systems
☒	Groundwater, Surface, and Stormwater	☒	Wildfire
		☒	Mandatory Findings of Significance

Impacts to the environment from construction and operation of the proposed Projects are herein described and analyzed to determine the level of significance under CEQA using criteria that have been

established by regulations, accepted standards, or other definable criteria. Each environmental resource area is reviewed by analyzing a series of questions (i.e., Initial Study Checklist) pertaining to potential project impacts. Based on the substantiated analysis in each answer, one of four conclusions have been made regarding an impact's significance determination under CEQA (see below).

No Impact. A finding of no impact is made when it is clear from the analysis that the proposed Project would not affect the environment.

Less Than Significant Impact. A finding of a less than significant impact is made when it is clear from the analysis that the proposed Project would cause no substantial adverse change in the environment, and no mitigation is required.

Less Than Significant Impact with Mitigation Incorporated. A finding of a less than significant impact with mitigation incorporated is made when it is clear from the analysis that the proposed Project would cause no substantial adverse change in the environment when mitigation measures are successfully implemented by the District. In this case, the District is the Proponent and would be responsible for implementing measures identified in a Mitigation Monitoring and Reporting Program.

Potentially Significant Impact. A finding of a potentially significant impact is made when the analysis concludes that the proposed Project could have a substantially adverse change in the environment for one or more of the environmental resources assessed in the checklist that the implementation of mitigation measures would not sufficiently reduce, avoid, or alleviate. In this case, preparation of an Environmental Impact Report (EIR) would be required.

3.1 AESTHETICS

3.1.1 Setting

Santa Barbara County's Visual Aesthetic Impact Guidelines (Santa Barbara County Thresholds Manual 2002) provides guidance in determining the importance of visual resources. Key factors in characterizing the importance of visual resources associated with the Project site include the following:

- Physical attributes such as undulating topography; character and type of vegetation (native or non-native); proximity to or presence of water bodies such as ponds, lakes, creeks, or streams; and extent of open space. The presence of these attributes enhances visual importance.
- Relative visibility: the more conspicuous the project site and physical attributes are as viewed from public viewpoints, the greater the importance of the visual resource.
- Relative uniqueness: the rarity of a particular type of view due to its natural character or the loss of similar types of visual resources from previous development increases the potential importance of the visual resource.

Views that combine the three characteristics defined above are considered especially important. Santa Barbara County's most important visual resources include coastal views; mountain views; the urban fringe; and travel corridors (Santa Barbara County Thresholds Manual 2002).

As the proposed Projects are located in the Coastal Zone, approval from the Montecito Board of Architectural Review is required.

Visual Character of the Project Vicinity

The proposed Projects are located within both the Coastal Zone and an Environmental Resource Management Element (EMRE) Scenic Corridor for US 101 (Montecito-Rincon Point). The majority of the proposed Projects would be constructed within the existing Montecito Sanitary District facility. This is predominantly a cleared, graded, and paved area with several buildings, treatment systems, parking areas, and other industrial features. The dominant features of the site include wastewater treatment components, hardscape (including concrete and asphalt), and some ornamental vegetation. The cemetery is comprised mainly of non-native lawn grass and ornamental landscaping, with paved roadways and walkways throughout the property. Both sites are bordered by non-native mature Eucalyptus trees.

The proposed Project components, as described above in Section 2.1, are proposed within the existing District facility, with the exception of some conveyance and a storage structure which would be located off-site. The northern portion of the facility is bordered by Union Pacific Railroad (UPPR), with residential areas to the south, a parking lot for the Music Academy of the West to the east, and the cemetery to the west. The U.S. Highway 101 runs adjacent to the UPRR to the north.



3.1.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
I. AESTHETICS —Would the project:				
a) Have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which a publicly visible?	☐	☐	☒	☐
b) Have the potential to degrade of significantly interfere with the public's enjoyment of the site's existing visual resources?	☐	☐	☒	☐
c) Have the potential to impact visual resources of the Coastal Zone other visually important areas (i.e. mountainous area, public park, urban fringe, or scenic travel corridor)?	☐	☐	☒	☐
d) Have potential to conflict with the policies set forth in the Coastal Land Use Plan, the Comprehensive or any applicable community plan to protect the identified views?	☐	☐	☐	☒
e) Have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?	☐	☐	☐	☒

Discussion of Impacts

a) Have significant visual resources by virtue of surface waters, vegetation, elevation, slope, or other natural or man-made features which are publicly visible?

Less Than Significant Impact. The County of Santa Barbara defines significant visual resources as scenic highway corridors, parks and recreational areas, views of coastal bluffs, streams, lakes, estuaries, rivers, watersheds, mountains, and cultural resource sites, as well as scenic areas. The proposed Projects are located within both the Coastal Zone and an EMRE Scenic Corridor for US 101 (Montecito-Rincon Point). As described above in Section 2.1, the proposed Project components (with the exception of the proposed water storage tank and associated piping to connect from the existing facility to the proposed tank) would be located within an existing facility. The facility itself is currently screened from view with trees and other foliage from neighboring residential uses. As the distribution piping would be constructed underground, no visual resources would be impacted. The height of the proposed 75,000-gallon storage tank across from the cemetery site is 16-feet tall and would include 6-foot tall perimeter fencing. The intervening landscape of bushes and mature trees located in front of the storage tank along Channel Drive are approximately 12-feet tall, thereby obscuring the visibility of the storage tank. An existing cell phone tower is located adjacent to the proposed storage tank area. While the proposed

storage tank is located within a Scenic Corridor, the storage tank would be a single structure, the majority of which would be screened with existing mature trees and vegetation, and would only be visible on an intermittent basis by passing motorists along US 101. Photographs of the proposed storage tank area and existing cell phone tower from viewpoints off Channel Drive and Highway 101 (north and south directions) are provided below. Therefore, impacts would be less than significant.



Photo #1 View from southbound Highway 101.



Photo #2 View north on Channel Drive



Photo #3 View from northbound Highway 101.

b) Have the potential to degrade or significantly interfere with the public's enjoyment of the site's existing visual resources?

Less Than Significant Impact. The proposed Project treatment system upgrades would be installed within an existing facility. Other components include one 75,000-gallon tank, one 120 foot long underground recycled water pipeline, one 880 to 912 foot long underground recycled water distribution pipeline, a 5,085 square-foot Essential Services Building, new 17-space parking area and five proposed carport structures with 256 solar panels. These components, with the exception of the storage tank, would be located within the existing facility and are not publicly accessible. Furthermore, the facility is composed of one-story structures already screened from view of the cemetery with trees and other foliage. The storage tank, located outside of this facility, would also be screened from view with existing vegetation and new fencing and would be located on private property. Therefore, impacts would be less than significant.

c) Have the potential to impact visual resources of the Coastal Zone or other visually important areas (i.e. mountainous area, public park, urban fringe, or scenic travel corridor)?

Less Than Significant Impact. The proposed Projects are located within both the Coastal Zone and an Environmental Resource Management Element (EMRE) Scenic Corridor for US 101 (Montecito-Rincon Point). The proposed Projects are also located within an urbanized area according to the County's ERME Factor Maps, and falls within Category C, "Urbanization could be permitted only in appropriate instances, subject to project plan review and imposition of specific conditions to protect against hazards and to preserve the integrity of the land and environment" (ERME, 2009). However, most of the project components are located in an existing facility and do not feature significant visual resources as per the County's environmental thresholds (County of Santa Barbara, 2008), which apply to public, not private views. This facility is not publicly accessible and is screened from view with trees and other foliage. Project components located outside of this facility would also be screened from view with existing vegetation and new fencing. Therefore, impacts would be less than significant.

d) Have potential to conflict with the policies set forth in the Coastal Land Use Plan, the Comprehensive or any applicable community plan to protect the identified views?

No Impact. The proposed Projects would comply with all visual resource policies set forth in the Coastal Land Use Plan, Comprehensive Plan, and Montecito Community Plan. New structures as part of the proposed Projects would be built in conformance with the existing scale and character of the existing community, in accordance with Land Use Policy 4-4 (Santa Barbara County Coastal Land Use Plan, 2019), and new utilities included in the proposed Projects would be located underground in accordance with Land Use Policy 4-7 (Santa Barbara County Coastal Land Use Plan, 2019). The proposed Project is also not within the Beach Development (BD) and Exclusive Agriculture (A-1-X) zones, which have the most visual resource restrictions per the Comprehensive Plan (Santa Barbara County Coastal Land Use Plan, 2019). The proposed Projects would also have no impact on Montecito's existing visual/open space resource goals, which are primarily focused on protecting views of the Santa Ynez Mountain Range and the Public and Private Open Space (Montecito Community Plan, 1995). As the proposed Projects are located in an existing facility currently screened by non-native eucalyptus trees, views of these two

resources would not be affected. Therefore, as the proposed Projects would not conflict with the policies set forth in the Coastal Land Use Plan or the Montecito Community Plan, no impact would occur.

e) *Have the potential to create a significantly adverse aesthetic impact through obstruction of public views, incompatibility with surrounding uses, structures, or intensity of development, removal of significant amounts of vegetation, loss of important open space, substantial alteration of natural character, lack of adequate landscaping, or extensive grading visible from public areas?*

No Impact. The proposed Projects are located within an existing facility. No public views would be obstructed. Furthermore, no open space would be lost, no natural areas would undergo substantial alteration and a minimal amount of publicly visible trenching (e.g., new underground distribution piping) would be included as part of the proposed Projects. There would be no impact.

3.2 AGRICULTURAL RESOURCES

3.2.1 Setting

Qualifications for lands within Santa Barbara County to be designated as agricultural preserves are found in "Criteria for Agricultural Preserves", adopted by the Santa Barbara County Board of Supervisors. The land must either be in a Class I or II Soil Capability classification, as prescribed by the U.S. Soil Conservation Service, or qualify for an 80 to 100 rating in the Storie Index System to be designated prime land, in which case the minimum size of a preserve is 40 acres. Land also can qualify as prime if it fulfills one of the following:

- it supports livestock at a density of one animal per acre;
- is in orchard use that can return at least $200 per acre;
- or is devoted to other agricultural production that generally would return $200 per acre.

Farmland not meeting these qualifications is classified as non-prime, and the minimum size for an agricultural preserve is 100 acres. However, in certain instances, super prime land of at least 5 acres in a separate ownership may be combined with adjacent prime land to meet the 40-acre minimum requirements.

The proposed Projects are located in the unincorporated community of Montecito within a facility previously developed for wastewater purposes. According to the Montecito Community Plan and County of Santa Barbara Land Use and Zoning Map, the proposed Project are located within the Community Facility land use designation within the County's Public Utilities zone; it is not located within an area zoned or used for agricultural purposes. There is currently one parcel located within the Montecito Community Plan area designated for agricultural use. It is located approximately 1.5 miles east of the proposed Project site.

3.2.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
II. AGRICULTURAL RESOURCES —Would the project:				
a) Conflict with adopted environmental plans and goals of the community where it is located?	☐	☐	☐	☒
b) Convert prime agricultural land to non-agricultural use or impair the agricultural productivity of prime agricultural land?	☐	☐	☐	☒

Discussion of Impacts

a) *Conflict with adopted environmental plans and goals of the community where it is located?*

No Impact. The proposed Projects are not located within proximity to any land zoned or utilized for farmland or forest land. The proposed Project is within an urbanized area of the community of Montecito and would not result in the conversion of farmland to non-agricultural use or conversion of forest land to non-forest uses. The proposed Projects will reduce the demand for potable water in the vicinity, complying with existing environmental plans such as the Coastal Land Use Plan, Comprehensive Plan, and Montecito Community Plan, as well as the County of Santa Barbara's Energy and Climate Action Plan (ECAP). Therefore, as the Project would comply with all adopted environmental plans and goals of the community where it is located, no impact would occur.

b) *Convert prime agricultural land to non-agricultural use to impair the agricultural productivity of prime agricultural land?*

No Impact. The proposed Project site is designated by the California Natural Resources Agency as Urban and Built-Up Land. No prime agricultural land is located within the proposed Project site. Therefore, no prime agricultural would be converted to non-agricultural use. No impact would occur.

3.3 AIR QUALITY

3.3.1 Setting

The Project site is located along the Southern California coast in Montecito, an unincorporated community of Santa Barbara County. The Project area is located in the South-Central Coast Air Basin (SCCAB) and is under the jurisdiction of the Santa Barbara County Air Pollution Control District (SBCAPCD). The proposed Project components include the water treatment plant, storage tank, conveyance pipelines to connect the treatment system to the storage tank and the storage tank to the cemetery, an Essential Services Building, new 17-space parking area and five solar panel arrays. Most of the proposed Projects would be constructed within the existing District facility with the exception of the conveyance pipelines and storage tank which would be located off-site.

Regulatory oversight authority regarding air quality at the local, state, and federal levels rests with the SBCAPCD, California Air Resources Board (CARB), and United States Environmental Protection Agency (USEPA), respectively.

Ambient air quality is determined by comparing pollutant levels in ambient air samples to national and state standards. These standards are established by the USEPA and CARB at levels determined to be protective of public health and welfare, with an adequate margin of safety. California Ambient Air Quality Standards (CAAQS) were established in 1967, whereas National Ambient Air Quality Standards (NAAQS) were first established by the Federal Clean Air Act of 1970. California standards are generally more stringent than national standards.

Air quality standards specify the upper limits of pollutant concentrations, over defined durations, in ambient air, consistent with the management goal of preventing specific harmful effects. There are national and state standards for the “criteria pollutants” ozone (O_3), carbon monoxide (CO), nitrogen dioxide (NO_2), airborne respirable particulate matter with an aerodynamic diameter of less than 10 microns (PM_{10}), fine particulate matter with an aerodynamic diameter of less than 2.5 microns ($PM_{2.5}$), sulfur dioxide (SO_2), and lead (Pb). Federal/National and State Ambient Air Quality Standards are presented in Table 5.

Table 5. National and California Ambient Air Quality Standards

Pollutant	Averaging Time	California Standards [a,c]	National Standards [b,c]	
			Primary	Secondary
Ozone (O_3)	1 Hour	0.09 ppm (180 µg/m^3)	—	—
	8 Hour	0.07 ppm (137 µg/m^3)	0.070 ppm (137 µg/m^3)	Same as Primary
Respirable Particulate Matter (PM_{10})	24 Hour	50 µg/m^3	150 µg/m^3	Same as Primary
	Annual Mean	20 µg/m^3	—	
Fine Particulate Matter ($PM_{2.5}$)	24 Hour	No Separate State Standard	35 µg/m^3	Same as Primary
	Annual Mean	12 µg/m^3	12.0 µg/m^3	15 µg/m^3

Pollutant	Averaging Time	California Standards [a,c]	National Standards [b,c]	
			Primary	Secondary
Carbon Monoxide (CO)	1 Hour	20 ppm (23 mg/m^3)	35 ppm (40 mg/m^3)	—
	8 Hour	9.0 ppm (10 mg/m^3)	9 ppm (10 mg/m^3)	—
Nitrogen Dioxide (NO_2)	1 Hour	0.18 ppm (339 µg/m^3)	100 ppb (188 µg/m^3)	—
	Annual Mean	0.030 ppm (57 µg/m^3)	0.053 ppm (100 µg/m^3)	Same as Primary
Sulfur Dioxide (SO_2)	1 Hour	0.25 ppm (655 µg/m^3)	75 ppb (196 µg/m^3)	—
	3 Hour	—	—	0.5 ppm (1,300 µg/m^3)
	24 Hour	0.04 ppm (105 µg/m^3)	0.14 ppm (365 µg/m^3) (for certain areas)	—
	Annual Mean	—	0.030 ppm (80 µg/m^3)	—
Lead (Pb)	30-Day Average	1.5 µg/m^3	—	—
	Calendar Quarter	—	1.5 µg/m^3 (for certain areas)	Same as Primary
	Rolling 3-Month	—	0.15 µg/m^3	
Visibility-Reducing Particles	8 Hour	10 mile visibility standard, extinction of 0.23 per kilometer	No National Standards	
Sulfates	24 Hour	25 µg/m^3		
Hydrogen Sulfide	1 Hour	0.03 ppm (42 µg/m^3)		
Vinyl Chloride	24 Hour	0.01 ppm (26 µg/m^3)		

Notes:
a) California standards for O_3, CO (except Lake Tahoe), SO_2 (1 and 24 hour), NO_2, suspended particulate matter (PM_{10}, $PM_{2.5}$, and visibility-reducing particles) are not to be exceeded. All others are not to be equaled or exceeded. California ambient air quality standards are listed in the Table of Standards in Section 70200 of Title 17 of the California Code of Regulations.
b) National standards (other than O_3, PM, and those based on annual averages or annual arithmetic mean) are not to be exceeded more than once a year. The O_3 standard is attained when the fourth highest 8-hour concentration in a year, averaged over 3 years, is equal to or less than the standard. For PM_{10}, the 24-hour standard is attained when the expected number of days per calendar year with a 24-hour average concentration above 150 µg/m^3 is equal to or less than one. For $PM_{2.5}$, the 24-hour standard is attained when 98 percent of the daily concentrations, averaged over 3 years, are equal to or less than the standard.
c) Concentration expressed first in units in which it was promulgated. Equivalent units given in parentheses are based upon a reference temperature of 25°C and a reference pressure of 760 torr. Most measurements of air quality are to be corrected to these reference conditions; ppm in this table refers to ppm by volume, or micromoles of pollutant per mole of gas.
mg/m^3 = milligrams per cubic meter; µg/m^3 = micrograms per cubic meter; ppm = parts per million; ppb = parts per billion

Source: CARB, 2016.

The USEPA and CARB determine the air quality attainment status of designated areas by comparing local ambient air quality measurements from state or local ambient air monitoring stations with the CAAQS and NAAQS. These attainment designations are determined on a pollutant-by-pollutant basis. Consistent with federal requirements, an unclassifiable designation is treated as an attainment designation. Table 6 presents the federal and state attainment status for the SSCAB.



Table 6. Attainment Status of South-Central Coast Air Basin

Pollutant	State Designation	Federal Designation
Ozone (O_3)	Non-Attainment	Non-Attainment
Particulate Matter (PM_{10})	Non-Attainment	Unclassified
Particulate Matter ($PM_{2.5}$)	Unclassified/Attainment	Unclassified/Attainment
Carbon Monoxide (CO)	Attainment	Unclassified/Attainment
Nitrogen Dioxide (NO_2)	Attainment	Unclassified/Attainment
Sulfur Dioxide (SO_2)	Attainment	Unclassified/Attainment
Lead (Pb)	Attainment	Unclassified/Attainment
Hydrogen Sulfide (H_2S)	Unclassified/Attainment	*
Sulfates	Attainment	*
Visibility Reducing Particles	Unclassified	*

Source: CARB, 2018
Notes: (*) = Not Applicable/ No Federal Standards

As shown in Table 6, the proposed Project area is designated as nonattainment for both federal and state standards for O_3 and state standard for PM_{10}. Because the SCCAB currently exceeds state and federal ambient air quality standards, the SBCAPCD is required to implement strategies to reduce pollutant levels to recognized acceptable standards.

The SBAPCD working in conjunction with the District Community Advisory Council and Santa Barbara County Association of Government, develop plans consistent with the California Clean Air Act and state/federal guidelines to move the SCCAB toward attainment. The most recent and applicable plan is the Final 2016 Ozone Plan (Ozone Plan). The Ozone Plan consists of feasible measures to reduce ozone precursor pollutants, such as, oxides of nitrogen (NOx) and reactive organic gases (ROG). The measures look to reduce these emissions from stationary, mobile, and marine sources. The Ozone Plan measures primarily focuses on stationary sources since CARB regulates the mobile sector, but it also is aiming to reduce emission from marine shipping as it accounts for a large part of the SCCAB inventory (SBCAPCD 2016).



3.3.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
III. AIR QUALITY —Will the proposal result in:				
a) The violation of any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect and stationary sources)?	☐	☐	☒	☐
b) The creation of objectionable smoke, ash or odors?	☐	☐	☒	☐
c) Extensive dust generation?	☐	☐	☒	☐

County Environmental Threshold

Chapter 5 of the Santa Barbara County Environmental Thresholds and Guidelines Manual (as revised in February 2018) addresses the subject of air quality. The thresholds provide that a proposed project will not have a significant impact on air quality if operation of the project will:

- emit (from all project sources, mobile and stationary), less than the daily trigger for offsets for any pollutant (currently 55 pounds per day for oxides of nitrogen (NO_x) and reactive organic compounds (ROC), and 80 pounds per day for PM_{10});
- emit less than 25 pounds per day of NOx or ROC from motor vehicle trips only;
- not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone);
- not exceed the Santa Barbara County Air Pollution Control District (SBCAPCD) health risk public notification thresholds adopted by the SBCAPCD Board; and
- be consistent with the adopted federal and state Air Quality Plans.

The County has not established thresholds for short-term impacts associated with construction activities, however, the County does require discussion of construction related PM_{10} for all projects that involve ground disturbance. The County's Grading Ordinance provides dust control measures to mitigate potential emissions of PM_{10}. Long-term/operational emissions thresholds have been established to address mobile emissions (i.e., motor vehicle emissions) and stationary emissions (stationary boilers, engines, and chemical and industrial processing operations that release pollutants).

Discussion of Impacts

a) *Violate any ambient air quality standard, a substantial contribution to an existing or projected air quality violation, or exposure of sensitive receptors to substantial pollutant concentrations (emissions from direct, indirect and stationary sources)?*

Less Than Significant Impact. Short-term construction impacts would be associated with construction of the tertiary treatment system components, an aboveground wastewater storage tank, two wastewater pipelines, the Essential Services Building, a 17-space parking area, and five solar panel arrays. Construction activities would have a duration of 9 to 12 months. Excavation and grading activities would be required for the recycled water area. Excavation cut and fill volumes would be approximately 1,550 cubic yards (CY) and 650 CY, respectively. Remaining soil would be exported offsite for disposal. Trenching would also be required during installation of the two pipelines with a total length of approximately 1,000 linear feet. The Project's total disturbed area would be approximately less than two acres. Emissions of ozone precursor emissions (ROG and NOx) during construction would result primarily from off-road equipment. Due to the limited number of off-road equipment, the short-term duration of construction activities, and the small area of disturbance, construction emissions would not be a significant source of ROG and NOx. As discussed previously, the SCCAB is in non-attainment for ozone and would need to implement reduction measures as required by the SBCAPCD to reduce construction-related emissions of ozone precursors. With regards to short-term fugitive dust emissions, the project would be subject to dust control measures outlined in the County's Grading Ordinance. During soil disturbing activities such, as excavation, grading and trenching, the proposed Projects would implement best management practices (BMPs) to control dust as required by County guidelines. The required measures would ensure that ozone precursor and fugitive dust emissions from construction activities would not result in a significant increase in short-term emissions. Therefore, Project construction would result in a less than significant impact.

Upon completion of construction, the number of employees onsite is not expected to change, therefore, the Project would not generate new vehicle emissions. Operations of the Project would include small pumps (<5 horsepower) for treatment system components. The pumps would be electric-powered and would not generate criteria pollutant emissions. This analysis included emissions from operations of the Essential Services Building, as well as, conservatively included emissions associated with the water treatment system component of the Project. Emissions for the water treatment system were based on a general light industrial land use. Emission sources for the Project include area sources (architectural coatings, consumer products, and landscaping) and energy sources (natural gas combustion). Emissions from area and energy sources are based on the size of the Project. Table 7 shows the Project's operational emissions compared to County thresholds.

Table 7. Project Long-Term Emissions

	ROG	NOx	PM_{10}
Source	**lb/day**		
Operations	1.21	0.22	0.017
Thresholds	55	55	80
Exceeds Threshold?	No	No	No

Emissions calculated using CalEEMod Version 2016.3.2
Daily emissions represent average daily emissions based on Project Site operations of 365 days annually.

As shown in Table 7, the Project's operational emissions would not exceed the County's daily thresholds for criteria pollutants, therefore, Project impacts would be less than significant.

b) Create objectionable smoke, ash or odors?

Less Than Significant Impact. Most Project components would be onsite or adjacent to the District's existing facility and located north of residential dwellings. Construction of the proposed Projects does not include any source of potentially objectionable odors that could affect a substantial number of people. There is a potential for odors to be created as a result of operating the water treatment plant. However, the proposed treatment system is a closed system. The treated water would have no odor. Based on this the Project would not generate additional smoke, ash, or odors and impacts would be less than significant.

c) Extensive dust generation?

Less Than Significant Impact. As discussed above in Impact a), the Project would include short-term construction and operations of treatment plant components and the Essential Services Building. During construction, dust control strategies would be implemented as required by the County. The Project's operational components are not expected to be a source of fugitive dust. Based on this, the Project would not generate extensive dust and impacts would be less than significant.

3.4 BIOLOGICAL RESOURCES

3.4.1 Setting

To support the analysis presented in Section 3.4, the proposed Project site and a 300 ft buffer (Biological Survey Area or BSA) were surveyed for the presence of special-status species and their habitats.

Existing Site Conditions

The BSA is situated on the Santa Barbara mesa, approximately 800 feet to the north of the Pacific Ocean. It is relatively flat at an average of approximately 40 feet above mean sea level. The lands within the BSA are completely developed with urban infrastructure including the Montecito Wastewater Treatment Plant (MWTP), the Santa Barbara Cemetery, the Music Academy of the West, residential development, railroad, and highway and roadways.

Baseline Data Collection Methodology

Stantec biologists conducted a literature search focused on the BSA and immediately surrounding areas prior to the field survey. The BSA is located within the USGS Santa Barbara, California, 7.5-minute topographic quadrangle. A search of the CDFW California Natural Diversity Database (CNDDB) was conducted for this quadrangle to determine which special-status plants, wildlife, and vegetation communities have been documented within the vicinity of the BSA (CDFW, 2019). Portions of the following five adjacent quadrangles (no quadrangles to the south due to the proximity to the Pacific Ocean) were also included in the 10-mile radius database search to capture potential occurrences of special-status species in the region surrounding the BSA:

- San Marcos Pass
- Little Pine Mountain
- Hildreth Peak
- Goleta
- Carpinteria

Additional data regarding the potential occurrence of special-status species and policies relating to these special-status natural resources were gathered from the following sources:

- State and federally listed endangered and threatened animals of California (CDFW, 2019b);
- Special Animals List (CDFW, 2019c);
- List of California Sensitive Natural Terrestrial Communities (CDFW, 2018d)
- Inventory of Rare and Endangered Vascular Plants of California (CNPS, 2019); and
- Consortium of California Herbaria (CCH, 2019).

Habitat Assessment

To document the environmental conditions present within the BSA, Stantec conducted a habitat assessment and reconnaissance-level survey on December 12, 2019. The primary goal of this initial survey was to identify and assess habitat that may be capable of supporting special-status plant or wildlife species and determine the potential need for additional focused surveys for special-status resources. Biologists recorded all incidental plant and wildlife observations, but this assessment did not include focused, protocol-level surveys for rare plants or other special-status resources.

The BSA was investigated on foot by experienced field biologists walking meandering transects throughout the work area and within publicly accessible portions of the BSA at an average pace of approximately 1.5 kilometer/hour while visually scanning for wildlife and their sign and listening for songs and calls. Biologists halted approximately every 50 meters to listen for wildlife or as necessary to identify, record, or enumerate any observed species. Terrestrial insects and other invertebrates were searched for on flowers and leaves, under loose bark, and under stones and logs on the ground throughout the BSA. Randomly selected areas within appropriate micro habitats (e.g., leaf litter, woody debris piles, etc.) were hand raked or visually inspected to determine the presence/absence of gastropods, reptiles, small mammals, and amphibians. Species present were identified and recorded through direct visual observation, sound, or their sign (e.g., scat, tracks, etc.) and all potential refugia sites search were returned to their original state upon completion of inspection. Species identifications conform to the most up-to-date field guides and technical literature.

To the extent possible, the survey was conducted during a season and time of day when resident and overwintering birds would be expected to be present, small mammals would be active and detectable visually or by sign, and above-ground amphibian and reptile movement would generally be detectable. However, it should be noted that some wildlife species and/or individuals may have been difficult to detect due to their elusive nature, cryptic morphology, or nocturnal behavior. Surveys were conducted during daylight hours when temperatures were such that reptiles and other wildlife would be active (i.e., between 65-95° Fahrenheit).

Lists of special-status plant and wildlife species that have the potential to occur in the region (based on the database queries) are provided in Appendix B. It should be noted that Monarch butterfly (*Danaus plexippus*) is not included in the potential for occurrence tables presented in Appendix B. The CNDDB does not report any occurrences of this species within 10 miles of the BSA. Additionally, a report done for the nearby The Music Academy of the West, in 1999, determined that the ornamental eucalyptus tree groves on the property did not serve as viable habitat for Monarch butterfly autumnal or winter aggregations (Althouse and Meade).

Vegetation Communities and Observed Plant Species

Mapping of plant communities generally follow the classification system described in the second edition of A Manual of California Vegetation (Sawyer et al. 2009) with species' scientific and common names corresponding to those described in the second edition of The Jepson Manual (Baldwin et al. 2012). The Manual of California Vegetation is generally limited to communities that are native to or naturalized within



California; however, no native habitat occurs within the BSA. Therefore, the land cover types discussed below are descriptive in nature and are not specifically referenced in the Manual of California Vegetation.

Disturbed/Developed: This land cover type was mapped across the approximately 29.05 acres of the BSA that are developed, including built out areas such as the WWTP, paved roadways and paths, the railroad, the Santa Barbara Cemetery, and much of the landscaped areas solely featuring ornamental species. In general, these areas are unvegetated or contain ornamental planters, such as adjacent to buildings and within parking lots. These areas are periodically maintained for weed control, precluding any significant growth of non-ornamental species, but may be sparsely interspersed with ruderal pioneer plant species that readily colonize open disturbed soil. These include non-native grasses and forbs such as wild oat (*Avena fatua*), Bermuda grass (*Cynodon dactylon*), fennel (*Foeniculum vulgare*), bristly ox tongue (*Helminthotheca echioides*), and Russian thistle (*Salsola tragus*).

Ornamental Tree Groves: A total of approximately 5.44 acres of this land cover type occur throughout the BSA. To provide a visual break between the WWTP and adjacent residences, the Montecito Sanitary District maintains a tree grove of approximately 30 feet high to the south of the facility. Species occurring in this area are primarily non-native and are dominated by eucalyptus (Eucalyptus spp.) and pittosporum (*Pittosporum spp.).* Other non-native species that occur include acacias (*Acacia* spp.), olive (*Olea* sp.) and glossy privet (*Ligustrum lucidum*). A few native coast live oak trees (*Quercus agrifolia*) were also observed.

Many road margins throughout the BSA, particularly adjacent to U.S. Route 101, and much of the landscaping associated with the Music Academy of the West, to the southeast of the WWTP are occupied by tree groves, primarily comprised of eucalyptus and pittosporum. Many of these tree groves include trees that may exceed 80 feet tall, particularly eucalyptus.

A complete list of all plant species observed within the BSA is presented in Appendix B.

A summary of the vegetation and land cover types within the proposed Project site is presented in Table 8 below.

Table 8. Summary of Vegetation and Land Cover Types

Vegetation Community	Global Rank	State Rank	Acres within the proposed Project site
Disturbed/Developed	n/a	n/a	29.05
Ornamental Tree Groves	n/a	n/a	5.44

Jurisdictional Waters and Wetlands

A formal Jurisdictional Delineation was not performed as part of the reconnaissance level surveys within the BSA. The United States Fish and Wildlife Service National Wetlands Inventory (USFWS, 2019) does not list potentially jurisdictional features within the BSA and none were observed during the December 12, 2019 survey.

Common Wildlife

Common wildlife directly observed within the BSA included seven species of birds; no reptiles, mammals or amphibians were observed (a complete list of wildlife observed is presented in Appendix B).

Special-Status Wildlife

Special-status taxa include those listed as threatened or endangered under the federal or California Endangered Species Acts, taxa proposed for such listing, Species of Special Concern, and other taxa that have been identified by the USFWS, CDFW, or local jurisdictions as unique or rare and which have the potential to occur within the BSA.

The CNDDB was queried for occurrences of special-status wildlife taxa within the USGS topographical quadrangles in which the BSA occurs and the surrounding quadrangles. No special-status taxa were observed or assumed to be present within, or immediately adjacent to the BSA, based on the results of the CNDDB query and 2019 field surveys. A total of 35 taxa known to occur in the general region were reviewed and 8 taxa were determined to have a low or moderate potential to occur in the BSA based on existing recorded occurrences, known geographic range, and/or the presence of suitable habitat. Appendix B summarizes the special-status wildlife taxa known to regionally occur and their potential for occurrence in the BSA. A detailed list of all taxa present in the BSA is included in Appendix B of this document. Each of the taxa identified in the database reviews/searches were assessed for its potential to occur within the BSA based on the following criteria:

- **Present:** Taxa (or sign) were observed in the BSA or in the same watershed (aquatic taxa only) during the most recent surveys, or a population has been acknowledged by CDFW, USFWS, or local experts.
- **High:** Habitat (including soils) for the taxa occurs onsite and a known occurrence occurs within the BSA or adjacent areas (within 5 miles of the BSA) within the past 20 years; however, these taxa were not detected during the most recent surveys.
- **Moderate:** Habitat (including soils) for the taxa occurs onsite and a known regional record occurs within the database search, but not within 5 miles of the BSA or within the past 20 years; or a known occurrence occurs within 5 miles of the BSA and within the past 20 years and marginal or limited amounts of habitat occurs onsite; or the taxa's range includes the geographic area and suitable habitat exists.
- **Low:** Limited habitat for the taxa occurs within the BSA and no known occurrences were found within the database search and the taxa's range includes the geographic area.
- **Not Likely to Occur:** The environmental conditions associated with taxa presence do not occur within the BSA.

Appendix B presents a list of special-status wildlife, including federally- and state listed species, that are known to occur in the vicinity of the BSA. No special-status wildlife species were observed during the



reconnaissance-level surveys conducted by Stantec. Refer to Figures 3a and 3b for a graphical depiction of known records in relation to the proposed Project area.

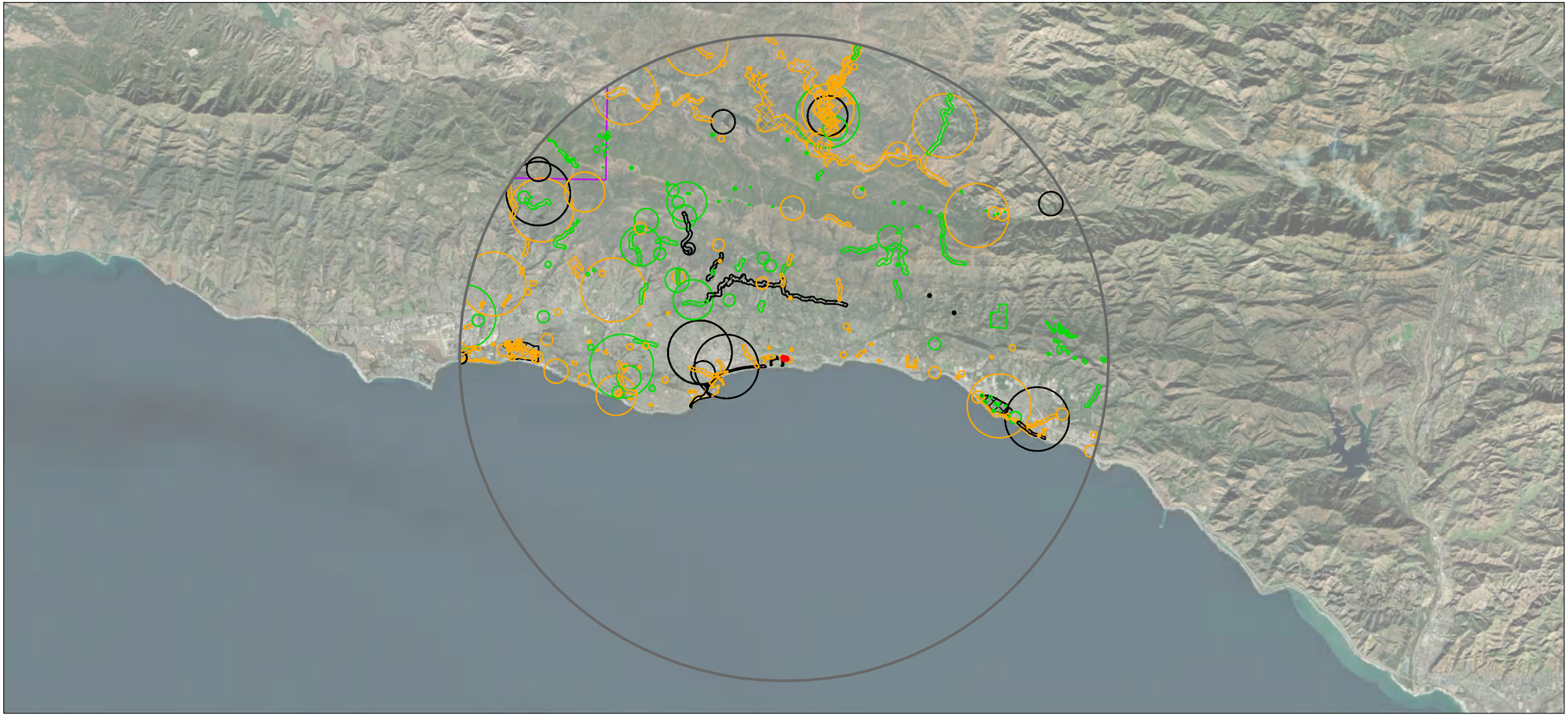
Special-Status Plants

Record searches of the CNDDB, the CNPS Online Inventory, and the Consortium of California Herbaria (CCH) were performed for special-status plant taxa. Each of the taxa identified in the record searches was assessed for their potential to occur within the BSA based on the following criteria:

- **Present:** Taxa were observed within the BSA during recent botanical surveys or population has been acknowledged by CDFW, USFWS, or local experts.
- **High:** Both a documented recent record (within 10 years) exists of the taxa within the BSA or immediate vicinity (approximately 5 miles) and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.
- **Moderate:** Both a documented recent record (within 10 years) exists of the taxa within the BSA or the immediate vicinity (approximately 5 miles) and the environmental conditions associated with taxa presence are marginal and/or limited within the BSA or the BSA is located within the known current distribution of the taxa and the environmental conditions (including soil type) associated with taxa presence occur within the BSA.
- **Low:** A historical record (over 10 years) exists of the taxa within the BSA or general vicinity (approximately 10 miles) and the environmental conditions (including soil type) associated with taxa presence are marginal and/or limited within the BSA.
- **Not Likely to Occur:** The environmental conditions associated with taxa presence do not occur within the BSA.

Appendix B presents a list of special-status plants, including federally- and state listed species and CRPR 1-4 species that are known to occur in the vicinity of the BSA. A detailed list of all taxa present in the BSA is included in Appendix B of this document. No special-status plant species were observed during the reconnaissance-level surveys conducted by Stantec. Refer to Figures 3a and 3c for a graphical depiction of known records in relation to the proposed Project area.

