2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

If approved, the Cortona Apartments (the "project") would develop 176 apartments and associated amenities on an 8.8-gross acre/ 8.6-net acre property within the Inland Area of the City of Goleta (City). This section describes the project location, characteristics of the site and the proposed project, project objectives, and the approvals needed to implement the project.

2.2 PROJECT APPLICANT

Project Applicant:

John Price
Cortona Corner LP
P.O. Box 61106
Santa Barbara, CA 93160

Applicant's Representative:

Harwood White
1553 Knoll Circle Drive
Santa Barbara, CA 93103

2.3 PROJECT SITE

2.3.1 Project Location and Parcel Validity

The project site is located at 6830 Cortona Drive within the City of Goleta, Santa Barbara County. The project site is bounded on its north by the Union Pacific Railroad (approximately 35 feet north of the project site) and U.S. Highway 101 (approximately 175 feet north of the project site), on its east and west by existing business park development, and on its south by Cortona Drive and business park development. Additional site information is provided below 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 Goleta.

The project site was originally comprised of two parcels legally described as Parcel 7 & 8 of Record Map 10,212, Unit 1 filed in the office of the County Recorder of the County of Santa Barbara in Book 58, Page 26 or Record Maps, but the properties were modified through a Lot Line Adjustment and are now identified as Parcel 2 of a Record of Survey Record filed in the office of the County Recorded of the County of Santa Barbara in Book 118, Page 88. The project site is also identified with assessor's parcel number (APN) 073-140-016.

2.3.2 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 a corresponding zoning of Design Residential (DR-20), which is consistent with the R-MD General Plan designation. Figure 2-3 identifies the project site and the surrounding properties' land use designations as identified in the General Plan Land Use Map and Figure 2-4 provides the zoning designations for the project site and the surrounding properties. The project site is located within the Central Hollister Residential Development Area of the Inland Area of the City. According to Table 2-1 in the General Plan, the R-MD land use designation allows a maximum of 20 units per acre and a minimum of 15 units per acre. However, the site is also designated as Affordable Housing Opportunity Site # 27 within the General Plan Housing Element, which requires a maximum of 25 units per acre and a minimum of 20 units. The site is zoned Design Residential, 20 units/acre (DR-20) in the Goleta Inland Zoning Ordinance. Table 2-1 provides site and surrounding land use information.

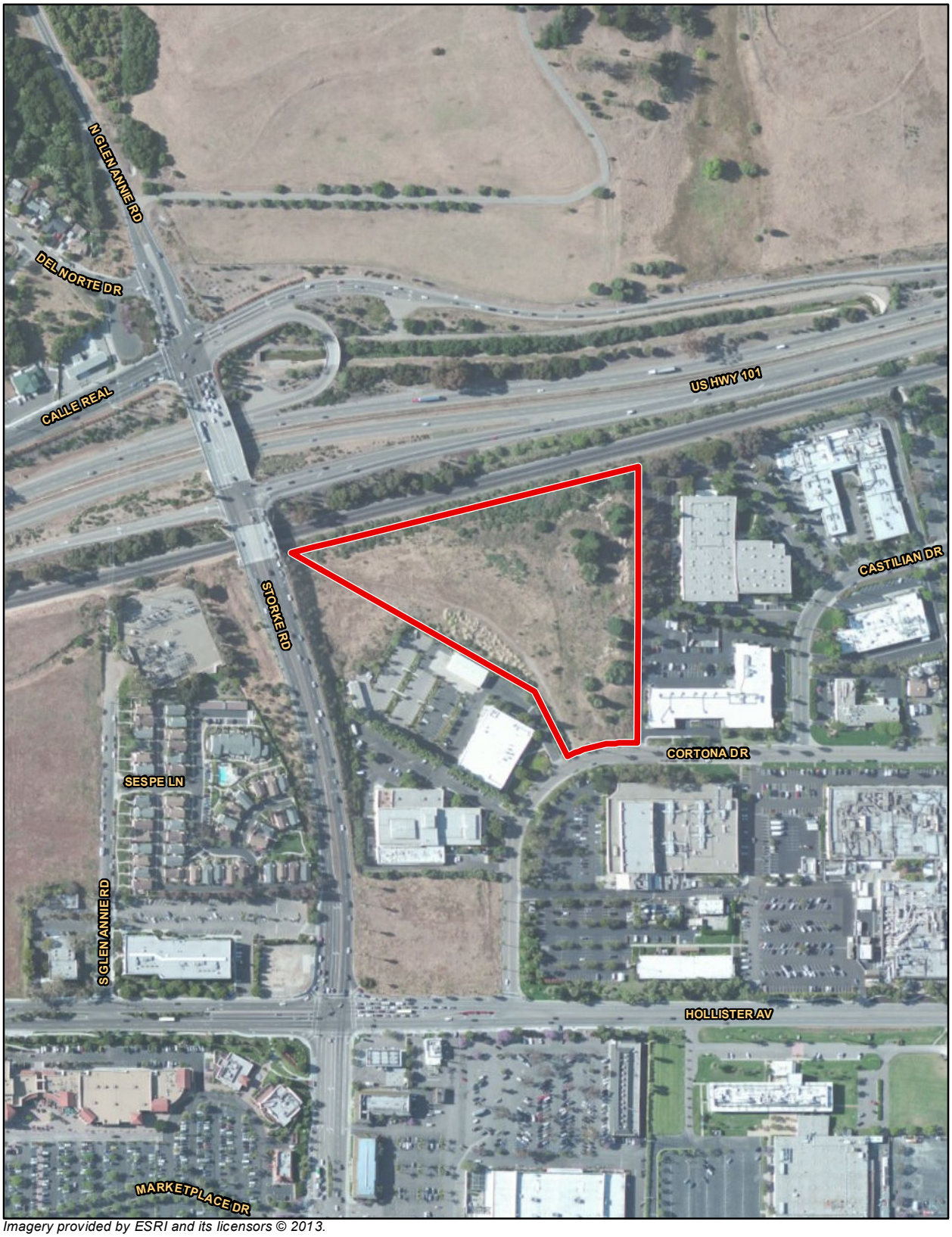
Imagery provided by ESRI and its licensors © 2013.

