

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**SECTION 2.0
PROPOSED PROJECT – LAND EXCHANGE
AND RESIDENTIAL DEVELOPMENT**

Section 2.0

Proposed

Project –

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2.1 PROJECT LOCATION AND SETTING

The proposed Comstock Homes Development is located on a 36-acre portion of the existing Santa Barbara Shores Park south of Hollister Avenue in Goleta, California (see Figure 2-1). The area that is proposed to be developed is vacant, undeveloped, public open space, including a designated parking area. The proposed development footprint covers approximately 18 acres with the remaining area designated for two stormwater runoff detention basins and common open space. Vacant, undeveloped land is present to the east and south. Sandpiper Golf Course is located on the adjacent property to the west, and the Venoco Ellwood Onshore Facility is located west of Sandpiper Golf Course approximately 0.8 miles from the Comstock Homes site and the existing Santa Barbara Shores Park. Ellwood School is located to the north across Hollister Avenue.

Proposed improvements and management activities within the proposed Ellwood Mesa Open Space Plan area, and related Open Space Plan components in the Coronado Butterfly Preserve and Neighborhood Trail and Phelps Ditch Trail site, are discussed in Section 3.0.

Lands within the Joint Proposal Area that are under the City of Goleta’s jurisdiction are shown on Figure 2-1. Existing parcel information (by assessor parcel number and acres) is shown on Figure 2-2. Key site information for the development components discussed in this section is summarized in Table 2.1-1.

2.2 PROJECT COMPONENTS

The proposed project includes residential components as described in the following sections. Refer to Section 3.0 for descriptions of the proposed Ellwood Mesa Open Space Plan components.

2.2.1 Parcel Map, Rezone, and Land Exchange

The Comstock Homes Development is proposed for a portion of the City of Goleta-owned Santa Barbara Shores Park parcel that is currently zoned Recreation. The following project components are proposed to enable consideration of a residential development at the site.

2.2.1.1 Tentative Parcel Map and Property Exchange

The City of Goleta has initiated a tentative parcel map application that will subdivide the 116.16-acre City of Goleta-owned Santa Barbara Shores Park property (APN 079-210-067) into two parcels: a 36-acre lot for the Comstock residential development and an 80.16-acre parcel that would be retained by the City of Goleta to remain largely undeveloped as open space and passive recreation. Figure 2-3 shows the area where the tentative parcel map is proposed.

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Table 2.1-1. Site Information

Proposed Comstock Homes Development site that is part of the existing City of Goleta Santa Barbara Shores Park (the proposed development on the 116.16-acre City of Goleta Santa Barbara Shores Park [APN 079-210-067] will result in a 36-acre development envelope for residential development for the Comstock Homes Development and 80.16 acres to become part of the larger City of Goleta Ellwood Mesa Open Space area)	
City of Goleta Zoning Ordinance Designation	Recreation (REC), Article II, ESH overlay for riparian corridors and monarch butterfly overwintering habitat
Site Size	36 acres. APN 079-210-067 is currently 116.16 acres. The 36-acre development envelope for the proposed Comstock Homes Development is part of the current 116.16-acre City of Goleta Santa Barbara Shores Park.
Present Use & Development	City of Goleta Santa Barbara Shores Park (vacant, undeveloped, public open space with unimproved parking lot [approximately 15 spaces])
Proposed Use and Development	The 116.16-acre parcel will be the subject of a parcel map that will create a new 36-acre parcel that will be rezoned from REC to Residential (7-R-1) to accommodate the proposed Comstock Homes Development (78 single-family homes and 6 parcels for subdivision improvements) and an 80.16-acre balance of APN 079-210-067 that will become part of the larger City of Goleta Ellwood Mesa Open Space Plan area.
Surrounding Uses/Zoning	North: Hollister Ave., Ellwood Elementary School, commercial storage facility, Exxon Mobil overflow parking lot South: Pacific Ocean East: Santa Barbara Shores residential neighborhood, Coronado Butterfly Preserve West: Sandpiper Golf Course and Venoco Ellwood Onshore Facility (oil and gas processing plant located west of Sandpiper Golf Course)
Access	Access to the proposed Comstock Homes Development would be provided via a private, gated internal road system directly off Hollister Ave. Public non-vehicular access through the development to the Ellwood Mesa Open Space Plan area
Public Services	Water Supply: Goleta Water District Sewage: Goleta West Sanitary District Electricity: Southern California Edison Natural Gas: Southern California Gas Company Police: Goleta Police Department (Santa Barbara County Sheriff) Fire: Santa Barbara County Fire Department, Station #11 primary response station with backup from Stations #14 & #17 Schools: GUSD/Ellwood Elementary School; Goleta Valley Junior High & Dos Pueblos Senior High Schools
Proposed Expansion of existing City of Goleta Santa Barbara Shores Park and Ellwood Mesa areas (existing Ellwood Mesa site, APNs 079-210-013, -014, -015, 024, and -051) These parcels along with the 80.16-acre portion of APN 079-210-067 and the 1.04-acre Doty Parcel (APN 079-210-019), would comprise the proposed 217-acre Ellwood Mesa Open Space area.	
City of Goleta Zoning Ordinance Designation	Planned Residential Development (PRD); up to 162 units allowed under current zoning.
Site Size	217 acres
Present Use & Development	Vacant, undeveloped open space on public and private land, four separate wells enclosed by chain link fencing.

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Table 2.1-1. Site Information (Continued)

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Proposed Use and Development	The existing 6 parcels comprising 130.4 acres together with the 80.16-acre portion of the existing City of Goleta Santa Barbara Shores Park would comprise the new 217-acre Ellwood Mesa Open Space Plan area.
Surrounding Uses/Zoning	North: Ellwood neighborhoods South: Ellwood Beach and Pacific Ocean East: Joint Proposal Area not under City jurisdiction West: City of Goleta Santa Barbara Shores Park, Sandpiper Golf Course
Access	Vehicular access to the Ellwood Mesa site is provided via a locked gate at the end of Santa Barbara Shores Drive. Pedestrian and bicycle access is via several access points in the Santa Barbara Shores Neighborhood, and from the University's North Campus property.
Public Services	Water Supply: Goleta Water District Sewage: Goleta West Sanitary District Electricity: Southern California Edison Natural Gas: Southern California Gas Company Police: Goleta Police Department (Santa Barbara County Sheriff) Fire: Santa Barbara County Fire Department, Station #11 primary response station with backup from Stations #14 & #17 Schools: N/A
Phelps Ditch Trail (on Goleta Union School District property APN 073-090-026)	
City of Goleta Zoning Ordinance Designation	Design Residential (DR)-6 units/acre Affordable Housing Overlay (AHO) allows a density bonus up to 10 units/acre
Site Size	9.2 acres
Present Use & Development	Vacant, undeveloped open space
Proposed Use and Development	Rezone from DR-6 units/acre to DR-3.3 units/acre. No development proposed at this time.
Surrounding Uses/Zoning	North: Phelps Road/Cannon Green Neighborhood South: University North Campus/proposed Faculty Housing development East: University Village neighborhood West: University North Campus/proposed Faculty Housing development
Access	Access to project site is via Phelps Road.
Public Services	Water Supply: Goleta Water District Sewage: Goleta West Sanitary District Electricity: Southern California Edison Natural Gas: Southern California Gas Company Police: Goleta Police Department (Santa Barbara County Sheriff) Fire: Santa Barbara County Fire Department, Station #11 Schools: GUSD/Ellwood Elementary School; Goleta Valley Junior High & Dos Pueblos Senior High Schools

Subsequent to, or concurrent with, recordation of the final parcel map, the various parties will complete several simultaneous property transactions. Santa Barbara Development Partnership (SBDP)/Comstock Homes will convey title to the parcels (136.62 acres) it currently owns on the

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Section 2.0 Ellwood Mesa (APNs 079-210-013, -014, -015, -024, and -051) to The Trust for Public Land, which in turn will immediately thereafter transfer title to the City of Goleta. As compensation to
Proposed SBDP/Comstock Homes for the Ellwood Mesa site, the City of Goleta will convey title to the
Project – newly-created 36-acre lot at Santa Barbara Shores Park to SBDP/Comstock Homes, along with
Residential monetary compensation to be paid by the City and The Trust for Public Land.
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Upon completion of all transactions, the City of Goleta will be the owner of the 136.62-acres comprising the Ellwood Mesa parcels as well as the remaining 80.16-acre portion of Santa Barbara Shores Park. These lands comprise the major portion of the lands in Goleta that are within the boundaries of the Ellwood-Devereux Coast Open Space and Habitat Management Plan.