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Project Location
10 Mile Radius

Symbology

Plant (80m)
Plant (specific)
Plant (non-specific)
Plant (circular)
Animal (80m)
Animal (specific)
Animal (non-specific)
Animal (circular)
Multiple (80m)
Multiple (specific)
Multiple (non-specific)
Multiple (circular)
Sensitive EO's (Commercial only)

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Existing and Proposed Features from Santa Barbara County Public Works Department, 2019. Aerial from USDA NAIP, 2016.
3. Background Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

0 1.5 3 6 Miles

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Stantec

Project Location
Santa Barbara, CA

Prepared by DL on 2019-12-16
TR by RB on 2019-12-16
IR by LM on 2019-12-16

Client/Project
185804581

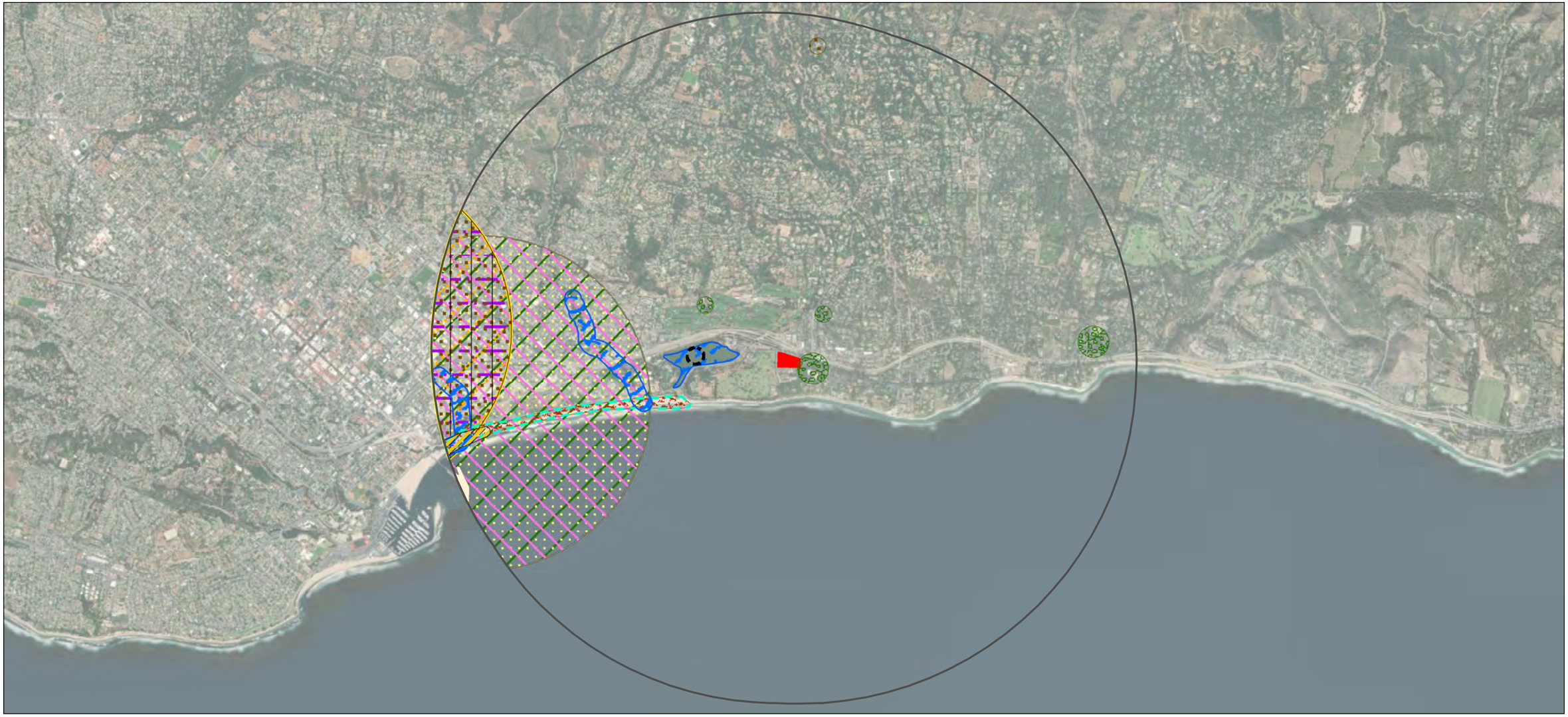
Montecito Sanitary District
Title 22 Recycled Water Project

Figure No.
3a

Title
CNDDB 10 Mile Search

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Project Location
2 Mile Search Radius

Animals

Anniella pulchra
Charadrius alexandrinus nivosus
Coelus globosus
Coturnicops noveboracensis
Danaus plexippus pop. 1
Emys marmorata
Eucyclogobius newberryi
Laterallus jamaicensis coturniculus
Pelecanus occidentalis californicus
Phrynosoma blainvillii
Rana draytonii
Riparia riparia
Salvadora hexalepis virgultea
Sternula antillarum browni
Taricha torosa

N

0 0.5 1 2 Miles

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1:38,000

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Existing and Proposed Features from Santa Barbara County Public Works Department, 2019. Aerial from USDA NAIP, 2016.
3. Background Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Stantec

Project Location
Santa Barbara, CA

Prepared by SET on 2019-12-16
TR by RB on 2019-12-16
IR by

Client/Project
185804581

Montecito Sanitary District
Title 22 Recycled Water Project

Figure No.
3b

Title
CNDDB 2 Mile Search - Animals

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Project Location

2 Mile Search Radius

Plants

Calochortus fimbriatus

Lonicera subspicata var. subspicata

Nasturtium gambelii

Quercus dumosa

Notes

1. Coordinate System: NAD 1983 StatePlane California V FIPS 0405 Feet
2. Data Sources: Existing and Proposed Features from Santa Barbara County Public Works Department, 2019. Aerial from USDA NAIP, 2016.
3. Background Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

N

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Stantec

Project Location	Prepared by DL on 2019-12-16 TR by RB on 2019-12-16 IR by
Santa Barbara, CA	
Client/Project	185804581

Montecito Sanitary District
Title 22 Recycled Water Project

Figure No.

3c

Title

CNDDB 2 Mile Search - Plants

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3.4.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IV. BIOLOGICAL RESOURCES — Would the project:				
a) Substantially reduce or eliminate species diversity or abundance?	☐	☒	☐	☐
b) Substantially reduce or eliminate quantity or quality of nesting areas?	☐	☒	☐	☐
c) Substantially limit reproductive capacity through losses of individuals or habitat?	☐	☒	☐	☐
d) Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources?	☐	☐	☐	☒
e) Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes)?	☐	☐	☐	☒
f) Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends?	☐	☐	☐	☒
g) How much of the resource in question both on and off the project site would be impacted (acreage and/or square footage)?	☐	☐	☐	☒
h) How does the area or species that would be impacted relate to the remaining populations off the project site (percentage of total area or species population, either quantitatively or qualitatively)?	☐	☐	☐	☒
i) Adversely indirectly affect wildlife (light, noise, barriers to movement, etc.)?	☐	☒	☐	☐
j) Remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area?	☐	☒	☐	☐
k) Fragment the area's resource?	☐	☐	☐	☒
l) Impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, or flowering periods)?	☐	☒	☐	☐
m) Impact be temporary or permanent? If temporary, how long would the resource take to recover?	☐	☐	☒	☐
n) Impact be periodic, of short duration, but recur again and again?	☐	☐	☒	☐

Discussion of Impacts

a) Substantially reduce or eliminate species diversity or abundance?

Special-Status Plant Species

Less Than Significant with Mitigation Incorporated. Construction and operation of the proposed Projects are not expected to result in direct or indirect impacts to listed or other special-status plants; suitable habitat for listed and/or other special-status plant species does not occur within the proposed Project area. If any listed or other special-status plants are encountered during pre-construction surveys, they would be marked and avoided to the maximum extent possible. However, it is possible that some non-listed, special-status plants would be subject to project disturbance should they occur in disturbance areas.

If present, direct impacts to special-status plants include trampling or crushing from heavy equipment, vehicles, or foot traffic; alterations to the native seed bank due to soil compaction; and modifications to existing hydrological conditions. Indirect impacts could include the disruption of native seed banks through soil alterations, the accumulation of fugitive dust, increased erosion and sediment transport, and the colonization of non-native and invasive plant species. Excessive dust can decrease or limit plant survivorship by decreasing photosynthetic output, reducing transpiration, and adversely affecting reproductive success. Ground-disturbing activities that would occur during construction of the proposed Projects can result in the proliferation and spread of non-native invasive plants to new areas. Because noxious weeds can permanently degrade rare plant and animal habitats, their proliferation could adversely affect sensitive plant species if they are present.

Typically, impacts to a small number of nonstate or federally listed special-status plants (i.e., impacts to a few individuals), or impacts to a population where loss of a few occurrences would not adversely affect the range of the special-status plant species, are not typically considered significant under CEQA. However, if proposed Project activities result in the loss of more than 10 percent of the known individuals within the occurrence, or the special-status plant species has a CRPR of 1.B or list 2, these impacts would be considered significant.

Special-Status Wildlife

Special-Status Reptiles

Less Than Significant with Mitigation Incorporated. Although none were detected within the proposed Project area one special-status reptile, northern California legless lizard (*Anniella pulchra* [California Species of Special Concern]), was determined to have a moderate potential of occurrence. Construction activities associated with the proposed Projects could result in the direct loss of sensitive reptiles such as northern California legless lizard. Given the ecology of these species and their cryptic nature, it is likely that a few individuals may occur in or near the proposed Project site. Direct impacts could result from potential mechanical crushing during construction, fugitive dust, and general disturbance due to increased human activity. Project implementation may also result in permanent loss of habitat from the removal of trash and debris piles (occasionally present on-site, for short durations, during site maintenance events)

or trampling of soft friable soils required for burrowing. Indirect impacts could include compaction of soils and the introduction of exotic plant species.

Operational impacts include increased human presence, the spread of noxious weeds due to the use of new or improved access roads, and increased perch sites for avian predators, such as common raven. Inspection and maintenance of the Project could result in trampling or crushing of small invertebrates and reptiles by vehicular or foot traffic, alterations in topography and hydrology, increased erosion and sedimentation, and the introduction of non-native, invasive plants due to increased human presence.

Special-Status Birds

Less Than Significant with Mitigation Incorporated. Construction activities associated with the proposed Project could result in direct and indirect impacts to a variety of sensitive resident and migratory birds. Direct impacts to listed species are not anticipated due to the lack of suitable habitat within the proposed Project site. Limited suitable habitat is present for species such as grasshopper sparrow (*Ammodramus savannarum* [California Species of Special Concern]) and burrowing owl (*Athene cunicularia* [California Species of Special Concern and a Federal Bird of Conservation Concern]); both species have a low potential to occur within the proposed Project site. White -tailed kite (*Elanus leucurus*), a California Fully Protected Species, also has a low potential for occurrence which were identified during the field surveys.

Nesting birds are expected to occur in the proposed Project areas and may nest in the trees present within the proposed Project site. Direct impacts to special-status birds, should they occur, include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction during the breeding season could result in the displacement of breeding birds and the abandonment of active nests. Indirect impacts include human disturbance, the spread of noxious weeds, and disruption of breeding or foraging activity. Weed management could also affect nesting.

If the proposed Projects' construction were to occur during the avian nesting season (generally considered to be between February 15 and September 15; although some raptors species may nest as early as January) indirect impacts to nesting birds could occur; the Migratory Bird Treaty Act (MBTA) of 1918 (16 U.S.C. 703-711) does not allow for take of migratory birds.

The MBTA makes it unlawful to possess, buy, sell, purchase, barter or "take" any migratory bird listed in Title 50 of CFR Part 10. "Take" is defined as possession or destruction of migratory birds, their nests, or eggs. Disturbances that cause nest abandonment or loss of reproductive effort or the loss of habitats upon which these birds depend may be a violation of the MBTA. The MBTA prohibits killing, possessing, or trading in migratory birds except in accordance with regulations prescribed by the Secretary of the Interior. This act encompasses whole birds, parts of birds, and bird nests and eggs.

Special Status Mammals

Less Than Significant with Mitigation Incorporated. Construction activities associated with the proposed Projects could result in direct and indirect impacts to special-status mammals; western red bat

(*Lasiurus blossevillii*), a California Species of Special Concern, is known to occur in the general region and has a low potential to occur within the proposed Project site. Direct impacts could result from potential mechanical crushing during construction, fugitive dust, and general disturbance due to increased human activity. Indirect impacts could include compaction of soils and the introduction of exotic plant species.

If construction and operation of the proposed Project were to impact special-status species, these impacts would be considered significant. Therefore, mitigation measures BIO-1 through BIO-4, which would require pre-construction clearance surveys prior to ground disturbance, relocation of wildlife found within proposed Project impact areas during pre-construction surveys, a biological monitor during site disturbing activities, implementation of environmental awareness training to educate proposed Project personnel regarding onsite plants and wildlife, implementation of site-wide best management practices (BMPs; i.e., restriction on open trenches), nesting bird surveys and avoidance measures for active nests. These measures would be implemented to mitigate these potentially significant impacts. Implementation of these mitigation measures would ensure that potential impacts to special-status plant and wildlife species are reduced to a less than significant level during the construction and operations phase of the proposed Projects.

Mitigation Measures

BIO-1: **Wildlife Pre-Construction Clearance Surveys and Biological Monitoring:** Prior to ground disturbance or vegetation clearing within the proposed Project site, a qualified biologist shall conduct pre-construction clearance surveys for wildlife (no more than 7 days prior to site disturbing activities) where suitable habitat is present and directly impacted by construction activities. The qualified biologist must be approved by the District prior to the commencement of surveys. Wildlife found within the proposed Project site or in areas potentially affected by the proposed Projects would be relocated to the nearest suitable habitat that would not be affected by the proposed Projects prior to the start of construction. Special-status species found within a proposed Project impact area shall be relocated by a qualified biologist to suitable habitat outside the impact area.

Nesting birds found within the proposed Project impact areas would be subject to buffer requirements and additional conditions as detailed below in mitigation measure BIO-4.

The qualified biologist shall be onsite during initial ground disturbing activities and periodically throughout the construction phase, as needed. The lead biologist(s) shall have the right to halt all activities that may be in violation of mitigation measures or that may impact special-status and/or common plants and wildlife. Work shall proceed only after hazards to special-status species are removed, the species are allowed to leave, or are removed (if allowed), and the species is no longer at risk. The qualified biologist(s) shall have a copy of all the compliance measures in their possession while work is being conducted onsite. Construction activity may also be monitored by biological monitors under the lead biologist's supervision to ensure compliance with mitigation measures.



If required during pre-construction clearance surveys or required monitoring efforts, the qualified biologist(s) will relocate common and special-status species that enter the proposed Project site; some special-status species may require specific permits prior to handling or have established protocols for relocation. Records of all detection, capture, and release shall be reported to CDFW.

BIO-2: **Environmental Awareness Training:** Prior to ground disturbance or vegetation clearing within the proposed Project site, the District shall ensure that proposed Project personnel have attended an environmental awareness and compliance training program. The training program shall present the environmental regulations and applicable permit conditions that the proposed Project team shall comply with. The training program shall include applicable measures established for the proposed Project to minimize impacts and avoid sensitive resources, habitats, and species. The training program will consist of a 15-20 minute presentation conducted by a qualified biological monitor on the start day of construction in either an office setting or during a tailgate meeting. Subsequent training events shall be scheduled to support the training of new personnel. Dated sign-in sheets for attendees at these meetings shall be maintained and submitted to the District.

BIO-3: **Implement Best Management Practices:** As part of Project approvals, the District shall require the implementation of the following BMPs during construction activities:

- Restrict non-essential equipment to the existing roadways, paved, disturbed, and ruderal areas to avoid disturbance to native vegetation.
- All excavation, steep-walled holes or trenches in excess of 6 inches in depth shall be covered at the close of each working day by plywood or similar materials or provided with one or more escape ramps constructed of earth dirt fill or wooden planks. Trenches would also be inspected for entrapped wildlife each morning prior to onset of construction activities and immediately prior to covering with plywood at the end of each working day. Before such holes or trenches are filled, they would be thoroughly inspected for entrapped wildlife. Any wildlife discovered would be allowed to escape before construction activities are allowed to resume or removed from the trench or hole by a qualified biologist holding the appropriate permits (if required).
- Minimize, when possible, mechanical disturbance of soils to reduce impact of habitat manipulation on small mammals, reptiles, and amphibians (e.g., hand tools versus heavy equipment).
- Removal or disturbance of vegetation shall be minimized to the greatest extent feasible.
- Installation and maintenance of appropriate erosion and sediment control measures as needed throughout the duration of work activities.
- Implementation of a 15 miles per hour (MPH) speed limit within all proposed Project areas.



BIO-4: **Nesting Bird Surveys and Avoidance Measures:** As part of Project approvals, the District shall require and document compliance with the MBTA during construction, as follows. If initial site disturbance is scheduled to begin during the avian nesting season (February 15 through September 15; January 1 through August 15 for raptors), breeding and nesting bird surveys shall be conducted by a qualified biologist no more than 3 days prior to the start of site disturbance. The qualified biologist must be approved by the District prior to the commencement of surveys. If construction activities carry over into a second nesting season(s), the surveys will need to be completed annually until the proposed Projects are complete. Surveys shall be conducted within 500 feet of all proposed Project activities.

If endangered or threatened species are observed, consultation with USFWS and/or CDFW is required. If breeding birds with active nests are found prior to or during construction, a qualified biological monitor shall establish a 300-foot buffer around the nest, and no activities would be allowed within the buffer(s) until the young have fledged from the nest or the nest fails; initial buffers for nesting raptors shall be 500 feet. The prescribed buffers for common species may be adjusted by the qualified biologist based on existing conditions around the nest, planned construction activities, tolerance of the species, and other pertinent factors; for example, buffers for common passerines, often found to be habituated to human activity, may be adjusted down to 25 - 50 feet depending on the disturbance tolerance of each specific species. Buffer adjustments for listed and/or other special-status species shall be done in coordination with the USFWS and CDFW as applicable. The qualified biologist shall conduct regular monitoring of the nest to determine success or failure and to ensure that proposed Project activities are not conducted within the buffer(s) until the nesting cycle is complete or the nest fails.

b) Substantially reduce or eliminate quantity or quality of nesting areas?

Less Than Significant with Mitigation Incorporated. The proposed Project site currently supports disturbed/developed habitat and ornamental tree groves that provide limited, low quality nesting habitat for avian species. Common and special-status avian species may utilize the eucalyptus (*Eucalyptus* sp.), acacias (*Acacia dealbata*), olive trees (*Olea* sp.), and glossy privets (*Ligustrum lucidum*), within areas mapped as ornamental tree groves, for nesting activities; these disturbed/developed areas support a variety of ornamental species that provided limited low-quality nesting habitat.

Direct impacts to the quantity or quality of potential nesting areas, should they occur, include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction during the breeding season could result in the displacement of breeding birds and the abandonment of active nests. Indirect impacts include human disturbance, the spread of noxious weeds, and disruption of breeding or foraging activity. Weed management could also affect nesting.

If construction and operation of the proposed Projects were to impact the quantity or quality of nesting areas, these impacts would be considered significant. Therefore, mitigation measures BIO-1 through BIO-4, which would require pre-construction clearance surveys prior to ground disturbance, a biological

monitor during site disturbing activities, implementation of environmental awareness training to educate proposed Project personnel regarding onsite wildlife, implementation of site-wide best management practices (BMPs), and nesting bird surveys and avoidance measures for active nests. These measures would be implemented to mitigate these potentially significant impacts. Implementation of these mitigation measures would ensure that potential impacts to the quantity or quality of nesting areas are reduced to a less than significant level during the construction and operations phase of the proposed Projects.

Mitigation Measures

BIO-1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

BIO-2: Environmental Awareness Training

BIO-3: Implement Best Management Practices

BIO-4: Nesting Bird Surveys and Avoidance Measures

c) Substantially limit reproductive capacity through losses of individuals or habitat?

Less Than Significant with Mitigation Incorporated. The proposed Project site supports disturbed/developed areas and ornamental tree groves, neither of which provide substantial (if any) suitable breeding habitat for special status wildlife; other than limited nesting habitat as previously discussed above. Although not expected, should special status plants or wildlife occur within the proposed Project site, direct impacts could result from potential mechanical crushing during construction, fugitive dust, and general disturbance due to increased human activity. Project implementation may also result in permanent loss of habitat from the removal of trash and debris piles (occasionally present on-site, for short durations, during site maintenance events) or trampling of soft friable soils required for burrowing (wildlife only). Indirect impacts could include compaction of soils and the introduction of exotic plant species.

Operational impacts include increased human presence, the spread of noxious weeds due to the use of new or improved access roads, and increased perch sites for avian predators (wildlife only), such as common raven. Inspection and maintenance of the Project could result in trampling or crushing of small invertebrates and reptiles by vehicular or foot traffic, alterations in topography and hydrology, increased erosion and sedimentation, and the introduction of non-native, invasive plants due to increased human presence.

If construction and operation of the proposed Projects were to limit reproductive capacity through losses of individuals or habitat, these impacts would be considered significant. Therefore, mitigation measures BIO-1 through BIO-4, which would require pre-construction clearance surveys prior to ground disturbance, relocation of wildlife found within proposed Project impact areas during pre-construction surveys, a biological monitor during site disturbing activities, implementation of environmental awareness training to educate proposed Project personnel regarding onsite plants and wildlife, implementation of site-wide best management practices (BMPs; i.e., restriction on open trenches), nesting bird surveys and avoidance measures for active nests would be implemented to mitigate these potentially significant



impacts. Implementation of these mitigation measures would, reduce to less than significant levels, impacts from the proposed Projects on substantial limits to reproductive capacity, through losses of individuals or habitat, to special-status plant and wildlife species.

Mitigation Measures

BIO-1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

BIO-2: Environmental Awareness Training

BIO-3: Implement Best Management Practices

BIO-4: Nesting Bird Surveys and Avoidance Measures

d) Substantially fragment, eliminate, or otherwise disrupt foraging areas and/or access to food sources?

No Impact. The proposed Project site supports disturbed/developed areas and ornamental tree groves, neither of which provide substantial (if any) foraging areas for wildlife. The proposed Project site is constrained on all sides by other developed areas (e.g., Highway 101, residential areas, cemetery, etc.) and does not provide on-site food sources or access to adjacent food sources. Because the proposed Project site does not provide foraging areas for wildlife, nor does it provide onsite food sources or access to adjacent food sources, no impact would occur.

e) Substantially limit or fragment range and movement (geographic distribution or animals and/or seed dispersal routes)?

No Impact. The proposed Project site is constrained on all sides by other developed areas (e.g., Highway 101, residential areas, cemetery, etc.) and does not support or promote wildlife movement across the site. The lack of native vegetation within and adjacent to the proposed Project site limits the possibility that the site occurs within native seed dispersal routes. Because the proposed Project site does not support or promote wildlife movement, nor does it function as a seed dispersal route, no impact would occur.

f) Substantially interfere with natural processes, such as fire or flooding, upon which the habitat depends?

No Impact. The entirety of the proposed Project site consists of ornamental tree groves or disturbed/developed areas, neither of which rely upon natural processes such as fires or flooding for persistence. Because the habitats/land cover types within proposed Project site do not depend on natural processes for persistence, no impact would occur.

g) How much of the resource in question both on and off the project site would be impacted (acreage and/or square footage)?

No Impact. The proposed Project site currently supports disturbed/developed habitat and ornamental tree groves comprised of non-native species such as eucalyptus, acacias, olive trees, and glossy privets.

The proposed Project site does not support any native plant communities; therefore, permanent and temporary impacts related to the proposed Projects would only occur non-native ornamental tree groves and disturbed/developed habitants. A breakdown of permanent and temporary impacts within these areas is presented below in Table 9.

Table 9. Summary of Vegetation and Land Cover Type Impacts

Vegetation Community	Global Rank	State Rank	Acres within the proposed Project site	Maximum Acres Impacted by the proposed Projects*	
				Permanent	Temporary
Ornamental Tree Grove	n/a	n/a	5.44	0.0.11	0.10
Disturbed/Developed	n/a	n/a	29.05	0.70	0.22
Totals			**34.49**	**0.81**	**0.32**

Note:
* Includes maximum impact, per habitat type, for all for all three alternatives.

h) How does the area or species that would be impacted relate to the remaining populations off the project site (percentage of total area or species population, either quantitatively or qualitatively)?

No impact. The proposed Project site currently supports disturbed/developed habitat and ornamental tree groves, neither of which provide substantial, if any, suitable habitat for special-status plant and wildlife species known to occur in the region. Given the availability of these habitat types surrounding the proposed Project site, and within the general region, there is abundance of ornamental tree groves and disturbed/developed areas that would provide similar habitat conditions to those present within the proposed Project site. Therefore, the proposed Project would not have an impact on the availability of these habitat types within the general region.

i) Adversely indirectly affect wildlife (light, noise, barriers to movement, etc.)?

Less Than Significant with Mitigation Incorporated. The proposed Project site is constrained on all sides by other developed areas (e.g., UPRR, Highway 101, residential areas, cemetery, etc.) and does not support or promote wildlife movement across the site. The proposed Projects would be constructed adjacent to existing wastewater facilities and would not result in an appreciable increase in noise that would indirectly affect wildlife, if present, in the area. No significant light sources are included as part of the proposed Projects.

Indirect impacts include human disturbance, the spread of noxious weeds, compaction of soils, and disruption of breeding or foraging activity. Weed management could also affect breeding/nesting activities. Should they be present, indirect impacts to wildlife would be significant absent mitigation. Therefore, mitigation measures BIO-1 through BIO-4, which would require pre-construction clearance surveys prior to ground disturbance, relocation of wildlife found within proposed Project impact areas during pre-construction surveys, a biological monitor during site disturbing activities, implementation of environmental awareness training to educate proposed Project personnel regarding onsite plants and

wildlife, implementation of site-wide best management practices (BMPs; i.e., restriction on open trenches), nesting bird surveys and avoidance measures for active nests would be implemented to mitigate these potentially significant impacts. Implementation of these mitigation measures would ensure that potential indirect impacts to and wildlife species are reduced to a less than significant levels during the construction and operations phase of the proposed Projects.

Mitigation Measures

BIO-1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

BIO-2: Environmental Awareness Training

BIO-3: Implement Best Management Practices

BIO-4: Nesting Bird Surveys and Avoidance Measures

j) Remove the resource or cause an animal to abandon the area or a critical activity (e.g., nesting) in that area?

Less Than Significant with Mitigation Incorporated. The proposed Project site currently supports disturbed/developed habitat and ornamental tree groves that provide limited (if any), low quality habitat for special-status wildlife species; no listed species are expected to occur on or near the proposed Project site. Two special status-species, the northern California legless lizard and western red bat, as well as nesting birds have some potential to occur within the proposed Project site. If present, direct impacts to wildlife species could include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction during the nesting season could result in the displacement of breeding birds and the abandonment of active nests. Indirect impacts include human disturbance, the spread of noxious weeds, and disruption of breeding or foraging activity. Weed management could also affect nesting.

If construction and operation of the proposed Projects were to cause a special-status wildlife species to abandon the area or a critical activity (e.g., nesting), these impacts would be considered significant. Therefore, mitigation measures BIO-1 through BIO-4, which would require pre-construction clearance surveys prior to ground disturbance, a biological monitor during site disturbing activities, implementation of environmental awareness training to educate proposed Project personnel regarding onsite wildlife, implementation of site-wide best management practices (BMPs), and nesting bird surveys and avoidance measures for active nests would be implemented to mitigate these potentially significant impacts. Implementation of these mitigation measures would ensure that impacts from the proposed Project that would cause special-status wildlife species to abandon the area or a critical activity (e.g., nesting) are reduced to a less than significant levels during the construction and operations phase of the proposed Projects.

Mitigation Measures

BIO-1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring



BIO-2: Environmental Awareness Training

BIO-3: Implement Best Management Practices

BIO-4: Nesting Bird Surveys and Avoidance Measures

k) Fragment the area's resource?

No Impact. The proposed Project site is constrained on all sides by other developed areas (e.g., Highway 101, residential areas, cemetery, etc.) and does not support or provide for a significant habitat resource for special-status plants and wildlife. Because the proposed Project site does not support or provide for a significant habitat resource, no impact would occur

l) Impact occur at a critical time in the life cycle of an important plant or animal (e.g., breeding, nesting, or flowering periods)?

Less Than Significant with Mitigation Incorporated. The proposed Project site currently supports disturbed/developed habitat and ornamental tree groves that provide limited (if any), low quality habitat for special-status wildlife species; no listed species are expected to occur on or near the proposed Project site. Two special status-species, the northern California legless lizard and western red bat, as well as nesting birds have some potential to occur within the proposed Project site. If present, direct impacts could include ground-disturbing activities associated with construction, increased noise levels from heavy equipment, increased human presence, and exposure to fugitive dust. Construction during the nesting season could result in the displacement of breeding birds and the abandonment of active nests. Indirect impacts include human disturbance, the spread of noxious weeds, and disruption of breeding or foraging activity. Weed management could also affect nesting.

If present, direct impacts to special-status plants include trampling or crushing from heavy equipment, vehicles, or foot traffic; alterations to the native seed bank due to soil compaction; and modifications to existing hydrological conditions. Indirect impacts could include the disruption of native seed banks through soil alterations, the accumulation of fugitive dust, increased erosion and sediment transport, and the colonization of non-native and invasive plant species. Excessive dust can decrease or limit plant survivorship by decreasing photosynthetic output, reducing transpiration, and adversely affecting reproductive success. Ground-disturbing activities that would occur during construction of the proposed Projects can result in the proliferation and spread of non-native invasive plants to new areas. Because noxious weeds can permanently degrade rare plant and animal habitats, their proliferation could adversely affect sensitive plant species if they are present.

If construction and operation of the proposed Projects were to occur at a critical time in the life cycle of a special-status plant or wildlife species (e.g., breeding, nesting, or flowering periods), and impacts were to occur to a special-status species, these impacts would be considered significant. Therefore, mitigation measures BIO-1 through BIO-4, which would require pre-construction clearance surveys prior to ground disturbance, a biological monitor during site disturbing activities, implementation of environmental awareness training to educate proposed Project personnel regarding onsite wildlife, implementation of site-wide best management practices (BMPs), and nesting bird surveys and avoidance measures for



active nests, would be implemented to mitigate these potentially significant impacts. Implementation of these mitigation measures would ensure that potential impacts to a special-status species during a critical time in the life cycle of the species (e.g., breeding, nesting, or flowering periods) are reduced to a less than significant level during the construction and operations phase of the proposed Projects.

Mitigation Measures

BIO-1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring

BIO-2: Environmental Awareness Training

BIO-3: Implement Best Management Practices

BIO-4: Nesting Bird Surveys and Avoidance Measures

m) Impact be temporary or permanent? If temporary, how long would the resource take to recover?

Less Than Significant with Mitigation Incorporated. The proposed Project site currently supports disturbed/developed habitat and ornamental tree groves, neither of which provide substantial, if any, suitable habitat for special-status plant and wildlife species known to occur in the region. Given the availability of these habitat types surrounding the proposed Project site, and within the general region, there is abundance of ornamental tree groves and disturbed/developed areas that would provide similar habitat conditions to those present within the proposed Project site. As presented in Table 9 above, the proposed Project would result in both temporary and permanent impacts to disturbed/developed areas and ornamental tree groves; the proposed Projects would not impact native vegetation communities. Therefore, while the proposed Projects would have permanent or temporary impacts to disturbed/developed habitats and ornamental tree groves, impacts would be less than significant.

n) Impact be periodic, of short duration, but recur again and again?

Less Than Significant with Mitigation Incorporated. Construction of the proposed Projects are anticipated to occur over a 9 – 12-month period and does not include any proposals for recurring construction activities. Operation and maintenance of the proposed Projects would be similar to those already employed for the existing facilities in adjacent areas. The proposed Project site supports disturbed/developed areas and ornamental tree groves that do not support much, if any, suitable habitat for special-status plant and wildlife species. While indirect impacts to special-status species are possible, mitigation has been proposed to reduce impacts to these species to less than significant levels. Therefore, the one-time construction period for the proposed Projects would result in less than significant impacts.

3.5 CULTURAL RESOURCES

3.5.1 Setting

Archival records search for the project footprint and the surrounding ½-mile radius Study Area was conducted by Stantec Consulting Services, Inc. (Stantec) on August 22, 2019, at the Central Coast Information Center of the California Historical Resources Information System (CHRIS) at University of California, Santa Barbara. The records search was conducted to identify previous archaeological studies, including inventories, regional overviews, and excavations reports, and known cultural resources within a ½-mile radius of the project footprint that could potentially be affected by the proposed Projects. The archaeological field survey for this project was conducted on December 10, 2019 by Mitch Marken, Ph.D. of Stantec Consulting.

Through the records search and literature review, no recorded prehistoric resources were identified specifically within the project footprint; however, one large prehistoric resource was identified within the ½-mile Study Area in very close proximity to the project footprint. In addition, there are seven built environment resources that were previously documented within the ½-mile Study Area. The single prehistoric resource was previously documented by D. B. Rogers (1929) who observed that the site comprised a large shell midden with burials and was located near the western portion of the Santa Barbara Cemetery and southwest of the Clark Estate. No indications of archaeological resources were observed during the survey conducted by Stantec and Field survey revealed that the entire project footprint subsumed within the existing facility is heavily disturbed. Disturbance includes excavation for active treatment facilities and areas where soils were deposited.

Areas along the coast are often considered sensitive, or even highly sensitive for prehistoric archaeological deposits and associated human remains. These ecologically rich areas would have provided abundant and readily accessible resources for the aboriginal population that favored these areas as places for locating habitation and resource processing sites. Archaeological evidence of past human alteration or occupation of a landscape is subject to the same processes that affect the preservation, distribution, and visibility of geological deposits (Bettis 1992:119), and the nature and timing of landscape evolution ultimately determines whether archaeological remains will be buried, destroyed or redeposited (Kuehn 1993; Waters 1992).

The alluvial build-up of sandy loam soils throughout the project footprint, combined with the previously recorded large and complex prehistoric site adjacent to the proposed Projects, make this area potentially sensitive for buried prehistoric material. The location along the coast and nearby fresh water sources create prime locations for both stable, long-term habitation and seasonal processing sites. Therefore, the archaeological sensitivity for prehistoric archaeological resources is considered high for any excavation or ground disturbance in native or undisturbed soils.

With regards to historic-era archaeological resources, the review of historic documentation (i.e., the background records search) did not identify any historic resources either within or adjacent to the project footprint. As stated above, there are seven built environment resources that were previously documented

within ½-mile radius of the project footprint; however, no historic-era archaeological resources were observed during the field survey.

3.5.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
V. CULTURAL RESOURCES — Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?	☐	☐	☐	☒
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?	☐	☒	☐	☐
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☒	☐	☐
d) Disturb any human remains, including those interred outside of formal cemeteries?	☐	☐	☒	☐

Discussion of Impacts

a) Cause a substantial adverse change in the significance of a historical resource as defined in §15064.5?

No Impact. Based on the records search and literature review and the field survey, no historical resources were identified within the project footprint; therefore, the Project would not cause a substantial adverse change in the significance of a historical resource.

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to §15064.5?

Less Than Significant with Mitigation Incorporated. A prehistoric archaeological site, CA-SBA-20, was previously documented within a ½ mile radius of the project footprint and contains a large shell midden with lithic and ground stone artifacts. Extent of the site is was not definitively determined. However, no indications of archaeological resources were noted during the field survey, and it is unlikely that intact deposits exist within the current project footprint, although it is not impossible. Furthermore, the proposed Project is located along the eastern portion of the current Santa Barbara Cemetery within areas that have been previously landscaped and moderately developed. In order to identify and provide mitigation of impacts as of yet undiscovered subsurface archaeological deposits, Mitigation Measures CUL-1 and CUL-2 would be implemented. These mitigation measures would reduce potential impacts to a less-than-significant level.

Mitigation Measures

CUL-1 During construction, outside of the existing MSD treatment property, earthwork and ground disturbing activities will be monitored by an archaeologist and Native American monitor. The monitors will attend the pre-construction meeting with the construction crew to provide Worker's Environmental Awareness Program (WEAP) training and coordinate requirements and procedures for the inadvertent discovery of cultural materials during construction.

CUL-2 Prior to any construction activities a qualified archaeologist shall conduct cultural resources specific Workers Environmental Awareness Program (WEAP) training for construction personnel regarding the types of cultural resources that may be encountered, how to identify them, measures to take to avoid them and procedures following the discovery. Discovery of Prehistoric or Historic Archaeological Materials. If deposits of prehistoric or historical archaeological materials are discovered during non-monitored Project activities, all work within 25 feet of the discovery shall be redirected and a qualified archaeologist contacted, if one is not present, to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. The Sanitary District shall also be notified. Project personnel shall not collect or move any archaeological materials. It is recommended that adverse effects to the finds be avoided by Project activities. If avoidance is not feasible, the archaeological deposits shall be evaluated to determine if they qualify as a historical resource or unique archaeological resource, or as historic property. If the deposits do not qualify, avoidance is not necessary. If the deposits do so qualify, adverse effects on the deposits must be avoided, or such effects must be mitigated. Mitigation may consist of, but is not limited to, recovery and analysis of the archaeological deposit; recording the resource; preparing a report of findings; and accessioning recovered archaeological materials at an appropriate curation facility. Educational public outreach may also be appropriate. Upon completion of the assessment, the archaeologist shall prepare a report documenting the methods and results and provide recommendations for the treatment of the archaeological deposits discovered. The report shall be submitted to the Sanitary District and the Central Coast Information Center (CCIC).

c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

Less than Significant with Mitigation Incorporated. The proposed Projects are located within Middle and Late Pleistocene marine and alluvial deposits (Minor et al. 2003) which may contain both marine and terrestrial fossils. As such, there is the potential that paleontological resources could be discovered during excavation, resulting in a potentially significant impact. In the event that paleontological resources are encountered, implementation of Mitigation Measure CUL-3 would reduce impacts to a less-than-significant level.

Mitigation Measure

CUL-3 Discovery of Paleontological Resources. If paleontological resources are encountered during Project subsurface construction, all ground-disturbing activities within 25 feet shall be redirected and a qualified paleontologist contacted to assess the situation, consult with agencies as appropriate, and make recommendations for the treatment of the discovery. Project personnel shall not collect or move any paleontological materials. Adverse effects to such deposits shall be avoided by Project activities. Paleontological resources are considered significant if they may provide new information regarding past life forms, paleoecology, stratigraphy, or geological formation processes. If found to be significant, and Project activities cannot avoid the paleontological resources, adverse effects to paleontological resources shall be mitigated. Mitigation may include monitoring, recording the fossil locality, data recovery and analysis, a final report, and accessioning the fossil material and technical report to a paleontological repository. Public educational outreach may also be appropriate. Upon completion of the assessment, a report documenting methods, findings, and recommendations shall be prepared and submitted to the Sanitary District, and, if paleontological materials are recovered, a paleontological repository, such as the California Museum of Paleontology.

d) Disturb any human remains, including those interred outside of formal cemeteries?

Less than Significant Impact. Section 7050.5 of the California Health and Safety Code states that in the event of discovery or recognition of any human remains in any location other than a dedicated cemetery, there shall be no further excavation or disturbance of the site or any nearby area reasonably suspected to overlie adjacent remains until the coroner of the county in which the human remains are discovered has determined whether or not the remains are subject to the coroner's authority. A prehistoric archaeological site, CA-SBA-20, was previously identified along the southwestern edge of the current Santa Barbara Cemetery and consists of a large shell midden with human burials. However, there is no indication that human remains are present within the current project footprint. A potentially significant impact could occur if previously undiscovered human remains were encountered during excavation. Considering the above, the Project would not be expected to disturb any human remains, including those interred outside of formal cemeteries and potential impacts would be less than significant.



3.6 ELECTROMAGNETIC FIELDS

3.6.1 Setting

Electromagnetic fields are composed of both electric fields and magnetic fields. Electric and magnetic fields are present wherever there is an electric current and voltage. Electric fields come from the amount of the charge, or voltage. They represent the forces that electric charges, which are either positive or negative, exert on each other. Electric fields are measured in volts per meter (V/m), or kilovolts per meter (kV/m). As electric charges move, they create additional forces on each other. These forces are carried through space by magnetic fields. Magnetic fields, therefore, result from the motion of an electric charge, or current. Magnetic fields are measured in milligauss (mG). Radiofrequency is the oscillation rate of an electromagnetic field, between 20 kHz and 300 GHz, the frequencies at which this oscillating current can radiate off a conductor as a radio wave. The radiation produced by these waves is called radiofrequency radiation (RFR).

Effects of RFR have been primarily linked to thermal responses as a result of exposure to RF sources of energy. In general, exposure of humans and animals have the potential to interact with body tissue such that water molecules become excited, causing friction and concomitant rises in body temperature, albeit slight in most instances. This effect is similar to that which is experienced within a microwave oven, where the water molecules within the food substance are excited to create heat, thus resulting in the warming of food. Other effects include RF burns, in which in the very near field, especially in the microwave frequencies, a person has the potential to receive a burn similar to a sunburn (County of Santa Barbara, 2008).

The FCC lists services that are generally required to perform an environmental evaluation for such electromagnetic exposure. These include: experimental radio service, radio frequency devices, multipoint distribution services, paging and radiotelephone service, cellular radiotelephone service, personal communications service, satellite communications, general wireless communications service, wireless communications service, radio broadcast services, experimental, auxiliary and special broadcast and other program distributional services, stations in the maritime service, private land mobile, paging operations, specialized mobile radio, amateur radio service, and local multipoint distribution service (FCC, 2019). The proposed Projects contain none of these services.

3.6.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ELECTROMAGNETIC FIELDS THRESHOLD — Would the project:				
a) Cause humans to be exposed to radiofrequency radiation (RFR) in excess of the IEEE-ANSI C95.1-1992 standard, through the siting of new projects next to RFR sources or through the siting of new RFR sources adjacent to sensitive receptors?	☐	☐	☐	☒

Discussion of Impacts

a) Cause humans to be exposed to radiofrequency radiation (RFR) in excess of the IEEE-ANSI C95.1-1992 standard, through the siting of new projects next to RFR sources or through the siting of new RFR sources adjacent to sensitive receptors?

No Impact. The proposed Projects would not cause humans to be exposed to RFR in excess of the 1992 standard. None of the proposed Project components require electromagnetic environmental evaluation per the FCC. Most project components would be located within an existing facility with no RFR sources, and no new RFR sources would be placed adjacent to sensitive receptors. There would be no impact.

3.7 ENERGY

3.7.1 Setting

Southern California Edison is the electrical service provider for Montecito. SCE maintains a number of distribution lines and substation facilities in the Santa Barbara area, which includes the nearest SCE Ortega Substation. SCE is required by the California Energy Commission to publish a power content label (CEC 2020) that describes the percentage mix of SCE's energy sources.

In 2017, SCE obtained power from the following sources

- Unspecified Sources of Power: 34 percent
- Renewable: 32 percent
- Natural Gas: 20 percent
- Large Hydroelectric: 8 percent
- Nuclear: 6 percent

SCE's renewable energy sources are further broken down as follows:

- Solar: 13 percent
- Wind: 10 percent
- Geothermal: 8 percent
- Eligible Hydroelectric: 1 percent

The proposed Projects would be powered by 644 solar panels to be constructed on the proposed carport structures, as discussed in greater detail above in Section 2.0, Project Description. If additional energy is required for the proposed Projects' operations, power would be supplied by SCE. In the event that a third source of back-up energy is required, diesel generators would power the proposed Projects.

3.7.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VI. ENERGY — Would the project:				
a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

Discussion of Impacts

a) Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?

No Impact. The proposed Projects would reduce potable water use by providing recycled water to the existing cemetery and would consume only the amount of energy required to perform that task during both construction and operation, typical in quantity to other similar projects. Operation of the proposed Projects would generate recycled water which would replace and substantially reduce the amount of potable water currently used for irrigation of the cemetery, allowing for potable water to be used for other, more efficient, consumption. Additionally, the proposed Projects would be primarily powered via solar panels, a renewable source of energy, further increasing the energy efficiency of the proposed Projects. As the proposed Projects would not result in wasteful, inefficient, or unnecessary consumption of energy resources during construction or operation, no impact would occur.

b) Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?