★ Project Location

World Street Map

Regional Location

Figure 2-1



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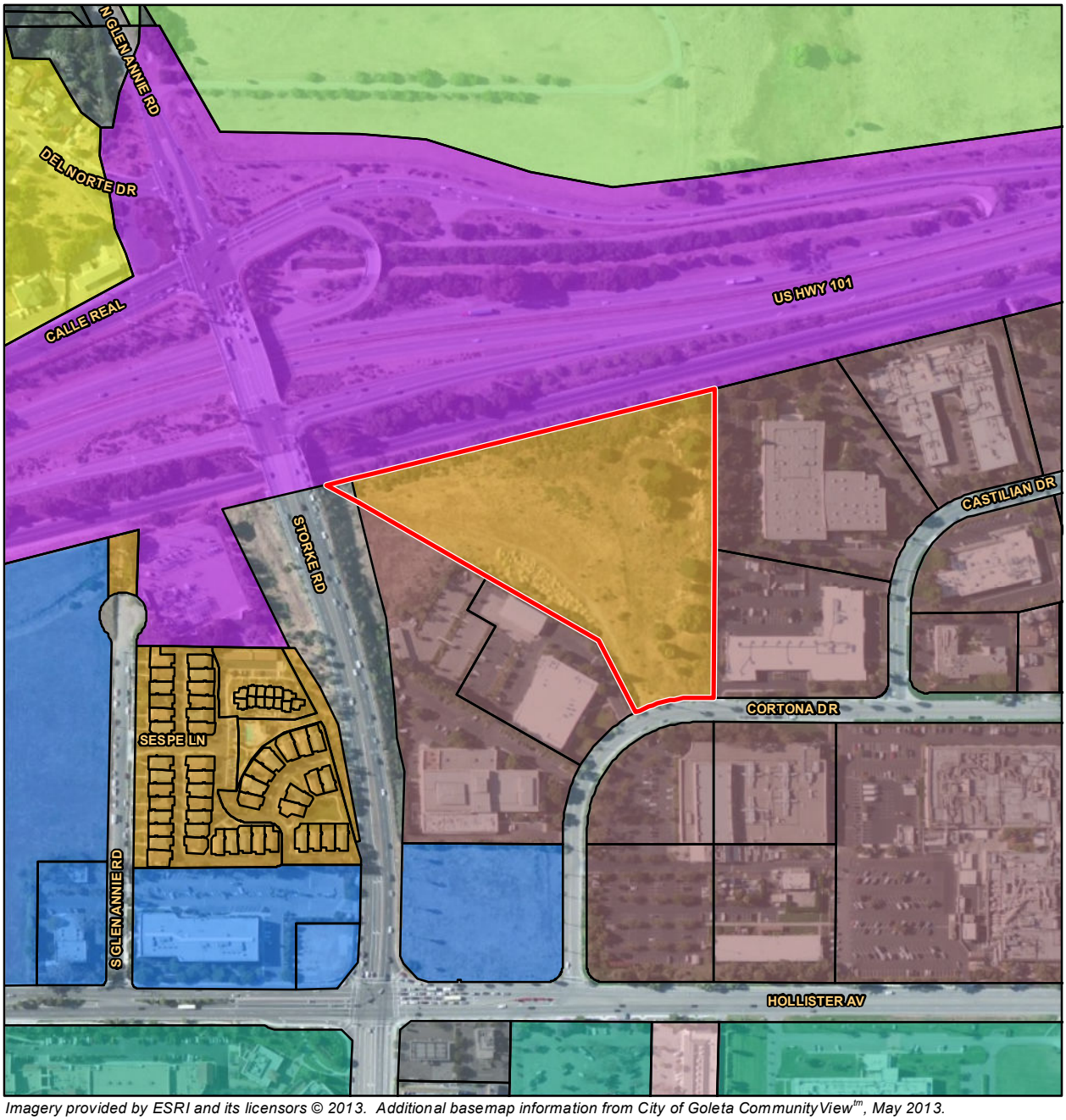
Project Boundary