2.2.1.2 Rezone

A rezone of the 36-acre lot created by the parcel map is proposed to allow for consideration of the Comstock Homes Development (part of the existing Santa Barbara Shores Park) from Recreation (REC) to 7-R-1 (Single-family residential with minimum lot size of 7,000 sq. ft.), or other appropriate zoning district.

2.2.1.3 Replacement Parking Lot

Because a portion of the proposed Comstock Homes Subdivision would occupy space that is currently a parking lot for users of the Santa Barbara Shores Park/Ellwood Mesa Open Space area, a replacement parking lot is proposed on the northern portion of the 80.16-acre remainder parcel (refer to Figure 19 in Section 3.0). The replacement parking lot would provide parking for 40 vehicles, including 2 disabled parking spaces and 3 horse-trailers. The parking lot would be predominately rectangular, and slightly elongated in the north-south direction. Four rows of parking, on each side of the two 2-way travel lanes, would be provided. Medians would be landscaped. Some site grading would be required to reduce the slope of the parking lot to ADA-compliant standards. A mutt mitt dispenser for dog owners would be sited at the trailhead from the parking lot.

The entrance to this new parking lot would be from the south side of Hollister Avenue and would be aligned with the existing signalized entrance to the Ellwood Elementary School. The existing 3-way intersection would become a 4-way signalized intersection. The parking lot surface would be constructed with permeable concrete. A new trail would run in a southwesterly direction from the south end of parking lot to connect the lot to the existing trail network. The new trail segment would be approximately 220 feet long and approximately 4-feet wide on unimproved native soil.

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Figure 2-1

AND

Figure 2-2

AND

Figure 2-3

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2.2.1.4 Related Permit Approvals

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The City of Goleta has submitted an application for the 2-lot subdivision of the Santa Barbara Shores Park property, which will be processed as a Tentative Parcel Map. The City has also submitted an application for and would need to approve a Development Plan permit for the construction of the parking lot, as the Recreation zoning requires for the 80.16-acre parcel that would remain a part of the park and open space area. Finally, the City of Goleta would need to apply for and receive approval of a Coastal Development Permit (CDP) from the California Coastal Commission for these project components. Upon issuance of the CDP by the Coastal Commission's Executive Director, the City will record the final parcel map.

2.2.2 Comstock Homes Residential Development

2.2.2.1 Land Division to Create 84 Lots

SBDP/Comstock Homes has submitted a vesting tentative tract map that proposes to subdivide the 36-acre lot resulting from the new parcel map to create a total of 84 new parcels, consisting of 78 lots for development of single-family residences and six lots for the development of roads, common open space, and onsite drainage control/bioswale improvements. The proposed subdivision is shown on Figure 2-4. The residential lots would range from 7,160 sq. ft. to 15,100 sq. ft. in size.

The project proponent is offering to dedicate a conservation easement to the City of Goleta or a non-profit land conservation entity for the lots that comprise the open space areas.

2.2.2.2 Soil Remediation

Soil remediation activities may be required on the proposed Comstock Homes Development site. The City of Goleta is currently evaluating documentation of historic contamination and remediation activities on and adjacent to the site.

In the event that further remediation is required, the EIR will be updated or a separate CEQA document would be prepared to address the appropriate remediation activities as well as any required consultation with state and local regulatory agencies. Additional discussion of remediation is provided in Section 3.

2.2.2.3 Removal/Abandonment of Existing Parking Lot

The existing 15-space public parking lot would be abandoned, since this area would be improved with components of the Comstock Homes residential subdivision. The parking lot is currently unpaved, but wood timbers defining the boundary of the parking lot would be removed, as would the existing gate that controls vehicular access into the open space area, garbage cans, fences, and other small-scale parking lot amenities. Public parking, however, would be maintained with the creation of a replacement parking lot on the 80.16-acre remainder parcel as discussed in Section 2.2.1.3.

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Section 2.0 2.2.2.4 **Subdivision Improvements**

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Subdivision Entrance and Internal Roads. The entrance to the project would include a 5- to 10-foot-wide landscaped median separating the 15-foot-wide entry and exit drives, vehicle turn-around, and gate, all located within a 100-foot-wide right-of-way as shown on the site plan on Figure 2-4. Access within the subdivision would be provided via a system of private streets and cul-de-sacs within 40-foot-wide rights-of-way and a minimum 36-foot travel lane (curb-face to curb-face). The total length of roads within the subdivision would be approximately 4,540 feet. Four-foot-wide decomposed granite sidewalks would be provided on one side of the interior roads. All internal roads would be privately owned and maintained.

Access to the Comstock Homes Development would be provided by a private, double-gated entry drive connecting directly to Hollister Avenue as shown on Figure 2-5. Separate 20-foot-wide vehicular access gates are proposed: one for the entry drive, and one for the exit drive. As shown on Figure 2-5, an eight-foot pedestrian pathway would allow public access for pedestrians and bicyclists into and through the subdivision. Public vehicular access is not proposed to be allowed.

Subdivision Utilities. Water would be provided by connecting to the Goleta Water District's facilities within the right-of-way of Hollister Avenue, and sewer service is proposed to be provided by sewer lines connecting to the Goleta West Sanitary District's existing trunk sewer line along the Devereux Creek corridor. Electrical, phone, cable, and gas service lines will be underground. All utility lines will be located under the subdivision roads, with the exception of a 290-foot-long sewer connection from the subdivision service line to the sewer main line at Devereux Creek.

Other Subdivision Improvements. Pedestrian access to the Open Space area would be provided via two new 4-foot-wide paths from the subdivision to the Open Space area trail system. The portion of these connecting paths within the 36-acre parcel would be approximately 180 feet long. One trail connector will run between Lots 41 and 42 and then west of the westernmost detention basin. The other trail connector will be aligned outside and along the western boundary of Lot 48. The pedestrian access into the subdivision is shown on Figure 2-5 and the pedestrian access through the subdivision connecting to the Open Space Plan area is shown on Figure 2-4. These accesses would be available to subdivision residents and the public.

Stormwater runoff from the project would be routed to one of two detention basin systems before being discharged into Devereux Creek. The project would involve 62,000 cubic yards of excavation (cut) and 62,300 cubic yards of fill, including over-excavation and shrinkage, to be balanced onsite. The excess amount of cut would be consumed onsite via soil shrinkage and re-compaction.

The project would include a plan for streetscape landscaping, street trees, and perimeter landscaping. A 6-foot-high perimeter fence would be constructed along the western, southern,

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Figure 2-4

AND

Figure 2-5

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and eastern boundaries of the residential lot development envelope. The lower 2.5 feet would be a block wall with possible stone fascia, while the upper 3.5 feet would be either wrought iron or tubular steel bars, as shown on Figure 2-6.