No Impact. The proposed Projects aim to reduce water usage by reusing water for irrigation purposes, increasing efficiency by replacing potable water use with Title 22 compliant recycled water. The County of Santa Barbara's Energy and Climate Action Plan (ECAP) is the current planning document guiding renewable energy and energy efficiency in the County of Santa Barbara. Goals found within this document include: "Maximize the reliability of local water resources and supplies through water use efficiency," (County of Santa Barbara, 2015) and "Promote the use of alternative energy for economic and environmental benefits, and facilitate opportunities for businesses that develops or market alternative energy technologies," (County of Santa Barbara, 2015) with a 2020 performance indicator of 200 non-residential renewable energy systems installed. As the proposed Projects would make water supplies for the cemetery more efficient and reliable, and utilize alternative energy technologies (solar panels), the proposed Projects would not conflict or obstruct a state or local plan for renewable energy or energy efficiency. There would be no impact.

3.8 GEOLOGY AND SOILS

3.8.1 Setting

The community of Montecito lies above the Montecito Groundwater Basin within Santa Barbara County. The Montecito Groundwater Basin is bounded on the north by the Santa Ynez Mountains and the Arroyo Parida fault, consolidated rock to the east, on the southeast by the Fernald fault, and on the northeast by a surface drainage divide of the Montecito and Carpinteria Groundwater Basins (Bulletin 118, 2004). The Santa Barbara cemetery (which includes a portion of the proposed Project) overlays both the Montecito Groundwater Basin and the Santa Barbara Groundwater Basin. The Santa Barbara Groundwater Basin is within the western portion of the Transverse Ranges and is considered part of the coastal plain. Mostly marine, the sedimentary rock comprising the Santa Barbara Groundwater Basin includes shale, mudstone, sandstone, and conglomerate (Paulinski and Nishikawa, 2018). The Rocky Nook and Lagoon faults to the north of the Santa Barbara Groundwater basin restrict the flow of groundwater between the Foothill and Montecito Groundwater Basins (Paulinski and Nishikawa, 2018).

According to the USGS: US Quaternary Faults System, the Mission Ridge Fault System (MRFS) resides within the Montecito area. The MRFS is an east striking system of generally moderately to steeply south-dipping reverse to reverse left sided oblique faults (Bryant, 2017). The Mission Ridge Fault System extends eastern into the Goleta Basin through the Santa Barbara Area north of the Santa Barbara Mission, and to the Arroyo Parida section north of Summerland. The MRFS is comprised of shallow subsurface folding developed on the reverse and thrust faults (Bryant, 2017). This fault has a slip rate between 0.2 and 1.0mm/yr. There are no historic earthquakes associated with this fault system. This fault system is located approximately 0.36 miles to the North of the proposed Project location.

During geologic history, most of the Santa Barbara County area was underwater. The sediments shed from the Santa Ynez mountains throughout history have contributed to what is now the consolidated, thick series of sandstones and shales (Safety and Public Services). The primary water-bearing, unconsolidated alluvial deposits, and soils, and the Casitas and Santa Barbara formations of the Montecito Groundwater basin allow for typical land uses such as agriculture and development. Soils found in the foothill area at the base of the Santa Ynez Mountains are more likely to be less suitable for farming as a result of the steeply sloping bedrock outcrops (Montecito Community Plan).

The Montecito area is included in the Goleta-Elder-Agueda association. This association expands from Carpinteria Valley, lower portion of Montecito, Santa Barbara, to Goleta Valley (Shipman, 1981). Due to the geographical characteristics of this area, the soils, in this association, are classified as nearly level to moderately sloping, well drained sandy loams, fine sandy loams, loams, and silty clay loams. The following soil types comprise this association:

- Agueda soils
- Ballard soils
- Botella variant soils
- Cortina soils
- Elder soils

- Goleta soils
- Metz soils
- Riverwash

This associate is made of approximately 40% Goleta soils, 20% Elder soils, and 15% Agueda (Shipman, 1981). The soils mentioned above make up the remainder of the association. The combination of these soils makes the area ideal for agricultural use.

3.8.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VII. GEOLOGY AND SOILS — Would the project:				
a) Site or any part of the project be located on land having substantial geologic constraints, as determined by the Planning and Development Department of Public Works Department? Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion.	☐	☐	☒	☐
b) Result in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to one vertical?	☐	☐	☐	☒
c) Propose construction of a cut slope over 15 feet in height as measured from the lowest grade?	☐	☐	☒	☐
d) Be located on slopes exceeding 20% grade?	☐	☐	☐	☒

Discussion of Impacts

a) Site or any part of the project be located on land having substantial geologic constraints, as determined by the Planning and Development Department of Public Works Department? Areas constrained by geology include parcels located near active or potentially active faults and property underlain by rock types associated with compressible/collapsible soils or susceptible to landslides or severe erosion.

Less Than Significant Impact. According to the Santa Barbara County's Department of Planning and Development, Seismic Safety and Safety Element Geologic Problems Index map (SBCDPD, 2019), the proposed Project location is within a moderate problem area for seismic activity. The District has an established Emergency Plan for earthquake events. Adaptations to the current emergency action plans are necessary to accommodate the corresponding personnel involved with the proposed Projects. The proposed Projects are not located on property underlain by rock types associated with compressible or collapsible soils or susceptible to landslides or severe erosion. Furthermore, the proposed Projects would

be constructed in accordance with California building codes including considerations for seismic design (e.g., new solar carport structures). Therefore, potential impacts would be less than significant.

b) Result in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to one vertical?

No Impact. The proposed Projects would not result in potentially hazardous geologic conditions such as the construction of cut slopes exceeding a grade of 1.5 horizontal to one vertical. Therefore, no impact would occur.

c) Propose construction of a cut slope over 15 feet in height as measured from the lowest grade?

Less Than Significant Impact. The proposed Projects do not propose the construction of any cut slopes over 15 feet in height as measured from the lowest grade. However, as minor grading and recontouring (less than 15 feet from the lowest grade) will be required for the recycled water treatment area, a less than significant impact would occur.

d) Be located on slopes exceeding 20% grade?

No Impact. The proposed Projects are within an existing facility, Channel Drive, and the Santa Barbara Cemetery. These areas are not located on slopes exceeding 20% grade, and no new slopes are proposed as part of the Project; therefore, no impact would occur.

3.9 GREENHOUSE GAS EMISSIONS

3.9.1 Setting

Climate Change and Greenhouse Gas Emissions

Greenhouse Gases (GHGs) are defined as any gas that absorbs infrared radiation in the atmosphere. Common GHGs include water vapor, carbon dioxide (CO_2), methane (CH_4), nitrous oxide (N_2O), chlorofluorocarbons (CFCs), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), sulfur hexafluoride (SF_6), ozone (O_3), and aerosols. GHGs are emitted by both natural processes and human activities, and lead to the trapping and buildup of heat in the atmosphere near the earth's surface, commonly known as the "Greenhouse Effect." There is increasing evidence that GHGs and the Greenhouse Effect are leading to global warming and climate change (USEPA, 2015).

Climate change refers to any significant change in measures of climate (e.g., temperature or precipitation) lasting for an extended period of time (decades or longer). Climate change may result from natural processes, such as changes in the sun's intensity; natural processes within the climate system (such as changes in ocean circulation); human activities that change the atmosphere's composition (such as burning fossil fuels) and the land surface (such as urbanization). "The potential adverse impacts of global warming include the exacerbation of air quality problems, a reduction in the quality and supply of water to the State from the Sierra snowpack, a rise in sea levels resulting in the displacement of thousands of coastal businesses and residences, damage to marine ecosystems and the natural environment, and an increase in the incidences of infectious diseases, asthma, and other human health-related problems." (California Health & Safety Code, Division 25.5, Part 1).

In September 2006, the Global Warming Solutions Act of 2006 (AB 32) was signed into law by former Governor Arnold Schwarzenegger. AB 32 and subsequent Statutes establish a statewide GHG emission reduction target of require that statewide GHG emissions be reduced to 1990 levels by the year 2020 and 40 percent below 1990 levels by 2030. The law requires this reduction to be accomplished through a variety of measures, including an enforceable statewide cap on greenhouse gas emissions that has been phased-in since 2013. AB 32 directs California Air Resources Board (CARB) to develop and implement regulations to reduce statewide greenhouse gas emissions from stationary sources.

CARB adopted the AB 32 Scoping Plan on December 12, 2008. The Scoping Plan provides the outline for future actions to reduce California's GHG emissions and establishes a schedule for CARB and other state agencies to adopt implementing regulations and other initiatives to reduce GHG emissions.

One of the most significant measures called for in the Scoping Plan is the statewide cap on emissions from the largest sources of GHG emissions. The cap-and-trade regulation was approved by CARB on December 16, 2010, following public review and comment. This regulation calls for a phased program starting in 2012, which includes electricity producers, electricity imports, and large industrial facilities (those with greater than 25,000 metric tons carbon dioxide per year). Starting in 2015, distributors of transportation fuels, natural gas, and other fuels will be included in the cap-and-trade program. The plan was expected to be updated in 2016.



Facilities covered in the cap-and-trade program are not given a specific limit on their GHG emissions but must supply a sufficient number of allowances (each covering the equivalent of one metric of carbon dioxide equivalent [CO_2e]) to cover their annual emissions. Each year, the total number of allowances issued in the state drops, requiring covered facilities to find the most cost-effective and efficient approaches to reducing their emissions. Facilities without sufficient allowances to cover their annual emissions must acquire additional allowances or offsets. By the end of the program in 2020, there will be a reduction in GHG emissions sufficient to reach the same level of emissions as the state experienced in 1990, as required under AB 32. Originally slated to expire in 2020, Governor Jerry Brown signed legislation on July 25, 2017 to extend the cap and trade regulation until 2030.

The County adopted the Energy and Climate Action Plan (ECAP) in 2015. The ECAP consists of 53 reduction measures to reach a GHG reduction target of 15 percent below 2007 levels by 2020. The ECAP's reduction measures cover a variety of strategies, including, but not limited to reducing electric and natural gas usage in buildings and public infrastructure, reducing use of combustion vehicles and single occupancy trips, and improving water efficiency. In addition to reducing GHG emissions, these measures would help protect health and welfare, buildings and infrastructure and natural resources from the vulnerabilities of climate change.

County Environmental Threshold:

The County has established a Bright-Line numeric threshold of 1,000 metric tons carbon dioxide equivalents ($MTCO_2e$) for all industrial stationary-source projects. Annual GHG emissions that are equivalent to or exceed the threshold are determined to have a significant cumulative impact on global climate change unless mitigated.

3.9.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
VIII. GREENHOUSE GAS EMISSIONS — Would the Project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☒	☐
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☒	☐

Discussion of Impacts

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

Less Than Significant Impact. The proposed Project components include the recycled water treatment processes, storage tank, conveyance pipelines to connect the treatment system to the storage tank and the storage tank to the cemetery, an Essential Services Building, new 17-space parking, area and five solar panel structures. Short-term construction activities associated with the Project would require the operation of on-road vehicles and off-road equipment that would emit GHG emissions from engine exhaust. During operations, the Project would not generate new vehicle emissions as current District staff would operate and maintain the Project. Solar power would be the primary power source. Emissions for the Project were estimated using CalEEMod version 2016.3.2. This analysis included emissions from operations of the Essential Services Building, as well as conservatively included emissions associated with the water treatment system component of the Project. Emissions for the water treatment system were based on a general light industrial land use. Emission sources include area sources (landscaping), energy sources (electricity and natural gas consumption), waste generation, and water consumption and conveyance. Emissions from these sources are based on the size of the Project. As shown in Table 10, the Project's combined construction and operations emissions would not exceed the County's Bright-Line threshold.

Table 10. Project Greenhouse Gas Emissions

Source	GHG Emissions ($MTCO_2e$/yr)
Construction	464
Operations	178
Total	642

Emissions calculated using CalEEMod Version 2016.3.2
$MTCO_2e$=Metric tons carbon dioxide equivalents

A major component of the Project is to produce non-potable recycled water that would be used to irrigate a nearby cemetery, thus reducing the use of potable water. By using non-potable water for irrigation, potable water consumption as well as GHG emissions associated with supplying, treating, and distributing potable water would be reduced. Also, the Project would be primarily powered by solar power. Based on this and that the Project does not exceed the County's Bright-Line threshold, the Project is not expected to be a significant source of GHG emissions and impacts of the Project would be less than significant.

b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

Less Than Significant Impact. Large industrial facilities (those with emissions greater than 25,000 metric tons CO_2 per year) are subject to compliance with AB 32's cap-and-trade program. Because the proposed Projects would emit less than 25,000 metric tons CO_2 per year, it is not subject to compliance with AB 32's cap-and-trade program. As discussed above, the Project would reduce potable water consumption and its associated GHG emissions, therefore making it consistent the ECAP's water efficiency strategies and overall reduction goals. Therefore, the proposed Projects would not conflict with

an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases and potential impacts would be less than significant.



3.10 HAZARDS AND HAZARDOUS MATERIALS

3.10.1 Setting

The proposed Projects are located within the County of Santa Barbara; therefore, the County of Santa Barbara Public Health Department has been designated by the State Secretary for Environmental Protection as the Certified Unified Program Agency (CUPA). The CUPA is responsible for managing hazardous materials hazardous waste programs within the County. The CUPA also administers hazardous waste-related permits and performs facility inspections and enforcement activities throughout the County.

3.10.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
IX. HAZARDS AND HAZARDOUS MATERIALS — Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☒	☐
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☒	☐
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☒	☐
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	☐	☐	☐	☒
e) For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☒	☐

Discussion of Impacts

a) *Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?*

Less Than Significant Impact. The proposed Projects are contained within the already established wastewater treatment plant facility and Santa Barbara Cemetery. As a wastewater treatment facility, the routine transport, use, and disposal of hazardous materials already occurs in accordance with applicable regulations to ensure the public and environment are protected. Safety plans, disposal, and emergency plans have been established for the District. Construction of the proposed Projects would involve the use of some hazardous materials, such as fuels and lubricants used for construction vehicles and equipment. The proposed Projects would not generate hazardous waste during construction of the proposed Projects (i.e., those governed pursuant to Title 40, Part 335 of the Code of Federal Regulations (CFR)]. Trucks and construction vehicles would be serviced at offsite facilities. Operation of the proposed Projects would entail the use of small amounts of various chemicals typically used during the wastewater treatment process such as, but not limited to sodium hypochlorite, sodium hydroxide, sulfuric acid, hydrochloric acid, and ferric chloride. All chemicals would be stored adjacent to the treatment system and in appropriate areas within the facility. Safety Data Sheets for all applicable materials present on the proposed Project site would be readily available to onsite personnel as required by the CUPA. Operation and maintenance of the proposed Projects are not expected to require large amounts of hazardous materials, or to generate hazardous waste.

With implementation of the District's existing procedures and compliance with regulations regarding the transportation, use, and disposal of hazardous materials, the proposed Projects are not anticipated to create a significant hazard to the public or the environment through these processes. Therefore, there would be a less than significant impact.

b) *Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?*

Less Than Significant Impact. Construction of the distribution pipelines connecting the treatment system to the storage tank, and storage tank to the cemetery property would occur within the existing public rights-of-way of Channel Drive. Disturbing any existing utility lines has the potential risk to result in the release of hazardous materials that could create a hazard to the public and environment. To minimize the potential risk, excavation of Channel Drive would not be allowed until all utility owners are notified, all subsurface structures identified, and all necessary permits have been obtained.

As described above, small amounts of various chemicals would be used during the treatment process. A release of any of these materials could create a hazard to the public and or environment. In addition, given that the proposed Projects would include demolition of existing long-standing structures that may contain asbestos and lead-based paint, workers and the public may be exposed to asbestos and lead via inhalation of demolition dust. This would require proper handling and disposal in accordance with regulatory requirements. The District has an established Emergency Plan in the event an accident occurs.

Furthermore, in California, potential asbestos exposure in construction is regulated when construction, alteration, repair, maintenance, renovation or demolition of structures, substrates, or portions thereof contain asbestos [8 CCR §1529 (a)(1)(C)]. Materials containing greater than one-tenth of one percent (>0.1%) asbestos by weight are regulated as asbestos-containing materials. Compliance with the existing rules and regulations would reduce the potential to create a significant hazard to the public and environment, therefore potential impacts would be less than significant.

c) *Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?*

Less Than Significant Impact. The existing facility and proposed Project components are located within one-quarter mile of the Music Academy of the West, an existing school. While the construction of the proposed Projects would involve the routine use of small amounts of potentially hazardous materials (such as gasoline or hydraulic fluids for machinery), such materials would be handled only when necessary by trained individuals. Management of these activities is being carried out on the existing facility and construction of the Project would not constitute a significant shift from ongoing baseline activities. Therefore, a less than significant impact would occur.

d) *Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?*

No Impact. The land on which the Project would be built and operated is not identified on the list of hazardous material site pursuant to Government Code Section 65962.5, and therefore would not create a significant hazard to the public and or environment (DTSC, 2019).

e) *For a project located within an airport land use compatibility plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?*

No Impact. The proposed Projects are not located within an airport land use compatibility plan and is not located within two miles of a public airport or public use airport. Therefore, the Project would not result in a safety hazard or excessive noise for people residing or working in the project area, and no impact would occur.

f) *Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. The District has established emergency response and evacuation plans for the existing facility, developed in accordance with County requirements, which would also apply to the proposed Projects (e.g., Montecito Sanitary District: Fire Prevention Program). Prior to construction, District personnel would cooperate with Montecito Fire Department and other emergency services in assessing emergency evacuation and response routes in the case of an emergency or wildfire. Once construction is complete, all evacuation and response plans would revert to their original procedures.

Therefore, the proposed Projects would have a less than significant impact with respect to interfering with an adopted emergency response plan or emergency evacuation plan.

g) *Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?*

Less Than Significant Impact. The proposed Project is located within the developed facility, adjacent roads, and the Santa Barbara Cemetery, and is not located near or within any wildland areas. This facility is predominantly a cleared, gravel area with impervious surfaces and several buildings. Construction of the proposed Projects would involve routine construction activities in areas with low vegetation fuel load and low fire risk. Once construction is complete, all equipment and activities would be removed from the facility and adjacent properties. Due to its location in the previously developed facility, the proposed Projects would not exacerbate wildfire risks, and thereby expose people or structures, either directly or indirectly, to a significant rise of loss, injury or death involving wildland fires. Therefore, impacts would be less than significant.



3.11 GROUNDWATER, SURFACE, AND STORMWATER

3.11.1 Setting

Water supply to the community of Montecito and the Project site is provided by the MWD. In general, Montecito utilizes a combination of groundwater and surface water to meet its water supply needs. Lake Cachuma, Jameson Lake, Fox Creek, and Adler Creek supply Montecito's surface water via MWD. The community of Montecito's main groundwater source comes from the Montecito groundwater basin, but also utilizes Doulton Tunnel intrusion and water wells in hard rock or alluvial aquifers, north of the main basin, as sources as well. Approximately 10-15% of Montecito's water supply comes from groundwater (Montecito Water District 2019). MWD is in negotiations for a Water Supply Agreement with the City of Santa Barbara.

The Montecito Groundwater Basin is confined by the Santa Ynez mountains to the north, with consolidated rock material to the east, by the Fernald Fault on the southeast, and is bounded by the drainage divide of the Montecito and Carpinteria Groundwater basins to the northeast. Due to its location near the Pacific Ocean, the offshore Rincon Creek fault acts as a seawater intrusion barrier to this basin (DWR, 2004). The Santa Barbara cemetery (which includes a portion of the proposed Project) overlays both the Montecito Groundwater Basin and the Santa Barbara Groundwater Basin.

Montecito's stormwater drainage system is a combination of the berms, channels, creek, and culverts that discharge to several creeks that drain to the Pacific Ocean; there is no community storm water piping system. All stormwater runoff and flood hazards are evaluated by the Santa Barbara Flood Control District (SBFCD). According to the Federal Emergency Management Act (FEMA), the proposed Project location is within an area of minimal flood hazard with a higher elevation of the 0.2-percent annual chance flood, while other areas of Montecito are in Special Flood Hazard Areas.

Montecito Groundwater Basin Management Plan

The Montecito Water District developed a groundwater management plan for the groundwater contained within Montecito and portion of the Toro Canyon community. The purpose of the plan is to:

1. preserve and promote local control of groundwater management;
2. encourage cooperation among all basin users; and,
3. develop information and tools for effective basin management.

According to Section 9.4 of the Montecito Groundwater Basin Plan, groundwater contamination may occur as a result of numerous sources, but it generally stems from the misuse and improper disposal of liquid and solid wastes (MWD 1998). Groundwater contamination could also occur from the following wastewater or wastewater byproducts prior to treatment: organic matter, nitrates, inorganic salts, heavy metals, coliform and non-coliform bacteria, sludge, or non-hazardous wastes. The California Code of

Regulations (CCR) outlines specific criteria for water recycling projects to prevent and/or treat potential contaminants, as further described below.

Title 22 Water Recycling Criteria

With respect to potential impacts on water quality of local groundwater supplies, the proposed project was designed in accordance with CCR Title 22, Division 4, Chapter 3, Sections 60301 through 60355 governs the recycling of water (also known as "Title 22 Criteria"). The Title 22 Criteria is an important component of General Order WQ 2016-0068-DDW (General Order; SWRCB 2016). Specific requirements for the production, storage, and distribution of recycled water are established by the California State Water Resources Control Board Division of Drinking Water (DDW). The proposed Projects would also be governed by the Regional Water Quality Control Board (RWQCB) Central Coast Region 3. The proposed treatment system would produce recycled water that is defined as "disinfected tertiary treated recycled water". The Title 22 criteria outline the uses that are approved for disinfected tertiary treated recycled water. Cemeteries are an acceptable irrigation area within the criteria. The proposed Project included the selection of appropriate equipment capable of treating the water to meet and/or exceed Title 22 standards. For example, median concentration of total coliform bacteria must not exceed the parameters listed below. Coliform bacteria can indicate the presence of pathogenic (disease-causing) microorganisms that may be transmitted in human feces. Diseases such as typhoid fever, hepatitis, diarrhea, and dysentery can result from sewage contamination of water supplies.

In order to be considered disinfected tertiary treated recycled water, the process must oxidize, coagulate, filter, and disinfect the water.[2] For spray irrigation and/or unrestricted recreational and landscape impoundments, the median concentration of total coliform bacteria must not exceed the following:

- 2.2 most probably number (MPN) total coliform bacteria per 100 milliliter (mL) sample based on the bacteriological results of the last seven days for which analyses have been completed;
- 23 MPN total coliform bacteria per 100 mL sample of effluent in more than one sample within any 30-day period;
- 240 MPN total coliform bacteria per 100 mL sample of effluent at any time.

In addition to the requirements listed above, the Title 22 Criteria also state that the process must incorporate a certain level of redundancy/reliability to ensure that the treatment process is uninterrupted such as backup equipment and alarms, which was also incorporated into the design of the proposed Project. The Title 22 requirements for landscape irrigation consider the Basin Plan objectives for groundwater quality as detailed above.

[2]Oxidation relates to a process typically found in a wastewater treatment where the organic material in the wastewater is stabilized and the secondary effluent contains dissolved oxygen. Coagulation is the process where chemicals are added to the wastewater to form flocs which settle to the bottom of clarifiers and are removed as a

Water Quality Control Plan for the Central Coast Basin

The proposed Project was also designed in accordance with the water quality objective outlined in Table 3-2 of the "Water Quality Control Plan for the Central Coast Basin" (RWQCB 2019). This includes water quality criteria for various elements such as aluminum, arsenic, copper, lead, mercury, zinc, among others. While Table 3-2 refers to "Agricultural Water Use", these elements and criteria are also applicable to irrigation uses such as the proposed Project. The applicable design criteria and technologies that have been incorporated into the proposed Project meet the water quality objectives above include ultrafiltration, reverse osmosis, and sodium hypochlorite for disinfection (refer to Section 2.2 of the Final IS/MND for a description of these technologies).

General Order WA 2016-0068-DDW

The General Order WA 2016-0068-DDW (General Order) outlines the requirements for recycled water programs, including the testing analysis and reporting of water quality. The Title 22 Criteria, as described above, is an important component of the General Order (SWRCB 2016). As part of the regulatory permitting process, the District developed a Title 22 Engineering Report for the proposed Project which was submitted to the SWRCB Department of Drinking Water (DDW) for review and approval. Once the proposed Project is in the final design phase, the DDW will conduct final review and approval to ensure the proposed Project meets the applicable State requirements for water quality.

These regulatory processes (e.g., Montecito Groundwater Basin Plan, Water Quality Control Plan for the Central Coast Basin, and Title 22 Criteria) are in place to ensure that required treatment standards are being met, thereby reducing the potential for adverse water quality impacts.

NPDES

Construction projects resulting in the disturbance of 1.0 acre or more require compliance with the NPDES Construction General Permit 2009-0009-DWQ (General Permit for Discharges of Storm Water Associated with Construction Activity). Under NPDES, run-off from development must be captured and filtered to remove pollutants prior to discharging the run-off into storm drains. This Construction General Permit requires the development of a Storm Water Pollution Prevention Plan (SWPPP) by a certified Qualified SWPPP Developer (QSD). The majority of the proposed Project components will be located within existing disturbed areas; less than one acre of new land would be disturbed including impervious surfaces of Channel Drive and grassy areas of Santa Barbara Cemetery. As such, construction of the proposed Projects would not require an NPDES permit, nor would it trigger the need for a Stormwater Pollution Prevention Plan (SWPPP).

In addition to compliance with the Construction General Permit, the District has an existing NPDES permit for their wastewater treatment facility effluent outfall into the Pacific Ocean. Per the District's existing NPDES Permit (No. CA0047899), concentrate generated from the treatment system would be blended with secondary treatment water and discharged into the existing District's discharge point No. 001 under the existing Permit. Under these authorizations, the District is permitted to discharge up to 1.5 million gallons per day of dry weather average monthly rate of treated wastewater. From discharge point No.



001, concentrate would pass through an existing 16-inch diameter outfall pipe that terminates 1,500 feet offshore in a water depth of 35 feet in the Pacific Ocean.

County of Santa Barbara Grading Code

The County's Grading Code specifies that a grading permit is required for activities which involve grading, excavation or fill, unless certain exceptions are met (County of Santa Barbara 2019). The Code also includes additional requirements for an Erosion and Sediment Control Plan and Erosion Control Permit, as applicable. This includes a schedule of the timing for project activities as well as measures to effectively minimize soil erosion, sedimentation, and non-stormwater construction related discharges.

Salt and Nutrient Management Plan

Salinity is measured by the total dissolved solids (TDS) and the electrical conductivity. As stated in the Water Quality Control Policy for Recycled Water, the most effective way to address salt and nutrient loading is typically through the development of regional or sub-regional salt and nutrient management plans, rather than imposing requirements solely on individual recycled water project or other individual sources or salts and nutrients (SWRCB 2019). The Montecito Water District, through the Montecito Groundwater Sustainability Agency, manages the Montecito Groundwater Basin. There is currently no salt and nutrient plan for the Montecito Basin, however, should a plan be developed by the Montecito Groundwater Sustainability Agency in the future, the District would provide information to inform this plan upon request.

3.11.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. GROUNDWATER, SURFACE, AND STORMWATER — Would the project:				
a) Contribute to the overuse of groundwater in an alluvial basin or other aquifer?	☐	☐	☒	☐
b) Be located within an urbanized area of the county and the project construction of redevelopment individually or as a part of a larger common plan of development or sale would disturb one or more acres of land?	☐	☐	☒	☐
c) Increase the amount of impervious surfaces on a site by 25% or more?	☐	☐	☒	☐
d) Result in channelization of relocation of natural drainage channel?	☐	☐	☐	☒
e) Result in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks, or wetlands?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
X. GROUNDWATER, SURFACE, AND STORMWATER — Would the project:				
f) Be an industrial facility that falls under one or more categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity?	☐	☐	☒	☐
g) Discharge pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses of a receiving waterbody?	☐	☐	☒	☐
h) Result in discharge of pollutants into an "impaired" waterbody that has been designated as such by the State Water Resources Control Board?	☐	☐	☐	☒
i) Result in a discharge of pollutants of concern to a receiving water body, as identified in by the RWQCB?	☐	☐	☒	☐

Discussion of Impacts

a) Contribute to the overuse of groundwater in an alluvial basin or other aquifer?

Less Than Significant Impact. The proposed Projects are the addition of a Title 22 compliant recycled water treatment system to an existing wastewater treatment facility. Construction of the proposed Projects would require water for industry-standard construction activities, such as dust suppression, concrete, or minor cleaning and washing. Construction of the Project would be temporary and of short duration, with water provided by the Montecito Water District under its existing permitted allotments. While a small portion of the water utilized for the proposed Projects could be sourced from groundwater, this minor amount of water would not contribute to the overuse of groundwater in the aquifer, as it would be sourced by an existing purveyor under its existing allotments and in minor amounts. Additionally, the primary goal of the proposed Projects is to replace the use of potable water (which could be sourced from groundwater) with recycled water for irrigation of the adjacent Santa Barbara Cemetery. The proposed Projects would not contribute to the overuse of groundwater in an alluvial basin or other aquifer, as the Projects would reduce groundwater demand and would not utilize groundwater during operation. Therefore, no impact is anticipated.

b) Be located within an urbanized area of the county and the project construction of redevelopment individually or as a part of a larger common plan of development or sale would disturb one or more acres of land?

Less Than Significant Impact. The proposed Projects are in the community of Montecito which is in an urbanized area within the unincorporated portion of Santa Barbara County. The majority of the proposed Project components will be located within existing disturbed areas. As stated in Section 1.2, while the combined temporary and permanent disturbance of the three proposed Projects is approximately 1.50 acres total, all three projects would not be constructed simultaneously; each project would disturb less than one acre of land including impervious surfaces of Channel Drive and grassy areas of Santa Barbara Cemetery. Therefore, a less than significant impact would occur.

c) Increase the amount of impervious surfaces on a site by 25% or more?

Less Than Significant Impact. As noted above, most of the proposed Project components are located in an already developed facility. New impervious surfaces would include the following;

- approximately 1,600 square feet would be added during construction for placement of a concrete slab underneath the 75,000-gallon storage tank adjacent to the Santa Barbara Cemetery;
- approximately 1,500 square feet would be covered with impervious surfaces to accommodate the new recycled water treatment area; and,
- approximately 14,155 square feet would need to be surfaced with concrete and asphalt to accommodate for the new Essential Services Building and the adjacent parking area.

This would be approximately 17,255 square feet of impervious surfaces in total, which equates to 6.1% of the total site area (approximately 281,598 square feet). Therefore, the propose Project would not increase the amount of impervious surfaces by 25% or more and a less than significant impact would occur.

d) Result in channelization or relocation of natural drainage channels?

No Impact. There are no natural drainage channels within the proposed Project footprint and surrounding areas. The Project would not result in the channelization or relocation of natural drainage channels. Therefore, no impact would occur.

e) Result in removal or reduction of riparian vegetation or other vegetation (excluding non-native vegetation removed for restoration projects) from the buffer zone of any streams, creeks, or wetlands?

No Impact. The Proposed Projects are not located near any streams, creeks, or wetlands. The Project would not result in the removal or reduction of riparian vegetation or other vegetation from the buffer zone of any streams, creeks, or wetlands. Therefore, no impact would occur.

f) Be an industrial facility that falls under one or more categories of industrial activity regulated under the NPDES Phase I industrial storm water regulations (facilities with effluent limitation; manufacturing; mineral, metal, oil and gas, hazardous waste, treatment or disposal facilities; landfills; recycling facilities; steam electric plants; transportation facilities; treatment works; and light industrial activity?

Less Than Significant Impact. While the design flow of the existing facility is above 1 MGD and would remain above 1 MGD with construction of the proposed Projects (per the list of facilities covered by an NPDES general permit for stormwater discharges associated with industrial activities), the proposed Projects do not involve discharge of stormwater flow off the site; stormwater flow across the site is, and would continue to be, blocked by a wall on the north side of the facility between the WWTP and the railroad. Furthermore, any stormwater flowing through the site is captured and sent through the wastewater treatment process. Therefore, a less than significant impact would occur.

g) Discharge pollutants that exceed the water quality standards set forth in the applicable NPDES permit, the Regional Water Quality Control Board's (RWQCB) Basin Plan or otherwise impairs the beneficial uses of a receiving waterbody?

Less Than Significant Impact. While the proposed Projects would result in the addition of brine into the wastewater stream entering the outfall discharge point into the Pacific Ocean, this is not anticipated to result in any exceedance of the existing NPDES permit limits, and no modifications to the existing NPDES permit would be required. As described in Section 3.11.1 above, the proposed Project has been designed in accordance with the following regulatory processes: the water objectives outlined in the Water Quality Control Plan for the Central Coast Basin, the Montecito Groundwater Basin Management Plan, as well as the Title 22 Criteria (State of California Code of Regulations). Once the proposed Project is at the final design phase, the DDW will conduct final review and approval to ensure the proposed Project meets the applicable state requirements for water quality. In addition, due to the minor subsurface excavation required for installation of the 75,000-gallon storage tank and distribution pipelines, a grading permit would be obtained from the County. This would provide additional measures to effectively minimize soil erosion, sedimentation, and non-stormwater construction related discharges. Last, during operations and in accordance with the District's permit requirements, the District would conduct regular monitoring to ensure no exceedance of water quality standards would occur because of the proposed Project. These regulatory processes described above would ensure that required treatment standards are being met, thereby reducing the potential for adverse water quality impacts associated with the proposed Project to a less than significant level.

h) Result in discharge of pollutants into an "impaired" waterbody that has been designated as such by the State Water Resources Control Board?

No Impact. According to the SWRCB, the nearest impaired waterbody is Montecito Creek. This creek is located approximately 1.04 miles to the west of the proposed Projects. Due to its distance from Montecito Creek, the proposed Projects would not result in discharge of pollutants into an "impaired" waterbody that



has been designated as such by the State Water Resources Control Board. Therefore, no impact would occur.

i) Result in a discharge of pollutants of concern to a receiving water body, as identified in by the RWQCB?

Less Than Significant Impact. During construction, the Project would implement all appropriate erosion control measures, as outlined in the Grading Permit from the County. No other discharges to a receiving water body would occur during construction. Operation of the Project would result in the discharge of brine via the existing outfall, under the existing NPDES permit. As construction and operation would not result in discharges of pollutants of concern, a less than significant impact would occur.

3.12 LAND USE AND PLANNING

3.12.1 Setting

The majority of the proposed Projects are located within the already developed existing facility. Additionally, a parcel to the north of the cemetery, will include the proposed 75,000-gallon tank located adjacent to an existing cell phone tower.

The existing facility of the proposed Projects has a land use designation of UT, Public Utility (an area designation for the facilities and service of a public utility or a public service entity). Its zoning is PU, Public Works Utilities and Private Services Facilities. The Santa Barbara Cemetery has a land use designation of Cemetery, with a zoning of 20-R-1, reserved for single family housing with a minimum lot size of 20,000 square feet. The existing facility and the Santa Barbara Cemetery are located within the unincorporated community of Montecito and are subject to the County of Santa Barbara's land use and zoning ordinances. The Santa Barbara cemetery currently operates under a Conditional Use Permit issued by the County of Santa Barbara.

The 75,000-gallon tank would be located on a parcel within the incorporated City of Santa Barbara with a current land use designation of Recreational / Open Space and a zoning designation of R-1, Coastal Overlay. As the R-1 zone allows for "Improvements and additions of 500 square feet or less to existing Public Works Facilities including, but not limited to, sewer lift stations, pump stations, water wells, pressure reducing stations, generator enclosures, minor improvements to existing water storage reservoirs and other miscellaneous structures incidental to or improving the existing use," (Santa Barbara Municipal Code, Section 28.15.030 Uses Permitted, 2019) the proposed Project component located on this parcel is a permitted use under the City of Santa Barbara's existing zoning.

In general, the proposed Projects are located near the UPPR to the north, a cemetery to the west, residential facilities to the south, and educational facilities to the east.

3.12.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XI. LAND USE AND PLANNING — Would the project:				
a) Physically divide an established community?	☐	☐	☐	☒
b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

Discussion of Impacts

a) Physically divide an established community?

No Impact. Temporary construction activities would be limited to the area of Channel Drive and would not permanently divide the community. Access to the Santa Barbara Cemetery would be limited to that of East Cabrillo Drive during the pipeline construction and installation and road conditions would revert to original conditions once construction is complete. Therefore, no impact would occur.

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact. The proposed Projects would be compatible with the goals, applicable land use designation, and zoning set forth in the Montecito Community Plan and Santa Barbara County code. Within the Montecito Community Plan, Goal LUG-M-1 states: “Comprehensively plan for, and maintain, an ultimate community buildout that is based on the conservation of limited resources” (Montecito Community Plan, 1995). This goal is compatible with the proposed Projects’ use of recycled water for the cemetery irrigation. The proposed Projects do not conflict with any established land use plan set forth in the Montecito Community plan. The current zoning allows for the proposed Projects and no additional land use permit would be required. Therefore, no impact would occur.

3.13 MINERAL RESOURCES

3.13.1 Setting

In accordance with the Open Space and Conservation Element, the County is required to permit present operations and future exploration for the extraction of mineral resources. To comply with the requirements, the state's Surface Mining and Reclamation Act of 1975 (SMARA) was enacted for the purpose of establishing mineral resource management policies within the general plan by local agencies.

The State Geologist mapped the San Luis Obispo-Santa Barbara area for aggregate resources, which includes rock, sand, and gravel. The San Luis Obispo-Santa Barbara region is classified by the availability of Portland Cement Concrete (PCC) – grade aggregate resources. There are currently four main regionally significant Mineral Resource Zone (MRZ) categories designated by the State Geologist of varying significance. These categories are MRZ-1 through MRZ-4 and are defined as follows:

- **MRZ-1:** Areas where adequate information indicates that no significant mineral deposits are present, or where it is judged that little likelihood exists for their presence.
- **MRZ-2:** Areas where adequate information indicates that significant mineral deposits are present or where it is judged that a high likelihood of their presence exists.
- **MRZ-3:** Areas containing mineral deposits, the significance of which cannot be evaluated from available data.
- **MRZ-4:** Areas of no known mineral occurrences where geologic information does not rule out either the presence or absence of significant mineral resources.

The proposed Project area is designated as MRZ-3 (Miller, 1989).

3.13.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XII. MINERAL RESOURCES — Would the project:				
a) Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	☐	☐	☐	☒

Discussion of Impacts

a) *Result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state?*

No Impact. Although areas in the San Luis Obispo-Santa Barbara region are classified as an MRZ-2, the community of Montecito is mapped as an MRZ-3. The proposed Projects would be located within the already existing facility and Santa Barbara Cemetery. Due to its classification as an MRZ-3, the proposed Projects would not result in the loss of availability of a known mineral resource classified MRZ-2 by the State Geologist that would be of value to the region and the residents of the state. Therefore, no impact would occur.

b) *Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?*

No Impact. As mentioned previously, the proposed Project location is not within an MRZ-2 and construction would occur on the existing facility and Santa Barbara Cemetery. Community Plans do not contain any delineated sites. This area is designated for Public Utilities and Works by the Montecito Community Plan. The proposed Projects are not located on a delineated site; therefore, it would not result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan. Therefore, no impact would occur.

3.14 NOISE

3.14.1 Setting

Definition of Noise

Noise is generally defined as unwanted sound that annoys or disturbs people or noise-sensitive biological resources (such as nesting birds) and potentially causes an adverse psychological or physiological effect on human health.

Sound is mechanical energy (vibration) transmitted by pressure waves over a medium such as air or water. Sound is characterized by various parameters that include the rate of oscillation of sound waves (frequency), the speed of propagation, and the pressure level or energy content (amplitude). In particular, the sound pressure level is the most common descriptor used to characterize the loudness of an ambient (existing) sound level. Although the decibel (dB) scale is a logarithmic scale and is used to quantify sound intensity, it does not accurately describe how sound intensity is perceived by human hearing. The human ear is not equally sensitive to all frequencies in the entire spectrum, so noise measurements are weighted more heavily for frequencies to which humans are sensitive in a process called A-weighting, written as dBA and referred to as A-weighted decibels. Table 11 defines sound measurements and other terminology used in this section and Table 12 summarizes typical A-weighted sound levels for different noise sources.

In general, human sound perception is such that a change in sound level of 1 dB cannot typically be perceived by the human ear, a change of 3 dB is barely noticeable, a change of 5 dB is clearly noticeable, and a change of 10 dB is perceived as doubling or halving the sound level (based on position to the sound level). Audible changes in the existing ambient or background noise levels are considered potentially significant.

Different types of measurements are used to characterize the time-varying nature of sound. These measurements include the equivalent sound level (Leq), the minimum and maximum sound levels (Lmin and Lmax, respectively), percentile-exceeded sound levels (Lxx, shown as specific percentages such as L10 or L20), the day-night sound level (Ldn), and the community noise equivalent level (CNEL). Ldn and CNEL values differ by less than 1 dB. As a matter of practice, Ldn and CNEL values are considered to be equivalent and are treated as such in this assessment.

For a point source, such as a stationary compressor or construction equipment, sound attenuates at a rate of 6 dB per doubling of distance. For a line source, such as free flowing traffic on a freeway, sound attenuates at a rate of 3 dB per doubling of distance (FHWA 2011). Atmospheric conditions, including wind, temperature, and humidity, can change how sound propagates over distance and can affect the level of sound received at a given location. The degree to which the ground surface absorbs acoustical energy also affects sound propagation. Sound that travels over an acoustically absorptive surface such as grass attenuates at a greater rate than sound that travels over a hard surface such as pavement. The increased attenuation is typically in the range of 1-2 dB per doubling of distance. Barriers such as



buildings and topography that block the line of sight between a source and receiver also increase the attenuation of sound over distance.