0 200 400 Feet

N

Site Location

Figure 2-2



Imagery provided by ESRI and its licensors © 2013. Additional basemap information from City of Goleta CommunityView™, May 2013.

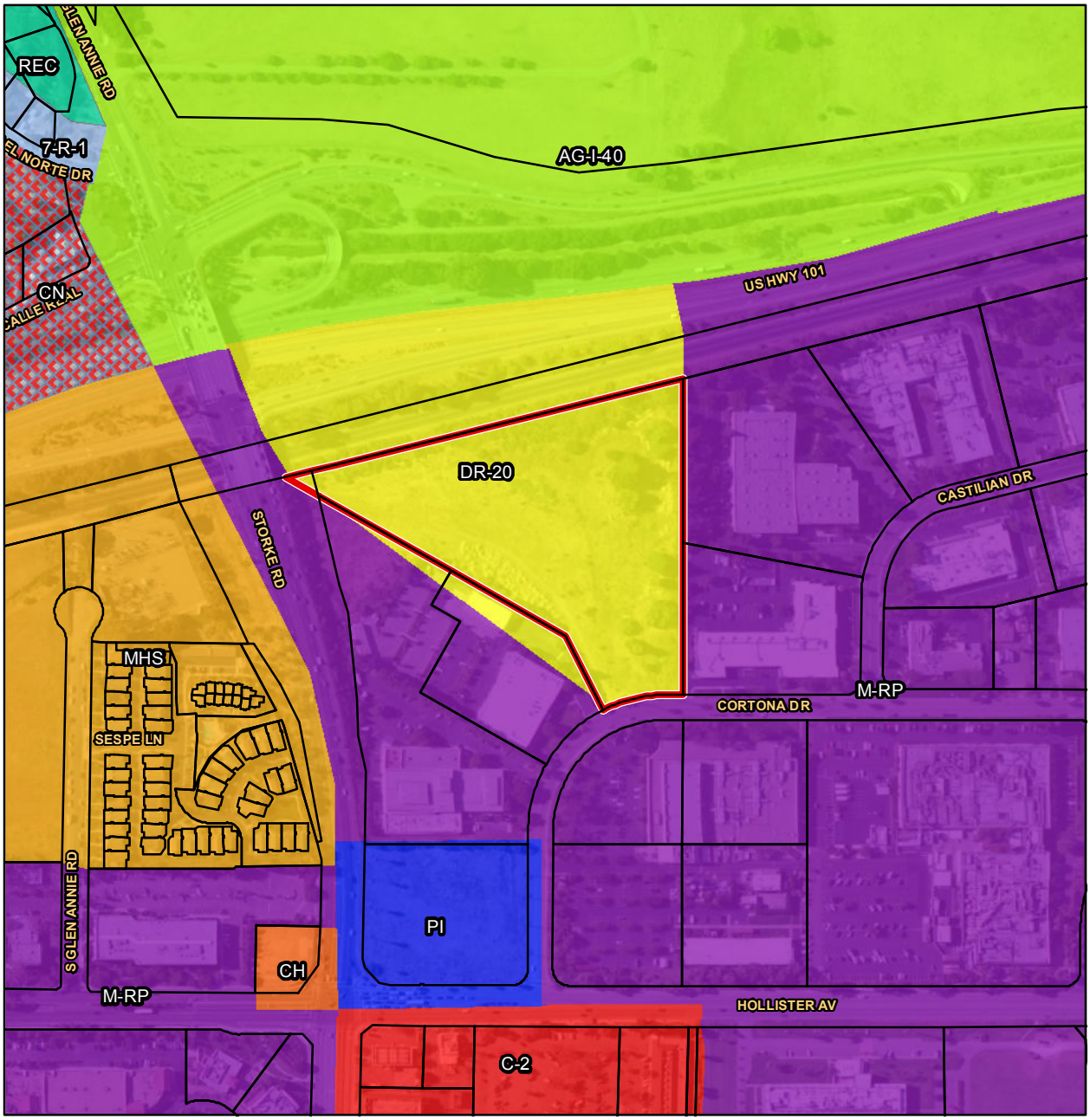
- Project Boundary
- Agriculture
- Business Park
- Single-Family
- Moderate Density Multi-Family
- Neighborhood
- Highway-Related
- Office and Institutional
- Public/Quasi-Public
- Regional

N

0 200 400 Feet

Existing Land Use in Project Vicinity

Figure 2-3



Imagery provided by ESRI and its licensors © 2013. Additional basemap information from City of Goleta CommunityView™, May 2013.

