2.0 PROJECT DESCRIPTION

2.1 INTRODUCTION

The Willow Springs II residential project, referred to herein as the “project” or “Willow Springs II”, includes the development of condominium units adjacent to the existing Willow Springs I residential community in the City of Goleta (City). The project includes 100 condominiums within 10 buildings and the extension of Camino Vista Road for access. The project would occur over 6.0 acres, with 4.92 acres of that area containing the residential units and related development (e.g. interior road, sidewalks, landscape area, etc.) and 1.08 acres containing Camino Vista Road. The project is adjacent to the existing Phase II of the Willow Springs residential community (Willow Springs I) and would tie in directly to the existing Willow Springs Phase I development to the south, which is a 235-unit condominium project within 25 buildings over 16 acres. The project includes a request to amend the approved Development Plan for the existing 235-unit Willow Springs project (“Willow Springs I”) development, to provide for all Phase I and Phase II Willow Springs I and II common areas (e.g., recreational amenities, access roads, etc.) to be equally shared by the residents of both Willow Springs I and Willow Springs II. The amendment to the Willow Springs I Development Plan is a component of the project that does not result in any new construction, with the exception of new exercise equipment on the perimeter of the Willow Springs I open space lot (Lot 20). Neither the new exercise equipment nor the shared use of common areas elements that would result in environmental impacts. This environmental analysis focuses on the Willow Springs II project, comprising an approximately 6.0-acre area of new development (“project site”). The project site includes six parcels, Assessor’s Parcel Numbers 073-060-044 through 073-060-048 and one parcel underlying the public right-of-way easement for Via Luisa, as well as the land underlying the public right-of-way easement for Camino Vista.

The project site is located east of Los Carneros Road and immediately north and east of the existing Willow Springs I residential community (see Figure 2-1, Project Location Map, and Figure 2-2, Aerial View of the Project Site).

2.2 PROJECT SITE

2.2.1 Land Use/Zoning Designations and Parcels

The project site is located within the Central Hollister Residential Development Area of the Inland Area of the City, as designated by the City’s General Plan/Coastal Land Use Plan (“General Plan” or “GP/CLUP”). The project would be developed within a portion of an existing subdivision, Tract Map No. 13646, recorded in the County of Santa Barbara. The 100-unit residential development would occupy the area of five existing parcels (Assessor’s Parcel Numbers [APNs] 073-060-44 through 48), as well as an easement to the City of Goleta for public road purposes (a previously proposed internal cul-de-sac road, Via Luisa), as shown on the Tract Map, as well as the Camino Vista Road public right-of-way easement. The project includes a Vesting Tentative Tract Map, which would result in the City is separately processing an abandonment of the Via Luisa public road easement and the merger of the five existing APNs into one parcel for purposes of accommodating 100 condominium units.

The project site has a General Plan land use designation of Medium Density Residential (R-MD), and is designated a Central Hollister Affordable Housing Opportunity Site. The combination of these two designations provide for a minimum density of 20 units per acre and a maximum of 25 units per acre, as described in General Plan Policy LU.
2.0 PROJECT DESCRIPTION

2.6. The minimum density provision is intended to ensure efficient use of a limited supply of land with a R-MD designation and to provide opportunities to meet affordable housing needs of the City.

The General Plan identifies an Environmentally Sensitive Habitat (ESHA) on a portion of the project site for presence of Coastal Sage Scrub. The identified ESHA covers portions of both the project site, as well as the remaining undeveloped 13+ acres immediately to the north. The General Plan also identifies a future public park, identified as the Willow Springs Park, in this general location. Amendments to the General Plan GP/CLUP are being processed concurrently with the project. An Addendum to the GP/CLUP Final Environmental Impact Report was prepared in accordance with CEQA to address the requested General Plan Amendments -to: 1) remove the ESHA designation from the project site (due to lack of coastal sage scrub habitat onsite/incorrect mapping), 2) and generally to identify the location for the Willow Springs Park on the larger undeveloped acreage on north side of Camino Vista Road, and 3) to amend the GP/CLUP Safety Element Figure 5-2 to update the tsunami inundation area based on the most recent modeling of this hazard in the northern property.