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Hollister Frontage Improvements. The project would include the following improvements to the Hollister Avenue corridor (Figure 2-7):

- Construction of a 6- to 10-foot-high plaster masonry sound/retaining wall at the rear property line of the northernmost lots
- Installation of a 14-foot to 25-foot landscaped planting area
- Construction of a meandering 6-foot-wide sidewalk and curb face (within an 11-foot-wide area that allows for additional landscaped plantings)
- Construction of a paved 8-foot-wide Class II bike way
- Extension of pavement from the existing pavement on Hollister Avenue to the new curb face

The sound wall's height above finished grade on the Hollister frontage will be 6 feet, while the height above finished grade on the interior of the wall (subdivision side) will be 10 feet. Figure 2-7 shows the proposed conceptual improvements along the Hollister Avenue Corridor. Figure 2-8 shows the retaining wall/sound wall details for the wall that will face Hollister Avenue in the two areas of homes (Lot 1 and Lots 75-78).

2.2.2.5 Development of Residential Structures

The proposed Comstock Homes residential development would consist of 78 single-family dwellings ranging in size from 2,934 sq. ft. to 4,500 sq. ft. excluding garages. Garages would be either 3-car or 4-car and would range from 595 sq. ft. to 880 sq. ft. Of the 78 residential lots, 15 would be developed with one-story houses with average heights measured from finished grade ranging from 18 to 20 feet 6 inches. The remaining 63 lots would be developed with two-story houses at an average height measured from finished grade of 25 to 28 feet.

All residential units are proposed to be sold at market rate, and the applicant proposes payment of in-lieu fees to satisfy the City of Goleta inclusionary affordable housing requirements.

Artist's renderings of the proposed Comstock Homes Development are presented on Figures 2-9 (b-f). Figure 2-9(a) provides a key to the location of each proposed residential model and Figures 2-9 (b-f) represent the artist renderings of five of the six proposed models (the floor plan design for residence 6 has not been completed to date).

The floor-to-area (FAR) ratios (total floor area of each residence / gross residential lot area) of the proposed residences range for each residential floor plan (refer to Figure 2-9(a) for the proposed location of each floor plan model by lot number) are listed in Table 2.2-1.

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Table 2.2-1. Floor-to-Area Ratios

Floor Plan	FAR Range
Residence 1	21.04% to 31.45%
Residence 2	14.97% to 25.75%
Residence 3	18.71% to 35.72%
Residence 4	14.39% to 23.79%
Residence 5	15.20% to 27.03%
Residence 6	18.93%

2.2.2.6 Related Permit Approvals

A Tentative Tract Map would have to be approved by the City of Goleta for the creation of the lots and installation of the subdivision improvements described above. Following City approval of the Tentative Map, SBDP/Comstock Homes would need to apply to the California Coastal Commission for approval of a Coastal Development Permit (CDP) for the proposed land subdivision, the removal of the existing public parking lot improvements, the residential development and infrastructure improvements, and any remediation activities, if needed. This CDP for Comstock Homes would be in addition to, and would be submitted to the Coastal Commission concurrent with, the CDP required in order to authorize the City of Goleta’s two-parcel subdivision of the Santa Barbara Shores parcel and the construction of the replacement parking lot discussed in Section 2.2.1.4.

Following approval of the DP and its issuance by the Executive Director of the Coastal Commission, SBDP/Comstock Homes would need to submit a proposed Final Map, Improvement Plan, and Subdivision Improvement Agreement for approval by the City of Goleta. After approval by the City of Goleta, the Final Map creating the lots may be recorded in the official records of the County of Santa Barbara. SBDP/Comstock Homes would also need to obtain preliminary and final approval of the designs of the individual homes by the City of Goleta’s Design Review Board. Finally, the City of Goleta will issue a Land Use Permit for development of the approved dwelling on each lot prior to its construction.

Other related permit actions may be required by California Department of Fish and Game, U.S. Fish and Wildlife Service, and U.S. Army Corps. of Engineers, and the Regional Water Quality Control Board. These permits would be required if it is determined that the project would impact an endangered species or impact State or federally-designated wetlands.

Phelps Ditch Trail. This EIR will also address the City of Goleta’s plan to protect sensitive habitat along Phelps Ditch (located on Goleta Union School District property), which is maintained by the County Flood Control District while also maintaining a trail to connect adjacent residential neighborhoods to the Open Space area.

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Figure 2-6

AND

Figure 2-7

AND

Figure 2-8

And

Figure 2-9 (a-f)

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2.2.3 Construction Activities

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2.2.3.1 Replacement Parking Lot

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The 40-space replacement parking lot would require site clearing and approximately 400 cubic yards of cut and approximately 400 cubic yards of fill to be balanced onsite. Construction of the access road would follow road base preparation. A traffic signal sensor would be installed in the road for cars exiting from the parking lot onto Hollister Avenue, and a pedestrian crossing button would be installed for pedestrians leaving the park and crossing Hollister Avenue. Standard Best Management Practices would be employed to avoid runoff during grading and construction.

The median running down the center of the parking lot would be landscaped and would be bounded by a curb of an appropriate material such as sandstone or stamped concrete. Similar curbing would be installed along the perimeter of the parking lot and access road, and bollards would be installed at the trailheads to prevent vehicular access into the open space area. Parking spaces, including the two disabled spaces, would be lined or otherwise indicated. The path from the parking lot to the Open Space area trail network would be prepared, which may include minor clearing of vegetation along the proposed location of the path.

The mutt mitt dispenser and any signage would be constructed from materials such as wood or recycled plastic. Trash receptacles would be of aluminum or steel and would be fitted with covers to discourage crows and other animals from scavenging through the trash.

Equipment required for construction of the replacement parking lot includes earth moving and grading equipment such as bulldozers, backhoes, pickup trucks; grading equipment such as a compacter roller; dust suppression equipment such as a water truck; and a crane for positioning structural elements such as split rail fencing, signs, and a gate. Approximately 8 to 12 workers would be involved over a period of approximately 3 to 4 weeks. There would be 7 to 14 days of earthmoving work followed by 7 to 14 days of finish work.

2.2.3.2 Installation of Subdivision Improvements

Construction activities for the proposed Comstock Homes Development include: site clearing and grading; installation of underground and aboveground utilities and piping; civil work, including construction of roads and stormwater collection and conveyance system construction; construction of perimeter sound walls and fencing; and subdivision landscaping.

It is estimated that construction of the proposed Comstock Homes Development project would involve approximately 62,000 cubic yards of cut and 62,300 cubic yards of fill to be balanced onsite.

Site preparation is expected to require removal of 190 mature eucalyptus trees along the northern and western boundaries of the Comstock Homes Development site. The majority of these trees would be along the western boundary of the development. Approximately 260

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Section 2.0 mature trees will be left onsite, however, many of these would be in the back yards of the
Proposed proposed residential lots. It is expected that any future pruning or removal of these trees will be
Project – conducted in accordance with the codes, covenants, and restrictions (CCRs) of the Comstock
Residential Homes Development.
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The proposed Comstock Homes Development includes construction of two stormwater detention basin systems (refer to Figure 2-4) with a storage capacity estimated to accommodate runoff.

The 6- to 10-foot-high landscaped sound wall along Hollister Avenue, as shown on Figure 2-8, would require soil excavation for the concrete footing, and then would be constructed of 8" x 8" x 16" concrete blocks or similar materials and be backfilled.

