2.0 PROJECT DESCRIPTION

The Heritage Ridge Residential Project (the "Project") involves a proposal to develop 360 housing units and a two-acre neighborhood park on a 17.36 gross acre site within the Inland Area of the City of Goleta ("City"). This section describes the project location, characteristics of the site and the Project, Project objectives, and the approvals needed to implement the Project.

2.1 PROJECT APPLICANT

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2.2 PROJECT SITE

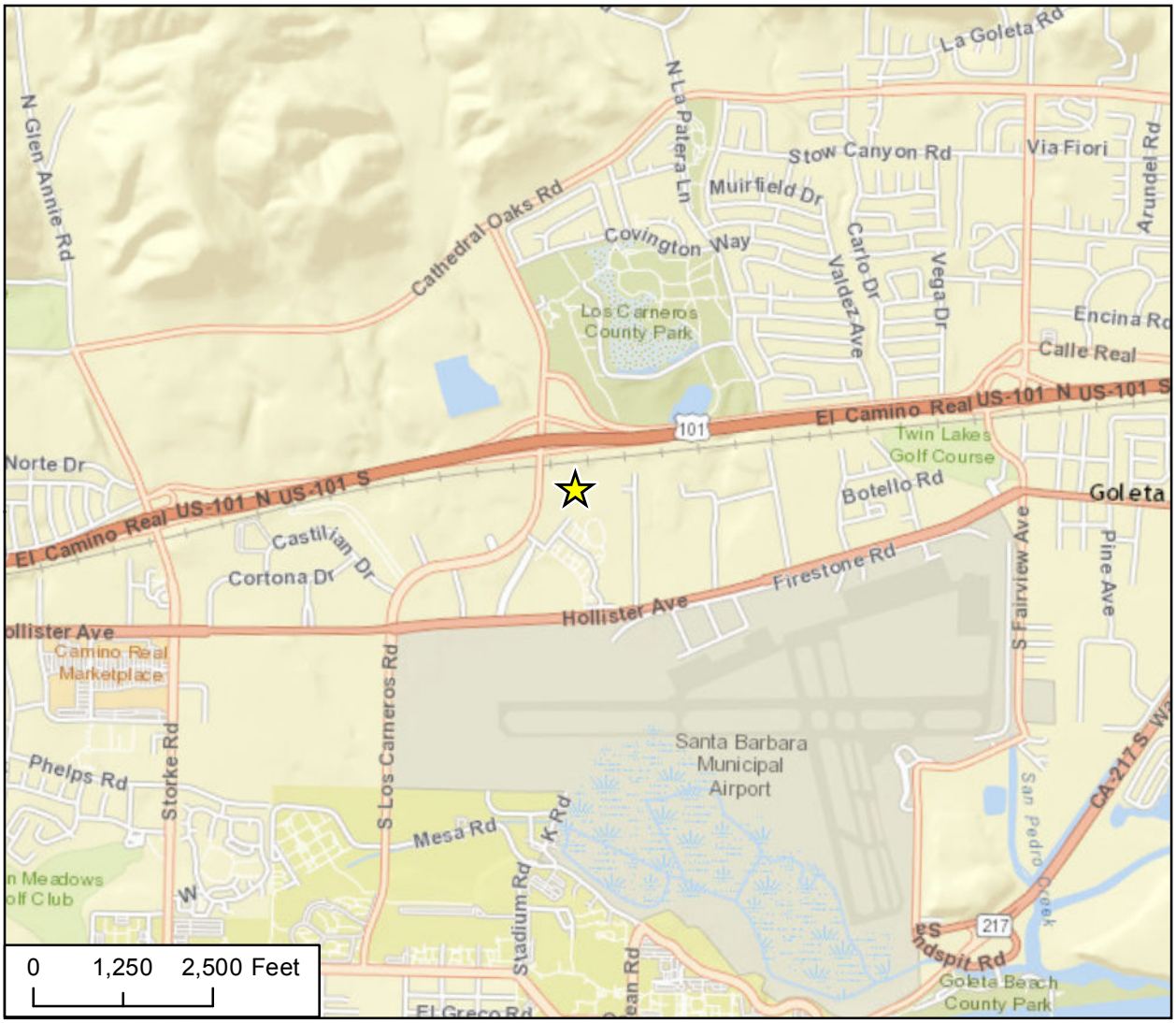
2.2.1 Project Location and Surrounding Land Uses

The Project site is a currently vacant site north of Camino Vista and east of S. Los Carneros Road within the City of Goleta, in Santa Barbara County. The site encompasses 17.36 gross acres (16.2 net acres). The net developable area is 14.24 acres which excludes the 3.12 acres within the archaeological constraint area. The site is currently comprised of lots 1 through 13 of Tract No. 13646 in the City of Goleta, California, as per map recorded in book 150, pages 92 through 98 in the Office of the County Recorder of Santa Barbara County. These lots are also identified with assessor's parcel numbers (APN) 073-060-031 through -043. Additional site information is provided in Table 2-1. Figure 2-1 shows the site's location within the region, while Figure 2-2 illustrates the location of the site within the City of Goleta.