The project site is also currently subject to the Willow Springs/Los Carneros Community Specific Plan (Specific Plan), adopted in 1983 and amended in 1999 by the County of Santa Barbara. Upon incorporation, the City inherited the Specific Plan. The Specific Plan covers approximately 48 acres, including the existing Willow Springs residential community and the properties now referred to as Willow Springs II and Willow Springs North. The 1999 Specific Plan approved by the County of Santa Barbara designates the Willow Springs II project site for industrial development. The City subsequently adopted the General Plan, which designates the Willow Springs II project site for residential development, as described above, rather than industrial development. The project includes repealing the Specific Plan, which will eliminate the inconsistency with the General Plan. No environmental impacts are expected to result from repeal of the Specific Plan.

Under Article III of Chapter 35 of the Goleta Municipal Code (the zoning code), the property is zoned Design Residential (DR 20), which provides for a residential density of 20 units per acre.

2.2.2 Project Site Description

The project site is currently vacant, undeveloped, and relatively flat, with the exception of a soil stockpile, which exists along the eastern boundary of the project site. This site was historically used for agricultural production, including orchard and row crop cultivations and associated earth disturbance, as demonstrated in historic photos of the project site (Appendix C). Recent activity at the site includes vegetation clearing and soil stockpiling for fill soil under a stockpile permit. The soil stockpile was covered in plastic sheeting for approximately five years (2005 to 2010), followed by seeding to minimize soil erosion. Vegetation on-site is a mix of coyote scrub, and predominantly non-native grasses and forbs. There is a wetland (Los Carneros Wetland) within the boundaries of the existing Willow Springs I development (see section 2.2.3 below). There are no water bodies located within the Willow Springs II project site.

---

1. The GP/CLUP requires a two- to three-acre public park to be located somewhere within the existing undeveloped 19 acres comprising what is now referred to as Willow Springs II (south of Camino Vista Road and north of Willow Springs I) and Willow Springs North (north of Camino Vista Road and Willow Springs II).

2. There is also a soil stockpile on the adjacent parcel to the north.
2.2.3 Surrounding Land Uses

Immediately south and west of the project site is the existing 235-unit Willow Springs I development, including a fenced 2.37-acre protected open space in the northern end. There is also a 7.25-acre wetland (Los Carneros Wetland) immediately southwest of the Willow Springs I development, which is an approved component of the Willow Spring I drainage system, serving as a retention basin and bio-filtration area for stormwater runoff, water from the Willow Springs II project area and other immediate surroundings. The southern portion of the existing Willow Springs I development abuts Hollister Avenue, a major arterial running east-west.

The property to the north and west of the Willow Springs II project site, on the opposite northern side of the Camino Vista Road extension, is referred to as the “Willow Springs North” property. The Willow Springs North property extends to the Union Pacific Railroad (UPRR) tracks to the north and to Los Carneros Road to the west. Currently undeveloped, this adjacent property is made up of 13 separate parcels (APNs 073-060-031 through 073-060-043) and two public roadway easements, with a total area of approximately 13 acres. This property is similarly identified as a Central Hollister Affordable Housing Opportunity Site in the City’s General Plan. Willow Springs North is under common ownership with Willow Springs II and existing Willow Springs I. At this time, no specific development plans have been submitted to the City for the Willow Springs North property.

To the east of the project site is the Aero Camino industrial area. Development in this area is comprised of large industrial structures, parking areas, and outdoor industrial storage/activity areas. Sporadic landscaping exists along the western boundary of properties along the west side of Aero Camino, adjacent to the eastern boundary of the project site.