Construction equipment for the subdivision improvements is expected to include: grading, trenching, augering, and compaction equipment; dump and haul trucks; cement trucks; pavers; watering trucks; forklifts; cranes; utility vehicles; and various other equipment such as compressors.

The construction workforce for the subdivision improvements is anticipated to average approximately 10 to 15 workers over the estimated six- to nine-month construction timeframe. It is currently expected that construction would begin in the second quarter of 2005, and be completed by early 2006.

2.2.3.3 Construction of Homes

The construction of the subdivision homes involves the placement of home foundations, construction of the 78 homes, and the installation of associated landscaping.

Construction equipment for the residential development is expected to include: grading and compaction equipment; dump and haul trucks; cement trucks; pavers; watering trucks; forklifts; cranes; utility vehicles; and various other equipment such as compressors.

The construction workforce for the residential development is anticipated to average approximately 65 workers over the estimated 12- to 24-month construction timeframe. It is currently expected that construction would begin in early 2006, and be completed by early 2008.

2.2.3.4 Traffic Estimates

Construction-related traffic will consist of commuting workers, delivery and haul trucks, and construction equipment. Based on an estimated average construction workforce of 65, it is estimated that an additional 60 average daily trips will be generated by the proposed project over the 18- to 33-month-long construction period. It is estimated that an average of 12 delivery and haul truck trips per day would occur over the construction period.

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2.2.4 Operation and Maintenance Activities

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2.2.4.1 Replacement Parking Lot

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Maintenance of the replacement parking lot would be the responsibility of the City of Goleta. Trash would be removed daily or as needed. The parking lot pavement would be repaired as needed, and parking space markings would be restriped periodically.

2.2.4.2 Residential Development Components

Maintenance of common areas will be the responsibility of the Comstock Homes Development homeowners' association consistent with City of Goleta-approved CCRs. Common areas include: internal roadways within the residential development; landscaping and sidewalks; and the two stormwater detention basins. It is expected that maintenance would be performed on an as-needed basis in accordance with pre-approved agreements with the homeowners' association. A conservation easement is expected to be granted to the City of Goleta to ensure that the common open space areas are retained, as such, in perpetuity.

2.3 RELATED PUBLIC INFRASTRUCTURE REQUIREMENTS

As listed in Table 2.1-1, for the Comstock Homes Subdivision, water (up to an estimated 30 acre feet per year) will be supplied by the Goleta Water District; sewage will be handled by the Goleta West Sanitary District; electricity will be supplied by Southern California Edison; natural gas will be supplied by Southern California Gas Company; fire protection will be provided by the Santa Barbara County Fire Department; and police protection will be provided by the City of Goleta/County Sheriff. It is expected that all utilities would be installed under the subdivision streets in maintenance easements for access by the utility provider.

For the replacement parking lot, police protection will be provided by the City of Goleta/County Sheriff.

2.4 CUMULATIVE PROJECTS LIST

Pursuant to CEQA Section 15130(1)(A), this EIR addresses those "past, present, and probable future projects" that, when considered together with the proposed residential, land use, and open space projects, would compound or increase environmental impacts. The environmental analysis discussions in Section 4.0 consider that the proposed projects' cumulative impacts would be their contribution to the broader impacts caused by all of the projects listed in Table 2.4-1 and mapped on Figure 2-10. The broader cumulative analysis provided in the Goleta Community Plan EIR is incorporated by reference.

2.5 ALTERNATIVES CONSIDERED

Alternatives to the proposed Comstock Homes Development are discussed and evaluated in Section 6.0 of this EIR.

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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2}
March 2004**

Project		Description/Location ³	Jurisdiction	Status
City of Goleta Projects				
01	Fairview Commercial Center 01-SB-DP; CUP	16,885 SF mixed use building (10,115 sf retail space, 5,460 sf office space) 2 one-bedroom development units (1,310 sf) 151 S. Fairview	City	Pending
APN	073-080-019			
02	Dwight Gregory 02-057-LUP	2,346 SF commercial addition 879 S. Kellogg	City	Pending
APN	071-170-063			
03	Price Restaurant 02-075-CUP	900 SF addition to an existing fast food restaurant	City	Pending
APN	073-100-008			
04	Zodo's Enclosure 02-076-MNM	1,100 SF patio enclosure 5925 Calle Real	City	Pending
APN	069-110-051			
05	Bermant: Technology Drive Industrial (KS 7A) 02-081-PD et al	TM of 8 lots; 68,000 SF among 8 commercial/industrial buildings and 92,070 SF outside storage area or 265,695 SF outside storage area West side of Technology Drive	City	Pending
APN	071-170-079, 071-170-080			
06	Stokes Industrial Building 02-084-PD	5,000 SF industrial building East side of Technology Drive	City	Pending
APN	071-170-085			
07	University Properties 25-SB-PM; 26-SB-PD	TPM of 4 parcels and 5,427 SF industrial building SEC Technology and Thornwood	City	Pending
APN	071-170-085			
08	Porter Plaza 42-SB-PD	5200 SF new commercial building 5955 Calle Real	City	Pending
APN	069-110-018			
09	Cox Communications 03-016-MNM	Parking Lot Only 750 Technology Drive	City	Pending
APN	071-170-084			
10	Islamic Society of Santa Barbara 03-051-PD; CUP	7,185 SF building for Islamic Center and attached apartment (1 DU) NEC Los Carneros and Calle Real	City	Pending
APN	077-160-035			

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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
11	Pacific Technology Center/GRC Lot split 03-062-PM; PD et al	TPM for 2 parcels 12,040 SF (net new) professional institutional 5383 Hollister	City	Pending
APN	071-130-047	5385 Hollister		
12	Winnikoff	New 2,232 SF office building 260 Storke Road	City	Pending
APN	073-100-032			
13	Info Genesis 03-073-MJM	Parking Lot Only	City	Pending
APN	073-140-015	6860 Cortona		
14	Hawkes Commercial Building 20-SB-PD	3,067 SF commercial building	City	Pending
APN	079-554-042	7433 Hollister		
15	Happy Harry's Produce	2,984 SF neighborhood produce market	City	Pending
APN	077-155-003	7020 Calle Real		
16	BDC/Joslyn	TPM of 3 parcels 171,526 SF commercial industrial buildings and a chiller	City	Pending
APN	073-140-016	6830 Cortona Drive		
17	Los Carneros Pointe	31,051 SF commercial development including a day-care facility, restaurant, shops, and office	City	Pending
APN	073-330-030 and others	Los Carneros Road/ Los Carneros Way		
18	Schipper TPM (Albertson's) (48-SB-TM)	TPM of 3 parcels (property already fully developed)	City	Pending
APN	069-110-096	5801 Calle Real		
19	McClean's Auto Body	Development Plan for 1963 SF auto body shop	City	Pending
APN	071-152-019	5989 Daley		
20	Town and Country 24-SB-PD	2,700 SF commercial building addition	City	Pending
APN	069-160-055	5669 Calle Real		
21	Schwann Brothers TPM 27-SB-PM	Lot split.	City	Pending
APN	071-041-032	67 Depot		