Table 11. Definition of Sound Measurement

Sound Measurements	Definition
Decibel (dB)	A measure of sound on a logarithmic scale that indicates the squared ratio of sound pressure amplitude to a reference sound pressure amplitude. The reference pressure is 20 micro-pascals.
A-Weighted Decibel (dBA)	An overall frequency-weighted sound level in decibels that approximates the frequency response of the human ear.
C-Weighted Decibel (dBC)	The sound pressure level in decibels as measured using the C-weighting filter network. The C-weighting is very close to an unweighted or flat response. C-weighting is only used in special cases when low-frequency noise is of particular importance.
Maximum Sound Level (Lmax)	The maximum sound level measured during a specified period of time.
Minimum Sound Level (Lmin)	The minimum sound level measured during a specified period of time.
Equivalent Sound Level (Leq)	The equivalent steady state sound level equal to acoustical energy averaged over time.
Percentile-Exceeded Sound Level (Lxx)	L10 is the sound level exceeded 10% of the time. L90 is the sound level exceeded 90% of the time. L90 is often considered to be representative of the background noise level in a given area.
Day-Night Level (Ldn)	The energy average of the A-weighted sound levels occurring during a 24-hour period, with 10 dB added to the A-weighted sound levels occurring during the period from 10:00 PM to 7:00 AM.
Community Noise Equivalent Level (CNEL)	The energy average of the A-weighted sound levels occurring during a 24-hour period with 5 dB added to the A-weighted sound levels occurring during the period from 7:00 p.m. to 10:00 p.m. and 10 dB added to the A-weighted sound levels occurring during the period from 10:00 PM to 7:00 AM.
Peak Particle Velocity (Peak Velocity or PPV)	A measurement of ground vibration defined as the maximum speed (measured in inches per second) at which a particle in the ground is moving relative to its inactive state. PPV is usually expressed in inches per second.
Frequency: Hertz (Hz)	The number of complete pressure fluctuations per second above and below atmospheric pressure.

Source: Stantec 2014



Table 12. Typical A-Weighted Sound Levels

Common Outdoor Activities	Noise Level (dBA)	Common Indoor Activities
Jet flyover at 1,000 feet	-110	Rock band
Gas lawnmower at 3 feet	-100	Food blender at 3 feet
Diesel truck at 50 feet at 50 MPH	-90	Garbage disposal at 3 feet
Noisy urban area, daytime	-80	Vacuum cleaner at 10 feet
Gas lawnmower, 100 feet	-70	Normal speech at 3 feet
Commercial area	-60	Large business office
Heavy traffic at 300 feet	-50	Dishwasher in next room
Quiet urban daytime	-40	Theater, large conference room (background)
Quiet urban nighttime	-30	Library
Quiet suburban nighttime	-20	Bedroom at night, concert hall (background)
Quiet rural nighttime	-10	Broadcast/recording studio

Notes:
dBA = A-weighted decibels
MPH = miles per hour

Decibel Addition

Since decibels are logarithmic units, sound pressure levels cannot be added or subtracted through ordinary arithmetic. On the dB scale, a doubling of sound energy corresponds to a 3 dB increase. In other words, when two identical sources are each producing sound of the same loudness, their combined sound level at a given distance would be 3 dB higher than one source under the same conditions. For example, if one source produces a sound pressure level of 70 dBA, two identical sources would not produce 140 dBA but would combine to produce 73 dBA. The cumulative sound level of any number of sources can be determined using decibel addition.

Vibration

Operation of heavy construction equipment, particularly pile driving and other impact devices such as pavement breakers, create seismic waves that radiate along the surface of the earth and downward into the earth. These surface waves can be felt as ground vibration. Vibration from operation of this equipment can result in effects ranging from annoyance of people to damage of structures. Varying geology and



distance results in different vibration levels that contain different frequencies and displacements. In all cases, vibration amplitudes decrease with increasing distance.

Perceptible ground borne vibration is generally limited to areas within a few hundred feet of construction activities. As seismic waves travel outward from a vibration source, they excite the particles of rock and soil through which they pass and cause them to oscillate. The actual distance that these particles move is usually only a few ten-thousandths to a few thousandths of an inch. The rate or velocity (in inches per second) at which these particles move is the commonly accepted descriptor of the vibration amplitude, referred to as peak particle velocity (PPV).

Table 13 summarizes typical vibration levels generated by construction equipment (DOT 2006).

Table 13. Vibration Source Levels for Construction Equipment

Equipment	PPV at 25 feet
Pile driver (impact)	0.644 to 1.518
Pile drive (sonic/vibratory)	0.170 to 0.734
Vibratory roller	0.210
Hoe ram	0.089
Large bulldozer	0.089
Caisson drilling	0.089
Loaded trucks	0.076
Jackhammer	0.035
Small bulldozer	0.003

Notes:
PPV = peak particle velocity
Source: Federal Transit Administration 2006

Vibration amplitude attenuates over distance and is a complex function of how energy is imparted into the ground and the soil conditions through which the vibration is traveling. The following equation can be used to estimate the vibration level at a given distance for typical soil conditions (DOT 2006). PPVref is the reference PPV from Table 12.

$$PPV = PPVref \times (25/Distance)\ 1.5$$

Table 14 summarizes guideline vibration annoyance potential criteria suggested by California Department of Transportation (Caltrans) (Caltrans 2004).



Table 14. Guideline Vibration Annoyance Potential Criteria

Human Response	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Sources
Barely perceptible	0.04	0.01
Distinctly perceptible	0.25	0.04
Strongly perceptible	0.9	0.10
Severe	2.0	0.4

Notes:
Transient sources create a single isolated vibration event, such as blasting or drop balls. Continuous/frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
in/sec = inches per second
PPV = peak particle velocity
Source: Caltrans 2004

Table 15 summarizes guideline vibration damage potential criteria suggested by Caltrans (Caltrans 2004).

Table 15. Guideline Vibration Damage Potential Criteria

Structure and Condition	Maximum PPV (in/sec)	
	Transient Sources	Continuous/Frequent Sources
Extremely fragile historic buildings, ruins, ancient monuments	0.12	0.08
Fragile buildings	0.2	0.1
Historic and some old buildings	0.5	0.25
Older residential structure	0.5	0.3
New residential structures	1.0	0.5
Modern industrial/commercial buildings	2.0	0.5

Notes:
Transient sources create a single isolated vibration event such as blasting or drop balls. Continuous or frequent intermittent sources include impact pile drivers, pogo-stick compactors, crack-and-seat equipment, vibratory pile drivers, and vibratory compaction equipment.
in/sec = inches per second
PPV = peak particle velocity
Source: Caltrans 2004



County Guidelines

The County's Environmental Thresholds and Guidelines Manual identify 65 dBA CNEL as the maximum exterior noise exposure compatible with noise-sensitive uses unless noise mitigation features are included in project design. Noise-sensitive uses proposed in areas where this level is exceeded should be designed so that interior noise levels attributable to exterior sources do not exceed 45 dBA CNEL when doors and windows are closed (County of Santa Barbara, 2008). While the County of Santa Barbara's Noise Ordinance does not include specific requirements and/or restrictions for construction-related noise, the County of Santa Barbara's Montecito Community Plan states in their Municipal Code that noise sources associated with construction-related activities are typically exempt provided the activities occur between the hours of 7:30 a.m. and 4:30 p.m., Monday through Friday (County of Santa Barbara, 1995).

The existing noise contours specified in the Noise Element of the County of Santa Barbara General Plan indicates that the existing ambient noise in the Project vicinity is between 60-64 dBA (County of Santa Barbara, 2009). The northern portion of the facility is bordered by UPRR, while U.S. Highway 101, which is the predominant existing noise source within the Project vicinity, runs adjacent to the UPRR to the north. In addition, there is daily vehicle traffic on the adjacent roadway (Channel Drive and Monte Cristo Lane). The nearest sensitive receptors to the Project site are residential areas, with the closest sensitive receptor (a residence) located approximately 100 feet to the south of the facility.

3.14.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIII. NOISE — Would the project result in:				
a) Generation of noise levels in excess of 65 dB(A) CNEL and would affect sensitive receptors?	☐	☐	☒	☐
b) Generation of excessive noise in outdoor living areas that are subject to noise levels in excess of 65 dB(A).	☐	☐	☒	☐
c) The substantial increase of the ambient noise levels for noise-sensitive receptors adjoining areas?	☐	☐	☒	☐
d) Noise from grading and construction activity proposed within 1,600 feet of sensitive receptors, including schools, residential development, commercial lodging facilities, hospitals, or care facilities?	☐	☐	☒	☐

Discussion of Impacts

a) Generation of noise levels in excess of 65 dB(A) CNEL and would affect sensitive receptors?

Less Than Significant Impact. The proposed Projects consist of the construction of a Title 22 compliant recycled water treatment system at an existing facility, as well as construction of a storage tank,

associated pipelines, the Essential Services Building, 17-space parking area and solar panel structures. The proposed Projects are located adjacent to residential development (approximately 100 feet to the closest residence). Most grading activities, which would be the highest construction-related noise, would be conducted at the proposed storage tank site which is over 650 feet from the nearest sensitive receptors. Some grading would also be conducted within the existing treatment facility. Much of the remaining construction inside the treatment facility would be limited and largely completed with hand tools and limited heavy equipment support. Furthermore, construction of the proposed Projects do not involve substantial vibration sources such as pile driving. Noise generated from construction activities would be temporary and limited through adherence to the County's approved work hours (7:30 a.m. and 4:30 p.m., Monday through Friday).

With respect to operations, noise modelling was conducted for the 18 electric-powered, motor driven pumps associated with the proposed Project treatment process and water storage tank area. The modelling considered the attenuation of noise over distance to the nearest sensitive receptor (i.e., 100 feet from the treatment system to the nearest residence). Estimated noise levels conservatively assumed that all pumps would operate simultaneously for 24 hours per day. It was further assumed that daytime and nighttime ambient noise levels are 62 and 52 respectively. Assuming these ambient noise levels equates to an ambient 62 dBA CNEL, which is in the middle of the estimated 60-64 dBA CNEL range presented in the County's Noise Element. Based on the results of the noise modelling included as Appendix C, the proposed Projects would result in an estimated 62.3 dBA CNEL at the nearest residence during operations. The proposed Projects are estimated to increase ambient noise by 0.3 dBA CNEL and cumulative noise levels (baseline + proposed Projects) would be below the 65 dBA CNEL threshold. Therefore, impacts from both construction and operations would be less than significant.

b) Generation of excessive noise in outdoor living areas that are subject to noise levels in excess of 65 dB(A)?

Less Than Significant Impact. The nearest sensitive receptor to the proposed Projects are a residence located approximately 100 feet away from the recycled water treatment area shown on Figure 2. This distance was measured from the edge of the residence's property line (exterior) to the edge of the treatment area. Once the proposed new public access by Channel Drive is provided, construction activities will be subsided along Monte Cristo Lane. As stated in response "a" above, construction activities may temporarily increase noise levels in excess of 65 dB(A); however, these impacts would be temporary and limited through adherence to the County's approved work hours (7:30 a.m. and 4:30 p.m., Monday through Friday). Therefore, a less than significant impact would occur.

c) The substantial increase of the ambient noise levels for noise-sensitive receptors in adjoining areas?

Less Than Significant Impact. The closest sensitive receptor is a residence located approximately 100 feet from the proposed Project treatment area. While there are other sensitive receptors nearby (e.g., school), this analysis was completed for the nearest sensitive receptor as it has the potential to be the most impacted. As discussed in response "a" above, the increase in ambient noise levels associated with

Project operations would be below threshold and project-related construction activities would be limited to the County's approved work hours. Therefore, a less than significant impact would occur.

d) Noise from grading and construction activities proposed within 1,600-feet of sensitive receptors including schools, residential development, commercial lodging facilities, hospitals, or care facilities?

Less Than Significant Impact. The proposed Projects are located within 1,600-feet of two sensitive receptors: residential development and a school. While grading and clearing activities would be required for the installation of a 75,000-gallon tank and solar panel structures, these project components are located even further away from the closest sensitive receptors (residence and school). In addition, construction activities would be conducted consistent with the County of Santa Barbara's Montecito Community Plan regulations regarding hours of construction (7:30am and 4:30pm, Monday through Friday). Operations of the proposed Projects may at times include similar construction-related noise sources; however, these would be at a much smaller scale and limited to general maintenance activities. As such, a less than significant impact would occur.

3.15 POPULATION AND HOUSING

3.15.1 Setting

According to the 2018 United States Census, Santa Barbara County includes approximately 446,527 residents (United States Census Bureau, 2018). Of this population, the community of Montecito housed approximately 8,965 residents in 2010 (United States Census Bureau, 2010). Approximately 43.9% of the population is comprised of individuals over the age of 35, with 21% of the population over the age of 64. According the to the Montecito Community Plan, 57.6% of household are that of married couple families (Montecito Community Plan, 1995)

3.15.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIV. POPULATION AND HOUSING — Would the project:				
a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

Discussion of Impacts

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

No Impact. The proposed Projects would allow for non-potable recycled water to be used for irrigation purposes of the nearby cemetery. No new homes or businesses would result from the proposed Projects. Personnel required to complete the proposed Projects are anticipated to be from the region and would therefore not substantially increase the population growth directly through construction. Therefore, the proposed Projects would have no impact on population growth in the Montecito community.

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact. As the proposed Projects are an addition to an already developed non-residential site, it would not displace any existing people or housing, necessitating the construction of replacement housing elsewhere. Therefore, there would be no impact.

3.16 PUBLIC SERVICES

3.16.1 Setting

Fire Protection

The proposed Projects are located within the Montecito Fire Protection District Local Responsibility Area (LRA). Parcels immediately to the north and west of the proposed Projects are located within the City of Santa Barbara's LRA.

Police Protection

The proposed Projects are located within County Service Area 32 of the County of Santa Barbara. This Service Area includes unincorporated areas of the County, including the unincorporated community of Montecito. The Santa Barbara County Sheriff's Office provides police service to this Service Area, including the proposed Projects. Additionally, Parcels immediately to the north and west of the proposed Projects are located within the City of Santa Barbara's police jurisdiction.

Parks

The nearest parks/open spaces to the proposed Projects are the Andree Clark Bird Refuge, East Beach Park, and Butterfly Beach. Refer to Table 16 below for their approximate distances from the proposed Projects.

Table 16. Parks

Park	Approximate Distance	Nearest Project Component
Andree Clark Bird Refuge	~1,200 feet west	Storage Tank
East Beach Park	~3,200 feet west-southwest	Underground piping and solar panels
Butterfly Beach	~1000 feet south	Solar panels and wastewater treatment system

Schools

The nearest school to the proposed Projects is the Music Academy of the West, located adjacent to the proposed Projects to the east and southeast. Refer to Table 17 for their approximate distances from the proposed Projects.

Table 17. Schools

School	Enrollment	Approximate Distance	Nearest Project Component
Music Academy of the West	140	Approximately 650 feet to the east	Water filtration system

3.16.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. PUBLIC SERVICES — Would the project:				
a) Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				
i) Fire protection?	☐	☐	☒	☐
ii) Police protection?	☐	☐	☒	☐
iii) Schools?	☐	☐	☐	☒
iv) Parks?	☐	☐	☐	☒
v) Other public facilities?	☐	☐	☒	☐
b) Generate enough students to require an additional classroom, this assumes 29 students per classroom of elementary/junior high students, and 28 students per classroom for high school students?	☐	☐	☐	☒

Discussion of Impacts

a) *Result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impact, in order to maintain acceptable service ratios for any of the public services:*

i) Fire protection?

Less Than Significant Impact. The proposed Projects involve additional wastewater treatment, Essential Services Building, parking lot area, and solar panel structures at an existing facility as well as some adjacent new storage and distribution pipelines. Construction of the proposed Projects may necessitate traffic control in certain locations, which could temporarily affect routes used by the local fire department to respond to emergencies. However, the Project does not include any activities or materials that would substantially increase the need for fire protection services beyond those that already exist. Therefore, potential impacts associated with fire protection services would be less than significant.

ii) Police protection?

Less Than Significant Impact. No new or substantially altered police facilities would be required to serve the proposed Projects. Construction activities could result in temporary traffic congestion along some local streets, which could temporarily affect routes used by the Sheriff's Department for patrol and to respond to emergencies if an emergency were to occur during construction material movement. However, the Project does not include any activities or materials that would substantially increase the need for police protection services beyond those that already exist. Therefore, potential impacts associated with police protection services would be less than significant.

iii) Schools?

No Impact. The proposed Projects are limited to a recycled water project that does not include a component that is related to or increases demand for school facilities. The proposed Projects would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities such as schools. The local population numbers would not increase due to the proposed Projects, as workers would be hired locally and operations staff would not substantially increase. There would be no need for construction of new school facilities. Therefore, no impacts would occur.

iv) Parks

No Impact. The proposed Projects would not result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities such as parks. There would be no increase in local population numbers due to the proposed Projects that would increase the demand for public services such as parks. Therefore, no impacts would occur.

v) Other Public Facilities

Less Than Significant Impact. Other public facilities include public libraries, public hospitals and medical centers, and community centers. The proposed Project swould not result in a substantial increase in population during or after construction that would increase the demand for other public facilities and potential impacts would be less than significant.

b) Generate enough students to require an additional classroom, this assumes 29 students per classroom of elementary/junior high students, and 28 students per classroom for high school students?

No Impact. The proposed Projects are limited to a recycled water project and does not involve a land use that would generate students or increase demand for school services. There would be no impact.

3.17 QUALITY OF LIFE

3.17.1 Setting

The community of Montecito is located in the unincorporated portion of Santa Barbara County. Characterized by agriculture, mineral extraction, recreation, low-density residential, and use of public or quasi-public nature, the community of Montecito allows for rural and urban development areas. Urban areas in Montecito allow for the development of commercial activities and small-sized residential homes. Residential homes in Montecito are mostly comprised of elderly and/or married coupled homes. Montecito's relatively older, married households allows for a more stable population. Community plans and facilities have been established to accommodate this and future populations (Montecito Community Plan, 1995).

The Montecito Architectural Guidelines and Development Standards are guidelines developed to ensure that every development would consider the community context and have compatible relationships with neighboring properties and community design goals. To assess the impact of new developments and modifications of current structures have on neighboring properties, and the Montecito community as a whole, the following goals were considered as part of this analysis:

1. To preserve, protect, and enhance the existing semi-rural environment of Montecito.
2. To enhance the quality of the built environment by encouraging high standards in architectural and landscape design.
3. To ensure neighborhood compatibility of all projects.
4. To respect public views of the hillsides and the ocean and to be considerate of private views.
5. To ensure that architecture and landscaping respect the privacy of immediate neighbors.
6. To ensure that grading and development are appropriate to the site and that long-term visible scarring of the landscape is avoided where possible.
7. To maintain the semi-rural character of the roads and lanes.
8. To preserve and protect native and biologically and aesthetically valuable nonnative vegetation or to ensure adequate and appropriate replacement for vegetation loss.

3.17.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XV. QUALITY OF LIFE — Would the project:				
a) Result in…				
i) Loss of privacy?	☐	☐	☒	☐
ii) Neighborhood incompatibility?	☐	☐	☐	☒
iii) Nuisance noise levels (not exceeding noise thresholds)?	☐	☐	☒	☐
iv) Increase traffic in quiet neighborhoods (not exceeding traffic thresholds)?	☐	☐	☒	☐
v) Loss of sunlight/solar access?	☐	☐	☐	☒

Discussion of Impacts

a) Result in…

i) Loss of Privacy?

Less Than Significant Impact. The proposed Projects include additional wastewater treatment, a new Essential Services Building, and parking lot at the existing facility as well as the addition of a 75,000-gallon recycled water storage tank and distribution pipelines. The storage tank would be situated on an adjacent piece of property owned by the Santa Barbara Cemetery, located to the north of the cemetery. In order to install this tank and the necessary distribution pipelines, temporary construction would occur within the District's facility and along Channel Drive. The temporary construction may cause loss of privacy to those visiting the Santa Barbara Cemetery as well as nearby residences but would cease once construction is completed. In addition, no trees will be removed as a result of the proposed Projects; any existing tree/vegetation screening between the facility site and adjacent properties would be maintained. Therefore, potential impacts would be less than significant.

ii) Neighborhood incompatibility?

No Impact. The proposed Projects are located in an already established facility and Santa Barbara Cemetery. The land use designation for these areas are both Community Facilities with adjacent residential properties. In using recycled water for irrigation purposes of the Santa Barbara Cemetery, the proposed Projects are consistent with the goals set forth in the Montecito Community plan which indicate a "Comprehensively plan for, and maintain, an ultimate community buildout that is based on the conservation of limited resources" (Goal LUG-M-1, Montecito Community Plan, 1995). Due to the location

and land uses of the surrounding area, the proposed Projects would not result in neighborhood incompatibility. Therefore, no impact would occur.

iii) Nuisance noise levels (not exceeding noise thresholds)?

Less Than Significant Impact. As discussed in Section 3.13 (Noise), the proposed Projects are located adjacent to residential development and a school, both of which are considered sensitive receptors; however, project-related noise levels during operations were modelled to be under the 65 dBA CNEL threshold. Noise generated during the construction phase would be temporary and limited through adherence to the County's approved work hours (7:30 a.m. and 4:30 p.m., Monday through Friday). Therefore, there would be a less than significant impact.

iv) Increase traffic in quiet neighborhoods (not exceeding traffic thresholds)?

Less Than Significant Impact. Project construction is limited to the areas of Channel Drive, the existing facility, and Santa Barbara Cemetery. Due to the limited scale and temporary nature of the construction, proposed Project construction would not substantially increase traffic. Additionally, proposed Project operation would not result in an increase in vehicle trips beyond those that already occur in support of existing facility operations. The Proposed Projects would not increase traffic in quiet neighborhoods and would have a less than significant impact.

v) Loss of sunlight/solar access?

No Impact. One aspect of the proposed Projects is the installation of five solar panel structures. These solar panels are intended to supply energy to the existing facility and its treatment processes. As well, the 5,504-square foot, single-story Essential Services Building would be installed to the north of the solar panel structures. These structures would only result in the loss of sunlight or solar access to the adjacent parking lot areas which do not rely on sunlight or solar access. Similarly, the 75,000-gallon storage tank to be installed on property north of the Santa Barbara Cemetery would result in the loss of sunlight/solar access; however, the adjacent properties of US Highway 101 and the Santa Barbara Cemetery do not rely on sunlight/solar access. There would be no impact.

3.18 RECREATION

3.18.1 Setting

As an unincorporated community of Santa Barbara County, Montecito has established itself to be a semi-rural residential area. Montecito does not have a department devoted exclusively to recreation and parks. All recreation and park related activities and areas are under the jurisdiction of Santa Barbara County. However, given its location between the mountains and the Pacific Ocean, Montecito offers land designated for recreation and open space. The closest recreational space in the Community of Montecito is Butterfly Beach, located 440 meters south east of the proposed Project location.

The proposed Projects do not fall within any areas designated by a General Plan as recreational or open space.

3.18.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVI. RECREATION — Would the project:				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☒	☐
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

Discussion of Impacts

a) *Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?*

Less Than Significant Impact. The proposed Projects would utilize a small population of 8-10 local construction personnel to complete the required tasks. The proposed Projects are limited to a recycled water project at existing developed areas and does not include a component that would result in population growth or increase demand for recreational facilities. The proposed Projects are not anticipated to increase the use of existing neighborhood, regional parks, and other recreational facilities that substantial deterioration of the facility would be accelerated. Therefore, the Projects would have a less than significant impact.

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact. The proposed Projects are limited to a recycled water project at existing developed areas and does not include recreational facilities or require the construction or expansion of recreational facilities. There would be no impact.

3.19 TRANSPORTATION

3.19.1 Setting

The existing regional and local roadway network in the County is a hierarchical system of highways and local streets developed to provide regional traffic movement and local access. The following provides a description of the functional classification of the facilities within the proposed Project area. Traffic impacts associated with the proposed Project are primarily related to temporary construction activities. This traffic assessment focuses on short-term traffic impacts associated with changes in traffic volumes and the increase in proposed project-related traffic during construction and operation of the facility. Traffic impacts during construction are quantified, as construction would result in approximately 3,004 total trips for trucks and construction employee vehicles. Construction of the proposed Project is expected to be completed in approximately 9-12 months. The onsite workforce would consist of laborers, skilled trades, supervisory, support, and construction management personnel.

The impact analysis qualitatively discusses the potential impacts from project operation on roadway operations, alternative transportation, emergency access, and safety hazards along the primary proposed Projects' access routes. Vehicle trips generated during construction were estimated using the construction information (construction schedule and duration, and number of truck and worker trips) described in Section 2.0, Project Description.

All materials for project construction would be delivered by truck via Channel Drive by way of Cabrillo Boulevard. On most days of the year, vehicle volumes on Cabrillo between Milpas Street and Los Patos Way average around 4,500 per day. During summer peak travel times, average daily traffic counts are observed between 8,000 and 12,000 (City of Santa Barbara Draft Bicycle Master Plan, 2016). The nearest signalized intersections, Cabrillo Boulevard and Niños Drive, and Cabrillo Boulevard and US 101, operate at LOS A and LOS C & B (morning & afternoon), respectively. The intersection of Cabrillo Boulevard and Channel Drive within the City of Santa Barbara is not signalized. Additionally, the 2020 peak for the intersection of Cabrillo Boulevard and US 101 has an AM peak of 1,382 vehicles and a PM peak of 1,740 vehicles (SC 101 HOV Project – City of Santa Barbara Summary, 2016).

The impacts of project-generated traffic were assessed against County thresholds, which defines a significant traffic impact as occurring when the addition of project traffic to an intersection increases the volume to capacity (V/C) ratio by the value provided below or sends at least 5, 10 or 15 trips to at LOS F, E or D, creates an unsafe situation due to a driveway, new traffic signal, or existing traffic signal, adds traffic to a roadway with existing design features that would create an unsafe situation, or utilize a substantial portion of an intersection that would degrade as part of the proposed Projects (County of Santa Barbara Thresholds of Significance, 2008). Refer to Table 18. Currently, signalized intersections in the City of Santa Barbara are considered impacted if they exceed the City's LOS goal of C, which carries a Volume to Capacity Ratio of .80 (City of Santa Barbara Circulation Element, 1997).



Table 18. Volume to Capacity Ratios

Level of Service (including Project)	Increase in V/C Greater Than
A	0.20
B	0.15
C	0.10
	Or The Addition Of:
D	15 Trips
E	10 Trips
F	5 Trips

According to the County of Santa Barbara, a traffic study will generally be required if the thresholds of significance identified above are likely to be exceeded. In almost all cases where trip generation during the peak hour is expected to exceed 50 vehicles, a traffic study will be required (County of Santa Barbara Thresholds of Significance, 2008).

Roadway Classifications

The existing regional and local roadway network in the County is a hierarchical system of highways and local streets developed to provide regional traffic movement and local access. The following provides a description of the functional classification of the facilities within the project area. The Montecito Community Plan divides the street network of Montecito into two roadway classifications.

Primary roadways

Primary roadways serve mainly as principal access routes to major shopping areas, employment and community centers, etc., and often carry a large percentage of through traffic.

Secondary roadways

Secondary roadways are two-lane roads designed to provide principal access to residential areas or to connect streets of higher classifications to permit adequate traffic circulation. Channel Drive meets the definition of a secondary roadway.

Railway

The Union Pacific Railroad (UPPR) borders the existing facility to the north. It is separated from the existing roadway network in the immediately vicinity, such as the Cabrillo Drive/Hot Springs Road by an underpass. Thus, railway traffic is not a factor for project related impacts.

Freeway

US 101 runs parallel just to the north of the UPPR tracks. This section of US 101 is prone to congestion, and Caltrans is proposing to widen US 101 as necessary to provide a part-time, continuous access HOV lane in each direction extending from 0.22 mile south of the Bailard Ave Overcrossing in the City of Carpinteria to Sycamore Creek in the City of Santa Barbara. As with the railway tracks, the freeway, as a controlled access highway, is separated from the local roadway network via overpasses and underpasses.

3.19.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVII. TRANSPORTATION — Would the project:				
a) Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☒	☐
b) Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)?	☐	☐	☒	☐
c) Substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☒	☐
d) Result in inadequate emergency access?	☐	☒	☐	☐
e) Add traffic to an intersection therefore increasing the volume to capacity ratio?	☐	☒	☐	☐
f) Need access to a major road or arterial road that would require a driveway creating an unsafe situation or a new traffic signal or major revisions to an existing traffic signal?	☐	☐	☐	☒
g) Add traffic to a roadway that has design features (e.g. narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic that will become potential safety problems?	☐	☐	☒	☐
h) Utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service but with cumulative traffic would degrade to or approach level of service D (15 trips)?	☐	☒	☐	☐

Discussion of Impacts

a) *Conflict with a program plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?*

Less Than Significant Impact. The equipment required to construct the proposed Projects are considered a negligible increase for a temporary duration, with approximately 3,004 trips total over a period of 9 to 12 months compared to Cabrillo Boulevard's existing traffic volume of up to 12,000 daily vehicular trips in the peak summer season. During the peak of construction, approximately 58 total trips (42 workers and 16 haul trucks) would be required. This represents a worst case increase of 0.04% to the local system during construction. The County Thresholds of Significance for Traffic Impacts includes the Level of Service analysis for 68 separate intersections within the County. None of these intersections include Cabrillo Boulevard. As no LOS has been determined by the County, the existing LOS is conservatively estimated at C, where the V/C change of greater than 10% (0.10) would be potentially significant. As the V/C change as a result of the proposed Project is estimated to be 0.04% (0.00004), a Less Than Significant Impact would result from construction related vehicle trips.

Due to the proposed new access from Channel Drive and the discontinued access from Monte Cristo Lane, project-related traffic during operations would be the same as the existing facility operations. As Project-related traffic is lower than thresholds of significance, proposed Project construction and operations would not conflict with any applicable plan that measures the effectiveness of the circulation system in the City of Santa Barbara or the County of Santa Barbara. Construction-related vehicles would only temporarily affect the performance of the local circulation system during the construction phase. Because the proposed Projects are not adjacent to a roadway with alternative modes of transport (bike and pedestrian travel) the proposed Projects would not increase hazards or create barriers for pedestrians or bicyclists, nor would it interfere with bus routes or turnouts. Accordingly, the proposed Projects would not conflict with adopted policies supporting alternative transportation, and no impacts would occur. The proposed Projects would not generate demand for public transit, nor does it include transit facilities. Therefore, the proposed Projects would not conflict with policies or standards related to alternative transportation modes, and the impact would be less than significant during the construction phase and operations phase.

b) *Would the project conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b)(1)?*

Less Than Significant Impact. Currently, the County of Santa Barbara does not have impact thresholds for vehicle miles travelled (VMT) but plans to adopt new provisions based off CEQA Guidelines section 15064.3, subdivision (b)(1) by July 1, 2020, which states that "projects within one-half mile of either an existing major transit stop or a stop along an existing high quality transit corridor should be presumed to cause a less than significant transportation impact." (CEQA Guidelines, 2019). The nearest transit stop is served by Santa Barbara MTD Route 14 at Channel and Cemetery, approximately 0.2 miles to the west. The proposed Projects involve the construction, operation and maintenance of a Title 22 compliant tertiary wastewater treatment system within an existing facility of the Montecito Sanitary District. The proposed Projects would not change roadway capacity or lead to an increase in VMT during Project



operations and would not permanently induce additional travel to the site. Any additional miles traveled by the number construction vehicles associated with the project would cease upon the proposed Project's construction. The Projects would not conflict or be inconsistent with CEQA Guidelines section 15064.3, subdivision (b). As a result, the potential impacts are considered to be less than significant.

c) Substantially increase hazards to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

Less Than Significant Impact. The proposed Projects are comprised of a water treatment facility, a new Essential Services Building, parking lot area, solar panels, a 75,000-gallon storage tank and associated underground piping. The proposed Projects would not substantially increase hazards due to a design feature or incompatible uses, as the majority of proposed Project components would not be located underneath a public right-of-way and would not introduce an incompatible use to the existing circulation network. After the installation of pipelines beneath and beside Channel Drive, the road would be returned to its current state. There would be no change to the roadway's geometric design or current mix of traffic uses during Project operations. Therefore, there would be a less than significant impact.

d) Result in inadequate emergency access?

Less Than Significant Impact with Mitigation Incorporated. The proposed Projects are located within an existing facility. The associated pipelines connecting the new 75,000-gallon tank and the cemetery's irrigation system may require construction activities to occur within the public right-of-way within Channel Drive. In order to achieve construction within Channel Drive, portions of the roadway would need to be closed for worker safety and to allow for adequate construction workspace. However, while construction would temporarily close portions of Channel Drive, the District would maintain at least one open lane for emergency access at all times. However, the necessary lane closures would require the implementation of Mitigation Measure TRA-1 (Traffic Management Plan). Implementation of MM TRA-1 would serve to reduce potential impacts on emergency access to a less than significant level by ensuring that adequate access was preserved during construction. Therefore, with implementation of MM TRA-1 impacts on emergency access to be less than significant.

Mitigation Measures

TRA-1: Traffic Management Plan:

The Applicant shall prepare a Traffic Management Plan prior to construction. The traffic management plan shall be submitted to the County for review and approval prior to the issuance of any construction permits. The traffic management plan shall be implemented during construction related activities. The traffic management plan shall include strategies for minimizing impacts to traffic, effectively managing traffic flow and reducing the number of trips accessing the proposed Project site during the peak hours of 7 AM to 9 AM and 4 PM to 6 PM. These strategies shall include, but not be limited to the following:

- Require parking within designated areas on the proposed Project site and prohibit parking along the shoulders of adjacent roadways.

- Provide for emergency vehicle movement through the proposed Project site at all times during construction, operation, and decommissioning.
- Provide approved offsite parking for workers with shuttle services to transport them onsite when and if onsite parking becomes restricted or unfeasible.
- Facilitate materials delivery during off-peak traffic hours and comply with regulations governing oversized loads.
- Encourage vanpool and carpool for construction employees commuting to the proposed Project site.
- Flaggers shall be posted at each end of the lane closure, who shall be responsible for directing traffic.
- Notification to neighborhoods located immediately adjacent to the project area regarding the planned Project construction schedule and a point of contact for project-related inquiries and/or concerns.

e) Add traffic to an intersection therefore increasing the volume to capacity ratio?

Less Than Significant Impact with Mitigation Incorporated. Construction traffic would be limited in duration and would follow the strategies outlined in Mitigation Measure TRA-1. Project operations would require no additional trips. Traffic added to intersections as part of this proposed Projects would be limited to construction activities and would result in a temporary 0.2% increase in traffic. As discussed above, the Incorporation of mitigation measure TRA-1 would reduce any construction impacts to be less than significant.

Mitigation Measures

TRA-1: Traffic Management Plan

f) Need access to a major road or arterial road that would require a driveway creating an unsafe situation or a new traffic signal or major revisions to an existing traffic signal?

No Impact. The proposed Projects would not require new driveways that would create an unsafe situation or a new traffic signal. The proposed Project would include the one public accessible driveway for the new Essential Services Building. The existing maintenance driveway off Channel Drive will remain for employee access only. Construction traffic would be limited in duration and feature traffic control measures. Project operations would require no additional trips. No major revision to an existing traffic signal is included as part of the proposed Projects. Therefore, there would be no impact.

g) Add traffic to a roadway that has design features (e.g. narrow width, road side ditches, sharp curves, poor sight distance, inadequate pavement structure) or receives use which would be incompatible with substantial increases in traffic that will become potential safety problems?

Less Than Significant Impact. Roadways in the proposed Project vicinity are generally straight with good sight distance, so visibility and access are currently acceptable. While the maneuvering of slow-moving construction trucks and equipment along Channel Drive could slow traffic flow, this would occur on a temporary basis (approximately 9-12 months) and the proposed Projects require no new roadway improvements other than the previously approved roadway alignments and driveway approaches. Therefore, the impact would be less than significant.

h) Utilize a substantial portion of an intersection(s) capacity where the intersection is currently operating at acceptable levels of service but with cumulative traffic would degrade to or approach level of service D (15 trips)?

Less Than Significant Impact with Mitigation Incorporated. The proposed Projects would not utilize a substantial portion of any roadway intersection. Construction traffic would be limited in duration, covering a period of 9 – 12 months, and would involve approximately 650 construction related trips over this timeframe with a workforce of 8 – 12 people, far below the existing capacities of the nearest signalized intersections.

As described above, the nearest signalized intersections have a level of service A (Cabrillo Boulevard and Niños Drive) and a level of service C/B (Cabrillo Boulevard and US 101, depending on the time of day). Additionally, the 2020 peak for the intersection of Cabrillo Boulevard and US 101 has an AM peak of 1,382 vehicles and a PM peak of 1,740 vehicles (SC 101 HOV Project – City of Santa Barbara Summary, 2016). Construction of the proposed Projects would not involve an increase of 15 trips per day for these intersections. Additionally, incorporation of mitigation measure TRA-1 would reduce any construction impacts to be less than significant.

Mitigation Measures

TRA-1: Traffic Management Plan

3.20 TRIBAL CULTURAL RESOURCES

3.20.1 Setting

The Legislature added new requirements regarding tribal cultural resources for CEQA in Assembly Bill 52 (AB 52) that took effect July 1, 2015. AB 52 requires consultation with California Native American tribes and consideration of tribal cultural resources in the CEQA process. By including tribal cultural resources early in the CEQA process, the legislature intended to ensure that local and Tribal governments, public agencies, and project proponents would have information available, early in the project planning process, to identify and address potential adverse impacts to tribal cultural resources. By taking this proactive approach, the legislature also intended to reduce the potential for delay and conflicts in the environmental review process. To help determine whether a project may have such an effect, the Public Resources Code requires a lead agency to consult with any California Native American tribe that requests consultation and is traditionally and culturally affiliated with the geographic area of a proposed project.

To date, no tribes have requested notification from the District (Lead Agency) for prior CEQA-related projects, and no requests for notification specific to the proposed Projects have been made.

3.20.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XVIII. TRIBAL CULTURAL RESOURCES — Would the project: cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:				
i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☒	☐	☐
ii) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☒	☐	☐

Discussion of Impacts

a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

i) Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or

Less Than Significant Impact with Mitigation. The area is considered sensitive for buried Native American and tribal cultural resources based on the records search and determination that the area is archaeologically sensitive. The Project footprint, however, is highly disturbed and within an active wastewater treatment facility and it is considered unlikely that human remains, or intact Native American sites would be encountered. Due to the sensitivity of the area, however, tribal cultural resources in the form of prehistoric archaeological sites may be impacted. If prehistoric remains or human remains determined to be of Native American origin are encountered the District would notify the appropriate Native American ancestor and request consultation regarding treatment of such finds. Mitigation measure TCR-1 would reduce the impacts on tribal cultural resources to less than significant.

Mitigation Measures

TCR-1: Native American Consultation

The District shall consult with the appropriate Native American tribal representative if potentially significant prehistoric or ethnographic Native American archaeological materials are inadvertently discovered during project construction. Working with the tribal representative the District will develop a mitigation and disposition plan.

b) A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.

Less Than Significant Impact with Mitigation. See response above. Therefore, a less than significant impact with mitigation would occur.

3.21 UTILITIES AND SERVICE SYSTEMS

3.21.1 Setting

Wastewater

The proposed Projects, located within the Montecito Sanitary District, consists of the construction and operation of a Title 22 compliant tertiary recycled water irrigation system. Tertiary recycled water goes through a higher level of processing and is suitable for applications with public exposure, such as irrigation of recreational facilities. While the Project may generate small amounts of wastewater (through construction activities such as dust suppression or portable toilet usage), operation of the Project would result in a net decrease in wastewater and would reduce overall potable water demand within the Montecito Sanitary District and Montecito Water District.

Energy

Energy for the proposed Projects would be supplied by the installation of five solar panel structures within the existing facility, detailed above in Section 2.3.5. If this power supply is interrupted, SCE would provide back-up power via an existing on-site connection which services the larger existing wastewater treatment facility. If power loss occurs from both primary sources, i.e., solar and SCE, existing diesel-powered generators (for the larger existing wastewater treatment plant) could be used as an emergency back-up power source. The proposed Projects are anticipated to use 215,350 Kilowatt hours per year.

Solid Waste

Solid waste within the County of Santa Barbara is managed by the County of Santa Barbara Department of Public Works, Resource Recovery & Waste Management Division. The proposed Project site is serviced by the Tajiguas Landfill, which disposes of trash from the communities of Goleta, Santa Barbara, Buellton, and Solvang. The department also operates four transfer stations (South Coast, Santa Ynez, New Cuyama, and Ventucopa), and two recycling stations (South Coast, Santa Ynez). Additionally, the department monitors eight closed landfills within the County (Ballard Canyon/Chalk Hill, Foothill, Santa Maria Airport, Santa Ynez Airport, Lompoc, New Cuyama, Ventucopa, and Cathedral Oaks). (SBRRWMD, 2020)

The Tajiguas Landfill is the only active landfill within the County, and is located at 14470 Calle Real, approximately 32 miles west of the Project site. The landfill has a maximum permitted throughout of 1,500 tons per day, and a remaining capacity of 4,336,335 cubic yards (out of an original 23,300,000 permitted cubic yards). The landfill is projected to cease operation in 2036 (CalRecycle, 2020).

Water

Potable water service to the Project site is provided by the Montecito Water District. The water district has a service area of approximately 15.4 square miles, containing the communities of Montecito and

Summerland. The water district services approximately 14,000 persons via approximately 4,600 service connections, and produces approximately 4,000 acre-feet of water per year. (MWD, 2020)

Stormwater Drainage Systems

The proposed Projects do not include the installation of any stormwater drainage systems and would not directly connect to any existing drainage or flood control infrastructure.