	Project Boundary	DR-20	Design Residential 20 Units/Acre
7-R-1	Single Family Residential	MHS	Mobile Home Subdivision
AG-I-40	Agriculture - 40 Acres	M-RP	Industrial Research Park
CH	Highway Commercial	PI	Professional and Institutional
CN	Neighborhood Commercial	PU	Public Works, Utilities and Private Service Facilities
C-2	Retail Commercial	REC	Recreational
SC	Shopping Center		

N

0 200 400 Feet

Existing Zoning in Project Vicinity

Figure 2-4

Table 2-1
Existing Site and Surrounding Uses

Existing General Plan Land Use Designation	Medium Density (R-MD), maximum 20 units/acre; minimum 15 units/acre. Affordable Housing Opportunity Site at 20-25 units/acre.
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	8.8 acres gross / 8.6 acres net
Present Use and Development	Undeveloped
Surrounding Uses/Zoning	North: Union Pacific Rail Road South: Cortona Drive/Business park zone M-RP East: Business park zoned M-RP West: Business park, zoned M-RP
Access	Cortona Drive
Utilities and Public Services	Water Supply: Goleta Water District (GWD) Sewage: Goleta West Sanitary District (GWSD) Power: Southern California Edison Natural Gas: Southern California Gas Co Cable: Cox Cable Telephone: Verizon Fire: Santa Barbara County Fire Department; Station 11/Station 14 School Districts: Santa Barbara High School District/Goleta Union School District

2.3.3 Surrounding Land Uses

The project site is surrounded by existing development with boundaries defined by the U.S. Highway 101 and the Union Pacific Railroad (UPRR) transportation corridor right-of-way (ROW) along the north; business park development to the east and west; Cortona Drive to the south and Storke Road to the west. Surrounding land uses and zoning designations are labeled in the aerial view of the project provided in Figure 2-3 and Figure 2-4, respectively.

Specifically, U.S. Highway 101, which traverses the area in an east/west direction, comprises a collective ROW of approximately 350 to 550 feet in width. North of the combined transportation ROW are agricultural properties either in a fallow condition or cultivated in avocados and lemons. Storke Road, which traverses the area in a north/south direction, comprises a collective ROW of approximately 65 to 85 feet in width and Cortona Drive, which traverses the area in a north/south and east/west direction, comprises a collective ROW of approximately 45 to 55 feet in width.

The research and development parcel immediately west of the site has three structures totaling approximately 31,575 square feet. To the east, the two research and development parcels include a 61,340 square foot structure on the northern parcel and a 46,925 square foot structure on the southern parcel.

2.4 SITE CHARACTERISTICS AND USES

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

2.4.1 Historic and Current Uses

Historically, the project site was used for agricultural production, including row crops as part of the Bishop Ranch until the mid-1960s when urbanization of this portion of the Goleta Valley began.

Portions of the project site have been subject to previous grading activities associated with past agricultural projects, and in association with the construction of the UPRR and Storke Road Overpass. The extent of the grading is not fully known.

Today, the project site is an undeveloped parcel located between developed business park parcels to the east and west of the site Figures 2-5 through 2-8 provide photos of the site as it currently exists. There is no structural development; however, there are a number of rock piles, pieces of construction machinery and storage containers that are stored onsite.

2.4.2 Existing Topography, Drainage and Vegetation

The site has a gentle slope (1.6% average) predominately from northwest to southeast. Onsite elevations generally range from 49 feet above average mean sea level (amsl) at the northwest corner of the property to 31 feet above amsl at Cortona Drive. There are no surface water bodies onsite. Groundwater is located between approximately 15 and 21.5 feet below the surface of the property (Hoover and Associates, 1998). The project site does not have any stormwater system. Drainage flows unimpeded across the site in a southerly direction and outflows to Cortona Drive.

Existing vegetation onsite is typical for such disturbed areas and consists primarily of non-native trees and shrubs. Twelve (12) Coast live oaks, various mature palm, pines and eucalyptus trees are located on the eastern portion of the site. Additionally purple needlegrass and areas of coastal sage scrub/coyote brush have been identified along the northern and western property lines. The Goleta General Plan identifies a sage scrub/dune/bluff scrub Environmentally Sensitive Habitat Area (ESHA) on a portion of the project site along the northern side of the project area. Annually, the property owner has the parcel mowed for fire protection. Mowing occurs on the eastern portion of the site.