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

22	Nuovo Edificio 28-SB-PD	3,385 SF industrial building 747 S. Kellogg	City	Pending
APN	071-170-068			
23	Old Town Inn and Village	TPM for 2 lots and 1-lot TM for condominiums 58,189 SF 104-room hotel 57,688 SF for 38 condominiums and garages 1,140 SF retail/commercial space 5665 Hollister Avenue	City	Pending
APN	071-130-047			
24	Meyer-Thrifty	< 2000 SF car rental agency office (retail) 5971 Placencia	City	Pending
APN	071-182-007			
25	Gordan mixed use 49-SB-CUP/LUP	Mixed use: 3,400 SF total including commercial use and 2 units (apartments) 345 Pine Avenue	City	Pending
APN	071-115-007			
26	Page Hotel 35-SB-PD et al	247-Room hotel 11,000 SF Spa and 6,000 SF Restaurant No assigned address; W. side of Kellogg at Ekwill alignment	City	Pending
APN	071-130-023			
27	Hendry Telephone 36-SB-MJM	2,800 SF storage space (built, zoning violation) 6767 Hollister	City	Pending
APN	073-450-005			
28	Cabrillo Business Park 37-SB-PD et al	Business Park with new structures totaling 704,600 SF (R&D, self storage, onsite service related uses) 6767 Hollister Avenue	City	Pending
APN	073-450-005			
29	Costco Gas Station 40-SB-PD	10,800 SF 4-island gas station 7095 Marketplace Dr.	City	Pending
APN	073-330-024, 073-330-027			
30	Ellwood – Devereux Joint Proposal	City park and open space area including 40- space parking lot, restrooms 7800 block of Hollister Ave.	City	Pending
APN	079-210-067, 079-210-024, and others			
31	Comstock Homes	78 single-family unit subdivision, 2,934 to 4,500 SF each 7800 block of Hollister Ave.	City	Pending
APN	079-210-067			

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

32	Villages at Los Carneros	264 condos S. Los Carneros Cortona/Castilian	City	Pending
	APN 073-330-024, 073-330-027			
33	Taylor Parcel Map	3 new parcels 590 N. Kellogg	City	Pending
	APN 069-100-003			
34	Hollipat Apartments	35 units (apartments) SE Hollister/ Patterson	City	Pending DP (Time Ext)
	APN 065-090-028			
35	Pekarek Duplex 03-038-LUP	2 unit duplex home 2,841 SF 5790 Armitos	City	Pending (& unlikely)
	APN 071-032-035			
36	RR Ranch	1 1,400 sq. ft. ag worker dwelling (mobile home) 7400 Cathedral Oaks	City	Pending
	APN 077-530-019			
37	Schwann DP 03-116-DP	115 linear ft. retaining wall; "as-built" permit for existing structures 20 S. Kellogg	City	Pending
	APN 071-090-022			
38	Certified Farmer's Market 03-123-CUP	Farmer's Market 7004 Marketplace	City	Pending
	APN 073-440-015			
39	Hira Mixed Use Project	22,099 SF among 22 residential units 1,827 SF retail space 5718 Hollister Avenue	City	Pre-Application
	APN 071-081-035			
40	Sandpiper Golf Course Renovations (32-SB-DP, et al)	Renovation and redevelopment of existing golf course: reconfiguration of course layout, demolish existing 8,924 SF clubhouse & build new 2,7651 SF clubhouse, and lot split 7925 Hollister Ave	City	Inactive, but no withdrawal letter received
	APN 079-210-059			
41	Cortona Courts (03-058-PRE)	87 unit multi-family housing; 800-1,000 SF each 0 Cortona Drive	City	Pre-Application
	APN 073-140-004			

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

42	Campus Pointe 34-SB-PD, 38-SB-PM et al (Lots 2 and 5)	2 manufacturing/office buildings totaling 204,000 SF S. Los Carneros Road Cortona/Castilian	City	Approved (on hold during processing of Villages at Los Carneros project)
APN	073-330-024, 073-330-027			
43	Fairview Corporate Center	65,600 SF M-RP building Non-retail commercial 420 S. Fairview Ave.	City	Approved
APN	071-130-026			
44	Yardi	Mixed Use: 6 units (apartments) and 51,850 SF office/retail (44,000 SF for office and 7,850 SF for retail) 5901, 5949, 5959, and 5979 Hollister Avenue	City	Approved
APN	071-1111-002, 071-1111-005, 071-1111-006, 071-1111-007, 071-1111-008, 071-1111-040, 071-1111-045			
45	Sumida Storage Building 03-005-DP	3,720 SF warehouse 5410 Hollister	City	Approved
APN	071-330-011			
46	Robinson LLA- related lots	Adjust 19 lot lines in the creation of 18 total lots Potential for 6-8 additional homes to be built. Awaiting permit applications. Robinson to build a total of 13 homes on Baker, Violet and Daffodil Lanes	City	Approved
APN	077-141-053, 077-141-070 & others			
47	Artman/Schott 03-075-PD	3,882 SF office buildings and warehouse (conversion of existing GWD facilities) 6770 Cortona	City	Approved
APN	073-150-028			
48	Fairview Shopping Center 99-DP-055	8,000 SF (office) 125 N. Fairview	City	Approved
APN	077-170-036			
49	Sumida Gardens	200 units (apartments) 5501 Overpass Road	City	Approved
APN	071-330-001			
50	El Encanto Apts	16 units (apartments) 7388 Calle Real	City	Approved
APN	077-490-039			
51	Ellwood Apts	8 units (apartments) 360 Ellwood Beach Dr.	City	Approved
APN	079-551-011			

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

52	Quixote Fund	2 units (apartments) 275 Mathilda Dr.	City	Approved
APN	079-554-009			
53	Fairview Corporate Center (Bldg 2)	62,400 SF M-RP building 430 N. Fairview Ave	City	Under Construction
APN	071-130-052			
54	Fairview Shopping Center (99-DP-055)	16,441 SF additions to existing retail center (net new retail space) 125 N. Fairview	City	Under Construction
APN	077-170-036			
55	Willow Springs	235 units (apartments) East of Calle Koral/Camino Vista	City	Partially Occupied
APN	073-060-050, 073-070-070			
56	Maravilla	Senior housing development: 271 units total (116 for assisted living and 155 for independent living)	City	Partially Occupied
APN	069-160-036	5486 Calle Real		
University Projects				
	Project	Description/Location³	Jurisdiction	Status/ Approximate ASF³
57	Davidson Library Addition	Expansion to main library including study space, office, storage, etc.	University	Planning Stages 72,000
58	Engineering II Addition	Addition to 4 th floor of existing Engineering II building; to include dry research labs and offices for faculty, graduate students, and staff.	University	Planning Stages 7,700
59	Faculty Club Expansion	Site located between Parking Lot 23 and the Campus Lagoon; addition may include dining room and kitchen expansion as well as the addition of 50 rooms (lodging).	University	Planning Stages 24,027
60	Public Safety Building Addition	Addition to existing Public Safety Building on Mesa Road. Will house dispatch/ communications, patrol and investigations, EMT/paramedics quarters and administration.	University	Planning Stages 11,520
61	Physics II	Location unknown; to house research laboratories, classrooms, laboratory support, and academic and administrative offices.	University	Planning Stages 70,000