To the north of the Project site, the Union Pacific Railroad tracks are located approximately 50 feet from the site's northern property line. The U.S. Highway 101 (U.S. 101) southbound freeway on-ramp from S. Los Carneros Road is immediately north of the railroad tracks, which is approximately 160 feet from the sites' northern property line. Highway U.S. 101 is located north of the on-ramp, approximately 250 feet from the northern property line. Calle Koral and S. Los Carneros Road are located west of the Project site. A residential development with 465 residential units is currently under construction on a formerly vacant site west of S. Los Carneros Road. To the east of the Project site, industrial businesses are located along Aero Camino. Across Camino Vista to the south of the Project site are 335 multi-family residential units (Willow Springs I and II) previously constructed and currently managed by the Project applicant. Surrounding land uses are labeled on the aerial view of the Project site shown on Figures 2-3 and 2-4.

2.2.2 Land Use Designation and Zoning

The Project site has a Goleta General Plan/Coastal Land Use Plan ("General Plan") land use designation of Medium-Density Residential (R-MD) and is located in the "Central Hollister Residential Development Area" with a corresponding designation as an Affordable Housing Opportunity Site. This designation requires a minimum residential density of 20 units per acre and a maximum density of 25 units per acre. The Inland Zoning Ordinance as adopted by the Goleta Municipal Code ("GMC") designation of Design Residential (DR-20) permits up to a maximum of 20 units per acre. Figure 2-3 identifies the General Plan



Imagery provided by ESRI and its licensors © 2015.