2.3 PROJECT OBJECTIVES

The objectives of the project are to:

1) Develop residential units on one of the Central Hollister Affordable Housing Opportunity Sites as identified in the General Plan;

2) Provide additional residential units and associated infrastructure adjacent to the second phase of the existing 235-unit Willow Springs Development and utilize the share access, recreational amenities, open space, and drainage facilities, and other common areas of the existing Willow Springs I development;

3) Create infill development with a location adjacent to major transportation corridors, which facilitates the residents’ use of public transportation;

4) Develop a project that is consistent with the City’s affordable housing policies.

2.4 PROJECT DEVELOPMENT

The project includes 100 residential units within 10 buildings, access, internal circulation, and parking; a bike path; landscaping; and drainage improvements, and access to recreational amenities, as shown in Figure 2-3, Site Plan and discussed below.

The project site is approximately 6.0 acres, with 4.92 acres containing the residential area. This 4.92-acre net area includes five existing vacant lots covering 4.45 acres and a public road easement of .47 acres (Via Luisa). The City is currently in the process of abandoning the Via Luisa easement for road purposes will be abandoned as part of the Vesting Tentative Map.
approval and Final Map recordation processes. The 6.0-acre project area also includes the Camino Vista Road extension, which totals approximately 1.08 acres, 0.57 acre of which would be on the south side (Willow Springs II side) of the roadway’s centerline. For the purposes of this EIR, the project development site for Willow Springs II includes the five existing vacant lots, the Via Luisa public road easement, and the entire Camino Vista Road extension area.

2.4.1 Site Plan
The site plan arranges five residential buildings along the south side of the Camino Vista Road extension and locates the other five buildings more interior to the project site. There would be an approximately 90-foot setback from the project site’s eastern boundary to the interior residential structures with parking and landscape buffers between, and a 30-foot setback to the eastern-most building along Camino Vista Road.

Buildings would be setback approximately 20 to 26 feet from the Camino Vista Road right-of-way along the north boundary. A landscaped buffer and sidewalk would separate the residential buildings from Camino Vista Road.

The site plan is designed to connect with the Willow Springs I development to the south via internal sidewalks and roads. The project site wraps around the northern portion of a 2.37-acre oval-shaped, fenced passive open space area with a trail around the perimeter, identified as Open Space Lot 20, and improved as part of the existing Willow Springs I development. The overall site plan for both Willow Springs I and II is depicted in Figure 2-4.

2.4.2 Site Coverage
Site coverage calculations for the project are provided in Table 2-1.

<table>
<thead>
<tr>
<th>Lot Coverage</th>
<th>Willow Springs II Lot Area (sq. ft.)</th>
<th>Percent of Lot Area</th>
<th>Willow Springs I and II Combined (sq. ft.)</th>
<th>Percent of Lot Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Common Open Space</td>
<td>62,421</td>
<td>29.2</td>
<td>412,056</td>
<td>40.6</td>
</tr>
<tr>
<td>Building Coverage</td>
<td>49,869</td>
<td>23.3</td>
<td>181,533</td>
<td>17.9</td>
</tr>
<tr>
<td>Private Outdoor Space</td>
<td>11,081</td>
<td>5.2</td>
<td>36,506</td>
<td>3.6</td>
</tr>
<tr>
<td>Roads, Driveways, Parking</td>
<td>63,077</td>
<td>29.5</td>
<td>299,197</td>
<td>29.5</td>
</tr>
<tr>
<td>Sidewalks</td>
<td>27,508</td>
<td>12.8</td>
<td>85,558</td>
<td>8.4</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>214,122</strong></td>
<td><strong>100</strong></td>
<td><strong>1,015,016</strong></td>
<td><strong>100</strong></td>
</tr>
</tbody>
</table>

1. The DR Zone District requires not less than 40% of the net area of the property to be devoted to common open space; water bodies may comprise up to 5% of the required open space.
2. The statistics above for Willow Springs I and II combined common open space and combined total square footage include the 2.37 acre protected open space area in Willow Springs I. No portion of the 7.25 acre wetland/storm water retention area in Willow Springs I is included in the above project statistics.
3. The DR Zone District requires that buildings containing dwelling units shall not exceed 30% of the net area of the property.
Willow Springs I & II Recreational Amenities