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project	Description/Location³	Jurisdiction	Status/ Approximate ASF³
62	Webb Hall Expansion	Expansion of existing building to the west; to house research laboratories, classrooms, laboratory support, and academic and administrative offices for the Geological Sciences department.	University Planning Stages 10,000
63	Mesa Road Widening	Widen to four lanes between Ocean Road and Los Carneros.	University Planning Stages N/A
64	Campus Parking Structure 3	Located at the site of existing Parking Lot 22. The structure would hold approximately 1,000 cars.	University Pending/ N/A
65	Extended Learning Services Building	Located south of and adjacent to Campus Parking Structure 3 on Parking Lot No. 22. The project would provide office space for the Extended Learning Services program	University Pending/ 10,000
66	Alumni House	Site at the southeast corner of the intersection of University and Mesa Road in Parking Lot 12.	University Pending/ 9,250
67	San Clemente Graduate Student Housing	Site along El Colegio Road and Los Carneros Road. 976 bed spaces of graduate student housing would be provided.	University Pending/ N/A
68	Education and Social Sciences Building and Film, TV and Media Center	Site is across Ocean Rd. from Rob Gym on existing Parking Lot 20-21; project may include 60,000 ASF for the Graduate School of Education, 60,000 ASF for the College of Letters and Science, 5,000 ASF for a lecture hall. Film, TV and Media Center to include 325-seat film theater, editing room, and viewing studios.	University Pending/ 125,000
69	North Campus Housing	236 faculty housing units (duplex, village cluster, and courtyard housing types) adjacent to Phelps Road north of Ocean Meadows Golf Course. 151 family student housing units on a site at the intersection of Storke Road and Whittier Drive.	University Pending
70	Psychology Building Addition **	Addition to existing Psych. Building on UCen Rd.; will house research laboratories, classrooms, laboratory support, and academic and administrative offices.	University Approved/ 12,000 (21,268 GSF)
71	Snidecor Hall Office Wing Replacement **	Site located east of Parking Lot 23 and south of the Event Center; addition to existing Snidecor Hall.	University Approved/ 7,000 (new ASF)

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project	Description/Location³	Jurisdiction	Status/ Approximate ASF³
72	Student Resource Building	Site located in the northern portion of Parking Lot 23; to include women's center, children's center, dean of students, educational opportunity program, tutorial program, and international student scholars offices.	University Approved/ 43,100
73	Materials Research Lab Addition	An approximately 8,100 GSF addition to the eastern end of the Materials Research Lab. The project is north of Engineering I on the Main Campus.	University Approved/ 8,100 GSF
74	Residential Life Resource Center	Building to be a two-story office-type building providing space for the Office of Residential Life, Student Resident Assignment Services and associated administrative space. Site is adjacent to the existing Housing and Residential Services Administrative Offices off of Channel Islands Road.	University Approved/ 5,700 (9,200 GSF)
75	Marine Sciences Research Building**	Project is under construction on Lagoon Rd. Building to house research laboratories and laboratory support (16,022 SF), academic and administrative offices (16,840 SF) and education and outreach facilities (5,156 SF).	University Under Construction/ 38,000 (61,405 GSF)
76	Life Sciences Building**	Project is under construction on UCen Rd. Four-story building to house research laboratories, classrooms (including a 150-seat lecture hall), laboratory support, and academic and administrative offices.	University Under Construction/ 47,500 (78,600 GSF)
77	Harder Stadium Offices**	Project is under construction beneath a portion of the south bleachers at Harder Stadium on the University's Storke Campus. Project will provide surge space (basic generic office/dry teaching/research space) for the temporary relocation of occupants during other construction projects.	University Under Construction/ 10,165 (12,565 GSF)
78	Intercollegiate Athletics Building**	Project is under construction west of Robertson Gym. To provide new student-athlete training facilities, offices for coaches and administrative facilities.	University Under Construction/ 28,600 (40,000 GSF)
79	Recreation and Aquatics Center Expansion**	Site west of existing Recreation and Aquatics Center. Facilities include an indoor multi-activity court, climbing wall, locker rooms, weight and cardiovascular training rooms, class and meeting rooms.	University Under Construction/ 37,600 (56,100 GSF)

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location³	Jurisdiction	Status/ Approximate ASF³
80	CNSI Building and Campus Parking Structure 2**	Near the East Gate entrance to Main Campus at existing parking Lot 10. The project includes an auditorium, laboratory, office, classrooms, parking structure for approx. 600 cars and a ground-level café in the parking structure.	University	Under Construction/ 70,000
81	Kohn Hall Expansion **	Addition of a two-story wing at the eastern end of the courtyard of the existing Kohn Hall, near the East Gate entrance to Main Campus. Includes offices, a 50-seat seminar room and small breakout/interactive areas.	University	Under Construction/ 5,000
82	Arbor Food Service **	Reconstruction of the existing food service facility located west of Davidson Library. The existing 900 GSF facility would be enlarged to 3,300 ASF.	University	Under Construction/ 3,300 GSF
County Projects				
Project		Description/Location³	Jurisdiction	Status
83	Cervantes Lot	Isla Vista Master Plan potential housing site (1 acre, 25 units) Multi-Family Residential	County	Future
APN	075-042-001	6519 Cervantes		
84	Charvete/Bus Storage Lot	Future housing opportunity site. Rezone to design residential at 30 units per acre (1 acre, 12 units) Multi-Family Residential	County	Future
APN	075-032-008	6587 Cervantes		
85	Embarcadero Del Mar/El Colegio	Isla Vista Mater Plan potential housing site (0 acres, 12 units) Multi-Family Residential	County	Future
APN	075-034-012	Corner of Embarcadero Del Mar and El Colegio		
86	Friendship Manor	Future housing opportunity site. Rezone to design residential at 30 units per acre (1 acre, 42 units) Multi-Family Residential	County	Future
APN	075-020-035	Corner of el Colegio and Camino Pescadero		
87	Gerrity	Isla Vista Master Plan potential housing site (0 acres, 9 units) Multi-Family Residential	County	Future
APN	075-064-001	6555 Segovia		
88	Isla Vista Community Center	New community center Non-Retail Commercial	County	Future
APN	075-010-013, 075-091-041	889 Camino Del Sur		

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
89	McLennan	Isla Vista Master Plan potential housing site (0 acres, 29 units) Multi-Family Residential Inner Block of Picasso and Camino Pescadero	County	Future
APN	075-020-007			
90	Isla Vista Downtown Mixed Use	Isla Vista Downtown Mixed Use Residential/Commercial (11 acres, 375 units) Multi-Family Residential Downtown Isla Vista	County	Future
APN	073-113-019			
91	MTD	Future housing opportunity site (17 acres, 343 units) Multi-Family Residential 4678 Calle Real	County	Future
APN	059-140-006, 059-140-005, 059-140-004			
92	Pardall Gardens	Isla Vista Master Plan potential housing site (0 acres, 27 units) Multi-Family Residential Middle of 6500 block of Pardall	County	Future
APN	075-121-008			
93	San Marcos Growers	Future housing opportunity site (74 acres, 1295 units) Multi-Family Residential 4750 Hollister Avenue	County	Future
APN	065-030-012, 065-040-026, 065-040-041, 065-080-009, 065-080-010, 065-080-024			
94	Tropicana Parking Lot	Isla Vista Master Plan potential housing site (1 acres, 42 units) Multi-Family Residential 6510 Cervantes	County	Future
APN	075-041-012			
95	University Methodist Church	Future housing opportunity site. Rezone to design residential at 30 units per acre (2 acres, 35 units) Multi-Family Residential 870 Camino Del Sur	County	Future
APN	075-101-022			
96	Firefox Masonry 02CUP 00000 00038	5,400 SF In Three New Buildings In The AG-I- 10 Zone District For Stone Carving Business Industrial 5381 Ekwill Street	County	Pending
APN	071-140-071			