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Project Location

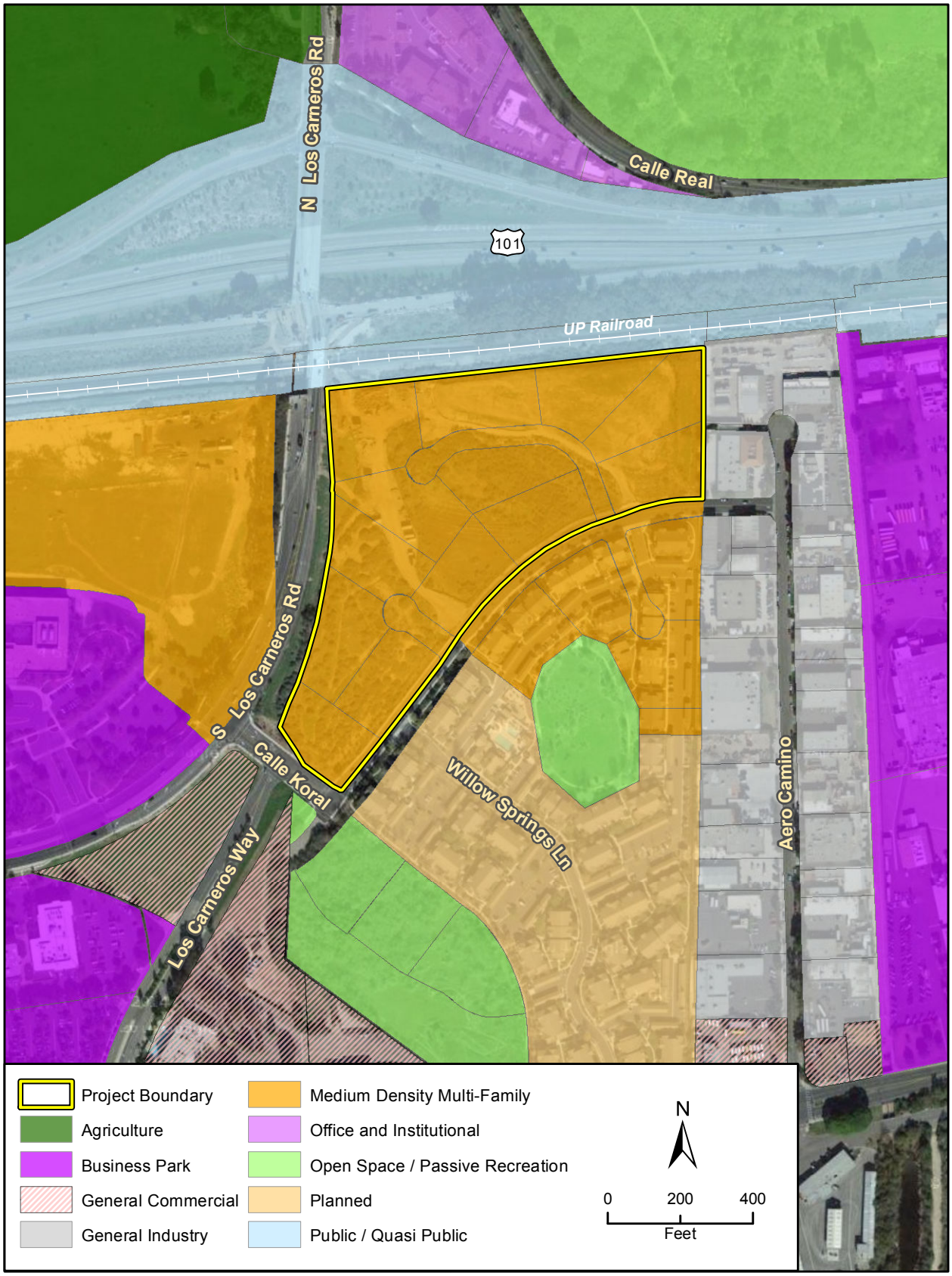
Regional Location

Figure 2-1

Imagery provided by Google and its licensors © 2015.

Site Location

Figure 2-2



Imagery provided by Google and its licensors © 2015. Land Use data from City of Goleta, 2015.

Existing General Plan Land Use Designation in Project Vicinity

Figure 2-3

Imagery provided by Google and its licensors © 2015. Zoning data from City of Goleta, 2015.

Existing Zoning in Project Vicinity

Figure 2-4

land use designations for the Project site and surrounding properties. Figure 2-4 provides the zoning designations for the Project site and the surrounding properties. Table 2-1 provides site and surrounding land use information.

Table 2-1
Existing Site and Surrounding Uses

Existing General Plan Land Use Designation	Medium Density (R-MD),Central Hollister Residential Development Area, Affordable Housing Opportunity Site, maximum 25 units/acre; minimum 20 units/acre; Planned 2 acre Neighborhood Park Site (Open Space Element Figure 3-2).
Zoning Regulations, Zone District	Article III, Chapter 35 of the Goleta Municipal Code (Inland Zoning Ordinance) zoned Design Residential, 20 units/acre (DR-20)
Site Size	17.36 gross acres
Developable Area (minus archeological site)	14.2 net developable acres
Present Use and Development	Undeveloped
Surrounding Uses/Zoning	North: UPRR tracks, U.S. 101 southbound on-ramp, U.S. 101 South: Camino Vista and multifamily residential development (Willow Springs I and II) zoned PRD East: Commercial and Industrial Businesses zoned M-1 West: Los Carneros and Calle Koral with vacant land beyond which has an approved residential development(Villages at Los Carneros) zoned PRD under construction
Access	Primary: Camino Vista Secondary: Calle Koral/South Los Carneros and Aero Camino
Public Services	Police: Santa Barbara County Sherriff's Department Fire: Santa Barbara County Fire Department; Station 14 School Districts: Santa Barbara High School District/Goleta Union School District

2.3 SITE CHARACTERISTICS AND USES

The current characteristics of the Project site are summarized in the discussion that follows. Additional details of the current site setting can be found in Section 3.0, *Environmental Setting*, and in the individual issue area discussions in Section 4.0, *Environmental Impact Analysis*.

2.3.1 Historic and Current Uses

Historically, the Project site and vicinity were in agricultural production. Before 1928, the project area was used for agriculture and grazing. An archaeologically sensitive site was identified on, and directly south of the Project site. This prehistoric archaeological site was originally recorded by David Banks Rogers (1929). Based on the excavation of 46 trenches, Rogers characterized the very dense archaeological deposits associated with a village site dating to the Early Period ("Oak Grove," 8,000 to 3,350 years before present [B.P.]), and Late Period ("Canalino," 800 to 150 B.P.). Excavations conducted in 1982 (Gerstle and Serena, 1982) resulted in a determination that the on-site archaeological deposits were eligible for listing on the National Register of Historic Places. The boundary of the archaeological area and a 50-foot buffer have been fenced to ensure that no disturbance to the resource occurred during placement of stockpile soils outside of this area.

In 1986, a mass grading plan for the Project site was submitted, approved, and initiated (Mac Design Associates, 1997). Initial grading on-site consisted of clearing and grubbing of orchard trees and root

structures. Surface material was scraped and placed in windrows. Investigations of prehistoric cultural resources were undertaken and grading resumed outside of fenced sensitive archaeological areas (Mac Design Associates, 1997). The northwest corner of the Project site was used as a staging area for fill during the Los Carneros Road/U.S. 101 interchange construction (Mac Design Associates, 1997). Ongoing activity associated with two stockpile permits first issued in 2002 avoided the fenced archaeological area and 50-foot buffer.

Currently, the Project site consists of 13 undeveloped lots. There is no structural development on site; however, there are pieces of construction equipment and containers stored on site, as well as approximately 293,000 cubic yards of stockpiled soil.