2.5 PROJECT OBJECTIVES

The objectives of the proposed project are to:

1. *Develop rental housing that meets a multitude of the City's housing needs, including workforce housing for employees in the surrounding business parks and produces an economically viable project. Workforce housing is intended to be occupied by households whose head is in the workforce as well as housing affordable to people that the community relies on to supply basic services such as teachers, police, nurses, etc. (GP/CLUP, associated Glossary).*

Photo 1 - Site access on Cortona Drive looking north.

Photo 2 - Adjacent business park development on Cortona Drive looking east from the site.

Existing Site Photographs

Figure 2-5

Photo 3 - Existing trees and vegetation onsite looking north.

Photo 4 - Existing trees, rockpiles, and storage containers looking east.

Existing Site Photographs

Figure 2-6

Photo 5 - Western portion of the site, looking west toward Storke Road.

Photo 6 - Northwest portion of the site, looking north toward the U.S. Highway 101 southbound on-ramp.

Existing Site Photographs

Figure 2-7

Photo 7 - Looking east along the northern property boundary adjacent to the railroad tracks.

Photo 8 - Existing oak, palm and eucalyptus trees in the northeast portion of the site.

Existing Site Photographs

Figure 2-8

2. *Maintain a density of residential units sufficient to accommodate units affordable by design and to provide the densities outlined in the General Plan as anticipated by the City in its Land Use and Housing Elements so as to meet its "Regional Housing Needs Assessment" requirements for the project site and to help address the local affordable housing deficit through provision of rental housing.*
3. *Provide common recreation areas, including a clubhouse, pool/spa, tot lot, picnic areas, and open space opportunities for residents of the project site.*
4. *Develop the project site such that it minimizes the potential for compatibility conflicts with neighboring properties by integrating residential development with the research park development, including provision of parking on-site as required by the City's Zoning Ordinance to prevent spillover of parking off-site.*
5. *Provide building design for neighborhood compatibility with two story buildings at the front of the site.*

2.6 PROPOSED PROJECT

The proposed Cortona Apartments project involves a Development Plan for 176 apartments contained within eight residential buildings (four two-story and four three-story). The 176 apartments would be comprised of a mix of one, two, and three bedroom units (66 one-bedroom units, 100 two-bedroom units, and 10 three-bedroom units). Table 2-2 summarizes the residential buildings and unit count of the proposed project. The project also includes a 4,587-square foot two-story clubhouse/rental office building, a pool/spa, a 672-square foot maintenance building, and an additional recreation area in the northwest corner of the site for a volleyball court or similar facility. Proposed onsite parking includes 178 carports and 152 uncovered parking spaces for a total of 330 parking spaces. The project site plan is illustrated in Figure 2-9.

Table 2-2
Summary Residential Building and Unit Count

Building Type	Housing Type	Number of Buildings	Units Per Building	Bedroom Count
2-Story Apartment	Multi-family Dwelling	4	Building #1: 12 Building #2: 16 Building #7: 12 Building #8: 16	1-Bedroom: 0 2-Bedroom: 52 3-Bedroom: 4
3-Story Apartment	Multi-family Dwelling	4	Building #3: 39 Building #4: 39 Building #5: 24 Building #6: 18	1-Bedroom: 66 2-Bedroom: 48 3-Bedroom: 6
Total		**8**	**176 units**	**296 bedrooms**

The project site is 8.8 gross acres and 8.3~~6~~ net developable acres in size. With the proposed 176 housing units, the density on-site would be 21.2 ~~20.4~~ units per acre. Density is discussed further under Impact LU-1 in Section 4.9, *Land Use and Planning*.

Based on an average household size of 2.73 persons per household and a total of 176 residential units, the project's estimated population would be approximately 480 persons.

SITE DATA:

APN:	073-140-016			
LOT SIZE	8.86 ACRES (386,022 sf.)			
ZONE	DR-20 (174 UNITS MAX)			
		1 BED	2 BED	3 BED
RESIDENTIAL UNITS	1st FLOOR	22 UNITS	42 UNITS	4 UNITS
	2nd FLOOR	22 UNITS	42 UNITS	4 UNITS
	3rd FLOOR	22 UNITS	16 UNITS	2 UNITS
	TOTAL UNITS	66 UNITS	100 UNITS	10 UNITS
	GRAND TOTAL	176 UNITS		
CLUB HOUSE / OFFICE	4,581 SF. - 2-STORIES			
MAINTENANCE BLDG	672 SF.			