Natural Gas Facilities

The Project would not utilize any natural gas, and as a result, no new or expanded natural gas facilities or infrastructure are needed to serve the Projects.

Telecommunications Facilities

The Project would not utilize any telecommunications facilities, and as a result, no new or expanded telecommunications facilities or infrastructure are needed to serve the Project.

Other than the facilities proposed for the Project (and described above), no additional new facilities would be needed to construct, operate, or maintain the Project. No existing utilities would need to be relocated to allow for the construction or operation of the proposed Projects.

3.21.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XIX. UTILITIES AND SERVICE SYSTEMS — Would the project:				
a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☒	☐	☐
b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒
c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☒	☐

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e) Create more than 350 tons of construction and demolition debris?	☐	☐	☒	☐
f) Generate 5% or more of the expected annual increase in waste generation thereby using a significant portion of the remaining landfill?	☐	☐	☒	☐

Discussion of Impacts

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

Less than Significant Impact with Mitigation Incorporated. Discussed above, the proposed Projects would not require or result in the relocation or construction of new or expanded water, stormwater drainage, natural gas, or telecommunications facilities. The Project is the construction of new wastewater treatment processes and electric power facilities, via the new treatment plant, conveyance piping, holding tanks, and solar panels.

Construction of the solar panel structures and distribution pipelines would occur in the previously disturbed areas of the facility and Channel Drive. The 75,000-gallon storage tank construction would occur on disturbed land requiring grading. The construction areas generally contain ornamental planters, ornamental tree groves, or unvegetated areas. Construction activities would avoid ornamental tree areas and would only require minimal vegetation clearing. As described throughout this document, construction would result in potentially significant impacts to the following issue areas. However, as discussed in each issue area, the Project would implement the associated mitigation measures to prevent significant environmental effects, as described below in Table 19.

Table 199. Mitigation Measures

Issue Area	Mitigation Measures
Biological Resources	• MM BIO-1: Wildlife Pre-Construction Clearance Surveys and Biological Monitoring. • MM BIO-2: Environmental Awareness Training • MM BIO-3: Implement Best Management Practices • MM BIO-4: Nesting Bird Surveys and Avoidance Measures
Cultural Resources	• MM CUL-1: Cultural Resources Monitoring • MM CUL-2: Discovery of Prehistoric or Historic Archaeological Materials • MM CUL-3: Discovery of Paleontological Resources
Transportation	• MM TRA-1: Traffic Management Plan
Tribal Cultural Resources	• MM TCR-1: Native American Consultation

Implementation of these mitigation measures would serve to reduce potentially significant impacts to a less than significant level. No additional mitigation measures would be required to prevent significant environmental effects.

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

No Impact. Construction of the proposed Projects would require a minor amount of water for standard construction activities such as dust suppression and cleaning. Operation of the proposed Projects would not utilize any potable water supplies. Operation would result in a net increase in available potable water supplies by providing recycled water for irrigation thereby minimizing the use of potable water for the Santa Barbara Cemetery. By using recycled treated water, a higher volume of potable water would be available for distribution throughout the community and no additional water would be consumed as a result of the proposed Projects. This net increase in potable water supplies would ensure that the Project and reasonably foreseeable future development would have sufficient water supplies during normal, dry, and multiple dry years. There would be no impact.

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

No Impact. The Project Applicant is the wastewater treatment provider which serves the Project. The Project itself would provide additional treatment capacity for the local wastewater treatment provider. Due to the nature of the Project as a wastewater treatment facility, no additional demand or generation of wastewater would occur during construction or operation. Therefore, no impact would occur.

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

Less Than Significant Impact. The Project would be constructed in compliance with all applicable federal, State, and local management and reduction statues and regulations related to solid waste, including the California Green Building Standards Code. This code, which was adopted by the County of Santa Barbara in 2011, requires all non-residential projects to divert at least 65 percent of all construction wastes from entering landfills.

Construction of the proposed Projects would generate solid waste primarily from construction of the new pipelines, the storage tanks, and the five solar panel structures. The primary waste generated from these activities would be waste concrete and rubble generated from the excavations. Other solid wastes generated would include:

- Construction wastes including timber, steel and metal scraps, pipe and electrical cuttings, nonhazardous equipment parts, Styrofoam, and other materials used to transport and package construction materials
- Packaging materials including wood, paper, and plastic
- Domestic wastes such as cans, cups, paper bags, plastic wrappers, and cigarettes.



- Universal wastes such as batteries, paints, or bulbs.
- Scrap metals, rubber, plastic, glass, or masonry products

As discussed above, the Project would be served by the Tajiguas Landfill, with a remaining capacity of 4,336,335 cubic yards (out of an original 23,300,000 permitted cubic yards). The landfill is projected to cease operation in 2036. Construction of the Project would be temporary, of short duration, and require a small workforce. None of these factors would lead to the generation of large quantities of solid waste which would necessitate disposal in the landfill.

Operation of the Project would not result in the generation of substantial amounts of solid waste. The primary waste product of the Project is concentrated brine resulting from the treatment process. The brine will be discharged out the existing Montecito Sanitary District outfall under the existing NPDES permit and would not be disposed of in a landfill. The treatment process would require the periodic application of small amounts of chemicals, which would result in empty chemical containers, or larger chemical totes. It is anticipated that these containers would be returned to the manufacturer for refilling or recycled where possible.

While the project would generate minor amounts of waste, the proposed Projects would not generate large quantities of solid waste which could otherwise exceed State or local standards, in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals. Therefore, a less than significant impact would occur.

e) Create more than 350 tons of construction and demolition debris?

Less Than Significant Impact. As discussed above, construction of the proposed Projects would generate construction and demolition debris primarily from construction of the new pipelines, the storage tanks, and the five solar panel structures. The primary waste generated from these activities would be waste concrete and rubble generated from the excavations. CalRecycle does not consider naturally occurring clean soil and rock construction debris as solid waste (CalRecycle 2018). Other construction and demolition debris generated would include:

- Construction wastes such as timber, steel and metal scraps, pipe and electrical cuttings, nonhazardous equipment parts, Styrofoam, and other materials used to transport and package construction materials;
- Packaging materials including wood, paper, and plastic;
- Domestic wastes such as cans, cups, paper bags, plastic wrappers, and cigarettes;
- Universal wastes such as batteries, paints, or bulbs; and,
- Scrap metals, rubber, plastic, glass, or masonry products.

The following calculations are an approximation of the waste generated during construction and demolition:

- During construction and installation of the pipelines, approximately 3,545 ft^3 of asphalt would be disturbed during this process. The density of asphalt is approximately 45 lbs/ft^3. Approximately 79 tons of debris would be produced during this phase of the construction

- During the demolition, construction, and installation of the solar panels over the existing carport structures, approximately 6,588 ft^2 of aluminum sheet roofing would be disturbed. The weight of aluminum is 7.45 lb/ft^2. As the aluminum roofing is sheet material, volume is not calculated. Approximately 0.69 tons would be generated during this construction phase.

- During demolition of the existing front office, board room, and breakroom, approximately 3,170 square feet would be demolished. According to Chapter 19 of the County's Environmental Thresholds and Guidelines Manual (revised 2018), a general guideline of 100 lbs. per square foot should be used as a calculation for determining demolition waste volumes. Based on this criteria, approximately 158.5 tons of demolition waste would be generated during this phase of the proposed Projects.

- During construction of the new Essential Services Building and other facilities, approximately 6,585 square feet would be created, through a combination of the new 1,500-square foot treatment system and the new 5,085 square foot Essential Services Building. According to the County's Environmental Thresholds and Guidelines Manual, as described above, a general guidelines of 25 lbs. per square foot should be used as a calculation for determining construction waste volumes. Based on this criteria, approximately 82.31 tons of construction waste would be generated during this phase of the proposed Projects.

The combination of construction debris produced during the pipeline and solar panel installation; demolition of the existing front office, boardroom, and breakroom; and operations of the new Essential Services Building would produce approximately 320.5 tons of debris. Various other materials such as cut vegetation from grading, packaging materials, and various construction waste would also contribute to the total generated waste, assumed to generate no more than an additional five tons of waste during construction. Therefore, the proposed Projects are considered to have the potential to generate approximately 325.5 tons of construction and demolition debris, prior to any landfill diversions.

The County of Santa Barbara has a number of policies in place to promote the recycling and reuse of construction waste. In 2011, the County adopted the California Green Building Standards which require all construction waste generated from any construction project to be recycled at a minimum of 65 percent. Construction and operation of the Project would need to be compliant with all applicable federal, State, and local management and reduction statutes and regulations related to solid waste.

The current California Green Building Standards Code requires non-residential projects to divert at least 65 percent of all construction wastes from entering landfills. A 65 percent reduction in waste would reduce the waste from construction of the proposed Projects to approximately 112 tons, below the 350-ton threshold of significance. Additionally, the Applicant (and their contractors) are financially incentivized to take all opportunities to recycle wastes associated with the proposed Projects and expected waste reduction percentages are likely to be much greater than the 65 percent regulatory requirement.

While the Project would generate waste, it would not generate more than 350 tons of construction and demolition debris during construction; therefore, a less than significant impact would occur.

f) Generate 5% or more of the expected annual increase in waste generation thereby using a significant portion of the remaining landfill?

Less Than Significant Impact. As described in the Santa Barbara County Environmental Thresholds and Guidelines Manual, the numerical value associated with a five percent increase is 196 tons per year. These thresholds also describe the conversion rates multiplied by a project's total square footage to estimate the annual generation rate of the waste stream for a specific project.

- Once the Essential Services Building has been constructed, it would occupy approximately 5,085 square feet. As further detailed in Section 2.2.3, Essential Services Building, this space will provide additional office and resources to the District's staff. The County's Environmental Thresholds and Guidelines Manual estimates the annual generation rate of waste for an office at the square footage multiplied by 0.0013. Based on this calculation, it is estimated this new structure will produce approximately 7.16 tons of waste per year.
- Once the new treatment facility has been constructed, it would occupy approximately 1,500 square feet. The County's Environmental Thresholds and Guidelines Manual estimates the annual generation rate of waste for Utility projects is based on the square footage multiplied by a factor of 0.0026. Therefore, it is estimated that the new treatment facility would generate approximately 3.9 tons of waste per year.

Based on the calculations above, the proposed Projects would generate approximately 11.06 tons of waste per year. Therefore, the proposed Projects would not generate 5% or more of the expected annual increase in waste generation, where the numerical value associated with a 5% increase is 196 tons per year, thereby using a significant portion of the remaining landfill capacity. As such, a less than significant impact would occur.

3.22 WILDFIRE

3.22.1 Setting

The proposed Projects are located on the already developed facility site. The site is mapped by the California Department of Forestry and Fire Protection (CALFIRE) as a Local Responsible Area (LRA). Although Montecito is classified as a community, it operates and maintains its own fire department, Montecito Fire Department. The proposed Project site is in the unincorporated sub-rural area and is not classified as a Very High Fire Hazard Severity Zone (VHFHSZ). According to CalFIRE, the proposed Project site is classified as a Non-VHFHSZ. The Project site is not within a State Responsibility Area (SRA) or VHFHSZ. The nearest SRA and VHFHSZ is located approximate 1-mile North of the proposed location and is separated by the UPRR and U.S. Highway 101.

As a part of the Santa Barbara Coastal Land Use Plan, the community of Montecito is located at the base of the Santa Ynez mountains. Various areas of Montecito are mapped through FEMA as Floodway and Special Flood Hazard areas (FEMA 2018). Specifically, Montecito Creek and Oak Creek serve as drainage pathways for the Santa Ynez Mountains runoff and debris flow following storm events. As seen during the 2018 Montecito debris and mudslide flows, mud, boulders (of various sizes), and other forms of debris flowed into the community. The existing project facility was not affected during this debris flow event, however, its infrastructure throughout the community became congested with excess debris.

3.22.2 Impact Analysis

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XX. WILDFIRE — If located in or near state responsibility areas or lands classified as very high fire hazard severity zones, would the project:				
a) Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☒	☐
b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☒	☐
c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☒	☐
d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☒	☐

Discussion of Impacts

a) *Substantially impair an adopted emergency response plan or emergency evacuation plan?*

Less Than Significant Impact. Construction of the proposed Projects are contained within the already developed facility site which has established emergency response and evacuation plans in the Montecito Sanitary District: Fire Prevention Program. The proposed Project components and activities do include new operations that would interfere with existing baseline emergency response risks, such as personnel to be accounted for and additional components during the treatment process. However, new adaptations to current MSD Emergency Response Contingency Plan and Fire Prevention Program are necessary to account for the corresponding personnel involved with the proposed Projects. Although altered, emergency access will be maintained for the duration of the Project. The temporary construction activities involved in the distribution pipeline would be isolated to Channel Drive in which the appropriate personnel would cooperate with Montecito Fire Department and other emergency services in assessing emergency evacuation and response routes in case of an emergency or wildfire. Once construction is complete, all evacuation and response plans would revert to their original procedures. Due to the temporary construction, the proposed Projects would not substantially impair an adopted emergency response plan or emergency evacuation plan. Therefore, impacts would be less than significant.

b) *Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?*

Less Than Significant Impact. Construction of the proposed Projects would involve various earthmoving equipment. The introduction of this equipment may result in overheating, or possibly ignition, however the location of the proposed Projects are not within a VHFHSZ. If discovered by equipment operator or Project personnel, small ignitions can be quickly suppressed. The proposed Projects are located within the existing developed facility, adjacent roads, and the Santa Barbara Cemetery. This facility is predominantly a cleared, gravel area with impervious surfaces and several buildings. Once construction is complete, all equipment and activities would be removed from the facility and adjacent properties, however constructed infrastructure would remain. Due to its location in the unincorporated non-VHFHSZ of Montecito, the proposed Project would not exacerbate wildfire risks, and thereby expose project occupants to pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire. Therefore, impacts would be less than significant.

c) *Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?*

Less Than Significant Impact. The proposed Projects are contained within the existing District facility, subsurface below Channel Drive, subsurface below Santa Barbara Cemetery, and above ground on property adjacent to Santa Barbara Cemetery. According to code 4908.3 Clearance of Brush, Vegetative Growth and Combustible Material from Parcels, “All parcels declared a fire hazard shall be cleared of combustible material to the satisfaction of the fire code official” (California Building Standards



Commission, 2016). Due to its location in a Non-VHFHSZ, no additional vegetation clearing is required by the County, nor the Montecito Fire Protection District. Modifications to existing infrastructure would be required to accommodate the proposed treatment system in the case of emergency situations, including but not limited to emergency release, fires, or chemical spills. However, due to the small scale and subsurface pipelines, the proposed Projects would not require the installation or maintenance of associated infrastructure (such as roads, fuels breaks, emergency water sources, power lines, other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment. Therefore, a less than significant impact is anticipated.

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

Less Than Significant Impact. As a part of the Santa Barbara Coastal Plan, the community of Montecito is located south of the Santa Ynez Mountains. According to FEMA Flood Map Service Center, portions of Montecito are mapped as various flood zones. As a result of the 2017 Thomas Fire followed by heavy rainfall in 2018, Montecito experienced severe mudslides and debris flow from the Santa Ynez Mountains. The Montecito Sanitary District facility was not affected by these debris flows, however, their infrastructure throughout Montecito became saturated with excess debris and mud. The proposed Projects are located in the established facility which is mapped as an Area of Minimal Flood Hazard zone according to FEMA. Due to its location and what the Projects entail, the proposed Projects would not expose people or structures to significant risks, including downslope or downstream flood or landslides, as a result of runoff, post-fire slope instability or drainage changes. Therefore, impacts would be less than significant.

3.23 MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
XXI. MANDATORY FINDINGS OF SIGNIFICANCE				
a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☒	☐	☐
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☒	☐	☐
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☒	☐	☐

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Less than Significant with Mitigation Incorporated. Subject to Mitigation Measures BIO-1 through BIO-4, the proposed Projects would not have a substantial impact on special status species, stream habitat, and wildlife dispersal and migration. The proposed Projects do not include a component with the potential to otherwise degrade the quality of the environment or eliminate important examples of the major periods of California history or prehistory. Consequently, the proposed Projects' Mandatory Finding of Significance relative to degrading the quality of the environment would be less than significant with mitigation incorporated.

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Less than Significant with Mitigation Incorporated. The proposed Projects are limited to the construction, operation and maintenance of a Title 22 compliant tertiary wastewater treatment system to

help irrigate the Santa Barbara cemetery property. The proposed Project treatment system would use recycled water and replaces the use of potable water for irrigation. The majority of the proposed Project's treatment system would be contained wholly within the existing Montecito Sanitary District facility, which is adjacent to the cemetery. The Projects are consistent with the existing land use, would not result in population growth, nor would it result in a substantial demand for new utility and service systems or long-term increase in air emissions, noise, or traffic.

Construction of the Projects would primarily result in potential impacts to biological resources, noise, quality of life, and transportation. Subject to Mitigation Measures BIO-1 through BIO-4 and TRA-1, potential impacts of the Project would be substantially avoided or offset and would therefore not have impacts that are cumulatively considerable. The City of Santa Barbara lists a pending project, Pedestrian and Bicycle Improvements and Union Pacific Railroad Bridge Project, near the proposed Projects' vicinity. As funding is not yet identified for this pending project, and a construction timeframe has yet to be established, the proposed Projects are not anticipated to affect this pending project. Furthermore, the proposed Projects would not conflict with the goals, policies, and objectives found within the Montecito Community Plan, Santa Barbara Comprehensive Plan, or the General Plan of any municipality within the County of Santa Barbara. Proposed Project effects would be entirely contained within the existing facility, underneath Channel Drive at a length not to exceed 900 linear feet, and on a parcel north of the Santa Barbara cemetery where a 75,000-gallon tank would be installed. Consequently, the Project's Mandatory Finding of Significance relative to incremental effects of a project would be less than significant with mitigation incorporated.

The cumulative impacts analysis provided here is consistent with Section 15130(a) of the CEQA Guidelines in which the analysis of cumulative effects of a project is based on two determinations: Is the combined impact of this project and other projects significant? Is the project's incremental effect cumulatively considerable, causing the combined impact of the projects evaluated to become significant? The cumulative impact must be analyzed only if the combined impact is significant and the project's incremental effect is found to be cumulatively considerable (CEQA Guidelines 15130(a)(2) and (3)).

c) *Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?*

Less than Significant Impact. Adherence to the County of Santa Barbara's Montecito Community Plan Municipal Code, which would require construction activities to occur during specific timeframes and weekdays, the proposed Projects would not result in an environmental effect which would cause substantial adverse effects on human beings. The Project would have less than significant impacts relative to adverse effects on humans, either directly or indirectly with mitigation incorporated.

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4.0 PROPOSED FINDING

ENVIRONMENTAL DETERMINATION

On the basis of this initial evaluation:
I find that the proposed Development Plan Projects COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared. ☐

I find that although the proposed Development Plan Projects could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described on an attached sheet have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared. Attached Mitigation Measures and Monitoring Program. ☒

I find that the proposed Development Plan Projects MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required. ☐

I find that the proposed Development Plan Projects MAY have a significant effect on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets, if the effect is a "potentially significant impact" or "potentially significant unless mitigated." An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed. ☐

I find that although the proposed Development Plan Projects could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, nothing further is required. ☐

Signature

8/13/2020
Date

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5.0 LIST OF PREPARERS

The following individuals prepared or participated in this IS.

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.



APPENDIX A

CalEEMod Results

MSD-Title 22 Recycled Water Project & Essential Services Building

Santa Barbara County APCD Air District, Annual

1.0 Project Characteristics

1.1 Land Usage

Land Uses	Size	Metric	Lot Acreage	Floor Surface Area	Population
General Office Building	5.08	1000sqft	0.12	5,085.00	0
General Light Industry	37.33	1000sqft	0.86	37,327.67	0
Other Non-Asphalt Surfaces	2.66	1000sqft	0.06	2,658.00	0
Parking Lot	6.41	1000sqft	0.15	6,412.00	0
City Park	0.33	Acre	0.33	14,370.44	0

1.2 Other Project Characteristics

Urbanization	Urban	**Wind Speed (m/s)**	2.9	**Precipitation Freq (Days)**	37
Climate Zone	8			**Operational Year**	2021
Utility Company	Southern California Edison				
CO2 Intensity (lb/MWhr)	513	**CH4 Intensity (lb/MWhr)**	0.029	**N2O Intensity (lb/MWhr)**	0.006

1.3 User Entered Comments & Non-Default Data

Project Characteristics - CO2 Emission Factor based on SCE's 2018 Sustainability Report

Land Use - Project Specific Information

Energy Use -

Construction Phase - ESB-Essential Services Building, City Park=Landscaping Area

Table Name	Column Name	Default Value	New Value
tblArchitecturalCoating	ConstArea_Nonresidential_Exterior	21,206.00	2,721.00
tblArchitecturalCoating	ConstArea_Nonresidential_Interior	63,619.00	8,163.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	200.00	261.00
tblConstructionPhase	NumDays	200.00	236.00
tblConstructionPhase	NumDays	20.00	10.00
tblConstructionPhase	NumDays	4.00	261.00
tblConstructionPhase	NumDays	10.00	5.00
tblConstructionPhase	NumDays	2.00	5.00
tblGrading	AcresOfGrading	0.00	0.86
tblGrading	AcresOfGrading	2.50	0.50
tblGrading	MaterialExported	0.00	1,136.33
tblGrading	MaterialImported	0.00	233.00
tblLandUse	LandUseSquareFeet	5,080.00	5,085.00
tblLandUse	LandUseSquareFeet	37,330.00	37,327.67
tblLandUse	LandUseSquareFeet	2,660.00	2,658.00
tblLandUse	LandUseSquareFeet	6,410.00	6,412.00
tblLandUse	LandUseSquareFeet	14,374.80	14,370.44
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	4.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	3.00	2.00
tblOffRoadEquipment	OffRoadEquipmentUnitAmount	1.00	2.00
tblOffRoadEquipment	UsageHours	6.00	4.00
tblOffRoadEquipment	UsageHours	6.00	4.00
tblOffRoadEquipment	UsageHours	6.00	7.00
tblOffRoadEquipment	UsageHours	8.00	1.00

tblOffRoadEquipment	UsageHours	6.00	1.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	6.00	8.00
tblOffRoadEquipment	UsageHours	8.00	6.00
tblOffRoadEquipment	UsageHours	7.00	6.00
tblOffRoadEquipment	UsageHours	8.00	7.00
tblProjectCharacteristics	CO2IntensityFactor	702.44	513
tblTripsAndVMT	HaulingTripNumber	171.00	182.00
tblTripsAndVMT	HaulingTripNumber	0.00	42.00
tblTripsAndVMT	HaulingTripNumber	18.00	34.00
tblTripsAndVMT	VendorTripNumber	11.00	6.00
tblTripsAndVMT	VendorTripNumber	11.00	5.00
tblTripsAndVMT	WorkerTripNumber	27.00	16.00
tblTripsAndVMT	WorkerTripNumber	27.00	12.00
tblTripsAndVMT	WorkerTripNumber	5.00	2.00
tblVehicleTrips	ST_TR	22.75	0.00
tblVehicleTrips	ST_TR	1.32	0.00
tblVehicleTrips	ST_TR	2.46	0.00
tblVehicleTrips	SU_TR	16.74	0.00
tblVehicleTrips	SU_TR	0.68	0.00
tblVehicleTrips	SU_TR	1.05	0.00
tblVehicleTrips	WD_TR	1.89	0.00
tblVehicleTrips	WD_TR	6.97	0.00
tblVehicleTrips	WD_TR	11.03	0.00

2.0 Emissions Summary

2.1 Overall Construction

Unmitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2123	2.0894	1.8237	3.0800e-003	0.0833	0.1167	0.2000	0.0386	0.1086	0.1471	0.0000	273.2462	273.2462	0.0673	0.0000	274.9293
2021	0.1988	1.2965	1.2368	2.1200e-003	0.0603	0.0687	0.1290	0.0272	0.0640	0.0912	0.0000	188.0231	188.0231	0.0452	0.0000	189.1528
Maximum	**0.2123**	**2.0894**	**1.8237**	**3.0800e-003**	**0.0833**	**0.1167**	**0.2000**	**0.0386**	**0.1086**	**0.1471**	**0.0000**	**273.2462**	**273.2462**	**0.0673**	**0.0000**	**274.9293**

Mitigated Construction

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Year	tons/yr										MT/yr					
2020	0.2123	2.0894	1.8237	3.0800e-003	0.0833	0.1167	0.2000	0.0386	0.1086	0.1471	0.0000	273.2459	273.2459	0.0673	0.0000	274.9290
2021	0.1988	1.2965	1.2368	2.1200e-003	0.0603	0.0687	0.1290	0.0272	0.0640	0.0912	0.0000	188.0229	188.0229	0.0452	0.0000	189.1526
Maximum	**0.2123**	**2.0894**	**1.8237**	**3.0800e-003**	**0.0833**	**0.1167**	**0.2000**	**0.0386**	**0.1086**	**0.1471**	**0.0000**	**273.2459**	**273.2459**	**0.0673**	**0.0000**	**274.9290**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

Quarter	Start Date	End Date	Maximum Unmitigated ROG + NOX (tons/quarter)	Maximum Mitigated ROG + NOX (tons/quarter)
1	6-1-2020	8-31-2020	0.9801	0.9801
2	9-1-2020	11-30-2020	0.9723	0.9723
3	12-1-2020	2-28-2021	0.9040	0.9040
4	3-1-2021	5-31-2021	0.9334	0.9334
		Highest	0.9801	0.9801

2.2 Overall Operational

Unmitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2159	0.0000	4.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.3000e-004	9.3000e-004	0.0000	0.0000	9.9000e-004
Energy	4.4600e-003	0.0405	0.0340	2.4000e-004		3.0800e-003	3.0800e-003		3.0800e-003	3.0800e-003	0.0000	134.5834	134.5834	5.9600e-003	1.8700e-003	135.2887
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	10.5991	0.0000	10.5991	0.5256	0.0000	23.7386
Water						0.0000	0.0000		0.0000	0.0000	3.3737	12.7770	16.1507	0.0123	7.4900e-003	18.6899
Total	**0.2203**	**0.0405**	**0.0345**	**2.4000e-004**	**0.0000**	**3.0800e-003**	**3.0800e-003**	**0.0000**	**3.0800e-003**	**3.0800e-003**	**13.9728**	**147.3613**	**161.3341**	**0.5439**	**9.3600e-003**	**177.7181**

Mitigated Operational

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Area	0.2159	0.0000	4.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.3000e-004	9.3000e-004	0.0000	0.0000	9.9000e-004
Energy	4.4600e-003	0.0405	0.0340	2.4000e-004		3.0800e-003	3.0800e-003		3.0800e-003	3.0800e-003	0.0000	134.5834	134.5834	5.9600e-003	1.8700e-003	135.2887
Mobile	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Waste						0.0000	0.0000		0.0000	0.0000	10.5991	0.0000	10.5991	0.5256	0.0000	23.7386
Water						0.0000	0.0000		0.0000	0.0000	3.3737	12.7770	16.1507	0.0123	7.4900e-003	18.6899
Total	**0.2203**	**0.0405**	**0.0345**	**2.4000e-004**	**0.0000**	**3.0800e-003**	**3.0800e-003**	**0.0000**	**3.0800e-003**	**3.0800e-003**	**13.9728**	**147.3613**	**161.3341**	**0.5439**	**9.3600e-003**	**177.7181**

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio-CO2	Total CO2	CH4	N20	CO2e
Percent Reduction	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**	**0.00**

3.0 Construction Detail

Construction Phase

Phase Number	Phase Name	Phase Type	Start Date	End Date	Num Days Week	Num Days	Phase Description
1	ESB-Site Preparation	Site Preparation	6/1/2020	6/5/2020	5	5	
2	Water System-Grading	Grading	6/1/2020	5/31/2021	5	261	
3	Water System-Building Construction	Building Construction	6/1/2020	5/31/2021	5	261	
4	ESB-Building Construction	Building Construction	6/6/2020	5/3/2021	5	236	
5	ESB-Paving	Paving	5/4/2021	5/10/2021	5	5	
6	ESB-Architectural Coating	Architectural Coating	5/11/2021	5/17/2021	5	5	
7	ESB-Demolition of Existing Building	Demolition	5/18/2021	5/31/2021	5	10	

Acres of Grading (Site Preparation Phase): 0

Acres of Grading (Grading Phase): 0

Acres of Paving: 0.21

Residential Indoor: 0; Residential Outdoor: 0; Non-Residential Indoor: 8,163; Non-Residential Outdoor: 2,721; Striped Parking Area: 544

OffRoad Equipment

Phase Name	Offroad Equipment Type	Amount	Usage Hours	Horse Power	Load Factor
Water System-Grading	Concrete/Industrial Saws	1	8.00	81	0.73
Water System-Grading	Rubber Tired Dozers	1	1.00	247	0.40
Water System-Grading	Tractors/Loaders/Backhoes	2	6.00	97	0.37
Water System-Building Construction	Cranes	1	4.00	231	0.29
Water System-Building Construction	Forklifts	2	6.00	89	0.20
Water System-Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
ESB-Site Preparation	Graders	1	8.00	187	0.41
ESB-Site Preparation	Tractors/Loaders/Backhoes	1	8.00	97	0.37
ESB-Building Construction	Cranes	1	4.00	231	0.29
ESB-Building Construction	Forklifts	2	6.00	89	0.20
ESB-Building Construction	Tractors/Loaders/Backhoes	2	8.00	97	0.37
ESB-Paving	Cement and Mortar Mixers	4	6.00	9	0.56
ESB-Paving	Pavers	1	7.00	130	0.42
ESB-Paving	Rollers	1	7.00	80	0.38
ESB-Paving	Tractors/Loaders/Backhoes	1	7.00	97	0.37
ESB-Architectural Coating	Air Compressors	1	6.00	78	0.48
ESB-Demolition of Existing Building	Concrete/Industrial Saws	1	8.00	81	0.73
ESB-Demolition of Existing Building	Rubber Tired Dozers	1	1.00	247	0.40
ESB-Demolition of Existing Building	Tractors/Loaders/Backhoes	2	6.00	97	0.37

Trips and VMT

Phase Name	Offroad Equipment Count	Worker Trip Number	Vendor Trip Number	Hauling Trip Number	Worker Trip Length	Vendor Trip Length	Hauling Trip Length	Worker Vehicle Class	Vendor Vehicle Class	Hauling Vehicle Class
Water System-Grading	4	10.00	0.00	182.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
Water System-Building Construction	5	16.00	6.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
ESB-Site Preparation	2	5.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
ESB-Building Construction	5	12.00	5.00	42.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
ESB-Paving	7	18.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
ESB-Architectural Coating	1	2.00	0.00	0.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT
ESB-Demolition of Existing Building	4	10.00	0.00	34.00	8.30	6.40	20.00	LD_Mix	HDT_Mix	HHDT

3.1 Mitigation Measures Construction

3.2 ESB-Site Preparation - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0211	0.0102	2.0000e-005		8.4000e-004	8.4000e-004		7.7000e-004	7.7000e-004	0.0000	2.1398	2.1398	6.9000e-004	0.0000	2.1571
Total	**1.7100e-003**	**0.0211**	**0.0102**	**2.0000e-005**	**2.7000e-004**	**8.4000e-004**	**1.1100e-003**	**3.0000e-005**	**7.7000e-004**	**8.0000e-004**	**0.0000**	**2.1398**	**2.1398**	**6.9000e-004**	**0.0000**	**2.1571**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.0000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0631	0.0631	0.0000	0.0000	0.0631
Total	**4.0000e-005**	**3.0000e-005**	**3.0000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0631**	**0.0631**	**0.0000**	**0.0000**	**0.0631**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.7000e-004	0.0000	2.7000e-004	3.0000e-005	0.0000	3.0000e-005	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	1.7100e-003	0.0211	0.0102	2.0000e-005		8.4000e-004	8.4000e-004		7.7000e-004	7.7000e-004	0.0000	2.1398	2.1398	6.9000e-004	0.0000	2.1571
Total	**1.7100e-003**	**0.0211**	**0.0102**	**2.0000e-005**	**2.7000e-004**	**8.4000e-004**	**1.1100e-003**	**3.0000e-005**	**7.7000e-004**	**8.0000e-004**	**0.0000**	**2.1398**	**2.1398**	**6.9000e-004**	**0.0000**	**2.1571**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	4.0000e-005	3.0000e-005	3.0000e-004	0.0000	8.0000e-005	0.0000	8.0000e-005	2.0000e-005	0.0000	2.0000e-005	0.0000	0.0631	0.0631	0.0000	0.0000	0.0631
Total	**4.0000e-005**	**3.0000e-005**	**3.0000e-004**	**0.0000**	**8.0000e-005**	**0.0000**	**8.0000e-005**	**2.0000e-005**	**0.0000**	**2.0000e-005**	**0.0000**	**0.0631**	**0.0631**	**0.0000**	**0.0000**	**0.0631**

3.3 Water System-Grading - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0585	0.0000	0.0585	0.0319	0.0000	0.0319	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0668	0.6062	0.5869	9.2000e-004		0.0360	0.0360		0.0343	0.0343	0.0000	80.1381	80.1381	0.0152	0.0000	80.5169
Total	**0.0668**	**0.6062**	**0.5869**	**9.2000e-004**	**0.0585**	**0.0360**	**0.0945**	**0.0319**	**0.0343**	**0.0663**	**0.0000**	**80.1381**	**80.1381**	**0.0152**	**0.0000**	**80.5169**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.4000e-004	0.0164	4.7800e-003	4.0000e-005	1.4000e-003	7.0000e-005	1.4600e-003	3.7000e-004	6.0000e-005	4.3000e-004	0.0000	4.2025	4.2025	3.9000e-004	0.0000	4.2122
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4700e-003	2.0900e-003	0.0183	4.0000e-005	4.7600e-003	3.0000e-005	4.7900e-003	1.2600e-003	3.0000e-005	1.2900e-003	0.0000	3.8842	3.8842	1.3000e-004	0.0000	3.8875
Total	**2.9100e-003**	**0.0185**	**0.0231**	**8.0000e-005**	**6.1600e-003**	**1.0000e-004**	**6.2500e-003**	**1.6300e-003**	**9.0000e-005**	**1.7200e-003**	**0.0000**	**8.0867**	**8.0867**	**5.2000e-004**	**0.0000**	**8.0997**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0585	0.0000	0.0585	0.0319	0.0000	0.0319	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0668	0.6062	0.5869	9.2000e-004		0.0360	0.0360		0.0343	0.0343	0.0000	80.1380	80.1380	0.0152	0.0000	80.5168
Total	**0.0668**	**0.6062**	**0.5869**	**9.2000e-004**	**0.0585**	**0.0360**	**0.0945**	**0.0319**	**0.0343**	**0.0663**	**0.0000**	**80.1380**	**80.1380**	**0.0152**	**0.0000**	**80.5168**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	4.4000e-004	0.0164	4.7800e-003	4.0000e-005	1.4000e-003	7.0000e-005	1.4600e-003	3.7000e-004	6.0000e-005	4.3000e-004	0.0000	4.2025	4.2025	3.9000e-004	0.0000	4.2122
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	2.4700e-003	2.0900e-003	0.0183	4.0000e-005	4.7600e-003	3.0000e-005	4.7900e-003	1.2600e-003	3.0000e-005	1.2900e-003	0.0000	3.8842	3.8842	1.3000e-004	0.0000	3.8875
Total	**2.9100e-003**	**0.0185**	**0.0231**	**8.0000e-005**	**6.1600e-003**	**1.0000e-004**	**6.2500e-003**	**1.6300e-003**	**9.0000e-005**	**1.7200e-003**	**0.0000**	**8.0867**	**8.0867**	**5.2000e-004**	**0.0000**	**8.0997**

3.3 Water System-Grading - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0408	0.0000	0.0408	0.0222	0.0000	0.0222	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0426	0.3880	0.4050	6.4000e-004		0.0218	0.0218		0.0208	0.0208	0.0000	55.6900	55.6900	0.0104	0.0000	55.9495
Total	**0.0426**	**0.3880**	**0.4050**	**6.4000e-004**	**0.0408**	**0.0218**	**0.0626**	**0.0222**	**0.0208**	**0.0430**	**0.0000**	**55.6900**	**55.6900**	**0.0104**	**0.0000**	**55.9495**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.9000e-004	0.0105	3.1800e-003	3.0000e-005	1.3300e-003	4.0000e-005	1.3700e-003	3.4000e-004	4.0000e-005	3.8000e-004	0.0000	2.8834	2.8834	2.8000e-004	0.0000	2.8903
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5900e-003	1.2900e-003	0.0115	3.0000e-005	3.3000e-003	2.0000e-005	3.3300e-003	8.8000e-004	2.0000e-005	9.0000e-004	0.0000	2.6071	2.6071	8.0000e-005	0.0000	2.6091
Total	**1.8800e-003**	**0.0118**	**0.0147**	**6.0000e-005**	**4.6300e-003**	**6.0000e-005**	**4.7000e-003**	**1.2200e-003**	**6.0000e-005**	**1.2800e-003**	**0.0000**	**5.4905**	**5.4905**	**3.6000e-004**	**0.0000**	**5.4995**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					0.0408	0.0000	0.0408	0.0222	0.0000	0.0222	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	0.0426	0.3880	0.4050	6.4000e-004		0.0218	0.0218		0.0208	0.0208	0.0000	55.6899	55.6899	0.0104	0.0000	55.9494
Total	**0.0426**	**0.3880**	**0.4050**	**6.4000e-004**	**0.0408**	**0.0218**	**0.0626**	**0.0222**	**0.0208**	**0.0430**	**0.0000**	**55.6899**	**55.6899**	**0.0104**	**0.0000**	**55.9494**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	2.9000e-004	0.0105	3.1800e-003	3.0000e-005	1.3300e-003	4.0000e-005	1.3700e-003	3.4000e-004	4.0000e-005	3.8000e-004	0.0000	2.8834	2.8834	2.8000e-004	0.0000	2.8903
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5900e-003	1.2900e-003	0.0115	3.0000e-005	3.3000e-003	2.0000e-005	3.3300e-003	8.8000e-004	2.0000e-005	9.0000e-004	0.0000	2.6071	2.6071	8.0000e-005	0.0000	2.6091
Total	**1.8800e-003**	**0.0118**	**0.0147**	**6.0000e-005**	**4.6300e-003**	**6.0000e-005**	**4.7000e-003**	**1.2200e-003**	**6.0000e-005**	**1.2800e-003**	**0.0000**	**5.4905**	**5.4905**	**3.6000e-004**	**0.0000**	**5.4995**

3.4 Water System-Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0664	0.6816	0.5688	8.8000e-004		0.0402	0.0402		0.0370	0.0370	0.0000	77.0466	77.0466	0.0249	0.0000	77.6695
Total	**0.0664**	**0.6816**	**0.5688**	**8.8000e-004**		**0.0402**	**0.0402**		**0.0370**	**0.0370**	**0.0000**	**77.0466**	**77.0466**	**0.0249**	**0.0000**	**77.6695**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8500e-003	0.0513	0.0179	1.1000e-004	2.6900e-003	2.8000e-004	2.9600e-003	7.8000e-004	2.6000e-004	1.0400e-003	0.0000	10.7762	10.7762	8.1000e-004	0.0000	10.7966
Worker	3.9600e-003	3.3400e-003	0.0292	7.0000e-005	7.6100e-003	5.0000e-005	7.6600e-003	2.0200e-003	5.0000e-005	2.0700e-003	0.0000	6.2147	6.2147	2.1000e-004	0.0000	6.2200
Total	**5.8100e-003**	**0.0546**	**0.0471**	**1.8000e-004**	**0.0103**	**3.3000e-004**	**0.0106**	**2.8000e-003**	**3.1000e-004**	**3.1100e-003**	**0.0000**	**16.9909**	**16.9909**	**1.0200e-003**	**0.0000**	**17.0166**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0664	0.6816	0.5688	8.8000e-004		0.0402	0.0402		0.0370	0.0370	0.0000	77.0465	77.0465	0.0249	0.0000	77.6694
Total	**0.0664**	**0.6816**	**0.5688**	**8.8000e-004**		**0.0402**	**0.0402**		**0.0370**	**0.0370**	**0.0000**	**77.0465**	**77.0465**	**0.0249**	**0.0000**	**77.6694**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.8500e-003	0.0513	0.0179	1.1000e-004	2.6900e-003	2.8000e-004	2.9600e-003	7.8000e-004	2.6000e-004	1.0400e-003	0.0000	10.7762	10.7762	8.1000e-004	0.0000	10.7966
Worker	3.9600e-003	3.3400e-003	0.0292	7.0000e-005	7.6100e-003	5.0000e-005	7.6600e-003	2.0200e-003	5.0000e-005	2.0700e-003	0.0000	6.2147	6.2147	2.1000e-004	0.0000	6.2200
Total	**5.8100e-003**	**0.0546**	**0.0471**	**1.8000e-004**	**0.0103**	**3.3000e-004**	**0.0106**	**2.8000e-003**	**3.1000e-004**	**3.1100e-003**	**0.0000**	**16.9909**	**16.9909**	**1.0200e-003**	**0.0000**	**17.0166**