- Clubhouse - Includes
  - Computer Station
  - Billiards/Pinball Room
  - Meeting Area
  - Lounge Area with Fireplace
  - Management Office
- Full view outdoor pool
- 2 Tennis
- Playscape with multiple slides and BBQ grills
- 2 Bar-BQs for residents
- Jogging Path
- Picnic Area

Other Shared Amenities
- Uncovered Parking
- Common Open Area
- a basketball, 2 tennis courts, 2 sand volleyball courts
- BBQ areas

Willow Springs Phase II Land Areas

<table>
<thead>
<tr>
<th></th>
<th>Phase I</th>
<th>Phase II</th>
<th>Total</th>
<th>% of Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Buildings</td>
<td>14,488</td>
<td>40,646</td>
<td>55,134</td>
<td>43.9%</td>
</tr>
<tr>
<td>Pavlov</td>
<td>14,488</td>
<td>40,646</td>
<td>55,134</td>
<td>43.9%</td>
</tr>
<tr>
<td>Private Outdoor Space</td>
<td>25,148</td>
<td>10,328</td>
<td>35,476</td>
<td>24.4%</td>
</tr>
<tr>
<td>Common Open Area</td>
<td>30,000</td>
<td>60,000</td>
<td>90,000</td>
<td>69.0%</td>
</tr>
<tr>
<td>Land Area</td>
<td>137,380</td>
<td>137,380</td>
<td>274,760</td>
<td>21.0%</td>
</tr>
</tbody>
</table>

Note: Land area for parking 138,000 sf not included in calculations.

Source: Lark & Miller Architects, April 20, 2012.

WILLOW SPRINGS II

Overall Site Plan
2.4.3 Housing

The development of 100 condominium units would provide a density of 18.22 units per acre, based on the gross area of 5.49 acres. Over the net area (after excludes public road easement and roadway dedication) of 4.92 acres, the project would result in a density of 20.23-32 units per acre. The project would add to the existing Willow Springs Phase I development, which includes 235 units within 25 buildings.

The Willow Springs II housing units would be provided within 10 buildings, including a mixture of building layouts and unit floor plan configurations. The 10 buildings would be made up of five separate building types, identified as Buildings A, E, F, GL, and H (Figures 2-6 and 2-7). The buildings would be two-story stacked flats, comprising between four and sixteen units each.

Building GL would also contain a single-story laundry room with a single shared wall and exterior access to serve the common needs of the project residents.

The mix of condominium units would include 48 one-bedroom, one-bath units; 16 two-bedroom, two-bath units; 24 three-bedroom, two-bath units; and 12 two-bedroom, one-bath units. Each of the units contains washer/dryer hook-ups and a patio or balcony. The total gross building area for living space would be approximately 97,992 square feet. In addition, 480 square feet of common space laundry area would be provided. The number of units, buildings, and housing types are summarized in Table 2-2.

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Number of Buildings</th>
<th>Units Per Building</th>
<th>Total Units</th>
<th>Number of Bedrooms Per Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>A</td>
<td>3</td>
<td>16</td>
<td>48</td>
<td>1</td>
</tr>
<tr>
<td>E</td>
<td>2</td>
<td>8</td>
<td>16</td>
<td>2</td>
</tr>
<tr>
<td>F</td>
<td>3</td>
<td>8</td>
<td>24</td>
<td>3</td>
</tr>
<tr>
<td>GL</td>
<td>1</td>
<td>8</td>
<td>8</td>
<td>2</td>
</tr>
<tr>
<td>H</td>
<td>1</td>
<td>4</td>
<td>4</td>
<td>2</td>
</tr>
<tr>
<td><strong>Total:</strong></td>
<td><strong>10</strong></td>
<td><strong>-</strong></td>
<td><strong>100</strong></td>
<td><strong>-</strong></td>
</tr>
</tbody>
</table>