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
97	Goleta Water/Modular Office	Modular office (14,405 SF) Non-retail commercial	County	Pending
APN	061-051-032			
98	Laguna Blanca School Master Plan 03CUP 00000 00035	41,407 SF educational facility Non-retail commercial 4125 Paloma Drive	County	Pending
APN	063-141-029			
99	Por La Mar/Caird Greenhouses 00-DP-021	Development plan for a total of 1,498,961 SF of new greenhouse space, coolers and loading dock, accessory structures, and a six employee units on 61.26 acres, zoned AG-I-10 within both the Coastal Zone and Inland Area Non-retail commercial 905 South Patterson	County	Pending
APN	071-190-036			
100	Raintree Ranch Equestrian Center 03CUP 00000 00041	Commercial animal boarding and riding stables Non-retail commercial 6040 La Goleta Road	County	Pending
APN	077-130-002			
101	St. Anthanasius Church 01CUP 00000 00152	New Church Facility, Temple, Chapel, Fellowship Hall Non-retail commercial Hollister/Ekwill Street	County	Pending
APN	071-140-072			
102	Turnpike Shopping Center	Mixed Use Commercial Residential Demo existing 7,818 commercial buildings and add 18,000 SF to Vons, build new 2,500 SF building, and build 15 units above Vons and 16 in NE corner of retail commercial lot 149-189 South Turnpike Road	County	Pending
APN	065-040-042			
103	Unocal Mixed Use*** 03PRE 00000 00003	2,650 SF of retail space Retail commercial 881 Embarcadero Del Mar	County	Pending
APN	075-111-014			
104	Abrego Road Investments 01DVP-00000-00032	Demo 2 SFDs and construct 3 new triplex units. One existing duplex to remain. Multi-Family Residential 6639 Abrego Road	County	Pending
APN	075-052-007			
105	Camino Campana	Subdivide existing single family lot into 11 new parcels Single Family Residential 600 Camino Campana	County	Pending
APN	069-262-009			

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
106	Anderson Lot Split TPM 14,437	Reconfigure 2 lots (2 net new, 3 total) Single Family Residential 1550 Fairview Avenue	County	Pending
APN	069-010-001			
107	Cavaletto/Noel Housing 01GPA-00000-00009	General Plan Amendment from agriculture to residential Multi-Family Residential 560 Merida Drive	County	Pending
APN	069-100-006			
108	Hacienda Vieja 02TRM-00000-00002	Five new lots (4 net new) Single Family Residential 4865 Vieja Drive	County	Pending
APN	065-240-020			
109	Hourigan Tract Map 02TRM-00000-00005	Nine new lots (8 net new) Single Family Residential 1118 North Patterson Avenue	County	Pending
APN	069-060-040			
110	La Franella Cove TPM 14,612	Lot split resulting in 4 net new lots Single Family Residential 780 North Patterson Avenue	County	Pending
APN	067-110-027			
111	Ocean Meadows Tract Map TPM 14,628	Sub-division of 70 acre single lot into 32 individual lots and 22 apartments Single Family Residential 6925 Whittier Drive	County	Pending
APN	073-090-062			
112	Park Hills Estates TM 14,484	14 single acre lots Single Family Residential 4700 Via Los Santos	County	Pending
APN	059-290-041			
113	Pebble Hill Place Lot Split 02TPM-00000-00012	4-Way lot split (3 net new) Single Family Residential 342 Pebble Hill Place	County	Pending
APN	067-210-031			
114	Preserve at San Marcos 01DVP-00000-00071	The residential lots would be clustered into 5 lots at the end of Via Gaitero on the west side and 11 lots clustered at the ends of Cieneguitas and Cocopah Single Family Residential	County	Pending
APN	055-010-006 and others			
115	Rainbolt TPM 14,444, 97-DP-020	3 Lot net increase Single Family Residential 4835 Vieja Drive	County	Pending
APN	065-240-025			
116	Rancho Danza Del Sol TPM 14,447	3-Way lot split (2 new) Single Family Residential 1140 Via Regina	County	Pending
APN	059-010-079			

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
117	Rennick Lot Split 03TPM-00000-00009	4-Way lot split Single Family Residential	County	Pending
APN	067-120-01			
118	Sueno Student Housing 02NEW-00000-00195	New apartment building consisting of four one bedroom units and two 450 sq. ft. attached garages Multi-Family Residential 6736 Sueno Road	County	Pending
APN	075-091-035			
119	The Villas Housing Development TM 14,615/ 02TRM-00000-00009/02D	16 Units (15 net increase), 10 market rate, 6 affordable Multi-Family Residential 4986 Calle Real	County	Pending
APN	067-210-039			
120	Tremigo Condos 01-GP-001, 02TRM-00000-00006	Condominium development 50% affordable Multi-Family Residential 385 Hollister Avenue	County	Proposed
APN	061-092-021			
121	University San Clemente GSH	University San Clemente Graduate Student Housing Project (120 acres, 371 units) Multi-Family Residential South side of Storke field along El Colegio	County	Proposed
APN	073-120-014			
122	Unocal Mixed Use*** 03PRE-00000-00003	29 Single Occupancy Apartments Multi-Family Residential 881 Embarcadero Del Mar	County	Proposed
APN	075-111-014			
123	Absolute MiniStorage 99-DP-028, 99-CP-061, 99-RZ-007	70,000 SF 3-story mini storage building Non-Retail Commercial 4001 State Street	County	Approved
APN	061-120-003			
124	Aegis Medical Clinic 02CUP-00000-00073	Medical Clinic to move into existing 4,815 SF building Non-Retail Commercial 4129 State Street	County	Approved
APN	061-110-029			
125	Andrach*** 00-LUS-704 GO, 00-CP-126, 00-V-01	2,214 SF Commercial Building with 3 Units Non-Retail Commercial 4422 Hollister Avenue	County	Approved
APN	061-83-005			

**COMSTOCK HOMES DEVELOPMENT AND
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**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
126	Girls Inc. 99-DP-050	17,440 SF building for classrooms and admin offices, an attached 9,523 SF gymnasium, a soccer field, and other playfields, picnic areas, etc. Non-Retail Commercial	County	Approved
APN	065-180-035	4973 Hollister Avenue		
127	Patterson Packing Mini-Storage 01-DP-006	Development Plan for 1,897 SF of market space, 1,810 SF of office space, and 58,449 SF of mini-storage space for a total of 62,156 SF in the C-1 zone district. Non-Retail Commercial	County	Approved
APN	069-160-054, 069-160-052	4973 Hollister Avenue		
128	Andrach*** 00-LUS-704 GO, 00-CP-126, 00-V-01	Commercial building with 2 units (Mixed Use) Multi-Family Residential 4422 Hollister Avenue	County	Approved
APN	061-083-005			
129	Devereux School Master Plan 91-DPF-025 AM01	33 Acres and 20 residential units Multi-Family Residential	County	Approved
APN	073-090-029	701 Storke Road		
130	Frouzandeh 96-DP-007, TPM 14,473	3 Residential units Single Family Residential	County	Approved
APN	061-091-004	4314 Cuna Drive		
131	Forte Ranch Phase II TM 14,340 94-DPF-008	57 Residential units plus three 7-acre RR-5 lots (52 built, 5 remaining) 30 acres Single Family Residential	County	Approved
APN	059-480-CA1 and others	273 San Antonio Road		
132	Funke Lot Split TPM 14,493	4 Residential lots (3 net new) 5 acres Single Family Residential	County	Approved
APN	059-440-017	1240San Antonio Creek Road		
133	Las Brisas at More Mesa 98-DP-041	8 Residential lots, 4 acres Single Family Residential	County	Approved
APN	065-680-039	Calle las Brisas @ Mockingbird Lane		
134	Pozzato/La Riata TM 14,281 93-DP-016 AP01	24 Residential lots, 28 acres Single Family Residential	County	Approved
APN	059-460-025	1300 La Riata Lane		