2.3.2 Existing Topography, Drainage, and Vegetation

The Project site is relatively flat to gently sloping with the exception of the moderately steep slopes that define the boundary of the stockpile soils along the perimeter of the archaeological area and the eastern, western, northern, and southwestern property lines. Topography within the archaeological area is characterized by a modest ridge that trends generally northwest to southeast between 25 and 36 feet above sea level (ASL). Low-lying level soils drain generally to the south. Soil stockpiling has resulted in elevating surrounding topography to approximately 43 ASL. As a result, the central portion of the site has the highest elevations on the property and forms a ridge that divides the site drainage, with approximately half of the site draining in a westerly direction and half of the site draining in an easterly direction from the higher, center portion of the site. Ultimately, all runoff from the site drains through existing storm drains and into a 7.25-acre treatment wetland located south of the Willow Springs property. Runoff entering the treatment wetland drains across 500 feet and 950 feet of wetland vegetation before leaving the Willow Springs property at Hollister Avenue.

Soils in the project area are mapped as Goleta fine sandy loam, 0% to 2% slopes, Milpitas-Positas fine sandy loam, 2% to 9% slopes, and Xerorthents cut and fill areas (United States Geological Survey 1982). A sparse to moderate growth of weeds and brush covers the site. Vegetative cover on the property is variable and dependent upon the activity of the stockpile (Mac Design Associates 2014).

2.3.3 On-Site Stockpiled Soil

Based on information provided in the Project grading plan, the amount of stockpiled dirt on the Project site totals 293,100 cubic yards. Of these 293,100 cubic yards, 115,000 cubic yards of soil would be exported off-site before construction of the Project. The removal of this soil is expected to follow one of two pre-construction export scenarios (City of Goleta, 2015):

1. Pre-Construction Export Scenario 1: Total of 25,556 one-way haul truck trips (12,778 round truck trips) assuming a truck capacity of 9 CY over a 27-week export phase.
2. Pre-Construction Export Scenario 2: Total of 11,500 one-way haul truck trips (5,750 round truck trips) assuming a truck capacity of 20 CY over a 24-week export phase.

Soil hauling activities would also require three workers on site to load material and two trucks driven to the site daily.

2.4 PROJECT OBJECTIVES

The applicant's objectives for the Project are to:

1. *Complete development of residential units in the Central Hollister Residential Development area on Affordable Housing Opportunity Site.*
2. *Construct 132 senior apartment units and 228 market rate/workforce apartment units.*
3. *Create an infill development of high density senior and workforce rental housing to be at lower rental rates than the adjacent Willow Springs I and Willow Springs II multifamily housing projects.*
4. *Fully utilize the existing public infrastructure (Camino Vista and all utilities) provided by Willow Springs and Willow Springs II.*
5. *Promote City planning goals by developing a high density residential project located conveniently close to a major transportation corridor and to employment and recreational areas.*
6. *Provide a public neighborhood park in the location shown in General Plan Figure 3-2 (Park and Recreation Plan Map).*
7. *Protect, and preserve on-site cultural resources.*
8. *Develop multifamily residential housing while maintaining visual resources.*

2.5 PROJECT

The Heritage Ridge Residential Project involves a Vesting Tentative Map to merge 13 existing lots into two-lots for residential use and one lot for a two-acre public park. This includes abandonment of the associated undeveloped road parcels for Via Maya and Via Luisa. The project also includes a request for the City to vacate the easement for Los Carneros Road which crosses the northwestern corner of the site and the slope easement along Los Carneros Road and Calle Koral.

A Development Plan is proposed for 360 residential apartment units in eight buildings, as well as two recreational buildings. The western portion of the Project (Area A) would be senior housing comprised of two residential buildings with a total of 132 units and one recreation building with a pool, spa and gym, plus outdoor recreation and barbecue facilities. The two buildings that face Camino Vista are three-stories in height. The corners on each building would be two-stories in height and provide an outdoor deck for use by the residents. These buildings would have elevators and central corridors. Of the 132 units, 108 would have one bedroom and 24 would have two bedrooms.

The eastern portion of the Project (Area B) would be workforce housing comprised of six residential buildings with a total of 228 units (Buildings 3 through 8) and one recreation building with pool, spa, gym, children's play equipment and barbecue facilities. Building 6 which is closest to Camino Vista would have no third floor corner units facing Camino Vista. Similar to the senior housing development, the corners on this building would be two-stories in height and provide an outdoor deck for use by the residents. The three-story buildings would have elevators and central corridors.

The northern portion of Area B (Buildings 3, 4 and 5) would include 80 workforce housing units. Of the 80 units, 56 would have one bedroom and 24 would have three bedrooms. The eastern portion of Area B would be developed with three three-story buildings (Buildings 6, 7, and 8) that would include 148

workforce housing units. Buildings 6, 7, and 8 would include 93 one-bedroom units and 55 two-bedroom units. A total of 228 parking spaces would be provided for Buildings 6, 7, and 8 in Area B. A pool, recreation area, and leasing office would be located to the south of Building 8. All units will be rental apartments.