The project involves a Vesting Tentative Tract Map for condominium purposes. The applicant plans to initially operate the 100 Willow Springs II condominium units as a 100 percent market rate rental project. However, the project description does not include a rental restrictive covenant or other mechanism imposing a minimum timeframe that the units must be maintained as rental units; therefore, they could be sold individually at market rates at any time. The City has adopted affordable housing General Plan policies that require certain percentages of residential units to be offered at rates that accommodate extremely low/very low-income, low-income, and moderate-income households. In order to meet the City’s affordable housing policies, twenty of the units will be provided at affordable for-sale rates for a 45-year term. The for-sale affordable units will be provided on-site as follows: five very low, five low, five moderate, five upper moderate-income units. Alternatively, the applicant may request substituting the location of the five very low and five low-income units the project description specifies that before the first condominium is sold, ten off-site rental units will be provided at Pacific Oaks Apartments (APN 073-230-50, 7170 Davenport Road, Goleta), also owned by...
applicant), five of which will be restricted to extremely low/very low-income households and five of which will be restricted to low-income households. These units will be rent restricted for 45 years. Of the 100 condominium units in Willow Springs II, five units will be sales restricted to moderate income households and five will be restricted to above moderate income households. The onsite affordable units will be sale restricted for 45 years.

2.4.4 Buildings Styles

The project architectural style, building heights, balconies and stairs, colors, and materials are proposed to be the same as those of Willow Springs I. Figure 2-5 provides photographs of existing Willow Springs I structures. All buildings would be a maximum of two stories with pitched roof heights ranging from 25’ 6” (Building H) to 28’ 3” (Building F) above finished grade. Figures 2-6 and 2-7 provide elevations for the structures. Building materials include asphalt shingle roofing, plaster walls with plywood accent areas and wood trim, vinyl clad sliding windows, and wooden patio fencing and guardrails.

The Development Plan for Phase II includes a request for modification of the rear yard setback in the Inland Zoning Ordinance. Buildings 33 and 36 do not comply with the required 10 foot structural setback from the rear property line as required in the DR Zone District (Section 35-222.8.2). These units back up to the Willow Springs I open space parcel, Lot 20, and permit walking/jogging track, which will be a shared recreational amenity for all residents of Willow Springs I and II.

Section 35-262.3.d requires parking to be designed so that vehicles do not encroach into a street when backing out of a parking space. As is typical of many multi-family housing projects, Willow Springs II units will not have individual garages. Perpendicular parking spaces are provided throughout the development along the internal streets, as uncovered parking spaces and covered carports. Therefore, vehicles must encroach into the internal street when backing out of a parking space.

2.4.5 Recreational Facilities

The project residents would will share existing and future provide recreation facilities with Willow Springs I for use by the project residents. Existing facilities that will be retained within Willow Springs I for shared use include the 3,140 square foot clubhouse with exercise room, entertainment and game room, kitchen, and meeting room, as well as an outdoor swimming pool, tot lot, picnic/barbeque area, and uncovered parking spaces (see Figure 2-4). There is also an existing walking/jogging track around the perimeter of the 2.37-acre, fenced, passive open space (Lot 20). The existing volleyball court will be removed to accommodate the Willow Springs II development. As part of the project, a new tot lot will be located next to the common laundry building and a “Life Course” with exercise equipment stations will be installed on the outside perimeter of the existing walking/jogging track, which encircles Lot 20. There are internal walkways throughout Willow Springs I, including where the project abuts the Los Carneros wetland/stormwater retention area, and similar new internal walkways connecting Willow Springs I and II are incorporated into the project. A new public bike path will be constructed along both sides of the Camino Vista Road extension and a sidewalk will be installed on the project’s Camino Vista Road frontage, a lot lot near the proposed laundry facility, and the installation of paracourse exercise equipment along the existing walking and jogging trail. Recreational facilities within Willow Springs I would also be available for use by residents of Willow Springs II. These facilities include a 2.37-acre open space area with a natural soft-surfaced path around the perimeter (to received the paracourse equipment), a
Representative Architectural Designs Taken from Willow Springs I
Building A, E, and F Elevations

Building GL

Building H

community pool with two spas, tot lot, picnic area, and a 3,140 square foot clubhouse with fitness facilities, office and kitchen. The existing sand volleyball court would be removed to accommodate part of the new interior roadway.