3.4 Water System-Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0415	0.4272	0.3886	6.1000e-004		0.0239	0.0239		0.0220	0.0220	0.0000	53.5439	53.5439	0.0173	0.0000	53.9768
Total	**0.0415**	**0.4272**	**0.3886**	**6.1000e-004**		**0.0239**	**0.0239**		**0.0220**	**0.0220**	**0.0000**	**53.5439**	**53.5439**	**0.0173**	**0.0000**	**53.9768**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0700e-003	0.0327	0.0111	8.0000e-005	1.8700e-003	1.0000e-004	1.9600e-003	5.4000e-004	9.0000e-005	6.3000e-004	0.0000	7.4258	7.4258	5.7000e-004	0.0000	7.4399
Worker	2.5500e-003	2.0700e-003	0.0184	5.0000e-005	5.2900e-003	3.0000e-005	5.3200e-003	1.4000e-003	3.0000e-005	1.4400e-003	0.0000	4.1714	4.1714	1.3000e-004	0.0000	4.1746
Total	**3.6200e-003**	**0.0347**	**0.0295**	**1.3000e-004**	**7.1600e-003**	**1.3000e-004**	**7.2800e-003**	**1.9400e-003**	**1.2000e-004**	**2.0700e-003**	**0.0000**	**11.5971**	**11.5971**	**7.0000e-004**	**0.0000**	**11.6145**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0415	0.4272	0.3886	6.1000e-004		0.0239	0.0239		0.0220	0.0220	0.0000	53.5438	53.5438	0.0173	0.0000	53.9768
Total	**0.0415**	**0.4272**	**0.3886**	**6.1000e-004**		**0.0239**	**0.0239**		**0.0220**	**0.0220**	**0.0000**	**53.5438**	**53.5438**	**0.0173**	**0.0000**	**53.9768**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	1.0700e-003	0.0327	0.0111	8.0000e-005	1.8700e-003	1.0000e-004	1.9600e-003	5.4000e-004	9.0000e-005	6.3000e-004	0.0000	7.4258	7.4258	5.7000e-004	0.0000	7.4399
Worker	2.5500e-003	2.0700e-003	0.0184	5.0000e-005	5.2900e-003	3.0000e-005	5.3200e-003	1.4000e-003	3.0000e-005	1.4400e-003	0.0000	4.1714	4.1714	1.3000e-004	0.0000	4.1746
Total	**3.6200e-003**	**0.0347**	**0.0295**	**1.3000e-004**	**7.1600e-003**	**1.3000e-004**	**7.2800e-003**	**1.9400e-003**	**1.2000e-004**	**2.0700e-003**	**0.0000**	**11.5971**	**11.5971**	**7.0000e-004**	**0.0000**	**11.6145**

3.5 ESB-Building Construction - 2020

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0642	0.6595	0.5504	8.5000e-004		0.0389	0.0389		0.0358	0.0358	0.0000	74.5451	74.5451	0.0241	0.0000	75.1478
Total	**0.0642**	**0.6595**	**0.5504**	**8.5000e-004**		**0.0389**	**0.0389**		**0.0358**	**0.0358**	**0.0000**	**74.5451**	**74.5451**	**0.0241**	**0.0000**	**75.1478**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.1000e-004	4.0600e-003	1.1800e-003	1.0000e-005	3.3000e-004	2.0000e-005	3.4000e-004	9.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.0377	1.0377	1.0000e-004	0.0000	1.0401
Vendor	1.5000e-003	0.0413	0.0144	9.0000e-005	2.1700e-003	2.2000e-004	2.3900e-003	6.2000e-004	2.1000e-004	8.4000e-004	0.0000	8.6886	8.6886	6.6000e-004	0.0000	8.7050
Worker	2.8700e-003	2.4200e-003	0.0212	5.0000e-005	5.5200e-003	4.0000e-005	5.5600e-003	1.4700e-003	3.0000e-005	1.5000e-003	0.0000	4.5097	4.5097	1.5000e-004	0.0000	4.5135
Total	**4.4800e-003**	**0.0478**	**0.0368**	**1.5000e-004**	**8.0200e-003**	**2.8000e-004**	**8.2900e-003**	**2.1800e-003**	**2.6000e-004**	**2.4400e-003**	**0.0000**	**14.2360**	**14.2360**	**9.1000e-004**	**0.0000**	**14.2587**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0642	0.6595	0.5504	8.5000e-004		0.0389	0.0389		0.0358	0.0358	0.0000	74.5450	74.5450	0.0241	0.0000	75.1477
Total	**0.0642**	**0.6595**	**0.5504**	**8.5000e-004**		**0.0389**	**0.0389**		**0.0358**	**0.0358**	**0.0000**	**74.5450**	**74.5450**	**0.0241**	**0.0000**	**75.1477**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.1000e-004	4.0600e-003	1.1800e-003	1.0000e-005	3.3000e-004	2.0000e-005	3.4000e-004	9.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.0377	1.0377	1.0000e-004	0.0000	1.0401
Vendor	1.5000e-003	0.0413	0.0144	9.0000e-005	2.1700e-003	2.2000e-004	2.3900e-003	6.2000e-004	2.1000e-004	8.4000e-004	0.0000	8.6886	8.6886	6.6000e-004	0.0000	8.7050
Worker	2.8700e-003	2.4200e-003	0.0212	5.0000e-005	5.5200e-003	4.0000e-005	5.5600e-003	1.4700e-003	3.0000e-005	1.5000e-003	0.0000	4.5097	4.5097	1.5000e-004	0.0000	4.5135
Total	**4.4800e-003**	**0.0478**	**0.0368**	**1.5000e-004**	**8.0200e-003**	**2.8000e-004**	**8.2900e-003**	**2.1800e-003**	**2.6000e-004**	**2.4400e-003**	**0.0000**	**14.2360**	**14.2360**	**9.1000e-004**	**0.0000**	**14.2587**

3.5 ESB-Building Construction - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0337	0.3474	0.3160	5.0000e-004		0.0195	0.0195		0.0179	0.0179	0.0000	43.5357	43.5357	0.0141	0.0000	43.8877
Total	**0.0337**	**0.3474**	**0.3160**	**5.0000e-004**		**0.0195**	**0.0195**		**0.0179**	**0.0179**	**0.0000**	**43.5357**	**43.5357**	**0.0141**	**0.0000**	**43.8877**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	2.1800e-003	6.6000e-004	1.0000e-005	3.0000e-004	1.0000e-005	3.1000e-004	8.0000e-005	1.0000e-005	9.0000e-005	0.0000	0.5983	0.5983	6.0000e-005	0.0000	0.5998
Vendor	7.2000e-004	0.0221	7.5100e-003	5.0000e-005	1.2600e-003	7.0000e-005	1.3300e-003	3.6000e-004	6.0000e-005	4.3000e-004	0.0000	5.0315	5.0315	3.8000e-004	0.0000	5.0411
Worker	1.5500e-003	1.2600e-003	0.0112	3.0000e-005	3.2200e-003	2.0000e-005	3.2400e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	2.5438	2.5438	8.0000e-005	0.0000	2.5457
Total	**2.3300e-003**	**0.0256**	**0.0194**	**9.0000e-005**	**4.7800e-003**	**1.0000e-004**	**4.8800e-003**	**1.3000e-003**	**9.0000e-005**	**1.4000e-003**	**0.0000**	**8.1736**	**8.1736**	**5.2000e-004**	**0.0000**	**8.1866**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	0.0337	0.3474	0.3160	5.0000e-004		0.0195	0.0195		0.0179	0.0179	0.0000	43.5356	43.5356	0.0141	0.0000	43.8877
Total	**0.0337**	**0.3474**	**0.3160**	**5.0000e-004**		**0.0195**	**0.0195**		**0.0179**	**0.0179**	**0.0000**	**43.5356**	**43.5356**	**0.0141**	**0.0000**	**43.8877**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	6.0000e-005	2.1800e-003	6.6000e-004	1.0000e-005	3.0000e-004	1.0000e-005	3.1000e-004	8.0000e-005	1.0000e-005	9.0000e-005	0.0000	0.5983	0.5983	6.0000e-005	0.0000	0.5998
Vendor	7.2000e-004	0.0221	7.5100e-003	5.0000e-005	1.2600e-003	7.0000e-005	1.3300e-003	3.6000e-004	6.0000e-005	4.3000e-004	0.0000	5.0315	5.0315	3.8000e-004	0.0000	5.0411
Worker	1.5500e-003	1.2600e-003	0.0112	3.0000e-005	3.2200e-003	2.0000e-005	3.2400e-003	8.6000e-004	2.0000e-005	8.8000e-004	0.0000	2.5438	2.5438	8.0000e-005	0.0000	2.5457
Total	**2.3300e-003**	**0.0256**	**0.0194**	**9.0000e-005**	**4.7800e-003**	**1.0000e-004**	**4.8800e-003**	**1.3000e-003**	**9.0000e-005**	**1.4000e-003**	**0.0000**	**8.1736**	**8.1736**	**5.2000e-004**	**0.0000**	**8.1866**

3.6 ESB-Paving - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	2.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.0000e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.1000e-004	9.7000e-004	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2193	0.2193	1.0000e-005	0.0000	0.2195
Total	**1.3000e-004**	**1.1000e-004**	**9.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2193**	**0.2193**	**1.0000e-005**	**0.0000**	**0.2195**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Off-Road	1.8000e-003	0.0168	0.0177	3.0000e-005		8.8000e-004	8.8000e-004		8.2000e-004	8.2000e-004	0.0000	2.3481	2.3481	6.8000e-004	0.0000	2.3652
Paving	2.0000e-004					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total	**2.0000e-003**	**0.0168**	**0.0177**	**3.0000e-005**		**8.8000e-004**	**8.8000e-004**		**8.2000e-004**	**8.2000e-004**	**0.0000**	**2.3481**	**2.3481**	**6.8000e-004**	**0.0000**	**2.3652**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.3000e-004	1.1000e-004	9.7000e-004	0.0000	2.8000e-004	0.0000	2.8000e-004	7.0000e-005	0.0000	8.0000e-005	0.0000	0.2193	0.2193	1.0000e-005	0.0000	0.2195
Total	**1.3000e-004**	**1.1000e-004**	**9.7000e-004**	**0.0000**	**2.8000e-004**	**0.0000**	**2.8000e-004**	**7.0000e-005**	**0.0000**	**8.0000e-005**	**0.0000**	**0.2193**	**0.2193**	**1.0000e-005**	**0.0000**	**0.2195**

3.7 ESB-Architectural Coating - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0662					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0668**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0244	0.0244	0.0000	0.0000	0.0244
Total	**1.0000e-005**	**1.0000e-005**	**1.1000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0244**	**0.0244**	**0.0000**	**0.0000**	**0.0244**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Archit. Coating	0.0662					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	5.5000e-004	3.8200e-003	4.5400e-003	1.0000e-005		2.4000e-004	2.4000e-004		2.4000e-004	2.4000e-004	0.0000	0.6383	0.6383	4.0000e-005	0.0000	0.6394
Total	**0.0668**	**3.8200e-003**	**4.5400e-003**	**1.0000e-005**		**2.4000e-004**	**2.4000e-004**		**2.4000e-004**	**2.4000e-004**	**0.0000**	**0.6383**	**0.6383**	**4.0000e-005**	**0.0000**	**0.6394**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.0000e-005	1.0000e-005	1.1000e-004	0.0000	3.0000e-005	0.0000	3.0000e-005	1.0000e-005	0.0000	1.0000e-005	0.0000	0.0244	0.0244	0.0000	0.0000	0.0244
Total	**1.0000e-005**	**1.0000e-005**	**1.1000e-004**	**0.0000**	**3.0000e-005**	**0.0000**	**3.0000e-005**	**1.0000e-005**	**0.0000**	**1.0000e-005**	**0.0000**	**0.0244**	**0.0244**	**0.0000**	**0.0000**	**0.0244**

3.8 ESB-Demolition of Existing Building - 2021

Unmitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.0200e-003	0.0000	2.0200e-003	3.1000e-004	0.0000	3.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**	**2.0200e-003**	**2.0400e-003**	**4.0600e-003**	**3.1000e-004**	**1.9400e-003**	**2.2500e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

Unmitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3000e-004	4.7800e-003	1.4500e-003	1.0000e-005	2.9000e-004	2.0000e-005	3.1000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.3139	1.3139	1.3000e-004	0.0000	1.3171
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.0700e-003	0.0000	3.1000e-004	0.0000	3.1000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2437	0.2437	1.0000e-005	0.0000	0.2438
Total	**2.8000e-004**	**4.9000e-003**	**2.5200e-003**	**1.0000e-005**	**6.0000e-004**	**2.0000e-005**	**6.2000e-004**	**1.6000e-004**	**2.0000e-005**	**1.8000e-004**	**0.0000**	**1.5576**	**1.5576**	**1.4000e-004**	**0.0000**	**1.5609**

Mitigated Construction On-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Fugitive Dust					2.0200e-003	0.0000	2.0200e-003	3.1000e-004	0.0000	3.1000e-004	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Off-Road	3.9800e-003	0.0363	0.0379	6.0000e-005		2.0400e-003	2.0400e-003		1.9400e-003	1.9400e-003	0.0000	5.2047	5.2047	9.7000e-004	0.0000	5.2289
Total	**3.9800e-003**	**0.0363**	**0.0379**	**6.0000e-005**	**2.0200e-003**	**2.0400e-003**	**4.0600e-003**	**3.1000e-004**	**1.9400e-003**	**2.2500e-003**	**0.0000**	**5.2047**	**5.2047**	**9.7000e-004**	**0.0000**	**5.2289**

Mitigated Construction Off-Site

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Hauling	1.3000e-004	4.7800e-003	1.4500e-003	1.0000e-005	2.9000e-004	2.0000e-005	3.1000e-004	8.0000e-005	2.0000e-005	1.0000e-004	0.0000	1.3139	1.3139	1.3000e-004	0.0000	1.3171
Vendor	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Worker	1.5000e-004	1.2000e-004	1.0700e-003	0.0000	3.1000e-004	0.0000	3.1000e-004	8.0000e-005	0.0000	8.0000e-005	0.0000	0.2437	0.2437	1.0000e-005	0.0000	0.2438
Total	**2.8000e-004**	**4.9000e-003**	**2.5200e-003**	**1.0000e-005**	**6.0000e-004**	**2.0000e-005**	**6.2000e-004**	**1.6000e-004**	**2.0000e-005**	**1.8000e-004**	**0.0000**	**1.5576**	**1.5576**	**1.4000e-004**	**0.0000**	**1.5609**

4.0 Operational Detail - Mobile

4.1 Mitigation Measures Mobile

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Unmitigated	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000

4.2 Trip Summary Information

	Average Daily Trip Rate			Unmitigated	Mitigated
Land Use	Weekday	Saturday	Sunday	Annual VMT	Annual VMT
City Park	0.00	0.00	0.00		
General Light Industry	0.00	0.00	0.00		
General Office Building	0.00	0.00	0.00		
Other Non-Asphalt Surfaces	0.00	0.00	0.00		
Parking Lot	0.00	0.00	0.00		
Total	0.00	0.00	0.00		

4.3 Trip Type Information

	Miles			Trip %			Trip Purpose %		
Land Use	H-W or C-W	H-S or C-C	H-O or C-NW	H-W or C-	H-S or C-C	H-O or C-NW	Primary	Diverted	Pass-by
City Park	6.60	5.50	6.40	33.00	48.00	19.00	66	28	6
General Light Industry	6.60	5.50	6.40	59.00	28.00	13.00	92	5	3
General Office Building	6.60	5.50	6.40	33.00	48.00	19.00	77	19	4
Other Non-Asphalt Surfaces	6.60	5.50	6.40	0.00	0.00	0.00	0	0	0
Parking Lot	6.60	5.50	6.40	0.00	0.00	0.00	0	0	0

4.4 Fleet Mix

Land Use	LDA	LDT1	LDT2	MDV	LHD1	LHD2	MHD	HHD	OBUS	UBUS	MCY	SBUS	MH
City Park	0.558685	0.029655	0.204806	0.126479	0.022344	0.005812	0.017312	0.018953	0.002773	0.002377	0.007053	0.002677	0.001077
General Light Industry	0.558685	0.029655	0.204806	0.126479	0.022344	0.005812	0.017312	0.018953	0.002773	0.002377	0.007053	0.002677	0.001077
General Office Building	0.558685	0.029655	0.204806	0.126479	0.022344	0.005812	0.017312	0.018953	0.002773	0.002377	0.007053	0.002677	0.001077
Other Non-Asphalt Surfaces	0.558685	0.029655	0.204806	0.126479	0.022344	0.005812	0.017312	0.018953	0.002773	0.002377	0.007053	0.002677	0.001077
Parking Lot	0.558685	0.029655	0.204806	0.126479	0.022344	0.005812	0.017312	0.018953	0.002773	0.002377	0.007053	0.002677	0.001077

5.0 Energy Detail

Historical Energy Use: N

5.1 Mitigation Measures Energy

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Electricity Mitigated						0.0000	0.0000		0.0000	0.0000	0.0000	90.4715	90.4715	5.1100e-003	1.0600e-003	90.9147
Electricity Unmitigated						0.0000	0.0000		0.0000	0.0000	0.0000	90.4715	90.4715	5.1100e-003	1.0600e-003	90.9147
NaturalGas Mitigated	4.4600e-003	0.0405	0.0340	2.4000e-004		3.0800e-003	3.0800e-003		3.0800e-003	3.0800e-003	0.0000	44.1119	44.1119	8.5000e-004	8.1000e-004	44.3740
NaturalGas Unmitigated	4.4600e-003	0.0405	0.0340	2.4000e-004		3.0800e-003	3.0800e-003		3.0800e-003	3.0800e-003	0.0000	44.1119	44.1119	8.5000e-004	8.1000e-004	44.3740

5.2 Energy by Land Use - NaturalGas

Unmitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	780148	4.2100e-003	0.0382	0.0321	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6317	41.6317	8.0000e-004	7.6000e-004	41.8791
General Office Building	46476.9	2.5000e-004	2.2800e-003	1.9100e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	2.4802	2.4802	5.0000e-005	5.0000e-005	2.4949
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**4.4600e-003**	**0.0405**	**0.0340**	**2.4000e-004**		**3.0800e-003**	**3.0800e-003**		**3.0800e-003**	**3.0800e-003**	**0.0000**	**44.1119**	**44.1119**	**8.5000e-004**	**8.1000e-004**	**44.3740**

Mitigated

	NaturalGas Use	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Land Use	kBTU/yr	tons/yr										MT/yr					
City Park	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
General Light Industry	780148	4.2100e-003	0.0382	0.0321	2.3000e-004		2.9100e-003	2.9100e-003		2.9100e-003	2.9100e-003	0.0000	41.6317	41.6317	8.0000e-004	7.6000e-004	41.8791
General Office Building	46476.9	2.5000e-004	2.2800e-003	1.9100e-003	1.0000e-005		1.7000e-004	1.7000e-004		1.7000e-004	1.7000e-004	0.0000	2.4802	2.4802	5.0000e-005	5.0000e-005	2.4949
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Total		**4.4600e-003**	**0.0405**	**0.0340**	**2.4000e-004**		**3.0800e-003**	**3.0800e-003**		**3.0800e-003**	**3.0800e-003**	**0.0000**	**44.1119**	**44.1119**	**8.5000e-004**	**8.1000e-004**	**44.3740**

5.3 Energy by Land Use - Electricity

Unmitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
General Light Industry	315419	73.3957	4.1500e-003	8.6000e-004	73.7553
General Office Building	71139.1	16.5536	9.4000e-004	1.9000e-004	16.6347
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	2244.2	0.5222	3.0000e-005	1.0000e-005	0.5248
Total		**90.4715**	**5.1200e-003**	**1.0600e-003**	**90.9147**

Mitigated

	Electricity Use	Total CO2	CH4	N2O	CO2e
Land Use	kWh/yr	MT/yr			
City Park	0	0.0000	0.0000	0.0000	0.0000
General Light Industry	315419	73.3957	4.1500e-003	8.6000e-004	73.7553
General Office Building	71139.1	16.5536	9.4000e-004	1.9000e-004	16.6347
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	2244.2	0.5222	3.0000e-005	1.0000e-005	0.5248
Total		**90.4715**	**5.1200e-003**	**1.0600e-003**	**90.9147**

6.0 Area Detail

6.1 Mitigation Measures Area

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
Category	tons/yr										MT/yr					
Mitigated	0.2159	0.0000	4.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.3000e-004	9.3000e-004	0.0000	0.0000	9.9000e-004
Unmitigated	0.2159	0.0000	4.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.3000e-004	9.3000e-004	0.0000	0.0000	9.9000e-004

6.2 Area by SubCategory

Unmitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0495					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1664					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.3000e-004	9.3000e-004	0.0000	0.0000	9.9000e-004
Total	**0.2159**	**0.0000**	**4.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**9.3000e-004**	**9.3000e-004**	**0.0000**	**0.0000**	**9.9000e-004**

Mitigated

	ROG	NOx	CO	SO2	Fugitive PM10	Exhaust PM10	PM10 Total	Fugitive PM2.5	Exhaust PM2.5	PM2.5 Total	Bio- CO2	NBio- CO2	Total CO2	CH4	N2O	CO2e
SubCategory	tons/yr										MT/yr					
Architectural Coating	0.0495					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Consumer Products	0.1664					0.0000	0.0000		0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
Landscaping	4.0000e-005	0.0000	4.8000e-004	0.0000		0.0000	0.0000		0.0000	0.0000	0.0000	9.3000e-004	9.3000e-004	0.0000	0.0000	9.9000e-004
Total	**0.2159**	**0.0000**	**4.8000e-004**	**0.0000**		**0.0000**	**0.0000**		**0.0000**	**0.0000**	**0.0000**	**9.3000e-004**	**9.3000e-004**	**0.0000**	**0.0000**	**9.9000e-004**

7.0 Water Detail

7.1 Mitigation Measures Water

	Total CO2	CH4	N2O	CO2e
Category	MT/yr			
Mitigated	16.1507	0.0123	7.4900e-003	18.6899
Unmitigated	16.1507	0.0123	7.4900e-003	18.6899

7.2 Water by Land Use

Unmitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.393189	0.3202	2.0000e-005	0.0000	0.3218
General Light Industry	8.63256 / 0	13.9235	0.0111	6.7700e-003	16.2188
General Office Building	0.902887 / 0.553383	1.9070	1.1900e-003	7.1000e-004	2.1492
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**16.1507**	**0.0123**	**7.4800e-003**	**18.6899**

Mitigated

	Indoor/Outdoor Use	Total CO2	CH4	N2O	CO2e
Land Use	Mgal	MT/yr			
City Park	0 / 0.393189	0.3202	2.0000e-005	0.0000	0.3218
General Light Industry	8.63256 / 0	13.9235	0.0111	6.7700e-003	16.2188
General Office Building	0.902887 / 0.553383	1.9070	1.1900e-003	7.1000e-004	2.1492
Other Non-Asphalt Surfaces	0 / 0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0 / 0	0.0000	0.0000	0.0000	0.0000
Total		**16.1507**	**0.0123**	**7.4800e-003**	**18.6899**

8.0 Waste Detail

8.1 Mitigation Measures Waste

Category/Year

	Total CO2	CH4	N2O	CO2e
	MT/yr			
Mitigated	10.5991	0.5256	0.0000	23.7386
Unmitigated	10.5991	0.5256	0.0000	23.7386

8.2 Waste by Land Use

Unmitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.03	6.2300e-003	3.1000e-004	0.0000	0.0140
General Light Industry	46.29	9.6127	0.4767	0.0000	21.5294
General Office Building	4.72	0.9802	0.0486	0.0000	2.1953
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**10.5991**	**0.5256**	**0.0000**	**23.7386**

Mitigated

	Waste Disposed	Total CO2	CH4	N2O	CO2e
Land Use	tons	MT/yr			
City Park	0.03	6.2300e-003	3.1000e-004	0.0000	0.0140
General Light Industry	46.29	9.6127	0.4767	0.0000	21.5294
General Office Building	4.72	0.9802	0.0486	0.0000	2.1953
Other Non-Asphalt Surfaces	0	0.0000	0.0000	0.0000	0.0000
Parking Lot	0	0.0000	0.0000	0.0000	0.0000
Total		**10.5991**	**0.5256**	**0.0000**	**23.7386**

9.0 Operational Offroad

Equipment Type	Number	Hours/Day	Days/Year	Horse Power	Load Factor	Fuel Type

10.0 Stationary Equipment

Fire Pumps and Emergency Generators

Equipment Type	Number	Hours/Day	Hours/Year	Horse Power	Load Factor	Fuel Type

Boilers

Equipment Type	Number	Heat Input/Day	Heat Input/Year	Boiler Rating	Fuel Type

User Defined Equipment

Equipment Type	Number

11.0 Vegetation

APPENDIX B

Biological Resources

TABLE 1: PLANT SPECIES OBSERVED

Scientific Name	Common Name
Olea sp.	olive
Cupressus sp	cypress
Acacia dealbata	silver wattle
Acacia koa	acacia koa
Agapanthus africanus	lily of the Nile
Amaranthus albus	tumbleweed
Arecacaeae sp.	palm
Campsis radicans	trumpet vine
Delairea odorata	cape ivy
Erigeron bonariensis	flax-leaved horseweed
Eucalyptus spp.	eucalyptus
Foeniculum vulgare	fennel
Geranium sp.	geranium
Hedera helix	English ivy
Heteromeles arbutifolia	toyon
Hordeum sp.	barley
Ligustrum lucidum	glossy privet
Magnolia grandiflora	southern magnolia
Malva parviflora	cheeseweed
Myoporum sp.	myoporum
Nerium oleander	oleander
Nicotiana glauca	tree tobacco
Opuntia sp.	prickly pear
Pittosporum sp.	pittosporum
Plantago sp.	plantain
Polypogon monspeliensis	annual beard grass
Pyrus calleryana	Callery pear
Quercus agrifolia	coast live oak
Ricinus communis	castor bean
Rosa sp.	rose
Salsola tragus	Russian thistle
Salvia longistyla	Mexican sage
Stipa miliacea	smilo grass
Strelitzia reginae	bird of paradise
Trifolium fucatum	sour clover
Vinca major	vinca

TABLE 2: WILDLIFE SPECIES OBSERVED

Scientific Name	Common Name
Haemorhous mexicanus	house finch
Melospiza melodia	song sparrow
Streptopelia decaocto	Eurasian collared dove
Sturnella neglecta	western meadowlark
Thryomanes bewickii	Bewick's wren
Zenaida macroura	mourning dove
Zonotrichia albicollis	White-throated sparrow

Potential for Occurrence: Special Status Plants

Species	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Astragalus didymocarpus var. *milesianus* Mile's milk-vetch	1B.2	Coastal scrub (clay); 20-90 m.	Mar-Jun	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 6.7 miles to the northeast of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Atriplex coulteri Coulter's saltbush	1B.2	Coastal bluff scrub, coastal dunes, coastal scrub, and valley and foothill grasslands. Often found on alkaline or clay substrates; 3-460 m.	Mar-Oct	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 4.0 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Atriplex serenana var. *davidsonii* Davidson's saltscale	1B.2	Coastal bluff scrub and coastal scrub; alkaline; 10-200 m.	Apr-Oct	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 5.1 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Calochortus fimbriatus late-flowered mariposa-lily	1B.3	Chaparral, cismontane woodland, and riparian woodland; often serpentinite; 275-1905 m.	Jun-Aug	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is well outside this species' known elevation range. The nearest recorded occurrence is approximately 1.9 miles to the north of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago. The most recent recorded occurrence is approximately 9.0 miles to the northwest of the BSA and was recorded in 2015.

Species	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Calochortus palmeri var. *palmeri* Palmer's mariposa-lily	1B.2	Chaparral, lower montane coniferous forest, and meadows and seeps; mesic; 710-2390 m.	Apr-Jul	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is well outside this species' known elevation range. The nearest recorded occurrence is approximately 5.9 miles to the northeast of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Calystegia sepium ssp. *binghamiae* Santa Barbara morning-glory	1A	Marshes and swamps (coastal).	Aug	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 2.2 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Centromadia parryi ssp. *australis* southern tarplant	1B.2	Marshes and swamps (margins), valley and foothill grasslands (vernally mesic), and vernal pools; 0-480 m.	May-Nov	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 7.4 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Chloropyron maritimum ssp. *maritimum* salt marsh bird's-beak	1B.2, FE, SE	Coastal dunes, marshes and swamps (coastal salt); 0-30 m.	May-Oct (Nov)	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 7.2 miles to the east-southeast of the BSA.

Species	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Delphinium umbraculorum umbrella larkspur	1B.3	Chaparral and cismontane woodland; 400-1600 m.	Apr-Jun	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 5.6 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago. The most recent recorded occurrence is approximately 7.3 miles to the north-northwest of the BSA and was recorded in 2011.
Fritillaria ojaiensis Ojai fritillary	1B.2	Broadleafed upland forest (mesic), chaparral, cismontane woodland, and lower montane coniferous forest; rocky substrate; 225-998 m.	Feb-May	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is well outside this species' known elevation range. The nearest recorded occurrence is approximately 5.2 miles to the northeast of the BSA.
Horkelia cuneata var. *puberula* mesa horkelia	1B.1	Chaparral (maritime), cismontane woodland, coastal scrub; sandy or gravelly substrate; 70-810 m.	Feb-Jul (Sep)	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is well outside this species' known elevation range. The nearest recorded occurrence is approximately 2.7 miles to the north of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago. The most recent recorded occurrence is approximately 8.7 miles to the northwest of the BSA and was recorded in 2011.

Species	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Lasthenia glabrata ssp. *coulteri* Coulter's goldfields	1B.1	Marshes and swamps (coastal salt), playas, and vernal pools; 1-1220 m.	Feb-Jun	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 7.0 miles to the east-southeast of the BSA.
Layia heterotricha pale-yellow layia	1B.1	Cismontane woodland, coastal scrub, pinyon and juniper woodland, and valley and foothill grassland; alkaline or clay substrate; 300-1705 m.	Mar-Jun	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is well outside this species' known elevation range. The nearest recorded occurrence is approximately 8.7 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Lonicera subspicata var. *subspicata* Santa Barbara honeysuckle	1B.2	Chaparral, cismontane woodland, and coastal scrub; 10-1000 m.	May-Aug (Dec-Feb)	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 1.9 miles to the north of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago. The most recent recorded occurrence is approximately 7.7 miles to the northwest of the BSA and was recorded in 2016.
Monardella hypoleuca ssp. *hypoleuca* white-veined monardella	1B.3	Chaparral and cismontane woodland; 50-1525 m.	(Apr) May-Aug (Sep-Dec)	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is outside this species' known elevation range. The nearest recorded occurrence is approximately 2.6 miles to the north of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.

Species	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Nasturtium gambelii Gambel's water cress	1B.1, FE, ST	Marshes and swamps (freshwater or brackish); 5-330 m.	Apr-Oct	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 1.6 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.
Quercus dumosa Nuttall's scrub oak	1B.1	Closed-cone coniferous forest, chaparral, and coastal scrub; sandy and clay loam substrates; 15-400 m.	Feb-Apr (May-Aug)	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 1.6 miles to the north of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago. The most recent recorded occurrence is approximately 3.4 miles to the northwest of the BSA and was recorded in 2015.
Scrophularia atrata black-flowered figwort	1B.2	Closed-cone coniferous forest, chaparral, coastal dunes, coastal scrub, and riparian scrub; 10-500 m.	Mar-Jul	**Not Likely to Occur** Suitable habitat does not occur within the BSA. The nearest recorded occurrence is approximately 2.8 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.

Species	Status	Habitat and Distribution	Blooming Period	Potential to Occur
Thelypteris puberula var. *sonorensis* Sonoran maiden fern	2B.2	Meadows, seeps, and streams; 50-610 m.	Jan-Sep	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is outside this species' known elevation range. The nearest recorded occurrence is approximately 3.8 miles to the northeast of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago. The most recent recorded occurrence is approximately 4.5 miles to the northeast of the BSA and was recorded in 2011.
Thermopsis macrophylla Santa Ynez false lupine	1B.3	Chaparral; sandy, granitic, and disturbed areas; 425-1400 m.	Apr-Jun	**Not Likely to Occur** Suitable habitat does not occur within the BSA and the BSA is well outside this species' known elevation range. The nearest recorded occurrence is approximately 6.1 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 10 years ago.

Status Codes

US Fish and Wildlife Service (Fed.) Designations:

FE: Federally listed, endangered

California Department of Fish and Wildlife (Calif.) Designations:

SE: State listed, endangered

ST: State listed, threatened

California Rare Plant Rank (CRPR) Designation:

1A: Plants presumed extinct in California

1B: Plants rare, threatened, or endangered in California, and elsewhere

2B: Plants presumed extinct in California, but more common elsewhere

.1: Seriously threatened in California (high degree/immediacy of threat)

.2: Fairly threatened in California (moderate degree/immediacy of threat)

.3: Not very threatened in California (low degree/immediacy of threat or no current threats known)

Potential for Occurrence: Special Status Wildlife

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
FISH					
Eucyclogobius newberryi	tidewater goby	FE, SSC	Occupy cool (16-25 °C) brackish water in lagoons created by coastal streams. Favorable habitat includes shallow open water with emergent vegetation. Aquatic vegetation is important for protection and feeding, while open water is important to breeding.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.3 miles to the northwest of the BSA.	**Not Likely to Occur**
Oncorhynchus mykiss irideus pop. 10	steelhead - Southern California Distinct Population Segment (DPS)	FE	Inhabits seasonally accessible rivers and streams. Requires sufficient flows in their natal streams to be able to return from oceans and lakes to spawn. Federal listing refers to populations from Santa Maria River south to southern extent of range (San Mateo Creek in San Diego County). Southern steelhead likely have greater physiological tolerance to warmer water and more variable conditions.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 2.3 miles to the west- southwest of the BSA.	**Not Likely to Occur**
AMPHIBIANS					
Anaxyrus californicus	arroyo toad	FE, SSC	Found in coastal and desert drainages in central and southern California, and Baja California, Mexico. Found in low gradient, medium-to-large streams and rivers with intermittent and perennial flow. Require slow-moving streams that are composed of sandy soils with sandy streamside terraces.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.3 miles to the northeast of the BSA.	**Not Likely to Occur**
Rana boylii	foothill yellow-legged frog	SC, SSC	Inhabits partially shaded, perennial streams and rivers with rocky substrate at low to moderate elevations. Often found in or near riffles and on open, sunny stream banks.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.5 miles to the northeast of the BSA.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Rana draytonii	California red-legged frog	FT, SSC	Inhabits sheltered backwaters of ponds, marshes, springs, streams, and reservoirs. Optimal habitat includes deep pools with dense stands of overhanging willows and an intermixed fringe of cattails.	No suitable habitat occurs within the BSA. The nearest and most recent recorded occurrence is approximately 1.7 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago. The most recent recorded occurrence is approximately 6.4 miles to the east of the BSA; this occurrence was recorded in 2008.	**Not Likely to Occur**
Taricha torosa	Coast Range newt	SSC	Burrow in or use soil, fallen logs, or debris for cover. Occupy upland habitats when not breeding. During reproduction, migration occurs to intermittent streams, rivers, lakes, and ponds to lay eggs in shallow water attached to submerged rocks or twigs.	Limited, isolated, marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.7 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago. The most recent recorded occurrence is approximately 3.6 miles to the northwest of the BSA; this occurrence was recorded in 2015.	**Low**
REPTILES					
Anniella pulchra	northern California legless lizard	SSC	Inhabit a range of habitats including coastal dune, valley-foothill, chaparral and coastal scrub. Prefer loose soil and are not found in areas with high clay soils.	Marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.7 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago. The most recent recorded occurrence is approximately 5.8 miles to the west of the BSA; this occurrence was recorded in 2012.	**Moderate**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Aspidoscelis tigris stejnegeri	coastal whiptail	SSC	Found in deserts and semi-arid areas with sparse vegetation and open areas. Also found in woodland and riparian areas. Ground may be firm soil, sandy, or rocky.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 8.7 miles to the north-northwest of the BSA.	**Not Likely to Occur**
Emys marmorata	western pond turtle	SSC	A thoroughly aquatic turtle of ponds, marshes, rivers, streams and irrigation ditches usually with aquatic vegetation, below 6000 ft elevation. Needs basking sites and suitable (sandy banks or grassy open fields) upland habitat up to 0.5 km from water for egg-laying.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.5 miles to the northwest of the BSA.	**Not Likely to Occur**
Phrynosoma blainvillii	coast horned lizard	SSC	Frequents a wide variety of habitats, most common in lowlands along sandy washes with scattered low bushes. Open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.7 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur**
Salvadora hexalepis virgultea	coast patch-nosed snake	SSC	Inhabits semi-arid brushy areas and chaparral in canyons, rocky hillsides, and plains. Burrows into loose soil. Occurs in California from the northern Carrizo Plains in San Luis Obispo County, south through the coastal zone, south and west of the deserts, into coastal northern Baja California.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.7 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Thamnophis hammondii	two-striped gartersnake	SSC	Distributed from southeastern slope of the Diablo Range and the Salinas Valley south along the South Coast and Transverse ranges to the Mexican border, and on Santa Catalina Island. Associated with permanent or semi-permanent bodies of water in a variety of habitats. Requires nocturnal retreats, such as small mammal burrows.	No suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 3.9 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago. The most recent recorded occurrence is approximately 4.4 miles to the northwest of the BSA; this occurrence was recorded in 2013.	**Not Likely to Occur**
BIRDS					
Accipiter cooperii	Cooper's hawk	WL	Woodland, chiefly of open, interrupted or marginal type. Nest sites mainly in riparian growths of deciduous trees, as in canyon bottoms on river floodplains; also, live oaks.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 4.0 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago. The most recent recorded occurrence is approximately 8.4 miles to the west of the BSA; this occurrence was recorded in 2009.	**Not Likely to Occur (nesting or foraging)**
Agelaius tricolor	tricolored blackbird	SC, SSC, BCC	Highly colonial species, most numerous in Central Valley and vicinity. Largely endemic to California. Requires open water, protected nesting substrate and foraging area with insect prey within a few km of the colony.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 8.4 miles to the west of the BSA; however, this occurrence was recorded well over 20 years ago. The most recent recorded occurrence is approximately 9.7 miles to the west of the BSA and was recorded in 2014.	**Not Likely to Occur (nesting or foraging)**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Aimophila ruficeps canescens	Southern California rufous-crowned sparrow	WL	Resident in southern California coastal sage scrub and sparse mixed chaparral. Frequents relatively steep, often rocky hillsides with grass and forb patches.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 8.2 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)**
Ammodramus savannarum	grasshopper sparrow	SSC	Grassland, hayfields, and prairies. Breeds in dry fields and prairies, especially those with tall grass and weeds with a few scattered shrubs.	Limited marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.7 miles to the northwest of the BSA.	**Low (nesting and foraging)**
Artemisiospiza belli belli	Bell's sage sparrow	WL, BCC	Breeds in semi-open habitats with 1-2 m high shrubs. Also found in young stands of chaparral that have begun to grow back from recent fires.	No suitable nesting or foraging habitat occurs within the BSA. The nearest occurrence is approximately 8.2 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)**
Athene cunicularia	burrowing owl	SSC, BCC	Prefer habitats within deserts, grasslands, and shrub-steppe, and utilize well-drained, level to gently sloping areas characterized by sparse vegetation and bare ground. Prefer short grass for nesting.	Limited marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 8.2 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Low (nesting and foraging)**
Charadrius alexandrinus nivosus	western snowy plover	FT, SSC, BCC	Nest beside or near tidal waters. Breeding generally occurs above the high tide line on coastal beaches, sand spits, dune-backed beaches, sparsely vegetated dunes, beaches at creek and river mouths, and salt pans at lagoons and estuaries.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.6 miles to the west of the BSA.	**Not Likely to Occur (nesting or foraging)** **Low (as a transient)**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Coturnicops noveboracensis	yellow rail	SSC, BCC	Typically found in marshes dominated by sedges, true grasses, and rushes, where this is little or no standing water and where the substrate remains saturated throughout the summer. Also found in damp fields and meadows, on the floodplains of rivers and streams, in the herbaceous vegetation of bogs, and at the drier margins of estuarine and salt marshes.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.8 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)** **Low (as a transient)**
Elanus leucurus	white-tailed kite	FP	Rolling foothills and valley margins with scattered oaks and river bottomlands or marshes next to deciduous woodland. Open grasslands, meadows, or marshes for foraging close to isolated, dense-topped trees for nesting and perching.	Limited marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.2 miles to the west-northwest of the BSA.	**Low (nesting and foraging)**
Empidonax traillii extimus	southern willow flycatcher	FE, SE	Require moist microclimatic and vegetative conditions and breed only in dense riparian vegetation near surface water or saturated soils. Patches of riparian habitat commonly used during migration.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.4 miles to the north-northeast of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)**
Falco mexicanus	prairie falcon	WL, BCC	Occur in wide-open habitats, including sagebrush, desert, prairie, agricultural fields, and alpine meadows up to approximately 11,000 feet elevation. They nest on ledges on sheer rocky cliffs.	Limited marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 7.9 miles to the northwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Low (nesting and foraging)**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Laterallus jamaicensis coturniculus	California black rail	FP, BCC	Utilize fresh, brackish, and pickleweed-dominated salt marshes. Prefer tidal salt marshes with a heavy canopy. Require little annual and/or daily fluctuations in water levels.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.8 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)** **Low (as a transient)**
Passerculus sandwichensis beldingi	Belding's savannah sparrow	SE	Prefer to build nests on or near the ground, concealed from above, within habitats dominated by dense pickleweed. Primary habitat is the upper marsh zone that is flooded infrequently by the tide.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.2 miles to the east-southeast of the BSA.	**Not Likely to Occur (nesting or foraging)**
Pelecanus occidentalis californicus	California brown pelican	FP (delisted federally and state)	Nest on offshore islands that are free of mammalian predators and human disturbance. Uses breakwaters, jetties, sand spits, and offshore sand bars as daily loafing and nocturnal roost areas.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 2.0 miles to the west-southwest of the BSA.	**Not Likely to Occur (nesting or foraging)** **Low (as a transient)**
Phalacrocorax auratus	double-crested cormorant	WL	Found in almost any aquatic habitat such as coasts, bays, lakes, and rivers. Nests in trees near or over water, on sea cliffs, or on ground on islands.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 9.9 miles to the west of the BSA.	**Not Likely to Occur (nesting or foraging)**
Rallus obsoletus levipes	light-footed Ridgway's rail	FE, SE, FP	Utilizes southern California coastal salt marshes, lagoons, and their maritime environs. Nests in the lower littoral zone of coastal salt marshes. Require shallow water and mudflats for foraging.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.2 miles to the east-southeast of the BSA.	**Not Likely to Occur (nesting or foraging)**
Riparia riparia	bank swallow	ST	Colonial nester; nests primarily in riparian and other lowland habitats west of the desert. Requires vertical banks/cliffs with fine-textured/sandy soils near streams, rivers, lakes, ocean to dig nesting hole.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 0.8 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Sternula antillarum browni	California least tern	FP	Live along the coast and nest on open beaches kept free of vegetation by the tide.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 1.8 miles to the west-southwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur (nesting or foraging)** **Low (as a transient)**
Vireo bellii pusillus	least Bell's vireo	FE, SE	Summer resident of southern California in low riparian in vicinity of water or in dry river bottoms; below 2,000 ft. Nests placed along margins of bushes or on twigs projecting into pathways, usually willow, *Baccharis*, mesquite.	No suitable nesting or foraging habitat occurs within the BSA. The nearest recorded occurrence is approximately 6.1 miles to the north of the BSA.	**Not Likely to Occur (nesting or foraging)**
MAMMALS					
Corynorhinus townsendii	Townend's big-eared bat	SSC	Associated with areas containing caves for roosting. Found in dry upland areas and mesic coniferous and deciduous forests.	No suitable roosting or foraging habitat occur within the BSA. The nearest recorded occurrence is approximately 4.8 miles to the west-northwest of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur**
Eumops perotis californicus	western mastiff bat	SSC	Many open, semi-arid to arid habitats, including conifer and deciduous woodlands, coastal scrub, grasslands, chaparral. Roosts in crevices in cliff faces, high buildings, trees and tunnels.	No suitable roosting or foraging habitat occur within the BSA. The nearest and most recent recorded occurrence is approximately 7.7 miles to the west of the BSA.	**Not Likely to Occur**
Lasiurus blossevillii	western red bat	SSC	Roosts primarily in trees. Roost sites often are in edge habitats adjacent to streams, fields, or urban areas.	Limited marginally suitable habitat occurs within the BSA. The nearest recorded occurrence is approximately 7.8 miles to the west of the BSA.	**Low**