Without a density bonus, the maximum number of units allowed on the site based on General Plan density for this site (up to 25 units per acre) is 356 units. However, as Area A is proposed as a housing development for seniors 55 years and older or 62 years and older, this portion of the site is eligible for density bonus pursuant to California Civil Code section 51.3(a). These provisions allow for up to a 20% density bonus for senior units or 26 additional senior housing units at this site. The senior housing component would have 132 units, four of which would be senior density bonus units as permitted by Government Code sections 65915(b)(1)(C) and 65915(f)(3). The applicant is proposing a 3% density bonus associated with the senior units. The project site would have a total density of 25.4 units per acre.

Proposed on-site parking for the total Project site includes 292 carports, 205 uncovered parking spaces, two van accessible spots, and 13 uncovered parking spaces for the public park, for a total of 512 parking spaces. A Modification for Parking Standards is proposed to allow the senior component to provide 152 parking spaces rather than the required 183 spaces and the workforce housing component to provide 345 spaces rather than the required 367 spaces. Table 2-2 summarizes the Project's residential buildings and unit counts. The Project site plan is illustrated on Figure 2-5.

Table 2-2
Summary of Project Residential Building and Unit Count

Building Type	Housing Type	Number of Buildings	Total Units
3 Story Senior Housing	Multi-family Dwelling	2	108 One-Bedroom Units 24 Two-Bedroom Units
2-Story Workforce Housing	Multi-family Dwelling	3	56 One-Bedroom Units 24 Three-Bedroom Units
3-Story Workforce Housing	Multi-family Dwelling	3	93 One-Bedroom Units 55 Two-Bedroom Units
Total		**8**	**360 units**

Based on an average household size of 2.76 persons for workforce housing (228 units proposed) and 1.11 persons for senior housing (132 units proposed), the Project's estimated population would be approximately 776 persons (Department of Finance, 2015; The Towbes Group, Inc., 2014).

As described in Section 2.3.3, a total of 115,000 cubic yards of soil is expected to be exported off-site before construction of the Project.

The project also includes an amendment to the General Plan that would revise Figure 3-5 of the Open Space Element and Figure 4-1 of the Conservation Element to remove an Environmentally Sensitive Habitat Area (ESHA) designation of Coastal Sage Scrub that does not occur on the property.

2.5.1 Site Layout/Coverage

The Project is divided into two areas on the site: Area A on the western portion of the Project site and Area B on the eastern portion of the Project site. Area A would be developed with two three-story

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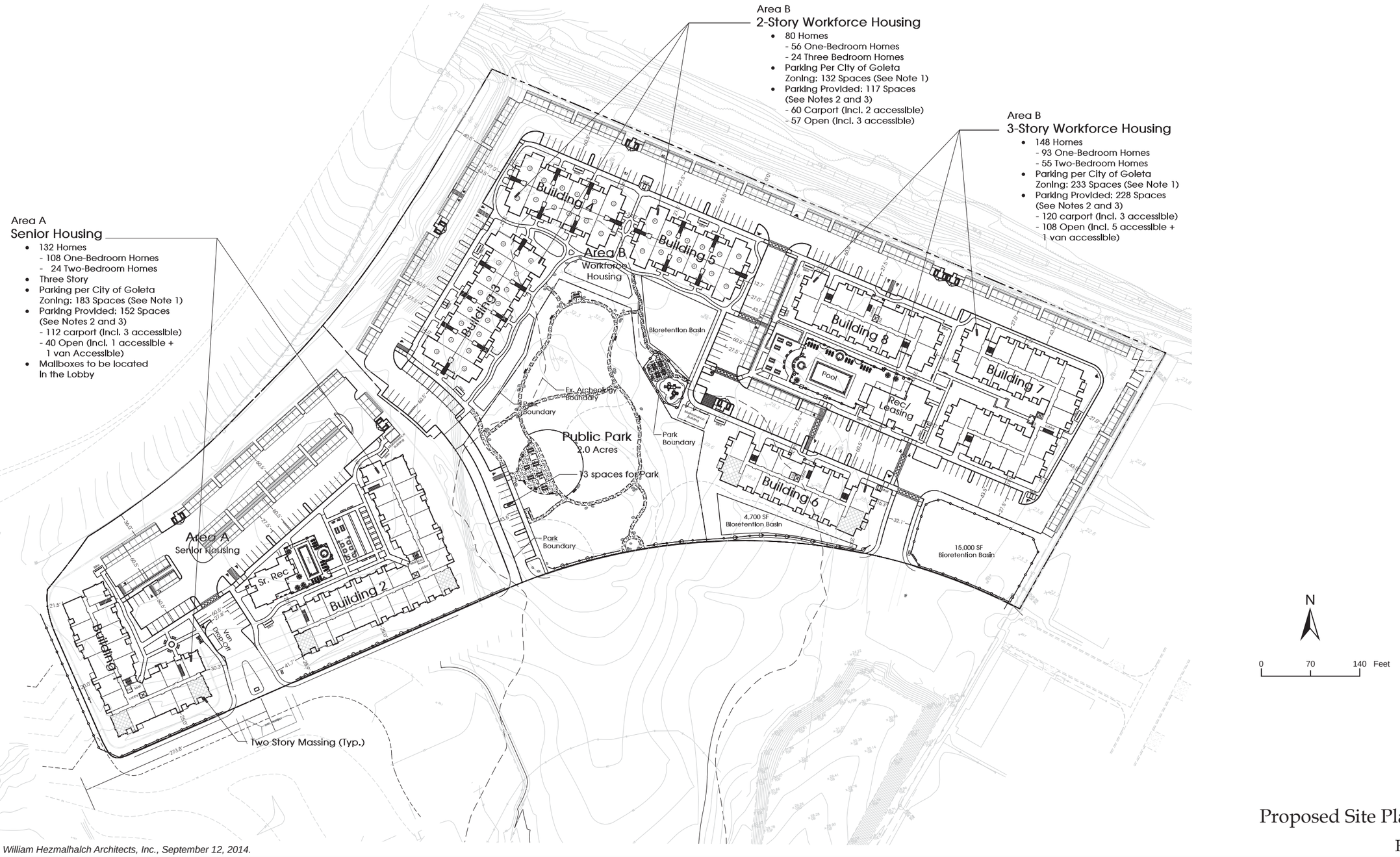