2.4.6 Access, Circulation, and Parking

The project includes the extension of Camino Vista Road, a public right-of-way along the northerly boundary of the development, connecting the existing sections of Camino Vista Road near the entrance to Willow Springs I and at the eastern property line near Aero Camino. Per Tract Map 13,646, a 64-foot wide easement has been granted to the City for public road purposes. The applicant’s roadway design for the Camino Vista extension includes two 11-foot wide travel lanes, two 6-foot wide bicycle lanes, two 8-foot wide parking lanes, and a 6-foot wide sidewalk on the southerly side of the road, along the frontage of the project development. The exception to this roadway configuration would be between the roadway centerline Stations 21+85 and 23+47 where there would be a landscaped center-median island in a portion of Camino Vista Road approximately 14 feet wide and 115 feet long. Because the landscaped island would reduce the overall width of the roadway, on-street parking would be excluded along the north side of the landscaped island in order to meet Fire Department emergency vehicle access roadway width requirements. On-street parking along the Camino Vista Road extension would also be excluded where there are tree planters within curb bump-outs. In total, with the construction of Willow Springs II, there will be 22 on-street parking spaces along the north side of Camino Vista Road and 21 on-street spaces along the south side of Camino Vista Road.

The project site would will be accessed from the Camino Vista Road extension via Willow Springs Court, a new private road, which would will extend southerly into the project site from the Camino Vista Road extension to an internal driveway parallel to Camino Vista Road. This internal driveway would will connect with Willow Springs Lane, which provides internal circulation within Willow Springs I. Therefore, future residents could also access the project internally by utilizing the existing private access road, Willow Springs Lane, which extends east from the existing section of Camino Vista Road. In addition, walking paths within the project site would will connect internally with paths in the existing Willow Springs I development.

Within the project site, a total of 184 parking spaces would will be provided along the perimeter of the internal private drive. Of those, 102 would will be within covered carports, while 82 would will be uncovered. Two covered and four uncovered spaces would will be handicapped accessible. Each of the 100 units would will be assigned one carport space, and 64 uncovered spaces would will be assigned to residents, and 20 uncovered spaces would will be for guest parking (one space per five units). The project would will provide 4 bicycle racks, each accommodating 11 bicycles, for a total of 44 bicycle spaces.

The Development Plan for Phase II includes a request for modification to a construction and design standard in the Inland Zoning Ordinance Parking Regulations (Section 35-262.3.d), which requires parking to be designed so that vehicles do not encroach into a street when backing out of a parking space. As is typical of many multi-family housing projects, Willow Springs II project units will not have individual garages. Perpendicular parking spaces are provided throughout the development along the internal roads, as uncovered parking spaces and covered carports. Therefore, vehicles must encroach into the internal street when backing out of a parking space.
2.4.7 Landscaping and Walls

Landscaping will cover approximately 61,504 square feet of the project site. The landscaping is provided as Figure 2-8 Landscape Plan, including a mix of trees, shrubs, vines and groundcover. Landscape treatments would be provided between buildings, throughout the parking lot, along common walkway areas, and along Camino Vista Road. Perimeter and internal landscaping would cover approximately 43 percent of the site. The landscaping design and street treatments would be designed to blend with the landscaping of Willow Springs I, using a similar plant palette to those plants that are performing well at the existing Willow Springs I development and a consistent informal style. The preliminary plant palette consists of drought-tolerant California native and Mediterranean plant species, including species, which are tolerant of highly saline soils, given the initial challenges such soils had generated for establishment of landscaping at the existing Willow Springs development. Tree species selection and placement are intended to provide summer time shade and winter solar access. Evergreen trees would be identified for placed along the east boundary line to screen the project from the adjacent industrial uses to the east. The bio-swale along the eastern boundary (see Section 2.4.8) would be planted with native, moderate-water use carex to cleanse first-flush stormwater and dry season surface flows from the parking area. Climate-based irrigation controllers (e.g. spray and drip lines) would be used to limit watering.