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
135	Vintage Ranch TM 14,357 MC 97-LUS-440 GO	11 Residential lots, 10 occupied, 1 barn, 1 commercial horse boarding facility (1.36 acres) on 7 acres Single Family Residential	County	Approved
APN	061-271-023, 061-271-025	745 Puente Drive		
136	Warkentin Lot Split TPM 14,464	4 Residential lots (3 new lots) 4 acres Single Family Residential	County	Approved
APN	059-440-020	1100 San Antonio Creek Road		
137	Bezek/New SFD 02BDP 00000 01312	9,089 SF new SFD, 1,334 SF garage, and 500 SF porch Single Family Residential	County	Under Construction/ Building Permit Issued
APN	063-110-010			
138	Bezek/New SFD 01BDP 00000 00323	New 1,604 SF mobile home Single Family Residential	County	Under Construction/ Building Permit Issued
APN	059-221-011			
139	Biegen/Mobile Home 01-BDP-00000-00323	New 1,604 SF mobile home	County	Under Construction/ Building Permit Issued
APN	059-221-011			
140	Brown New SFD/ Attached Car/Storage 01BDP 00000 00716	New SFD with attached garage and storage Single Family Residential	County	Under Construction/ Building Permit Issued
APN	077-030-013			
141	Castaneda/New Mobil Home 02BDP 00000 00332	Install new mobile home Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-243-099			
142	Clark/New SFD 01BDP 00000 01172	New SFD and attached garage below Single Family Residential	County	Under Construction/ Building Permit Issued
APN	067-270-002			
143	Douglas Keep/New Single Family Dwelling 01BDP 00000 00102	New SFD Single Family Residential	County	Under Construction/ Building Permit Issued
APN	065-310-010			
144	ENG/New SFD 02BDP 00000 00972	New 2,774 SF SFD with attached garage Single Family Residential	County	Under Construction/ Building Permit Issued
APN	065-310-022			
145	Erburu/New SFD 01BDP 00000 01278	New 9,833 SF SFD, 1,057 SF garage, and 1,495 SF porch Single Family Residential	County	Under Construction/ Building Permit Issued
APN	063-132-001			

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
146	Fingal/M.H. Install 01CNP 00000 01384	Mobil home install Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-180-073			
147	Forouzandeh/New SFD 02BDP 00000 01718	New 1,410 SF SFD, 410 SF garage, and 155 SF porch Single Family Residential	County	Under Construction/ Building Permit Issued
APN	061-091-004			
148	Forouzandeh 3 Condo Unit 01BDP 00000 00012	3 condo unit (detached) Multi-Family Residential	County	Under Construction/ Building Permit Issued
APN	061-092-018			
149	Gabler/SFD 01BDP 00000 01366	New SFD 12,492 SF Single Family Residential	County	Under Construction/ Building Permit Issued
APN	061-122-001			
150	Godkin/New SFR 01BDP 00000 01590	New SFD Single Family Residential	County	Under Construction/ Building Permit Issued
APN	061-271-025			
151	Hermitage #23 /New Mobile Home With Awning 02BDP 00000 00904	Install new mobile home with awning Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-240-023			
152	Hermitage /New Mobile Home 02BDP 00000 00514	Install new mobile home with 5' x 16' awning Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-243-001			
153	Hermitage /Mobile Home Install 03CNP 00000 00904	Install new mobile home (52' x 24') with 572 SF carport, 198 SF awning Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-183-023			
154	Johnson/(02IVP-011) New Duplex West 02BDP 00000 00182	Addition of appx. 2,008 SF 2 nd story duplex to existing 2,363 SFD Single Family Residential	County	Under Construction/ Building Permit Issued
APN	075-091-043			
155	Jones/New Mobile Home 02BDP 00000 00189	Install new mobile home Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-243-049			
156	Knaus/New SFD 02BDP 00000 01471	New 900 SF SFD Single Family Residential	County	Under Construction/ Building Permit Issued
APN	077-080-033			

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
157	Lopez/Mobile Home Install 02CNP 00000 00787	Mobile home install Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-243-009			
158	Magid/Detached Residential Unit 600 SF 01BDP 00000 00571	Detached second residential unit Single Family Residential	County	Under Construction/ Building Permit Issued
APN	065-202-003			
159	Mobile Home 01CNP 00000 00101	New mobile home installation Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-243-074			
160	Nelson/New SFD 01BDP 00000 00035	New single-family residence and 2 nd unit Single Family Residential	County	Under Construction/ Building Permit Issued
APN	067-171-021			
161	Nelson/New SFD 01BDP 00000 01620	New SFD one story lot #10 Single Family Residential	County	Under Construction/ Building Permit Issued
APN	061-271-023			
162	Nunez SFD 98BP5 01253 01804	New single family dwelling permit #266093 Single Family Residential	County	Under Construction/ Building Permit Issued
APN	059-010-084			
163	Pratt New SFD and Garage 02BDP 00000 02101	New SFD and garage Single Family Residential	County	Under Construction/ Building Permit Issued
APN	063-045-009			
164	Ralphs New Grocery Store 02BDP 00000 01417	Ralphs new grocery store Retail Commercial	County	Under Construction/ Building Permit Issued
APN	065-080-027			
165	Rimer Mobile Home 02CNP 00000 00398	New mobile home installation. No porches, awnings, or decks Single Family Residential	County	Under Construction/ Building Permit Issued
APN	059-240-008			
166	Salster New Mobile Home 03CNP 00000 00356	Install New Mobile Home Single Family Residential	County	Under Construction/ Building Permit Issued
APN	059-160-007			
167	Sanchez/New SFD 01BDP 00000 00947	New 1,450 SF with attach 516 SF garage Single Family Residential	County	Under Construction/ Building Permit Issued
APN	059-222-016			

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

**Table 2.4-1. Cumulative City of Goleta,
University, and County Development Projects^{1,2} (Continued)**

Project		Description/Location ³	Jurisdiction	Status
168	St. George/ 4 Unit Conversion 02BDP 00000 01081	Conversion of SFD to new 4 unit multi-family dwelling Single Family Residential	County	Under Construction/ Building Permit Issued
APN	075-201-014			
169	UYESAKA/New Mobile Home 03CNP 00000 00006	New mobile home (52' x 24') with carport awning and 2 entry porches Single Family Residential	County	Under Construction/ Building Permit Issued
APN	559-182-024			
170	Waters New SFD 01BDP 00000 01203	3,821 SF new SFD, 720 SF garage, and 423 SF porch Single Family Residential	County	Under Construction/ Building Permit Issued
APN	067-100-003			
171	County Parks/South Coast RR Museum/Visitor Center 01BDP 00000 01432	New 768 SF visitors center Non-retail commercial	County	Under Construction/ Building Permit Issued
APN	077-160-057			
172	Minke/New Mobile Home 02BDP 00000 00377	Install new manufactured home Single Family Residential	County	Under Construction/ Building Permit Issued
APN	579-120-035			
173	SB Humane Society/Spay and Neuter Clinic 01BDP 00000 02158	Spay and neuter clinic of 1,875 SF Non-Retail Commercial	County	Under Construction/ Building Permit Issued
APN	071-220-036			
174	Traphagen/New Mobile Home 02BDP 00000 01093	New Mobile Home Unit Single Family Residential	County	Under Construction/ Building Permit Issued
APN	579-210-015			

¹Note: There are 9 Wireless Projects proposed. These are not included in this table.

²Source: Office of Budget and Planning, September 2003, City of Goleta, County of Santa Barbara.

³ASF – Assignable Square Footage; GSF – Gross Square Footage; Parking and residential square footage is not monitored under the requirements of the LRDP.

Note:

** Under construction or approved and awaiting construction.

*** Projects with both Commercial/Industrial and Residential uses are listed once under each of these sections. Square footage is totaled in the Commercial/Industrial section and units are totaled in the Residential section.

**COMSTOCK HOMES DEVELOPMENT AND
ELLWOOD MESA OPEN SPACE PLAN FEIR**

Figure 2-10