Taxa		Status	Habitat Type	Comments	Occurrence Potential
Scientific Name	**Common Name**				
Nyctinomops macrotis	big free-tailed bat	SSC	Typically found in desert and arid grassland areas where rocky outcrops, canyons, or cliffs provide roosts.	No suitable roosting or foraging habitat occur within the BSA. The nearest recorded occurrence is approximately 2.2 miles to the west of the BSA; however, it should be noted that this occurrence was recorded well over 20 years ago.	**Not Likely to Occur**

Federal Rankings:
FE = Federally Endangered
FT = Federally Threatened
BCC = USFWS Bird of Conservation Concern

State Rankings:
SE= State Endangered
ST = State Threatened
SC = State Candidate for Listing
FP = Fully Protected
WL = CDFW Watch List
SSC = Species of Special Concern

APPENDIX C

Noise Modelling Results

Montecito Sanitary District Recycled Water to Serve the Cemetery
Stationary Noise Sources Associated with Project Operation

Pilot Project Noise Sources - Treatment Footprint				**Estimated Noise Level (Leq dBA)**						
Component	**Value**	**Units**	**RPM**	**3 feet**	**6 feet**	**12 feet**	**24 feet**	**48 feet**	**96 feet**	**192 feet**
SCE Feed pump at SCE to EQ Tank	0.75	HP	3450	68.9	61.4	53.9	46.4	38.9	31.4	23.9
SCE feed pump adjacent to tank to UF skid	0.5	HP	3450	68.7	61.2	53.7	46.2	38.7	31.2	23.7
UF Feed Pump on skid	1	HP	2850	69.0	61.5	54.0	46.5	39.0	31.5	24.0
UF Backwash pump on skid	0.57	HP	2850	68.8	61.3	53.8	46.3	38.8	31.3	23.8
RO feed pump on skid	5	HP	2920	69.7	62.2	54.7	47.2	39.7	32.2	24.7
RO product pump on skid	1	HP	2920	69.0	61.5	54.0	46.5	39.0	31.5	24.0
Blending pump (send water to RW storage tank)	1	HP	3450	69.0	61.5	54.0	46.5	39.0	31.5	24.0
RW Distribution Pump	5	HP	3450	69.7	62.2	54.7	47.2	39.7	32.2	24.7

Full Cemetery Project Noise Sources - Treatment Footprint				**Estimated Noise Level (Leq dBA)**					
Component	**Value**	**Units**	**RPM**	**3 feet**	**6 feet**	**12 feet**	**24 feet**	**48 feet**	**96 feet**
SCE Feed pump at SCE to EQ Tank	5	HP	3450	69.7	62.2	54.7	47.2	39.7	32.2
SCE feed pump adjacent to tank to UF skid	3	HP	3450	69.5	62.0	54.5	47.0	39.5	32.0
UF Feed Pump on skid	5	HP	1750	72.7	65.2	57.7	50.2	42.7	35.2
UF air blower on skid	12	HP	1750	73.1	65.6	58.1	50.6	43.1	35.6
UF Backwash pump on skid	3	HP	3450	69.5	62.0	54.5	47.0	39.5	32.0
RO feed pump on skid	25	HP	1750	73.4	65.9	58.4	50.9	43.4	35.9
RO product pump on skid	5	HP	1750	72.7	65.2	57.7	50.2	42.7	35.2
Blending pump (send water to RW storage tank)	5	HP	1750	72.7	65.2	57.7	50.2	42.7	35.2
RW Distribution Pump	25	HP	1750	73.4	65.9	58.4	50.9	43.4	35.9

Full Cemetery Project Noise Sources - Water Storage Tank Area				**Estimated Noise Level (Leq dBA)**								
Component	**Value**	**Units**	**RPM**	**3 feet**	**6 feet**	**12 feet**	**24 feet**	**48 feet**	**96 feet**	**192 feet**	**384 feet**	**768 feet**
RW Pump to Cemetery Irrigation System	25	HP	1750	73.4	65.9	58.4	50.9	43.4	35.9	28.4	20.9	13.4

Combined Project Operation Noise Levels	
Total Leq (dBA) at Receptor During Operation	44.5
Assumed Daytime Ambient:	62.0
Assumed Nighttime Ambient Noise Level:	52.0
Number of Daytime Hours Operating	12.0
Number of Evening Hours Operating	3.0
Number of Nighttime Hours Operating	9.0
Estimated CNEL	62.3

Notes:
Estimated noise levels conservatively assume an equipment use factor of 1 and all equipment operates simultaneously 24 hours per day
Sound levels at 3 feet estimated using horsepower and motor rotations per minute pursuant with Unified Facilities Criteria, Noise and Vibration Control 3-450-01, Department of Defense, 2003

Assumes 6 dB attenuation with doubling of distance (point source) and 1.5 dB attenuation with doubling of distance due to predominantly soft ground site

Assumes 62 dB daytime and 52 dB evening/nighttime ambient noise levels which equates to an approximate 62 dB ambient CNEL. The County of Santa Barbara Noise Element estimates the project site is within a 60-64 dB ambient CNEL

APPENDIX D

Title 22 Engineering Report (Pilot Phase)

Title 22 Engineering Report

for the Production, Distribution and Use of Recycled Water

Montecito Sanitary District

January 2020



Jon Turner, PE
Principal Engineer

Prepared by Phoenix Civil Engineering, Inc.

MONTECITO SANITARY DISTRICT

Table of Contents

Section 1 – Background and Introduction 4
Section 2 – Proposed Projects 5
2.1 General 5
Pilot Project 5
Full Cemetery Project 7
2.2 Rules and Regulations 7
Pilot Project and Full Cemetery Project 7
2.3 Producer, Distributor, User 9
Pilot Project and Full Cemetery Project 9
2.4 Raw Wastewater 10
Pilot Project and Full Cemetery Project 10
2.5 Treatment Processes 11
Pilot Project and Full Cemetery Project 11
Secondary Clarifier Effluent Wastewater Characteristics 11
2.6 Plant Reliability Features 12
Pilot Project 13
Full Cemetery Project 13
2.7 Supplemental Water Supply 14
Pilot Project 14
Full Cemetery Project 15
2.8 Monitoring and Reporting 15
Pilot Project 15
Full Cemetery Project 16
2.9 Contingency Plan 16
Pilot Project 16
Full Cemetery Project 16
Section 3 – Transmission and Distribution Systems 17
Pilot Project 17
Full Cemetery Project 17
Section 4 – Use Areas 18
4.1 Irrigation 18

Pilot Project 18
Full Cemetery Project 18
4.2 Impoundments (Not Applicable) 18
4.3 Cooling (Not Applicable) 18
4.4 Groundwater Recharge (Not Applicable) 18
4.5 Dual Plumbed Areas (Not Applicable) 19
4.6 Other Industrial Uses (Not Applicable) 19
4.7 Use Area Design 19
Pilot Project and Full Cemetery Project 19
4.8 Use Area Inspections and Monitoring 19
Pilot Project 19
Full Cemetery Project 19
4.9 Employee Training 19
Pilot Project 19
Full Cemetery Project 20
Figures 21
Figure 1 – MSD Wastewater Service Area 21
Figure 2 – MSD Wastewater Treatment Plant Site 21
Figure 3 – Proposed UF/RO System Layout 21
Figure 4 – Ultrafiltration System Process and Instrument Diagram 21
Figure 5 – Proposed UF/RO System Piping Layout 21
Figure 6 – Pilot Project User Area Photo Log 21
Figure 7 – User Area Existing Hose Bib Locations 21
Figure 8 – Pilot Project Irrigation Area 21
Figure 9 – Full Cemetery Irrigation Area (Santa Barbara Cemetery) 21
Appendix 22
References 23

Section 1 – Background and Introduction

The Montecito Sanitary District is an Independent Special District that collects and treats wastewater from the unincorporated community of Montecito, CA. Located in southern Santa Barbara County and adjacent (south of) the City of Santa Barbara, the community is primarily residential with a small commercial center. No industrial users are located within the wastewater collection system. The District's mission is to protect public health and safety and to preserve the natural environment through the collection, treatment and disposal of wastewater in the most cost-effective way possible. Potable water service is provided by the Montecito Water District, a separate independent Special District in the community.

The Montecito Sanitary District (MSD) was voted into existence in 1947, by the residents of Montecito to provide for the collection, treatment and disposal of wastewater. In 1961, the District constructed a secondary level treatment plant capable of processing 750,000 gallons per day, including an ocean outfall (located 1,500 feet offshore) and a trunk sewer system. Twenty years later, voters approved $3.1 million in revenue bonds to incorporate new technology, increase the treatment plant's capacity to 1.5 million gallons per day, implement more stringent testing procedures and provide emergency power. The District provides service to approximately 9,000 people through 3,106 service connections. It maintains approximately 77 miles of sewer pipelines and five pumping stations. The District's collection system is predominantly vitrified clay pipe (VCP) with polyvinyl chloride pipe (PVC) in the areas where sewer service was provided after 1981. The District has rehabilitated approximately 26 miles of VCP pipelines with a cured in place liner. The MSD service area is shown on Figure 1.

In an effort to continue their mission statement and recognizing the impact of the changing climate (drought), increased landscaping use and limited groundwater supplies within the District boundary, as well as reducing the amount of discharge to the ocean, MSD has decided to pursue implementation of a Title 22 compliant recycled water treatment pilot system at their facility located at 1042 Monte Cristo Lane. The intent of the District is to install the pilot treatment project and irrigate approximately 1 to 2 acres of the adjacent Santa Barbara Cemetery property with the product water from the treatment system. The goal of MSD is to recognize the benefits and maintenance strategies of the pilot project treatment technology and then design and construct a full-scale treatment process to expand the Title 22 compliant irrigation system to cover the irrigation needs of the entire Santa Barbara Cemetery property (approximately 55.63 acres). This expanded area is referred to in this report as the Full Cemetery project. The District intends to utilize the same treatment technology concept (ultrafiltration, reverse osmosis, and sodium hypochlorite) for the Full Cemetery project as is included in the Pilot project. As part of the pilot project and the Full Cemetery project, the District also intends to use the Title 22 compliant water for onsite irrigation and will also use the recycled water in their collection system piping for jetting purposes. The onsite irrigation system will be severed from the potable system and modified similar to the cemetery property (separation, backflow prevention, etc.). The recycled water will be transported by the District hydrojetting truck to various locations in the collection system. The water will be used to clean the interior of the collection system piping. The truck will be leak free and signed in accordance with the Title 22 regulations.

Because a full design has not been initiated yet and is required for the Full Cemetery project, this report focuses on the Pilot project, but outlines what steps are needed for the Full Cemetery project. An

update to the Engineering Report would be needed once the design is completed for the Full Cemetery project.

The Producer of the recycled water is the Montecito Sanitary District, a wastewater Special District within the community of Montecito, California. The Distributor of the recycled water on this project is either the Montecito Sanitary District or the Montecito Water District. The User on the project is the Santa Barbara Cemetery. The definitions are explained in Section 2.3.

Section 2 – Proposed Projects

2.1 General

Pilot Project

The Producer staff has expended considerable effort researching different Title 22 recycled water treatment technologies, attending conferences and contacting other agencies/municipalities to discuss and review their successes and insights into treatment systems. The Producer also conducted research into the options for utilizing the recycled water product water. It was decided that landscape irrigation is the preferred use of the recycled water. After much research, the Producer elected to pursue a contract with IDE to purchase a pilot system incorporating ultrafiltration filters, reverse osmosis membranes and sodium hypochlorite disinfection. Ultrafiltration (UF) is a type of membrane filtration in which hydrostatic pressure forces a liquid against a semipermeable membrane. UF is commonly employed to remove colloids, proteins, bacteria, pyrogens, and macromolecules from water. UF is often used as a pretreatment for reverse osmosis (RO) systems to prevent biofouling (APEC Water, 2019). RO is a membrane separation water purification process in which feed water flows along the membrane surface under pressure. Filtrate water permeates the membrane and is collected, while the concentrated water, containing dissolved and undissolved material that does not flow through the membrane, is discharged from the system. Sodium hypochlorite is a common disinfection product that is used by the water and wastewater industries.

The pilot treatment plant will be located within the boundaries of the Producer wastewater treatment plant. The existing plant is a secondary level treatment facility as described in Section 1. The pilot plant will be located in the middle section of the plant adjacent to the aeration basins and the aerobic digesters. The existing Producer treatment plant facility can be seen on Figure 2. The water source for the pilot project is the existing treatment plant secondary clarifier effluent. The design of the treatment system was performed by the manufacturers of the products and packaged specifically for the Producer and the constituents in the wastewater. Figures 3 through 5 show the layout of the UF/RO system that will be part of the pilot phase of the project. The construction of the treatment system will be performed in the manufacturing facility and shipped to the Producer site. Installation will be a combination of a local contractor, Producer staff and manufacturing representatives. Recycled water distribution piping to the cemetery property will be installed by a local contractor and inspected by the Producer staff. Disconnection of the existing cemetery irrigation piping will be performed by cemetery staff under the supervision of the Distributor's trained staff. It is understood that for the pilot treatment phase, there are only three existing connections to the distribution area that will require modification to be separated from the rest of the cemetery irrigation system. The User and Distributor's potable water

systems will be protected through the installation of a reverse pressure principle backflow prevention device.

RO concentrate water will be returned to the wastewater treatment plant to be processed. The disinfection of the product water will take place in the recycled water aboveground coated steel storage tank at the WWTP. Located within the Producer treatment plant boundary and monitored by certified wastewater treatment plant staff, this approach was deemed to be the safest and best option prior to distributing the product water to the cemetery. Title 22 regulation compliant signage will be attached to the storage tank. Once the water meets the regulations for its intended use, a pump system will send the treated recycled water through a pipeline that will be connected to the cemetery parcel. The cemetery parcel is approximately 60 feet west of the Producer parcel. The pipeline is intended to be 4 inches in diameter. It will be buried for its alignment and will cross Channel Drive (the road that separates the treatment plant from the cemetery. Within Channel Drive, the pipeline will be located within a casing pipe (12 or 14 inches in diameter) to allow for future expansion of the carrier pipeline diameter once the Full Cemetery project is initiated and additional water quantity is needed by the User. Once on the cemetery parcel, two high density polyethylene storage tanks (approximately 5,000 gallons each) will contain the recycled water until the cemetery irrigation system distributes it. These tanks will be aboveground located adjacent to the pilot project irrigation area and signage will be installed on the tanks in accordance with the Title 22 regulations. The existing hose bibs on the user property would be exempt from conversion to quick couplers in accordance with State Health and Safety Code Section 8118. The required signs will be posted onsite to notify the public that recycled water is in use in accordance with Title 22 Regulations. Figure 6 is a photograph log of the Pilot Phase irrigation area.

In addition to the disinfection residual of the recycled water in the recycled water storage tank at the treatment plant, the Producer will also monitor turbidity of the product water and test for total coliform bacteria to confirm that the recycled water meets Title 22 standards. Additional constituents will be monitored for process control purposes. During the pilot project, the Producer trained staff will obtain 4-hour grab samples during the work shift (7a – 4p) to monitor for the required constituents. During the non-working hours, the recycled water onsite storage tank will be isolated from the treatment supply and the produced recycled water will be returned to the headworks.

Alarms will be provided on the pilot project that will monitor the conditions stated in Section 2.6. The alarms will be independent of the existing WWTP alarm system and will alarm locally. The alarms will be monitored by the certified Producer WWTP staff during their regular work hours. During the Pilot project, recycled water will be produced overnight, but it will have an overflow pipe connected to the storage tank so when the tank is full, the recycled water will be discharged back to the wastewater treatment plant process. Even though recycled water is being made overnight, it will only be distributed during the Producer working hours to allow the certified WWTP staff to verify it is in compliance with the treatment regulations prior to distribution. During the pilot project phase, assistance from the manufacturer of the treatment units will be provided, but the alarms will be directed to the responsible Producer staff. Repairs to the treatment system and internal Producer piping and storage tanks will be performed by Producer staff. Pipeline repairs to the distribution system located outside of the Producer parcel but prior to the User storage tanks will be performed by the Distributor. Pipeline repairs to the User distribution system on their property is the responsibility of the User. A contractual arrangement

between the Distributor and User will be established to codify a set of enforceable rules and regulations. The rules and regulations will include a compliance program to be used to protect the public health and prevent cross connections. The Distributor and User governing Boards will adopt resolutions outlining the rules and regulations.

As mentioned previously, the Producer of the recycled water is the Montecito Sanitary District an independent Special District within the community of Montecito, California. The Distributor of the recycled water on this project is either the Montecito Sanitary District or the Montecito Water District. The User in the pilot project is the Santa Barbara Cemetery. The Producer Board of Directors intends to adopt a resolution regarding the production, treatment and distribution of the recycled water to the cemetery. Contractual agreements will be finalized between the cemetery and the two Special Districts.

Full Cemetery Project

For the Full Cemetery Project, the Producer, Distributor and User remain the same. Depending on the outcome of the pilot testing program, the Producer will decide whether or not to design and construct a larger treatment system to serve the entire User parcel. A larger UF/RO unit will be required as will larger permanent storage tanks for the recycled water. When the piping is installed across Channel Drive to the cemetery, a larger diameter pipeline sleeve will be installed to accommodate a larger diameter pipeline to the cemetery for the recycled water. The pilot phase pipeline will be removed. The pipeline from the treatment system (within the Producer plant boundary) will be replaced with a larger diameter pipeline. A complete design will be required for Full Cemetery outlining the improvements.

Complete disconnection of the irrigation system from the potable water irrigation system at the User parcel will be required. Figure 7 shows the location of the existing hose bibs on the parcel as well as the backflow preventer assemblies that would require modification to prevent cross contamination. The irrigation hose bibs would be exempt from conversion to quick couplers in accordance with State Health and Safety Code Section 8118. The required signs will be posted onsite to notify the public that recycled water is in use in accordance with State Regulations. The storage tanks located on the User parcel as part of the Pilot Phase will be removed and a permanent tank (aboveground or partially buried) will be constructed. Title 22 compliant signage will be attached to the storage tank. The cost for design and construction is yet to be determined for the Full Cemetery improvements.

Like the pilot project, the certified Producer staff will be notified when the alarms are activated. The contacted person will be the Producer plant operator or their designee with the authority and training to take prompt corrective action.

2.2 Rules and Regulations

Pilot Project and Full Cemetery Project

Proposed Uses

It is envisioned that a portion of the secondary clarifier effluent from the existing Producer wastewater treatment plant will be tertiary treated, disinfected and made available for irrigation purposes at the Pilot irrigation area as well as the Full Cemetery project area. As the irrigation areas expand with the Full Cemetery project, the discharge effluent to the ocean through the outfall will decrease. The uses

will occur within the boundaries of the User parcel. It is not envisioned that the recycled water will be distributed outside of the User parcel. The Title 22 Approved Use Areas list is included in the Appendix. Cemeteries are on that list.

The Title 22 compliant water that is produced will be stored in a storage tank located on the wastewater treatment plant site. When production is such that the tank is full, the UF/RO treatment system will continue to produce water; however, the water from the tank will overflow into the piping that is directed to a nearby drain. That drain will transport the water back to the headworks of the plant.

Title 22 Water Recycling Criteria

The State of California Code of Regulations (CCR), Title 22, Division 4, Chapter 3, Sections 60301 through 60355 governs the recycling of water. This section of the CCR is typically referred to as the Title 22 Criteria. Specific requirements for the production, storage, and distribution of recycled water are established by the California State Water Resources Control Board Division of Drinking Water (DDW). This project will also be governed by the RWQCB Central Coast Region 3. The proposed UF/RO treatment system will produce recycled water that is defined as, "disinfected tertiary treated recycled water". The criteria outline the uses that are approved for disinfected tertiary treated recycled water. Cemeteries are an acceptable irrigation area within the criteria. Applicable excerpts from the regulations are included in the Appendix. The Pilot and Full Cemetery projects will be in compliance with the regulations.

The requirements for disinfected tertiary recycled water are the highest of all the allowable recycled water identified in the Title 22 Criteria. In order to be considered disinfected tertiary recycled water, the process must oxidize, coagulate, filter and disinfect the water. Oxidation relates to a process typically found in a wastewater treatment where the organic material in the wastewater is stabilized and the secondary effluent contains dissolved oxygen. Coagulation is the process where chemicals are added to the wastewater to form flocs which settle to the bottom of clarifiers and are removed as a separate waste product prior to discharge. Filtration relates to processing the water through a Department of Drinking Water (DDW) approved filtration system

The disinfection step in the process of achieving disinfected tertiary recycled water involves inactivation or removal of polio virus in wastewater. For spray irrigation and/or unrestricted recreational and landscape impoundments the median concentration of total coliform bacteria must not exceed the following:

A. 2.2 most probably number (MPN) total coliform bacteria per 100 milliliter (mL) sample based on the bacteriological results of the last seven days for which analyses have been completed;
B. 23 MPN total coliform bacteria per 100 mL sample of effluent in more than one sample within any 30 day period;
C. 240 MPN total coliform bacteria per 100 mL sample of effluent at any time.

In addition to the requirements listed above, the Title 22 Criteria also state that the process must incorporate a certain level of redundancy/reliability to ensure that the treatment process is uninterrupted. Backup equipment and alarms are some of the requirements outlined. If standby power is not provided, then alternative disposal options must be employed to prevent the effluent from entering the distribution network. In order for the product water to be distributed to the User, it

requires testing and approval by the Producer trained treatment plant staff as well as a pump to push the water to the User storage tank.

Recycled Water Use Area Requirements

The requirements for using recycled water in approved reuse areas are listed in Article 4 of the Title 22 Criteria which relates to the spray disposal, setbacks, impoundment and signage. The requirements are included in the Appendix. The Pilot and Full Cemetery projects will be in compliance with these requirements.

Potable Water System Requirements

In areas where the potential exists for the potable water system to be influenced by the proposed recycled water system, the California Code of Regulations (CCR) Title 17, Group 4, Article 2 requires certain protection devices to be employed. Those regulations are:

A. An air-gap separation shall be at least double the diameter of the supply pipe, measured vertically from the flood rim of the receiving vessel to the supply pipe. The air-gap separation shall be located as close as practical to the user's connection and all piping between the user's connection and the receiving tank shall be entirely visible unless otherwise approved in writing by the City and health agency.
B. A double check valve assembly shall conform to AWWA standards and shall be located as close as practical to the user's connection and shall be installed above grade, if possible, in a manner where it is readily accessible for testing and maintenance.
C. A reduced pressure principle backflow prevention device shall conform to AWWA standards and shall be located as close as practical to the user's connection and shall be installed a minimum of twelve inches above grade and not more than thirty-six inches above grade from the bottom of the device and with a minimum of twelve inches side clearance.

Full Cemetery Project

The Full Cemetery project will expand recycled water irrigation to include the entire cemetery parcel. At the time of the Full Cemetery project, a design of the recycled water irrigation system within the User parcel will be required. The installation of physical disconnections between the potable water system and the irrigation system will be made as part of the construction improvements. A formal cross connection test of the system will be required as well as installation of the approved signage at the existing hose bibs will be required. Signage around the site will be required designating the irrigation with recycled water taking place.

2.3 Producer, Distributor, User

Pilot Project and Full Cemetery Project

The Producer of the recycled water is the Montecito Sanitary District an Independent Special District serving the community of Montecito, California. As a Special District, the agency is responsible for the wastewater collection within the mostly residential community. The staff of the Montecito Sanitary District are trained and certified by the State of California in the collection and treatment of wastewater.

The Distributor of the recycled water on this project is yet to be formally determined, but will be either the Montecito Sanitary District or the Montecito Water District. At the writing of this report, it is unclear if the Montecito Water District will participate in the project. Montecito Sanitary District is ready and prepared to function as the Distributor on both phases of the project. The Distributor will be responsible for distributing the recycled water to the User. The Distributor will also be responsible for the training, monitoring and reporting associated with the User's parcel, staff and recycled water system.

The User in the pilot project is the Santa Barbara Cemetery. The cemetery is located approximately 60 feet west of the Montecito Sanitary District (across Channel Drive). The cemetery is currently irrigated with potable water from the Montecito Water District system. The pilot project will remove connectivity of the potable irrigation system on approximately one to two acres of the cemetery parcel to allow for the irrigation of the area with recycled water from the Producer. The User's staff will be responsible for the daily irrigation use of the recycled water. They will be trained in the correct use of the recycled water by the Distributor's staff who are certified in the use and distribution of recycled water.

2.4 Raw Wastewater

Pilot Project and Full Cemetery Project

The source of the recycled water is the Producer's wastewater treatment plant secondary clarifier effluent. The chemical makeup of the treated wastewater is as follows:

Table 1: Existing Wastewater Treatment Plant Secondary Clarifier Effluent Characteristics

Description	Value	Description	Value
Average Dry Weather Flow (mgd)	0.480	pH (range)	7.7
Maximum Day Flow (mgd)	0.561	Total Suspended Solids (TSS) (mg/L)	8.4
Alkalinity (mg/L)	130	Total Dissolved Solids (TDS) (mg/L)	1750
Boron (mg/L)	0.80	Total Chlorine Residual (mg/L)	0
Chloride (mg/L)	570	Sulfate	291
Nitrate-Nitrogen	28 mg/L		

Table Notes:

1. Average dry weather flow is from the period of May through October 2018. Maximum day dry weather flow occurred in October 2018.
2. Constituents within the table are from the irrigation suitability study performed by Montecito Sanitary District 2017.
3. Secondary Clarifier Effluent is the intake water for the proposed UF/RO treatment train.

The source water will remain the same for both the pilot and Full Cemetery projects (secondary clarifier effluent). As the community is already built out and the land use is not changing, it is not envisioned that the chemical constituent makeup of the treated wastewater will change drastically. It will remain in compliance with the NPDES permit requirements for the ocean outfall (disposal method). As stated

previously, there are no industrial users located within the community of Montecito and the community does not accept wastewater from outside sources.

The Producer has a fats, oils and grease (FOG) source control program and Ordinance that they routinely manage, enforce and educate their customers about.

2.5 Treatment Processes

Pilot Project and Full Cemetery Project

The Pilot project is utilizing UF and RO along with sodium hypochlorite disinfection for the production of Title 22 compliant recycled water, as seen in Figures 3 through 5, showing the UF and RO system layouts. Both units are located on modular skids for transportation and convenience. The pilot process is as follows:

- The secondary clarifier effluent (influent water) is pumped to a feed water tank where the UF draws water from.
- It is pressurized with a booster pump and the water is processed through a disc filter.
- After the disc filter, the water is filtered through the ultrafiltration step.
- One UF membrane unit is located on the skid (Hydracap Max 60).
- A backwash system is included on the skid.
- The filtered water is then sent from the UF product water tank and forwarded to the RO treatment skid.
- Once the RO system has further refined the water, the RO permeate water is sent to a small holding tank to blend with the ultrafiltration water then pumped to the aboveground coated steel tank prior to distribution.
- A clean in place tank is also present on the UF skid for backwashing.
- Sodium Hypochlorite for disinfection is added to the permeate tank (either the small blending tank or the aboveground steel tank). The Producer will be batching the recycled water prior to distribution. That allows for compliance testing for verification purposes.
- Drain lines from the tanks lead to a common discharge point where it is returned to the existing treatment plant headworks and processed.

Full Cemetery treatment layout will be similar in design; however, it is going to require a new treatment system with larger capacity.

Secondary Clarifier Effluent Wastewater Characteristics

The existing wastewater treatment plant produces an effluent in compliance with a secondary treatment level quality. The secondary clarifier effluent will be intercepted and be the source of water for the Title 22 irrigation treatment system. The secondary clarifier effluent is very similar to the final treatment plant effluent. Data for the final treatment plant effluent is provided in the tables below. The existing treatment plant final effluent characteristics are as shown in Table 2. Table 3 is also data from the existing treatment plant effluent.

Table 2: Producer Wastewater Treatment Plant Final Effluent Monthly Average Characteristics

Month	BOD_5 (mg/L)	TSS (mg/L)	Total Coliform (MPN/100ml)			pH	Turbidity (NTU)
			Avg	Median	Max		
July 2018	3.1	6.3	3.2	2.0	11.0	6.93	3.54
August 2018	3.0	4.0	2.1	2.0	4.5	7.05	1.95
September 2018	3.6	4.7	47.9	2.0	540.0	7.03	2.86
October 2018	4.0	7.8	3.5	4.5	7.8	6.96	4.03
November 2018	2.9	5.6	8.5	2.0	79.0	6.97	2.69
December 2018	2.9	5.0	2.5	2.0	4.5	6.95	2.38
January 2019	2.6	4.0	2.0	<1.8	4.0	6.95	2.55
February 2019	1.9	3.7	1.9	1.8	2.0	6.99	2.66
March 2019	3.1	6.5	2.6	2.0	4.5	7.07	2.88
April 2019	2.8	5.8	2.6	2.0	11.0	6.98	3.25
May 2019	3.6	6.3	4.3	<1.8	33.0	7.00	4.07
June 2019	3.9	10.0	3.0	4.5	13.0	6.95	4.82
July 2019	1.9	3.4	<1.8	<1.8	<1.8	6.97	1.29

Table 3: Existing Wastewater Treatment Plant Final Effluent Characteristics

Description	Maximum (mg/L)	Description	Maximum (mg/L)
$CBOD_5$	6.0	Sulfate	277
TSS	16.3	Total Chlorine Residual	5.198
Ammonia as N	0.1	TDS	1710
Nitrate-Nitrogen	33	Turbidity (NTU)	10.6
Boron	0.90	pH (range)	6.54-7.41
Alkalinity (Bicarbonate as $CaCO_3$	100	Total Coliform 7 day median (MPN/100 mL)	4.5
Chloride	588	Oil and Grease	5.72

2.6 Plant Reliability Features

In this section of the report, the plant reliability features proposed to comply with Sections 60333 - 60355 of the Water Recycling Criteria are described in detail. The discussion of each reliability feature

indicates under what conditions it will be actuated. The section also describes that when alarms are used to indicate system failure, where the alarm will be received, how the notification location is staffed, and who will be notified. The report also states the hours that the plant will be staffed.

The Producer wastewater facility is staffed Monday through Sunday from 7 am to 3:30 pm. After hours monitoring is handled by the standby operator. Standby operations are rotated weekly between operators. The existing treatment plant has an automatic transfer switch and an emergency generator for times when the power is interrupted. The existing emergency generator powers all the electrical needs of the entire wastewater treatment plant property. The proposed Title 22 treatment system will be connected to that emergency generator system.

Pilot Project

As this is a pilot treatment project, the reliability features are not a strong consideration. There are no redundant treatment processes incorporated into the pilot project. The User is aware of the lack of redundancy in the treatment process for the pilot study so they will have a potable water source connection to their storage tank with an approved air gap in the instances when the pilot system is taken offline for maintenance or repairs or if the treatment level is interrupted and requires adjustment by the Producer prior to distribution. The air gap will be twice the diameter of the supply pipe to the tank.

Emergency Generator

In the event of a power failure, the pilot project will be powered by the existing WWTP emergency generator. The power requirements for the pilot project are small and the existing emergency generator is capable of handling the minor increased load.

Process Alarms

The UF system will have the following alarms: Low level sodium hypochlorite tank, low level CIP tank, low level backwash tank, out of time range, low level coagulant, emergency stop, thermal overload, max inlet pressure, air pressure switch leakage, blocked disc filter, UF blocked, minimum inlet pressure. The RO system has a separate set of alarms that will come with the unit: low suction pressure, high feed pressure, high permeate pressure, low permeate pressure, low level in the permeate tank, low feed water tank level, high and low feed rates, hydrochloric acid low level, sodium hydroxide low level, pH level.

Full Cemetery Project

Emergency Generator

It is anticipated that the existing generator will be capable of handling the increased loading, but will need to be analyzed as part of the Full Cemetery Project design.

Process Alarms

The Full Cemetery UF/RO treatment system alarm devices will monitor the following functions as required by Title 22 Water Recycling Criteria:

A. Loss of normal power
B. High Pressure

C. Low Pressure
D. Failure of the filtration process as detected by the effluent turbidity meter
E. Failure of the sodium hypochlorite disinfection process as detected by the chlorine residual monitor
F. Failure of the wastewater treatment plant process to maintain a <2NTU reading
G. Low chlorine residual that would affect the required contact time (CT).

A summary of the existing wastewater treatment plant alarms and proposed treatment system alarms is shown in Table 4. Redundancy will be provided with multiple filters and booster pumps to distribute the water.

In the event of an alarm, the Producer certified operator on call is notified. The operator then responds to determine the alarm issue and correct the process.

Table 4 Summary of Existing Treatment Plant Alarms

Alarm Condition	Alarm Condition
Influent Common Alarm	Digester Building Trouble
Influent High Water level	RAS/WAS Trouble
Influent Grinder Trouble	Low Chlorine Chamber Residual
Influent High/Low Flow	High Chlorine Chamber Residual
Effluent High Flow	Chlorine Controller High Output
Generator Online	Effluent High Chlorine Residual
Generator Trouble	Bisulfite Controller High Output
Power Failure	Aeration Basin Low Air Pressure
Plant Water Low Pressure	Plant Low Air Pressure

2.7 Supplemental Water Supply

Pilot Project

Supplemental water for the irrigation system will be supplied through an approved air gap to the two temporary 5,000 gallon storage tanks at the cemetery. The potable water supplemental pipeline will be installed and connected to the existing potable water irrigation system by the User's staff. The purpose of the supplemental water supply would be to continue the irrigation of the Pilot Phase irrigation area during times when the treatment system is offline for maintenance or repairs. The User does not irrigate daily so some flexibility in the irrigation times and the storage requirements are inherent. The source of the supplemental potable water will be the User's existing potable water service from Montecito Water District. They are already supplying the User parcel with potable water and will continue to supply potable water to the User for drinking and other potable water uses on the User parcel. The quality and quantity of the potable water is in accordance with the State of California potable water regulations. As the User is an existing customer of the Montecito Water District, they have an existing potable water account and the water is available from the Montecito Water District.

The User site has an existing backflow preventer at each connection to the irrigation system. The Pilot project irrigation site would be disconnected from the potable water system at two locations to prevent cross connection control. The supplemental water supply pipeline would have an air gap at the tank in accordance with the recycled water regulations (gap is twice the diameter of the supply pipeline).

Full Cemetery Project

Supplemental water for the irrigation system on the User parcel will be supplied through an approved air gap to the permanent storage tank at the cemetery. That pipeline will be installed and connected to the existing potable water system by the User's staff or the contractor installing the permanent storage tank. The purpose for providing supplemental potable water would be similar to the Pilot Phase project. The source, quantity, quality would be the same in this phase as in the Pilot Phase.

Source cross connection control would be different in this phase. As this phase will irrigate the entire User parcel with recycled water, the existing irrigation system piping will be used to distribute the recycled water to all the existing irrigation sites on the parcel. As such, the potable water system will require a backflow prevention device on its connection to the Montecito Water District system. Potable water pipelines within the User parcel to serve potable water needs will require physical separation from the irrigation system through the removal of existing backflow preventers that were used for the irrigation system when it was using potable water. The signage for the User parcel will be expanded to cover the existing irrigation system areas.

2.8 Monitoring and Reporting

This section of the report describes the planned monitoring and reporting program, including all monitoring required by the Water Recycling Criteria, and includes the frequency and location of sampling. Where continuous analysis and recording equipment is used, the method and frequency of calibration will be stated. All analyses shall be performed by the Producer's ELAP Accredited laboratory. The Producer will be responsible for the production and testing of the UF/RO product water. All of the treatment equipment will be located on the Producers treatment plant property.

Pilot Project

The Producer will be dosing and testing for disinfection residual and contact time, as well as turbidity and total coliform at the onsite recycled water storage tank location prior to discharge offsite to the Distributor/User system in accordance with the State of California regulations. The certified treatment plant operators will take a sample of the product water from the onsite storage tank, add a reagent, use a spectrophotometer to measure the chlorine residual, then calculate the needed sodium hypochlorite dose. The contact time would be calculated by the certified treatment plant operators. During the Pilot project phase, the Producer will be batching the recycled water in the onsite storage tank where it will be tested by the certified plant operators to determine compliance with the Title 22 regulations. Once determined to be in compliance the recycled water will be distributed to the User.

The distribution of the compliant water will only be during the operating hours of the Producer (7 am to 3:30 pm). If the product water is found to be non-compliant, it will not be sent to the User, but returned to the headworks.

Full Cemetery Project

The proposed Full Cemetery treatment system will have continuous monitoring of the treatment system influent and treated effluent through the use of a turbidity meter and recorder. The operator will check the recycled water treatment system daily upon arrival at the treatment plant site. The constituent sampling and testing will be performed for the treatment system as identified in the Water Recycling Criteria parameters. Compliance testing will occur at the piping downstream of the recycled water storage tank for total coliform, BOD, and TSS. The compliance sampling will be performed anytime the system is operated and discharge is sent to the distribution system. The compliance sampling will not occur when the system is discharging to the treatment plant headworks.

2.9 Contingency Plan

Pilot Project

During the Pilot project phase, the Producer certified treatment plant operators will be monitoring and testing the chlorine residual in the product water tank. The pilot plant is equipped with alarms for the treatment parameters noted. If the Producer staff determine that the product water is not in compliance with the regulated constituents, it will be drained to the existing headworks at the plant. Non-compliant water will not be delivered to the User.

Full Cemetery Project

The contingency plan will be consistent with Section 60323 (c) of the Water Recycling Criteria which requires the engineering report contain a contingency plan designed to prevent inadequately treated wastewater from being delivered to the User. The contingency plan will include: A list of conditions which would require an immediate diversion to take place; A description of the diversion procedures; A description of the diversion area including capacity, holding time and return capabilities; A description of plans for activation of supplemental supplies (if applicable); A plan for the disposal or treatment of any inadequately treated effluent; A description of failsafe features in the event of a power failure. In addition, the contingency plan will outline the methods for notifying the recycled water user(s), the Regional Board, the State and local health departments, and other agencies as appropriate, of any treatment failures that could result in the delivery of inadequately treated recycled water to the use area.
As part of the proposed treatment system, a contingency plan to prevent recycled water from being distributed that is in violation of the permit constituent parameters will include the following:

- Online turbidity meter will continuously monitor the treated effluent to ensure it is within the parameters of the 2 NTU requirements. If the turbidity meter notes an exceedance, the treated effluent will be discharged through the automatic three way valve and returned to the treatment plant headworks.
- Upon backwashing of the filter, an automated three way valve will be discharging the backwash directly to an onsite drain to be directed to the headworks or clarifiers for processing through the plant.
- Compliance testing of the stored recycled water will ensure that the water meets the Water Recycling Criteria and effluent constituent parameters. The testing will occur prior to the distribution of the recycled water to the distribution system. Testing will be performed only at

the beginning of every day that the water will be distributed. When the recycled water is being produced and not being distributed (returned to headworks), compliance testing will not need to occur.

- Online disinfection residual monitoring of the recycled water to verify that the contact time is being achieved. If the disinfection is out of compliance an alarm will alert the operator that the system needs to be calibrated. If the disinfection contact time is not corrected, the system will shut down requiring operator attention.
- Because Producer is entirely in control of the recycled water production, if the turbidity meter recordings indicate an exceedance, the onsite storage tanks can be discharged to the headworks for processing through the treatment plant.