Consistent with the wall treatments along the eastern property line of the Willow Springs I site, a concrete block (masonry) retaining wall would be constructed along the east property line of the project site. The wall would be six feet in height and located west of a concrete plank wall. The concrete plank wall would partially be intended to shield the project from the adjacent industrial uses. The overall wall height would be a maximum of 10 feet above the flow line of the drainage channel on the west side of the wall and six feet above finished grade on the west side of the wall, west of the drainage channel. Screening would be provided for the residential development through vines on the wall, and trees and shrubs. Agreement with the Goleta Sanitary District to relocate the sewer line/easement to the west, within the interior roadway, allows for the installation of effective screening landscaping along the eastern property between the Willow Springs II residences and industrial uses along Aero Camino.

2.4.8 Grading and Drainage Facilities

The project site is relatively flat, which would normally require a minimal amount of grading and on-site drainage control. However, the grading includes raising the site by one foot in higher elevation areas and up to six feet in the lower elevation areas, in part, in order to provide a cap over archaeologically sensitive areas. Grading quantities would include 25,900 cubic yards (cy) of earthen material, including 10,425 cy of excavation (predominantly from the existing on-site stockpile) and 15,475 cy of imported soil. The imported soil from off-site has been stockpiled at the Willow Springs North property, which is contiguous to the project site. The approximate limits of the stockpile removal area from the Willow Springs North property are depicted in Figure 2-9 Off-site Stockpile area. Grading on the Willow Springs North property (off-site) would be limited to a 2:1 fill slope of approximately 10 feet wide from the Camino Vista Road fill situated higher than the north property and a 2:1 cut slope leading up from the Camino Vista Road extension in the higher fill area of the Willow Springs North property near the northeast corner of the project site.

Drainage from the Willow Springs II site is tributary to the storm drain system of the previously constructed Willow Springs I development. Features of the project drainage plan include additional opportunity for bio-filtration in a new bio-swale along the eastern property line.
Aerial Source: Google Earth, 2009.

Legend
- Willow Springs Project Site Boundary
- Northern Stockpile
- Fuel Modification
  (100 ft. Buffer of Proposed Structures)
2.0 PROJECT DESCRIPTION

conveyance of roof runoff to landscaped surfaces, and incorporation of mechanical filters to improve the quality of runoff water exiting the project site. The project would continue to direct runoff into the Willow Springs I system through its storm drain connections. The storm drains and landscaped bio-filters constructed as part of the Willow Springs I development are sized to accommodate drainage runoff volumes generated by development of from the project. New storm drains would tie into the Willow Spring I system and ultimately drain to the existing wetland/stormwater retention area, located along the southwestern boundary of Willow Springs I.

The wetland/stormwater retention area encompasses approximately 7.25 acres. Water runoff from the project site would be required to meet water quality standards in the City’s Stormwater Management Plan prior to entering the wetland area.

The preliminary grading and drainage plan for the site is provided as Figure 2-10 Preliminary Grading and Drainage Plan.