PARKING

PARKING REQUIRED		
	66 1-BED UNITS @ 1 SPACE PER UNIT	66 SPACES
	110 2-BED UNITS @ 2 SPACE PER UNIT	220 SPACES
	VISITOR PARKING @ .025 SPACE PER UNIT	44 SPACES
	TOTAL REQUIRED SPACES	330 SPACES
PARKING PROVIDED		
	CARPORT	176 SPACES
	CARPORT ACCESSIBLE	2 SPACES
	UNCOVERED	146 SPACES
	ACCESSIBLE UNCOVERED SPACES	6 SPACES
	TOTAL PROVIDED SPACES	330 SPACES
BIKE PARKING PROVIDED		
	BIKES AREAS 30 SPACES	

SITE COVERAGE -

BLDG FOOTPRINTS (Inc. Rec. & Maint. Bldg's	68,518 SQ. FT.	(17.7%)
TRASH ENCLOSURES :	1,295 SQ. FT.	(0.3%)
DRIVEWAYS :	81,518 SQ. FT.	(21.1%)
CARPORTS:	27,684 SQ. FT.	(7.2%)
SIDEWALKS:	40,657 SQ. FT.	(10.5%)
PRIVATE OPEN SPACE:	5,528 SQ. FT.	(1.4%)
COMMON OPEN SPACE:	160,822 SQ. FT.	(41.7%)
TOTAL SITE AREA:	386,022 SQ. FT.	(100%)

Source: CSA Architects, May 14, 2012.

N

0 55 110

Scale in Feet

Proposed Site Plan

Figure 2-9

2.6.1 Site Layout/Coverage and Architecture

The eight residential buildings would be dispersed over the central portion of the site and an internal system of pedestrian pathways would connect the residential buildings, clubhouse building, recreation areas (volleyball court, tot lot, picnic areas), and the parking areas. The four three-story buildings (#3, 4, and 5) are three-story stepped buildings with an average height of 32'9". Building 6 is also three stories on a flat pad with a mean height of 35'. These buildings are shown on Figure 2-9. These three-story buildings would be located in the northern portion of the site. The four two-story buildings (buildings (# 1, 2, 7 and 8) as shown on Figure 2-9) would have a mean height on a flat pad of approximately 26'4". The two-story buildings would be located in the center and front of the site, just north of the pool/spa and clubhouse building. The proposed sand volleyball court, tot lot, picnic areas and turf areas would be located in the northeast portion of the site between buildings 5 and 6.

The uncovered parking spaces and carports would be located on the perimeter of the site. The architectural style of the project would be contemporary to complement the surrounding/ adjacent buildings along Cortona Drive. The contemporary style would be expressed with the use of simple rectangular forms and generally flat roofs. Simple gable roof elements would be juxtaposed with the flat roofs and rectangular building elements and use a metal standing seam roof. These forms would use multiple colors to reinforce the geometry of the buildings. The buildings would use two earth-tones to create similarity with brightly accented walls in a primary color palette (red, blue and yellow) to add individual identity. The deck edges would be set at an angle creating additional contemporary geometry and would use metal rectangular mesh as the guardrail material. The window awnings would also be done in metal standing seam to reinforce the slightly industrial character. Surrounding properties are occupied by business park and research and development structures as shown on Figures 2-3 and 2-4. The project clubhouse, carports, trash enclosures and other ancillary facilities are designed to be consistent with this architectural style.

Table 2-3 provides a summary of the proposed project and its amenities.

2.6.2 Site Access and Parking

Access to the site would be from Cortona Drive via a 60-foot driveway with two 24-foot wide driveways and a center median at the entrance. Proposed internal driveway widths are 25 feet 6 inches clear between parking spaces.

A total of 330 parking spaces are proposed for the site, including 178 carport spaces and 152 uncovered spaces. The project application requests modifications to the DR zone district development standards to allow the carports to be located within the 10-foot side and rear yard setback. The project would also provide 30 bike parking spaces.

2.6.3 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. Estimated preliminary project grading would include approximately 5,700 cubic yards of cut and 8,500 cubic yards of fill, for a net import of 2,800 cubic yards of material. Grading would involve the placement of fill on most of the project site, with up to approximately three feet of fill under buildings 6 and 4. Where a small knoll currently exists on the southeastern portion of the site, grading

would involve up to four feet of cut prior to paving the driveway on-site. The proposed grading plan is shown on Figure 2-10.