As part of the proposed operation sequence, in the event of a power failure at the existing wastewater treatment plant, the treatment system will shut down and require a manual restart from the operations staff. The UF/RO system will be connected to the emergency power system that is in place at the Producer treatment plant.

Section 3 – Transmission and Distribution Systems

Pilot Project

Due to the proximity of the Producer and User, the transmission pipeline will be relatively short. The Distance from the treatment facilities to the User storage tank will be less than 1,500 feet. As stated previously, a small diameter pipeline (between 2 and 4 inches) will be installed from the Producer storage tank and pump system to the User storage tank located on the northeast side of the User site. The compliant irrigation recycled water will be pumped to the User tank for irrigation by the User. The User has two existing backflow prevention devices at the meter location from Montecito Water District off of Channel Drive (east side of parcel). One of the backflow prevention devices (BFPs) is identified on Figure 6 as the Potable Water BFP. After the backflow preventer there is a tee that branches off to a dedicated potable water line which is installed directly to the office. There is a second BFP near the office structure. The other part of the tee serves the irrigation system. After the backflow preventer of the southern meter there is a tee with a branch for a dedicated line to serve the shop near the bluff; the other part of the tee goes to the irrigation system. All the hose bibs are connected to the irrigation system side.

Onsite conversion of the irrigation system by the User will have to occur during both phases of this project. The pilot project only has 6 existing hose bibs that will require disconnection from the potable water system. The irrigation system is separated from the potable water system with backflow preventers. The irrigation system piping serving the Pilot project irrigation area will be separated completely from the remainder of the irrigation system by cutting the pipes. A supplemental potable water pipeline will be needed to the storage tank. Figure 10 shows the location of the existing piping that will have to be disconnected.

Full Cemetery Project

The distribution pipeline from the Producer to the User will have to be increased in diameter when the Full Cemetery project construction takes place. The Full Cemetery project will require pipeline modifications to the existing irrigation system to separate it completely from the potable water system.

Physical pipeline removals will be performed so the two systems are not connected. Recycled water will be distributed in the existing User onsite irrigation piping system. No distribution piping modifications are envisioned. The existing hose bibs will remain on the recycled water system along with the remainder of the irrigation devices (spray heads, etc.). Signage will be installed notifying the public that recycled water is being used in the irrigation and hose bib systems.

Section 4 – Use Areas

4.1 Irrigation

Pilot Project

Figure 8 shows the proposed irrigation area for the Pilot Phase. It is approximately 1 acre in size and is located in the northeast corner of the User parcel. The existing area is covered in turf. The area will be irrigated from two 5,000 gallon above ground temporary HDPE storage tanks. The User will have an onsite booster pump to increase the flow and pressure through the irrigation system heads.

In addition, the Producer intends to irrigate landscape areas onsite at the WWTP. The areas will be irrigated through conversion of the existing irrigation system to operate on the recycled water storage tank supply. The irrigation system pressure will be boosted through a dedicated pump. The existing irrigation connection will be disconnected from the potable water supplied irrigation system. Supplemental water would be supplied through an air gap at the storage tank.

For the wastewater collection system piping cleaning, the District trained staff will fill the District hydrojetting truck tank. The truck will be used to clean the pipe interior. Staff will ensure that no spillage will be confined to the interior of the manhole interiors and not outside of the collection system. The hydrojetting truck will have signage applied that states the water is nonpotable in accordance with the Title 22 regulations. Additionally, the truck will be leak free.

Full Cemetery Project

Figure 9 shows the proposed irrigation area for the Full Cemetery project. The User parcel is the only recipient of the recycled water from the Producer. It is not envisioned that this will change at the time of the writing and approval of this Engineering Report. The area to be irrigated will be restricted to the turf and landscape covered areas within the User parcel. The Full Cemetery project will contain a permanent above ground or buried storage tank and booster pump station to provide adequate flow and pressure to the different irrigation zones throughout the User parcel.

4.2 Impoundments (Not Applicable)

The proposed project does not include any impoundment areas.

4.3 Cooling (Not Applicable)

The proposed project does not include any cooling uses.

4.4 Groundwater Recharge (Not Applicable)

The proposed project does not include any groundwater recharge.

4.5 Dual Plumbed Areas (Not Applicable)

The proposed project does not include any dual plumbed areas.

4.6 Other Industrial Uses (Not Applicable)

The proposed project does not include any industrial uses.

4.7 Use Area Design

Pilot Project and Full Cemetery Project

The irrigation will be spread uniformly across the use area without ponding. Automatic spray irrigation is proposed as part of both phases of the project. The irrigation use areas will be landscaped and not include any edible food crops. As the irrigation areas are open spaces public access to the area will occur. Irrigation will occur when the public is not present (early mornings pre 8 am or over the night (8 pm to 8 am). No drinking fountains or eating areas are included in the use areas to be irrigated.

4.8 Use Area Inspections and Monitoring

Pilot Project

The Distributor will perform site inspection of the Use area as part of the Pilot Phase to determine any cross connections. Monitoring of the irrigation system will be performed by the User staff on a routine basis.

As part of the project, the District will utilize the recycled water onsite in existing landscaped areas. Those areas will be monitored by District trained staff to verify compliance with the Title 22 regulations regarding the function of the irrigation system.

Full Cemetery Project

The County of Santa Barbara local health officers and the Montecito Water District maintain programs for the control of cross-connections by water customers within the customer's premises. The programs may include facility inspections. In addition to the County or Montecito Water District periodic inspections, the Distributor will conduct annual inspections of the User facilities to monitor compliance with the California Water Recycling Criteria. Inspection procedures are to be described in the Distributor Rules and Regulations for Recycled Water Use which will be adopted by the Distributor Board prior to the startup of the Pilot Phase. The inspection of the User area will be conducted throughout the year to ensure compliance by the Distributor and User staff. The Distributor Inspection staff is responsible for the monitoring and reporting of any situation that violates the rules and regulations established by the Distributor in accordance with the Water Recycling Criteria.

4.9 Employee Training

Pilot Project

For the Pilot project, treatment plant operators will be trained in accordance with the current regulatory requirements of the State of California. The Producer staff responsible for the proposed pilot project have State of California Wastewater Operator Certifications Grade III or higher. They will be responsible

for the operation of the Producer onsite irrigation system. The User staff are cemetery landscape workers that will be trained on the use of recycled water in accordance with the State of California Recycled Water Guidelines by the Distributor staff who are certified in the use of recycled water.

The wastewater collections system operators will also receive training for the use of recycled water for the collection pipeline system cleaning.

Full Cemetery Project

The User will have to designate a Site Supervisor. The designated Site Supervisor must attend a training program coordinated by the Distributor. The training will occur every two years with the designated Site Supervisor or at any time that the Site Supervisor position is changed at the specific location. The Site Supervisor will be responsible for training all personnel involved with the use area on site recycled water system so compliance with the Distributor Rules and Regulations is achieved. At a minimum, the Distributor training program will convey the following information:

A. Recycled water is non-potable and must never be used for human consumption.
B. Regulations prohibit ponding, windblown spray and runoff of recycled water. Any situation that causes these conditions must be corrected immediately.
C. Cross connections and the Title 22 regulations applicable to the Distributor system.
D. Working with non-potable recycled water is safe if specific procedures and appropriate regulations are followed. The procedures regarding distribution of the recycled water will be detailed.
E. California State law prohibits any connection between the recycled water and the potable water systems.

The Distributor training program will also instruct Use area onsite personnel in the approved procedures for reporting unauthorized discharges, identifying and correcting cross connections, and modifying the system in the event or an earthquake or other disaster.

Figures

Figure 1 – MSD Wastewater Service Area

Figure 2 – MSD Wastewater Treatment Plant Site

Figure 3 – Proposed UF/RO System Layout

Figure 4 – Ultrafiltration System Process and Instrument Diagram

Figure 5 – Proposed UF/RO System Piping Layout

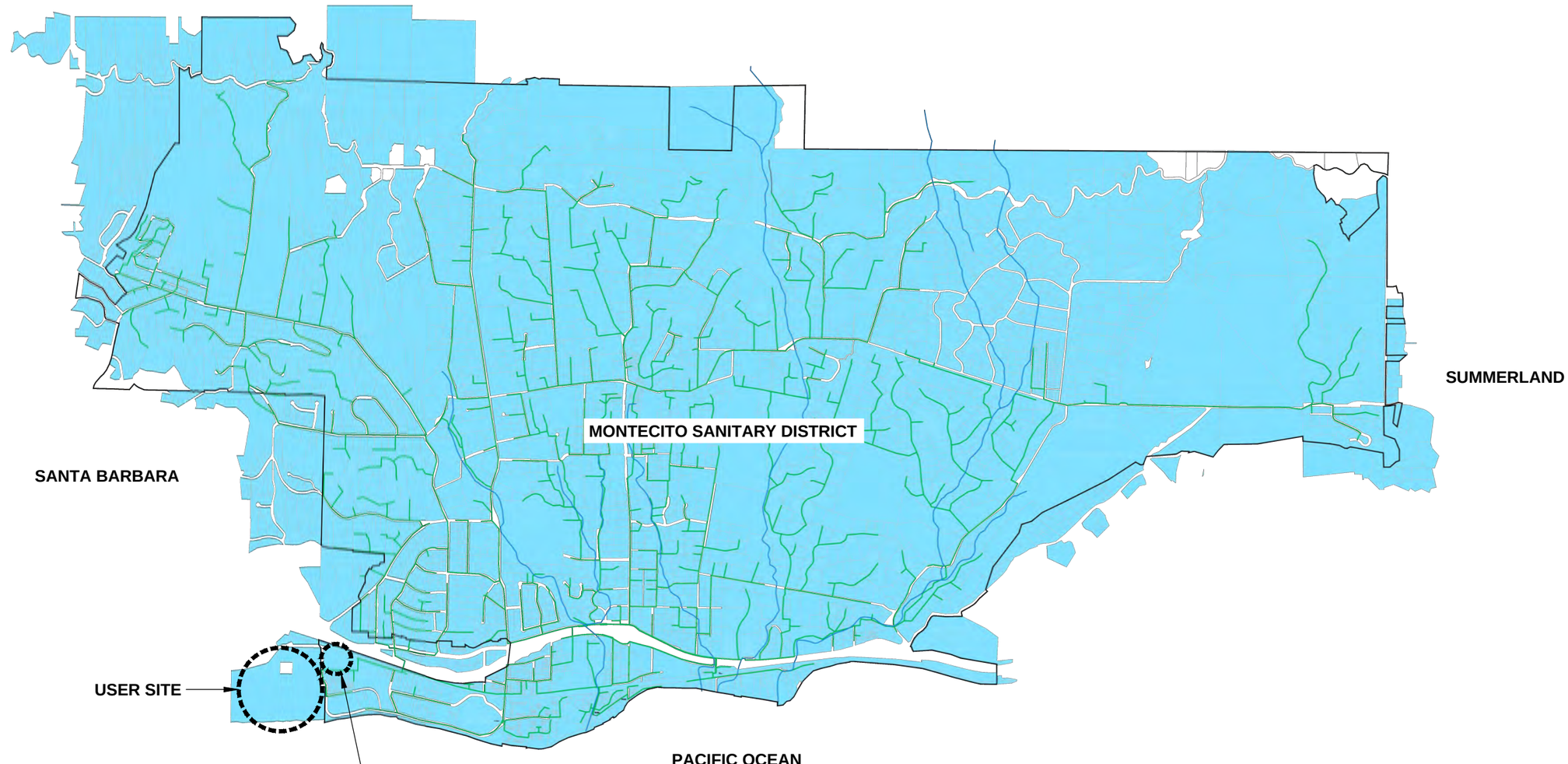
Figure 6 – Pilot Project User Area Photo Log

Figure 7 – User Area Existing Hose Bib Locations

Figure 8 – Pilot Project Irrigation Area

Figure 9 – Full Cemetery Irrigation Area (Santa Barbara Cemetery)

Figure 10 – Cemetery Irrigation System Disconnection Points



LEGEND

- MONTECITO SANITARY DISTRICT SERVICE AREA
- PARCELS WITHIN AND ABUTTING THE MONTECITO SANITARY DISTRICT SERVICE AREA

MONTECITO SANITARY DISTRICT WASTEWATER TREATMENT PLAN SERVICE AREA

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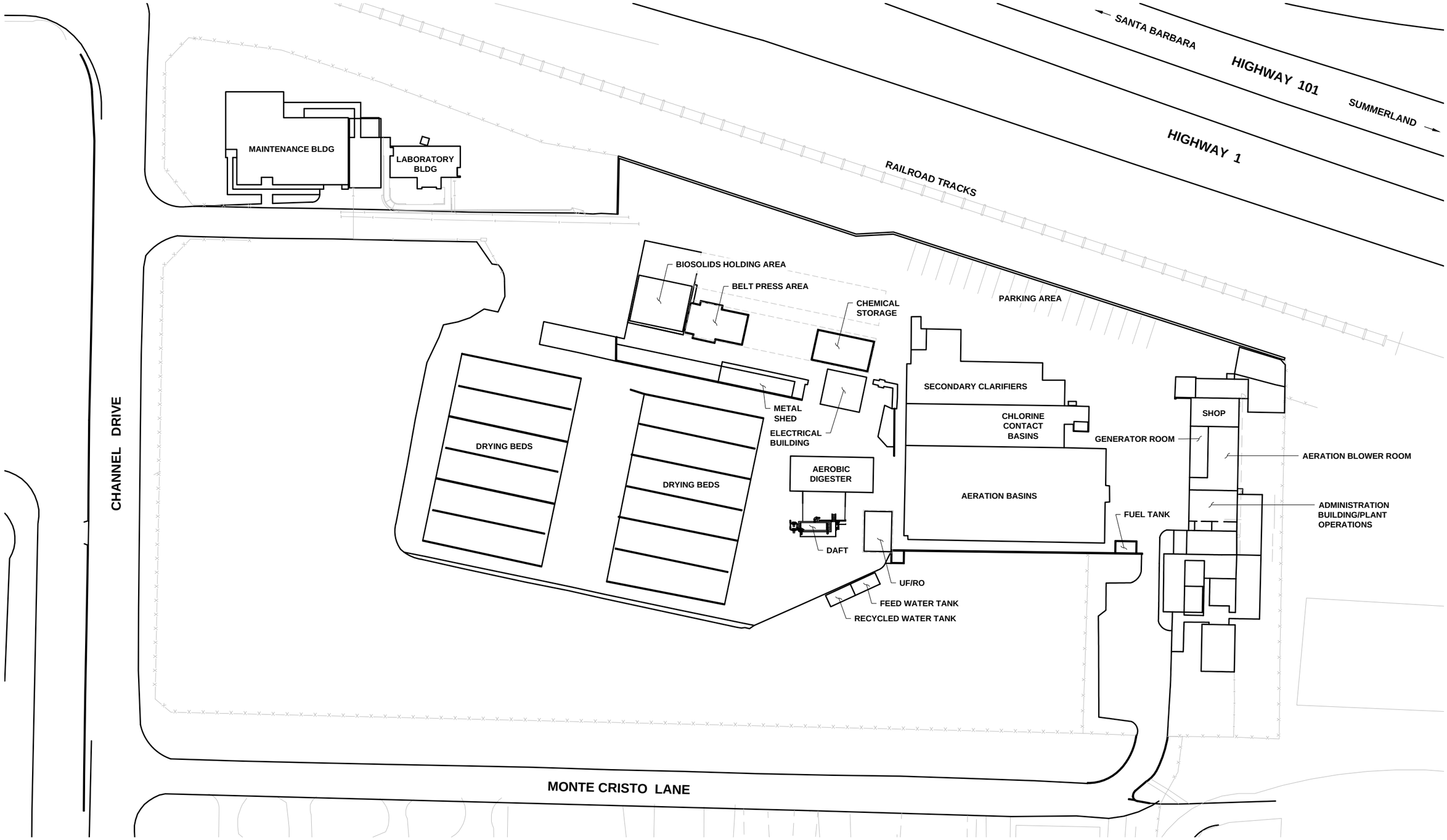
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MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 1



MONTECITO SANITARY DISTRICT WASTEWATER TREATMENT PLANT SITE

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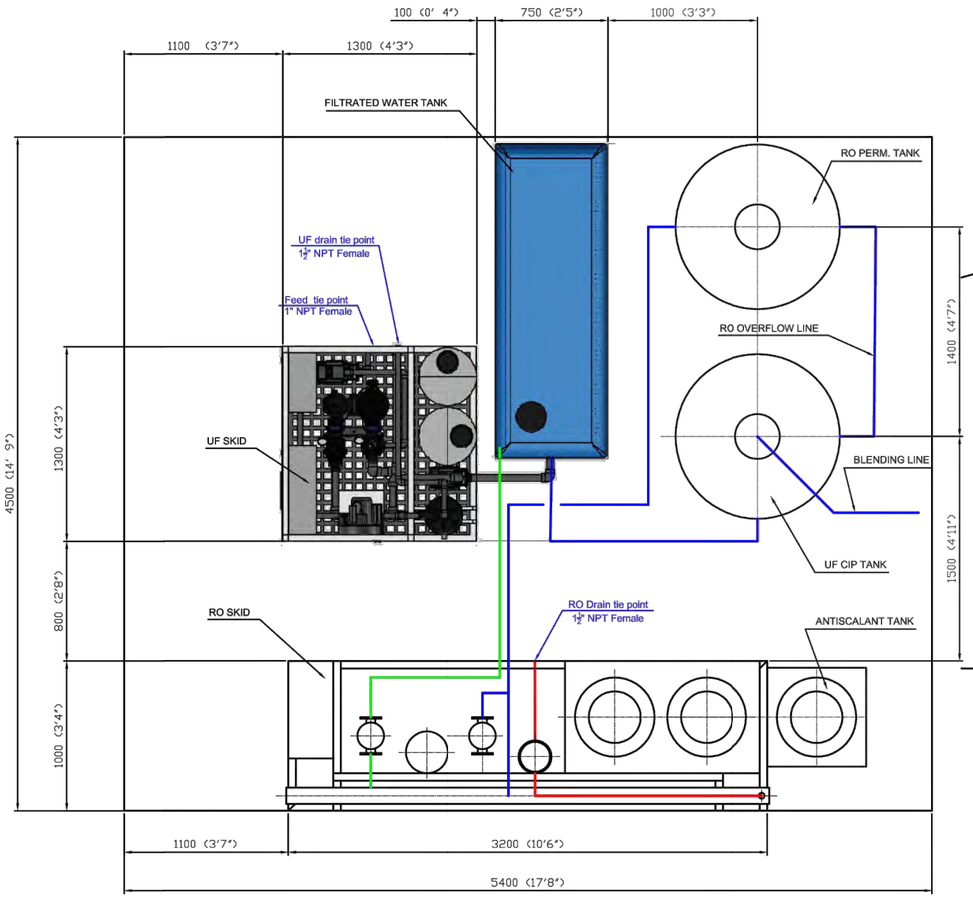
MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

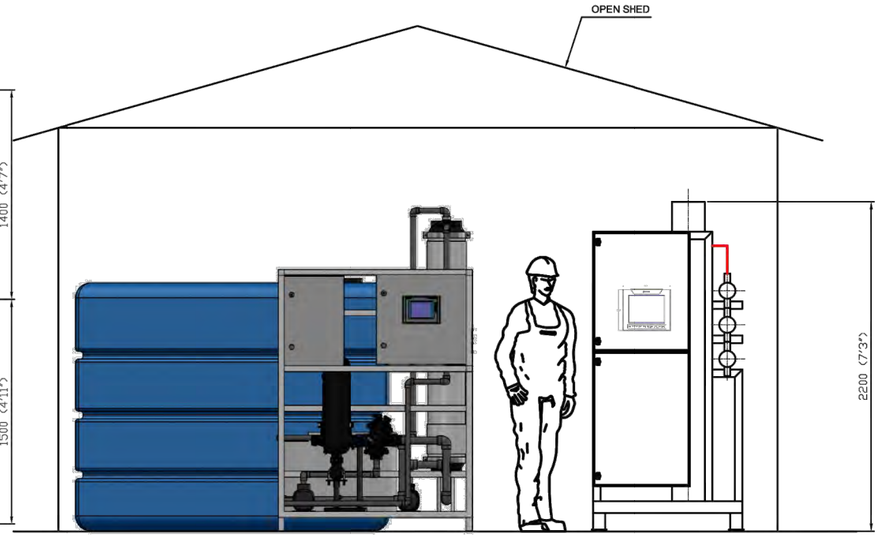
FIGURE 2

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Symbol	MODIFICATION	Date	Name
3	CIP tank and antiscalant dosing were added	15.04.19	Vitaly



TOP VIEW



SIDE VIEW

	NAME	DATE	
DRAWN			IDE Technologies
DESIGNED	VITALY	11.12.18	
CHECKED	VITALY	11.12.18	
APPROVED	HADAR	11.12.18	PROJECT: MONTECITO
			DWG TITLE: PULSE FLOW RO
IDE DWG No.	PFRO-MONTECITO		
CLIENT DWG No.		Sheet of	DWG TYPE: LAYOUT
AREA		REV. 3	CONFIDENTIAL THIS DRAWING & INFORMATION IS THE PROPERTY OF I.D.E. AND UNAUTHORIZED USE OR REPRODUCTION IS PROHIBITED

PROPOSED UF/RO SYSTEM LAYOUT

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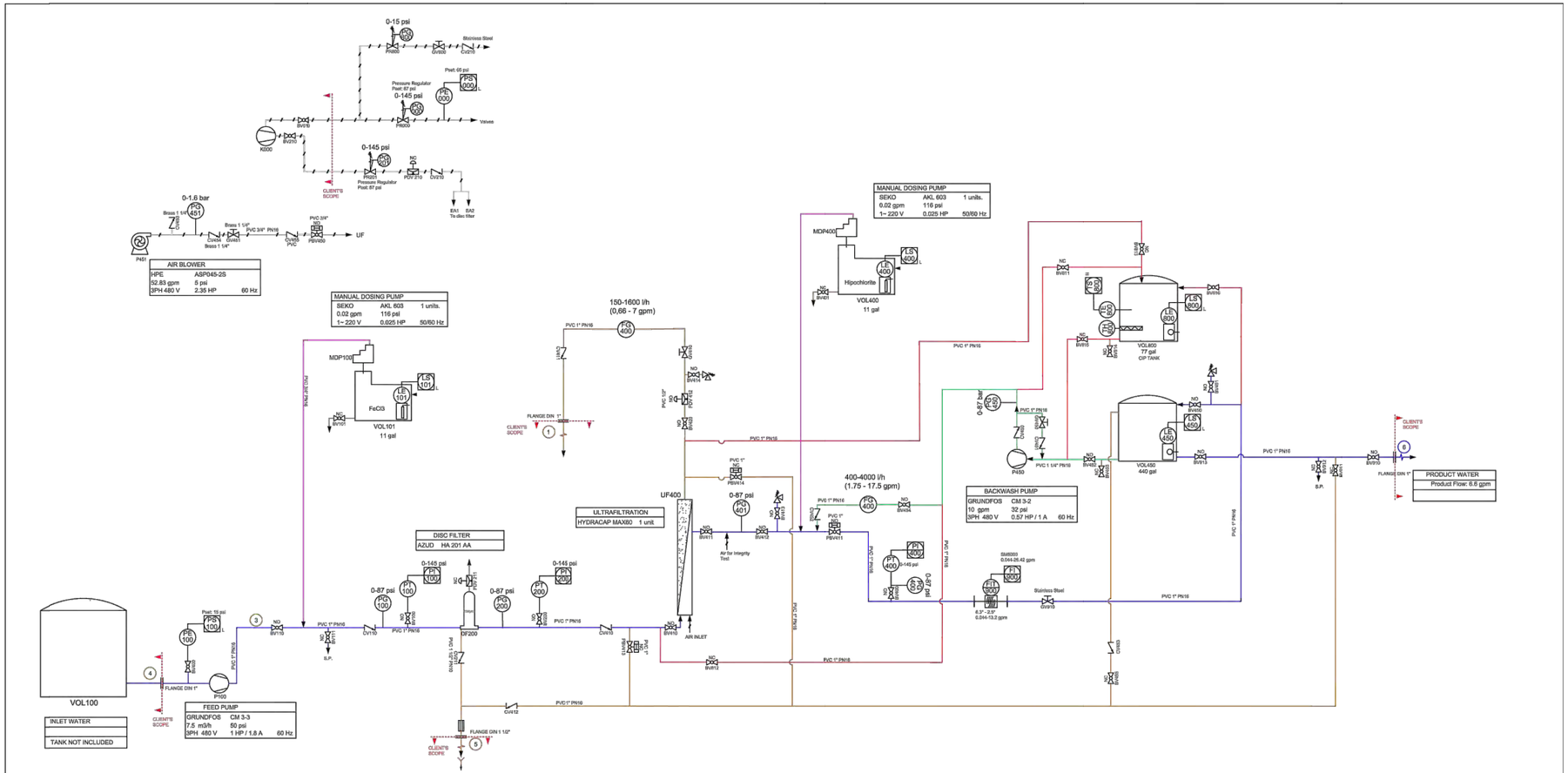
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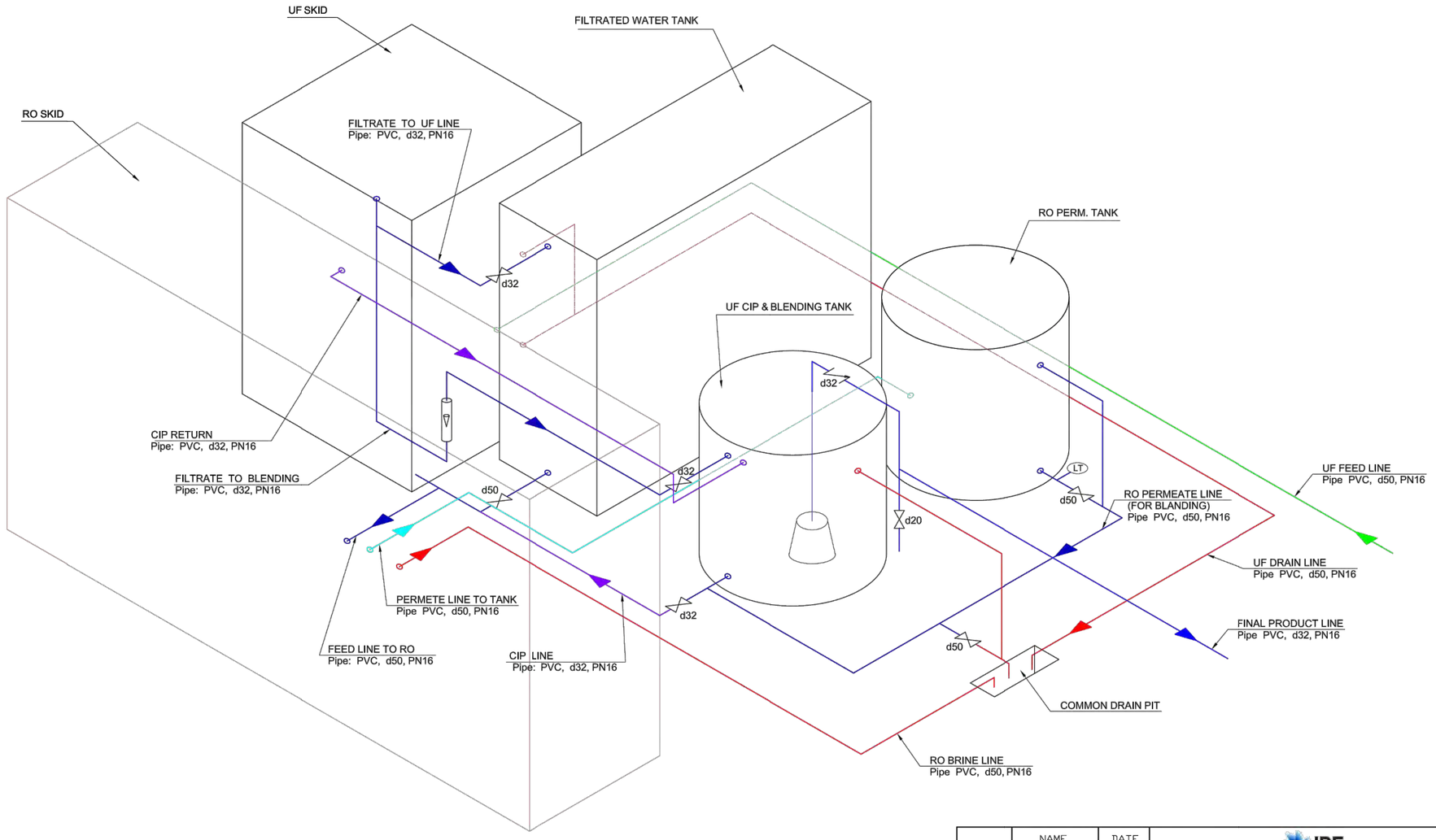
MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 3

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0-15 psi
Stainless Steel
Pset: 95 psi
Pressure Regulator
Pset: 87 psi
0-145 psi
Valves
0-145 psi
Pressure Regulator
Pset: 87 psi
CLIENT'S SCOPE
EA1 EA2
To disc filter
0-1.6 bar
Brass 1 1/4"
Brass 1 1/4"
PVC 3/4" PN16
PVC 3/4"
UF
AIR BLOWER
HPE ASP045-2S
52.83 gpm 5 psi
3PH 480 V 2.35 HP 60 Hz
MANUAL DOSING PUMP
SEKO AKL 603 1 units.
0.02 gpm 116 psi
1~ 220 V 0.025 HP 50/60 Hz
MDP100
FeCl3
VOL101
11 gal
150-1600 l/h
(0,66 - 7 gpm)
PVC 1" PN16
PVC 3/4"
FLANGE DIN 1"
CLIENT'S SCOPE
MANUAL DOSING PUMP
SEKO AKL 603 1 units.
0.02 gpm 116 psi
1~ 220 V 0.025 HP 50/60 Hz
MDP400
Hipoclorite
VOL400
11 gal
PVC 1" PN16
VOL600
77 gal
CIP TANK
0-87 psi
PVC 1" PN16
PVC 1 1/4" PN16
PN50
VOL450
440 gal
PVC 1" PN16
CLIENT'S SCOPE
PRODUCT WATER
Product Flow: 6.6 gpm
B.P.
FLANGE DIN 1"
400-4000 l/h
(1,75 - 17,5 gpm)
PVC 1" PN16
PVC 1" PN16
BACKWASH PUMP
GRUNDFOS CM 3-2
10 gpm 32 psi
3PH 480 V 0,57 HP / 1 A 60 Hz
SM6000
0,044-26,42 gpm
6,3" - 2,5"
0,044-13,2 gpm
Stainless Steel
PVC 1" PN16
ULTRAFILTRATION
HYDRACAP MAX80 1 unit
UF400
0-87 psi
Air for Integrity Test
AIR INLET
DISC FILTER
AZUD HA 201 AA
0-145 psi
0-87 psi
0-87 psi
0-145 psi
0-87 psi
DF200
PVC 1" PN16
PVC 1" PN16
PVC 1" PN16



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CHECKED	GAL	04.06.19
APPROVED		04.06.19
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AREA		REV. 0

IDE Technologies

PROJECT: MONTECITO

DWG TITLE: PULSE FLOW RO

DWG TYPE: Piping Layout

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PROPOSED UF/RO SYSTEM PIPING LAYOUT

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MONTECITO SANITARY DISTRICT

MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 5

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Montecito Sanitary District

Title 22 Engineering Report

Existing User Pilot Project Distribution Area



Overview of Pilot Project Irrigation Area – East Side Looking South



Pilot Project Irrigation Area – East Side Looking East Toward Producer Facility

Montecito Sanitary District

Title 22 Engineering Report

Existing User Pilot Project Distribution Area



Northeast Corner of the Pilot Project Irrigation Area



North Side of Pilot Project Irrigation Area Looking North

Montecito Sanitary District

Title 22 Engineering Report

Existing User Pilot Project Distribution Area



Overview of the Pilot Project Irrigation Area Looking West



Existing Potable Water Backflow Preventer Behind Shrub

Montecito Sanitary District

Title 22 Engineering Report

Existing User Pilot Project Distribution Area



Irrigation Backflow Preventer



LEGEND

- **EXISTING HOSE BIBB**

USER AREA EXISTING HOSE BIBB LOCATIONS

7
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MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 7

DWG: C:\Users\asmith\appdata\local\temp\AcPublish_9280\Cemetery Figures.dwg USER: ASmith
DATE: Aug 07, 2019 12:59pm XREFs: sx3200spc-cleaned 17003 20080802 a-sp osh floor plan PC-EXH-BBR - MSD CEMETERY



PILOT PROJECT IRRIGATION AREA

SCALE: 1" = 100'

8

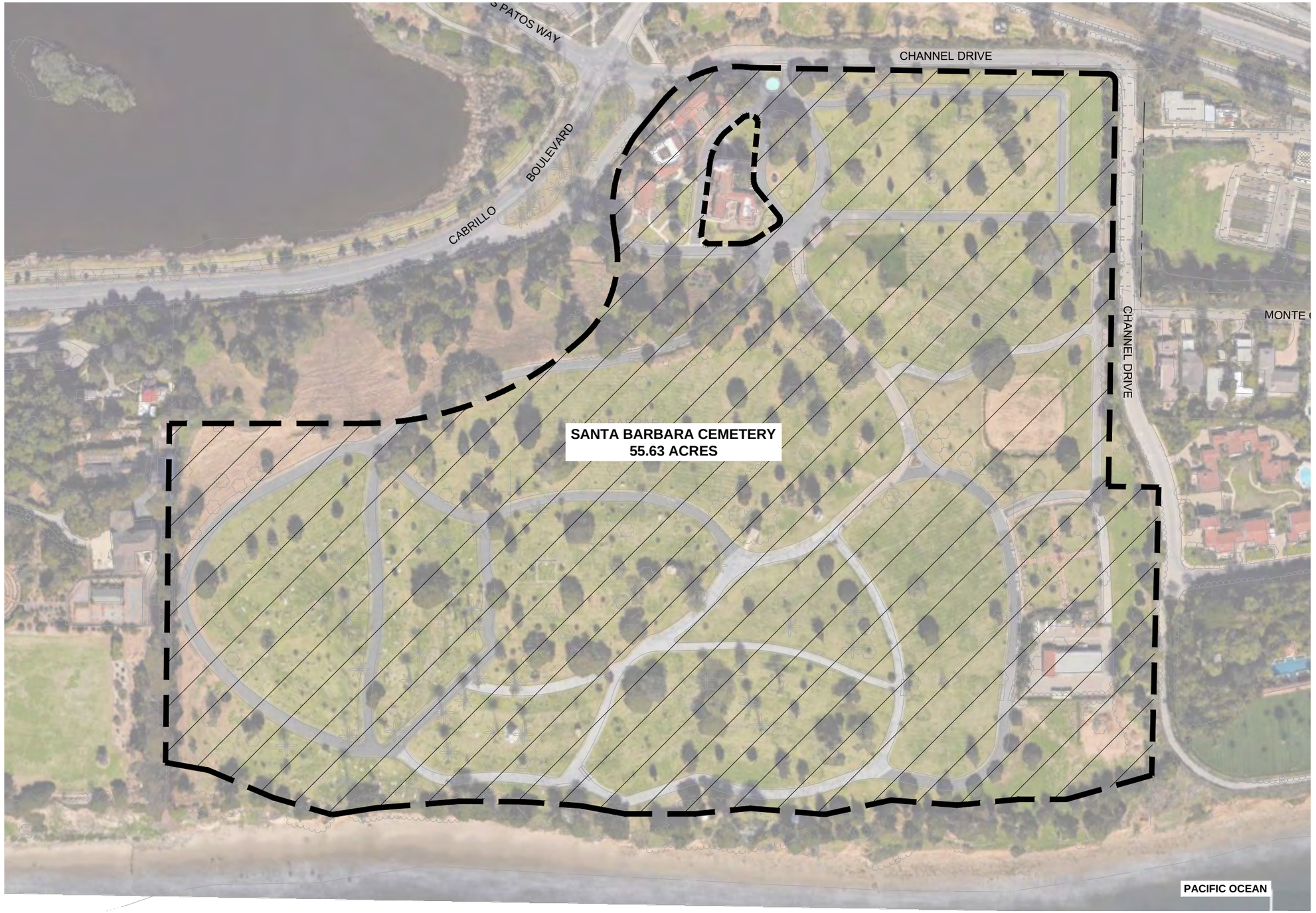
VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 8

DWG: C:\Users\asmith\appdata\local\temp\AcPublish_9280\Cemetery_Figures.dwg USER: ASmith
DATE: Aug 07, 2019 12:20pm XREFS: sc3200dep-deared 17003_20180802 c-dp pdb floor plan PC-EXH-BDR - MSD CEMETERY



FULL CEMETERY IRRIGATION AREA (SANTA BARBARA CEMETERY) 9

SCALE: 1" = 100'

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

DWG: C:\Users\asmith\appdata\local\temp\AcPublish_9280\Cemetery Figures.dwg USER: ASmith
DATE: Aug 07, 2019 12:25pm XREFS: so2000ope-deleted f7002 20190802 2-ep 6th floor plan PC-EXH-BDR - MSD CEMETERY

MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 9



PROPOSED CEMETERY IRRIGATION DISCONNECTION LOCATIONS

SCALE: 1" = 30'

(PILOT PROJECT)

10
-

VERIFY SCALES
BAR IS ONE INCH ON ORIGINAL DRAWING
0 1
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

MONTECITO SANITARY DISTRICT

PROPOSED RECYCLED WATER PILOT PROJECT TO SERVE CEMETERY

FIGURE 10

DWG: P:\Projects\MMSD17-31 On Call 2017\CAD\Title 22 Report Cemetery\Source Drawings\Cemetery Figures.dwg USER: ASmith
DATE: Sep 13, 2019 8:42am XREFS: sc20090spo-cleared 170053 20180802 c-sp esb Nov pom PC-10H-4BR MSD CEMETERY

Appendix

Recycled Water Regulation Excerpts

Recycled Water Regulation Excerpts

Title 22 Approved Irrigation Use Areas

A. Food crops, including all edible root crops, where the recycled water comes into contact with the edible portion of the crop,
B. Parks and playgrounds,
C. School yards,
D. Residential landscaping,
E. Unrestricted access golf courses, and
F. Any other irrigation use not specified in this section and not prohibited by other sections of the California Code of Regulations.
G. Cemeteries,
H. Freeway landscaping,
I. Ornamental nursery stock and sod farms where access by the general public is not restricted,
J. Pasture for animals producing milk for human consumption,
K. Flushing toilets and urinals,
L. Priming drain traps,
M. Industrial process water that may come into contact with workers,
N. Structural fire fighting,
O. Decorative fountains,
P. Commercial laundries,
Q. Consolidation of backfill around potable water pipelines,
R. Artificial snow making for commercial outdoor use, and
S. Commercial car washes, including hand washes if the recycled water is not heated, where the general public is excluded from the washing process.

Recycled Water Use Area Requirements

A. No irrigation with disinfected tertiary recycled water shall take place within 50 feet of any domestic water supply well unless all of the following conditions have been met:
    a. A geological investigation demonstrates that an aquitard exists at the well between the uppermost aquifer being drawn from and the ground surface.
    b. The well contains an annular seal that extends from the surface into the aquitard.
    c. The well is housed to prevent any recycled water spray from coming into contact with the wellhead facilities.
    d. The ground surface immediately around the wellhead is contoured to allow surface water to drain away from the well.
    e. The owner of the well approves of the elimination of the buffer zone requirement.
B. No impoundment of disinfected tertiary recycled water shall occur within 100 feet of any domestic water supply well.
C. No irrigation with, or impoundment of, disinfected secondary-2.2 or disinfected secondary-23 recycled water shall take place within 100 feet of any domestic water supply well.

D. No irrigation with, or impoundment of, undisinfected secondary recycled water shall take place within 150 feet of any domestic water supply well.

E. Any use of recycled water shall comply with the following:

F. Any irrigation runoff shall be confined to the recycled water use area, unless the runoff does not pose a public health threat and is authorized by the regulatory agency.

    a. Spray, mist, or runoff shall not enter dwellings, designated outdoor eating areas, or food handling facilities.
    b. Drinking water fountains shall be protected against contact with recycled water spray, mist, or runoff.

G. No spray irrigation of any recycled water, other than disinfected tertiary recycled water, shall take place within 100 feet of a residence or a place where public exposure could be similar to that of a park, playground, or school yard.

H. All use areas where recycled water is used that are accessible to the public shall be posted with signs that are visible to the public, in a size no less than 4 inches high by 8 inches wide, that include the following wording : "RECYCLED WATER - DO NOT DRINK". Each sign shall display an international symbol similar to that shown in Figure 60310-A of the CCR. The Department may accept alternative signage and wording, or an educational program, provided the applicant demonstrates to the Department that the alternative approach will assure an equivalent degree of public notification.

I. Except as allowed under section 7604 of Title 17, California Code of Regulations, no physical connection shall be made or allowed to exist between any recycled water system and any separate system conveying potable water.

J. The portions of the recycled water piping system that are in areas subject to access by the general public shall not include any hose bibs. Only quick couplers that differ from those used on the potable water system shall be used on the portions of the recycled water piping system in areas subject to public access.

References

State Water Resources Control Board, Regulations Related to Recycled Water, October 2018.

Title 22 and 17 California Code of Regulations, State Board, Division of Drinking Water, Recycled Water Regulations, July 2015.

Guidelines for the Preparation of an Engineering Report for the Production, Distribution and Use of Recycled Water, March 2001.