Proposed Site Plan

Figure 2-5

Source: William Hezmalhalch Architects, Inc., September 12, 2014.

buildings (Buildings 1 and 2) that would house 132 senior apartment units and recreation buildings on a 213,826 gross square foot lot, fronting on Camino Vista. Area B on a 404,310 gross square-foot lot would be developed with three two-story buildings (Buildings 3, 4, and 5) and three three-story buildings (Buildings 6, 7 and 8) for the workforce apartment units and a recreation building. Total building coverage is 19% of net lot area. Common open space (excluding the park) is 32% of net lot area including the two-acre public park, the common open space is 45.15% of the net lot area. The two-acre public neighborhood park with 13 parking spaces is located in Area B. A conceptual plan of the recreation improvements includes an activity trail, benches, barbecue area, picnic tables, bicycle parking, level turf play area, and native landscaping. Table 2-3 provides a summary of the Project and its amenities.

Table 2-3
Project Summary Totals

Site Coverage: Building Coverage Parking Bioretention Basin Public Park Common Open Space **Net Site Area**	 3.6 acres (22% of net site area) 3.9 acres* (approx.) 0.8 acres (approx.) 2.0 acres 5.9 acres (42% of net site area) **16.2 acres**
Residential Units	360 total units (322,903 GSF) • 132 senior housing units • 228 workforce homes
Density	25.4 dwelling units/acre, including four density bonus units
Maximum Building Height	35 feet
Parking	292 spaces - Carport 205 spaces – Open 2 spaces – Van Accessible 13 spaces – Public Park Open **512 spaces**
Community Amenities	• Senior Recreation Area (2,828 GSF) • Apartment Housing Outdoor Recreation Area (4,065 GSF) • Two Recreation Buildings • Public Park (2 totaling 2 acres) • Two Pools

**Carport assumes 250 square feet per parking space*

2.5.2 Site Access and Parking

The existing Camino Vista that fronts on the south side of the Project site will be widened to 43-feet curb to curb allowing on-street parking on the north side of the road. Access to the Project site would be provided via three driveway connections providing ingress and egress to Camino Vista. As shown on Figure 2-5, the eastern driveway would be aligned opposite the driveway that serves the existing Willow Springs II site and the western driveway would be aligned opposite the driveway that serves the Willow Springs I site. The middle driveway connection would provide access to the site as well as the proposed public park. The eastern and middle driveways serve the workforce housing development on Area B. The western driveway serves the senior housing development on Area A.

The Project includes 152 parking spaces (112 covered carport spaces and 40 uncovered surface spaces) for the senior housing units, 345 spaces for the workforce housing units (180 covered carport spaces and 165 uncovered surface spaces), and 13 uncovered parking spaces for the park (all public park parking spaces would be signed). The parking supplies for the individual components of the Project would not be shared. The proposed number of parking spaces for each development does not meet the City's parking requirements as required by the City's zoning regulations. Based on the current zoning regulations, the 132 senior housing units component is required to provide 183 spaces and the 228 workforce housing component is required to provide 367 parking space Therefore, the Project includes a request for a parking modification (a reduction of 38 parking spaces or 7%) to the zoning regulation requirement for both the senior housing and workforce housing developments.