Table 2-3
Project Summary*

Site Coverage:	
Building Footprints	68,518 sf (17.7% of total site area)
Trash Enclosures	1,295 sf
Driveways	81,518 sf
Carports	27,684 sf
Sidewalks	40,657 sf
Private Open Space	5,528 sf
Common Open Space	160,882 sf (41.7% of total site area)
Total Site Area	**386,022 sf**
Residential Units	176 total apartment units • 66 one-bedroom units • 100 two-bedroom units • 10 three-bedroom units
Density	~~20.4~~ 21.2 dwelling units/acre
Maximum Building Height	~~Approximately 36' 11"~~ Mean Heights: 26'4" and 35' Average ~~h~~Height~~:of approximately 28' 6"~~ 32'9" (stepped buildings)
Parking	176 spaces - Carport 2 spaces - Carport Accessible 146 spaces – Uncovered 6 spaces – Accessible Uncovered **330 spaces**
Community Amenities	• Clubhouse - 4,806 sf o Office o Lounge o Meeting Room o Exercise Room o Kitchen o Sun Deck o Hobby Room o Multi-purpose Room • Pool/Spa • Sand Volleyball Court • Turf areas • Picnic Areas with Barbecues • Tot lot • Bike Parking – 30 Spaces • Pedestrian Walkways

sf = square feet
Source: Flowers and Associates, 2012
***The DR Zone District requires not less than 40 percent of the net area of the property to be devoted to common open space; water bodies may comprise up to 5 percent of the required open space. The DR Zone District requires that buildings containing dwelling units shall not exceed 30 percent of the net area of the property.*

AERIAL TOPOGRAPHY PROVIDED BY:
GOLDEN STATE AERIAL SURVEYS, INC.
3195 MOWLLAN RD, SUITE E
93301 SAN LUIS OBISPO, CA 93401
(805) 549x3309
CONTOUR INTERVALS 1', SCALE: 1"=40'
PHOTOGRAPHY DATED: 11-19-97

TOPOGRAPHIC AND BOUNDARY SURVEY PROVIDED BY:
WATERS LAND SURVEYING, INC.
5553 HOLLISTER AVENUE
GOLETA, CA 93117
(805) 5774418

EASEMENT LEGEND:
ET = WATER PIPELINE EASMENT PER INST. No. 78-33335 OF OJR, RECORDED JULY 21, 1978
10' WIDE (ITEM 5 OF FATCO TJL DATED 8-23-07)
EJ = RIGHT OF WAY EASEMENT PER INST. No. 95-13874 OF OJR, RECORDED MARCH 16, 1995 TO THE STATE OF CALIFORNIA, (ITEM 7 OF CHICAGO TITLE REPORT DATED 12-3-97)

MAP LEGEND:
BASIS OF BEARINGS: LOT 5 OF TRACT No. 10,212 AS FILED IN BOOK 58, PAGES 25 THRU 28 OF MAPS IN THE OFFICE OF THE COUNTY RECORDER, ALSO PER RECORD OF SURVEY FILED IN BOOK 118, PAGE 88 OF R/S,

NOTE: THE FOUND MONUMENTS USED AS A BASIS OF BEARINGS FOR THIS SURVEY IS THE EASTERLY LINE OF LOT 5 PER THE ABOVE SHD MAP.

● = NO MONUMENT FOUND OR SET UNLESS OTHERWISE NOTED. A SUITABLE PERMANENT WILL BE SET AT UNMONUMENTED LOCATIONS WHERE POSSIBLE.

M = MEASURED
FTC = FROM TRUE CORNER
R1 = INDICATES RECORD PER TRACT No. 10,212 FILED IN BOOK 58, PAGES 25 THRU 28 OF MAPS.
R4 = INDICATES RECORD PER RECORD OF SURVEY FILED IN BOOK 118, PAGE 88 OF RECORDS OF SURVEY.

PRELIMINARY EARTHWORK QUANTITY ESTIMATE

EXCAVATION:	3,900 CU. YDS.
EMBANKMENT:	8,500 CU. YDS.
DETENTION CHAMBER EXCAVATION:	1,800 CU. YDS.
IMPORT:	2,600 CU. YDS.

PRELIMINARY IMPROVEMENTS LEGEND:
(NUMBERED ITEM BELOW CORRESPONDS TO NUMBER WITHIN HEXAGON ON DRAWING)

1. EXISTING ARCHEOLOGY SITE TO BE PROTECTED AND PRESERVED.
2. CITY STANDARD CONCRETE SIDEWALK.
3. CITY STANDARD CONCRETE DRIVEWAY APPROACH.
4. ASPHALT OR CONCRETE DRIVEWAY AND PARKING AREAS.
5. CONCRETE WALKWAY.
6. CONCRETE POOL DECK.
7. TRASH ENCLOSURE.
8. CARPORTS (TYPICAL).
9. DRAINAGE INLET (TYPICAL).
10. SUBTERRANEAN DRAINAGE RETARDATION SYSTEM (STORMTECH OR EQUAL APPROVED).
11. STORM DRAIN PIPING SYSTEM.
12. STORM DRAIN CURB OUTLET.
13. RETAINING WALL.
14. GRASSCRETE OR APPROVED EQUAL EMERGENCY ACCESS SURFACE.
15. FLUSH PERIMETER CURBS.
16. DRAINAGE JUNCTION STRUCTURE (4' SQUARE) AND UNDER SIDEWALK DRAIN (WIDTH PER PLAN).