2.4.9 Construction Phasing

Construction and occupancy of the Willow Springs II project would occur in a series of four sub-phases (described herein as Sub-phases A through D). Each sub-phase would include construction and occupancy before construction of a subsequent phase would commence, with the exception of grading. All grading would occur at the outset for the site as a whole. Prior to occupancy of each sub-phase of structures, all necessary parking and landscaping appurtenant to that sub-phase would be completed before occupancy clearance. Sub-phase A would include two Building “A”s and one Building “E”, along the Camino Vista Road extension. Sub-phase B would include construction of Buildings GL and Building H in the interior of the site, adjacent to the open space Lot 20. Sub-phase C would include two Building “F”s and one Building “A” along the eastern portion of the site. Finally, Sub-phase D would include one Building “E” and one Building “F” along Camino Vista Road east of the Willow Springs Court entrance. Full occupancy of the entire project is expected to occur within 2 years of project approval.

2.4.10 Joint Use of Facilities

Willow Springs I and II will operate as one residential development, even though they will technically remain separate legal parcels/properties, with separate owners. Both properties will operate under one Homeowners Association (once the units are sold) and residents of both Willow Springs I and II will have equal access to all existing and future recreational amenities throughout both sites. In addition, residents of Willow Springs I and II will have access to all common areas, including walkways, access roads, etc. throughout both Willow Springs I and II developments.

2.5 REQUESTED APPROVALS

The project includes the following requested approvals from the City:

- Repeal the existing Willow Springs/Los Carneros Community Specific Plan (08-128-SP).
- Amendment of General Plan Open Space Element Figure 3-5 (Open Space Plan Map) and Conservation Element Figure 4-1 (Special Status Species and Environmentally Sensitive Habitat Areas [ESHA] to remove the Coastal Sage ESHA designation on APNs 073-060-044 through 048. (11-080 GPA)

Preliminary Grading and Drainage Plan
Amendment of General Plan Open Space Element Figure 3-2, Table 3-1(C), and Policy OS 6.11 to designate the Willow Springs North property as the location for a neighborhood park. (11-080-GPA)

Amendment of General Plan Safety Element Figure 5-2 (Fire, Flood, and Tsunami Hazards Map) to update the tsunami inundation area citywide. (11-081-GPA)

- Vesting Tentative Tract Map for 100-unit condominium purposes (08-128-VTM). The five existing parcels would be merged and the Via Luisa public road easement vacated. The VTM is provided as Figure 2-11.

Development Plan for Willow Springs II (Figure 2-3), 100-unit condominium development with associated infrastructure improvements including shared use of Willow Springs I access, recreational amenities, and infrastructure (08-128-DP).

- Minor Conditional Use Permit for a 10-foot boundary wall height for the continuation of an existing wall in the Willow Springs Phase I project (08-128-CUP).

Development Plan Amendment to the existing Willow Springs I project (85-DP-008 RV01) to (i) allow Willow Springs II residents access to the passive and active common use recreational facilities, access roads, uncovered parking areas, and other common area/infrastructure improvements provided at Willow Springs I (08-128-DP AM). Figure 2-4, the Overall Site Plan, identifies the areas comprising both Willow Springs I and Willow Springs II.

Amendments to the General Plan are analyzed reviewed in a separate CEQA Addendum to the Goleta General Plan/Coastal Land Use Plan Final Environmental Impact Report (SCH #2005031151) for the Willow Springs II Project. The Addendum is available for review at Goleta City Hall, 130 Cremona Drive, Goleta, CA 93117.

The amendments to the General Plan are the following:

- Amendment of Open Space Element, Open Space Plan Map, Figure 3-5, to remove the ESHA designation on the project site;

- Amendment of Conservation Element, Special-Status Species and Environmentally Sensitive Habitat Areas, Figure 4-1, to remove an Environmentally Sensitive Habitat Area designation on the project site;

- Amendment of Open Space Element, Existing and Planned Parks and Open Space Areas, Table 3-1, to more accurately describe the location of the Willow Springs Park under the Description column;

- Amendment of Open Space Element, Policy OS 6.11 to more accurately describe the location of the Willow Springs Park;

- Amendment of Safety Element, Fire, Flood, and Tsunami Hazards Map, Figure 5-2, to update the tsunami layer.

No other public agencies will utilize this EIR for permits or other approvals required to implement the project are required by other public agencies.