2.5.3 Grading/Walls

The Project would include mass grading to prepare the site to support the residential development. Grading operations would include the construction of individual building pads for each structure, over-excavation as needed for roadways and driveways, and trenching and backfilling for installation of underground utilities. Preliminary earthwork quantities are estimated at 178,000 cubic yards of cut and 15,500 cubic yards of fill. Approximately 115,000 cubic yards of export required before construction of the Project, as described in detail in Section 2.3.3, *On-Site Stockpiled Soil*.

Proposed development within the sensitive portion of the identified on-site archaeological site (CA-SBA-56 site plus a 50-foot buffer) would use protective fill soils to cap the existing cultural resource. To prevent disturbance of the soil at this location, existing vegetation within the boundary of the archaeological site would be removed by hand, remaining root balls and masses would be sprayed with a topical herbicide to ensure no further growth, and the resulting dead masses of vegetation would be left in place. A geotextile tensar fabric (Tensar BX1200 or equivalent) would be placed on top of the existing ground surface to reduce the force of compaction from overlying fill soils and redistribute the compaction load force over a wider area, thereby minimizing the disturbance of friable (brittle) cultural remains such as shellfish and animal bone. No remedial grading, subgrade preparation or scarification would occur prior to placement of the geotextile fabric. Then the archaeological site and a 50-foot buffer would be covered in a minimum of two feet of protective fill soil to prevent direct impacts to archaeological resources. Fill soils would be spread from the outside in no greater than eight-inch lifts with rubber-tired equipment, such that equipment only operates on top of the fill soils.

The Project would include a masonry wall of approximately eight feet in height along the northern and western project boundaries.

2.5.4 Stormwater and Drainage

The Preliminary Grading and Drainage Plans (dated September 2014) for the Project show permeable pavement and bioretention area locations, as shown on Figure 2-6. The Project site includes three primary bioretention basins, as well as other smaller bioretention areas and permeable pavement throughout the Project site. The three primary bioretention basins include a 7,600 square foot basin south of Building 5, a 4,700 square foot basin south of Building 6 along the southeast border of the Project site, and a 15,000 square foot basin east of Building 6. The Project would be required to incorporate best management practices (BMPs) to reduce stormwater runoff from the site, consistent

Grading and Drainage Plan

Figure 2-6

Source: MAC Design Associates, September 11, 2014.

with the County of Santa Barbara's Storm Water Technical Guide, which the City adopted in March 2014 (County of Santa Barbara, 2014).

An existing bioretention basin is located southwest of the Willow Springs I development to the south of the Project site. Drainage from the Project site is tributary to the previously constructed Willow Springs I & II developments. Therefore, storm drains that would be constructed as a part of the Project would tie to the existing storm drains within Willow Springs I & II, which ultimately drain to the existing retention basin located along the southwest boundary of Willow Springs I. The hydrological plan for the Willow Springs I & II projects accounted for the future phased development of the Project site in the design of their storm drains and the bio-retention basin. This bio-retention area is maintained in perpetuity as a wetland in accordance with the Army Corps of Engineers (ACOE) 404 permit (associated with Willow Springs I development. This wetland anticipates stormwater flow associated with Willow Springs I, Willow Springs II and Heritage Ridge (Willow Springs North). The development of the Project site will not significantly change the amount of stormwater run-off planned to sustain the wetland (Table 4.8-1, Section 4.8 *Hydrology and Water Quality*).

2.5.5 Landscaping

Figure 2-7 shows the Preliminary Landscape Plan for the Project, which provides a suggested plant palette and layout for the Project site. The landscape plan is comprised primarily of native or climate appropriate plants with some small turf areas for recreation purposes. Plant species in the plant palette include but are not limited to coast live oak, California sycamore, fruitless olive, dwarf bottle brush, and dwarf coyote bush. Trees, shrubs and other vegetation would be planted throughout the development as well as low-water-use, Mediterranean and wildlife habitat plant species. Landscape treatments would be provided between buildings, curb bump-outs throughout parking areas, along common walkway areas, within the neighborhood park, recreation areas, and around the perimeter of the two development sites. Within the park, a turf area is proposed on the western side adjacent to picnic tables, and a meadow with native plantings is proposed in the center of the Project site. A portion of the park area with sensitive archeological resources would be fenced. Based on the Project site plan, the total landscaped area for the Project is approximately 1.6 acres, excluding the 2.0-acre park area, or about 10% of the 17.36-gross-acre Project site.

2.5.6 Lighting

The Exterior Lighting Report, prepared by Alan Noelle Engineering on May 20, 2015, describes the proposed exterior lighting concepts and fixtures for the project. LED lighting will be the primary source of exterior lighting unless a necessary fixture is not available. LED lighting possess very efficient production of light, allows for directed light to only areas where it is needed and uses less electricity than other lighting sources. Elimination of decorative fixtures allows for the primary use of LED lighting.

Pole Lighting. Due to the relatively large size (17.36 acres) of the project site, it is necessary to utilize poles for lighting. However, the architectural design of the site limits the number of poles needed. Pole lighting will be largely limited to the proposed parking areas and the proposed neighborhood park area. The proposed poles would be slim and dark with a shallow (thin) type wedge or box type fixture at around 12'-14' in height, eliminating them from sight.