TYPICAL DRIVEWAY AND PARKING SECTION
NOT TO SCALE

Source: Flowers and Associates, Inc., July 26, 2012.

Grading and Drainage Plan

Figure 2-10

An eight-foot high masonry sound wall is proposed along the northern site boundary in order to limit noise associated with the adjacent railroad and U.S. Highway 101, both of which lie directly to the north. Additionally, six-foot high masonry privacy walls are proposed on the east and west sides of the site. Three gates along the proposed back/north wall would allow fire department access and would also allow residents to exit the property in case of an emergency (these gates would egress, but would not allow ingress by outsiders).

2.6.4 Stormwater and Drainage

As discussed in Section 4.8, *Hydrology and Water Quality*, the proposed project would be required to incorporate best management practices (BMPs) to reduce stormwater runoff from the site, consistent consistent with the City's *Storm Water Guidance Document*. Any stormwater runoff from the project site would be directed to flow into the curb/gutter on Cortona Drive and subsequently to one of two catch basins within the roadway east of the project site where it would enter the City's stormdrain system that discharges into Tecolotito Creek at the eastern terminus of Cortona Drive. Onsite, the proposed stormwater drainage plan for the project would collect stormwater from both pervious as well as impervious surfaces through a system of catch basins and transport that runoff to a system of underground cisterns within the drive aisles of the internal circulation system before release into the curb/gutter on Cortona Drive and ultimately discharge into Tecolotito Creek. The proposed drainage plan is shown in Figure 2-10.

2.6.5 Landscaping

A Preliminary Landscape Plan was prepared for the project site and provides a suggested plant palette and layout as shown in Figure 2-11. Plant species included in the plant palette include but are not limited to Coast Live Oak, California Sycamore, Fruitless Olive, New Zealand Christmas Tree, Saratoga Bay Laurel, Bottle Tree, Camphor Tree, Southern Oak, and Mexican Fan Palm. Trees, shrubs and other vegetation would be planted throughout the development as well as drought-tolerant, Mediterranean and wildlife habitat plant species. In addition, non-native ornamental street trees are proposed along parking aisles and roadways. Some of the existing native trees, including three existing oak trees (twelve total currently exist on site), would remain on site. In addition, some of the site's existing palms, pines and eucalyptus trees would be retained to provide screening and to retain some of the current site character. Landscape treatments would be provided between buildings, curb bump-outs throughout the parking areas, along common walkway areas, within the open space, recreation areas, and around the perimeter. The total landscaped area of the project is approximately 166,410 square feet.

2.6.6 Lighting

The proposed project's lighting plan would include twelve-foot tall shielded pole lights throughout the uncovered parking areas, pedestrian walkways and along the perimeter of each building. In addition, 42-inch shielded bollard lights would also provide safety lighting throughout the site. The carports would also be lighted underneath the overhang.

2.6.7 Utilities

A summary of utility service provides is provided in Table 2-4. The water supply system would be looped to water mains on Cortona Drive. Utility easements would be recorded for utility services. All electrical distribution lines, fiber optic lines, cable television lines, phone lines, gas lines, water lines, and sewer lines, and etcetera 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, and etcetera would be installed aboveground. Mechanical equipment would be ground-mounted on concrete pads adjacent to the residential structures and would be screened with landscaping.

Table 2-4
Utility Service Providers

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

2.7 CONSTRUCTION

It is assumed that project construction would occur over approximately 14 months. Construction activities would include site preparation, grading, building construction, paving and architectural coating phases. No phasing plan is proposed at this time. Public infrastructure improvements would include fire hydrants, sidewalks, curb and gutter.

2.8 REQUIRED APPROVALS

The project requires City of Goleta approval of the following applications:

- *Development Plan (09-140 DP) to provide project-specific development standards, including modifications to the required 10-foot side and rear yard setback to allow carports to be located:*
  1. *Encroachment into the required 10-foot side yard setback by 5 feet along the eastern property line by 22 carport spaces (contained in 3 separate carports) located in the north portion of the east property line of the site*
  2. *Encroachment into the required 10-foot side yard setback by 2 feet along the western property line by 43~~2~~ carport spaces (contained in 6 separate carports)*
- *General Plan Amendment to correct Figure 4-1 in the Conservation Element and Figure 3-5 of the Open Space Element of the General Plan to indicate that Environmentally Sensitive Habitat Area (ESHA) does not occur on-site.*

No approvals by other public agencies are required.

Source: Arcadia Studio, 7/6/2012

Landscape Plan

Figure 2-11

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