Pedestrian Level Lighting. For walkways, pathways, and other areas of pedestrian traffic, lower level type bollard lighting is proposed. This type of lighting would possess simple shapes (round housing)

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Landscaping Plan

Figure 2-7

Source: True Nature Landscape Architecture, September 12, 2014.

with fixtures at about 42 inches tall. The light from these fixtures would be aimed downwards and outwards and would be colored to match surrounding features (i.e. benches, railing).

Site Structure Lighting. Structures on the project site would include downlighting for security and usability. These structures include carports, trash enclosures, mailbox kiosks, and directory signs.

Visible Building Lighting. A small number of decorative lights are included in the conceptual plans for the proposed project. These lights are to serve as visual elements, assist in determining one's location, as well as help with safety. These fixtures are proposed primarily for aesthetics and would be simple vertical shapes that would not generate significant lighting.

Hidden Building Lighting. Each proposed building would possess structurally hidden light fixtures. Downlighting or full cut-off style wall mounted fixtures would be included at every building entrance.

Park Area Lighting. The proposed lighting for the park area of the project would include LED lighting and design features that merge the new building styles with those of the existing surrounding uses.

2.5.7 Utilities

Table 2-4 summarizes the utility service providers for the Project. Water would be provided by the Goleta Water District. Sewer would be provided by the Goleta Sanitary District. Utility easements would be recorded for utility services. A portion of the Goleta West Sanitary Sewer line which is now in an easement at the eastern property boundary would be relocated into the proposed driveway at the west side of the site. All electrical distribution lines, fiber optic lines, cable television lines, phone lines, gas lines, water lines, and sewer lines would be undergrounded. Other components of the site's utility infrastructure, such as backflow preventers, transformers, water meter assemblies, gas meters, power meters, cable TV pedestals, etc. would be installed above ground. Mechanical equipment would be ground-mounted on concrete pads adjacent to the residential structures.

Table 2-4
Utility Service Providers

Utility	Service Provider
Water Service	Goleta Water District
Sewer	Goleta West Sanitary District
Natural Gas	Southern California Gas Company
Electricity	Southern California Edison
Cable Television	Cox Communications
Telephone	Verizon, Qwest, AT&T, Level 3
Solid Waste Pick-up	Marborg Industries

Water use restrictions and a temporary halt on new water services are currently being instituted by the Goleta Water District; however, a Superior Court judgment [*Wright v. Goleta Water Dist.* (1985) 174 Cal. App.3d74] has allocated 100.9 acre-feet per year (AFY) of water to serve development on the site (refer

to Section 4.14, *Utilities and Service Systems*, for more detail regarding water supply to the Project site). Therefore, the temporary halt on new services does not apply to the Project.

2.6 CONSTRUCTION

Construction activities would include site preparation, export of excess dirt, grading, building construction, paving and architectural coating phases. Construction of the proposed Project is estimated to take approximately 2.5 years. Pre-construction removal of the stockpiled soil on the project site, described in detail in Section 2.3.3, is estimated to take up to 24-27 weeks and require between 5,750 and 12,778 round truck trips (depending on whether 20 CY or 9 CY haul trucks are used). No phasing plan is proposed at this time. Public infrastructure improvements would include fire hydrants, sidewalks, curb and gutter.

2.7 REQUIRED APPROVALS

The Project requires City approval of the following applications:

- ***Vesting Tentative Map*** *(14-049-VTM): A vesting tentative map is proposed to combine 13 existing lots plus the existing two street parcels into three parcels comprising of Areas A and B (senior housing and workforce housing respectively) and the neighborhood public park. The tentative parcel map also includes the vacation of a road easement for Los Carneros Road and an easement for landscape purposes along Los Carneros Road and Calle Koral.*
- ***Development Plan*** *(14-049-DP): A Development Plan would provide project-specific development standards for the Project components including site layout, building architecture, parking and landscaping.*
- ***General Plan Amendment*** *(14-049-GPA): Amendments to General Plan Figures 3-5 and 4-1 (Open Space and Conservation Elements) to remove an Environmentally Sensitive Habitat Area (ESHA) designation of Coastal Sage Scrub that does not occur on the property.*
- ***Parking Modification****: A parking modification from the parking standards of the City's Zoning Ordinance is requested to reduce the parking requirement from 550 spaces to 510 spaces.*

Other public agencies whose approval may be required include:

- *Regional Water Quality Control Board – National Pollutant Discharge Elimination System (NPDES) Storm Water Permit*
- *U.S. Army Corps of Engineers – 404 Permit*
- *Santa Barbara County Fire Department – Access and storage of hazardous materials, which can include cleaning products, pesticides, chlorine and other swimming pool chemicals, and other materials*