

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

**SECTION 3.0  
PROPOSED PROJECT – CITY OF GOLETA OPEN SPACE**

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**3.1 OPEN SPACE PLAN SUMMARY AND OBJECTIVES**

The City of Goleta is one of three participants in the Ellwood-Devereux Coast Open Space and Habitat Management Plan (Open Space Plan). Figure 1-1 shows the Open Space Plan sub-areas located within the City of Goleta’s jurisdiction: the Coronado Butterfly Preserve (including the City-owned parcels that provide segments of the “Neighborhood Trail”), the Phelps Ditch Trail, and the Ellwood Mesa Open Space Plan areas<sup>1</sup>. This CEQA analysis is focused primarily on the physical improvements proposed in the Open Space Plan. The proposed rezoning of several parcels within the Open Space Plan sub-areas is also considered in the analysis. The Open Space Plan integrates and complements existing management plans for the portions of the Coronado Butterfly Preserve sub-area that are owned by the Land Trust for Santa Barbara County and already under management.

The initial physical improvements that are envisioned by the Open Space Plan within the City of Goleta’s jurisdiction include: a new public parking site near Hollister Avenue, and construction of new trail segments to connect the parking lot and the Comstock Homes Development to the existing trail network. Other actions presented in the Open Space Plan that may be carried out when funding is available include a restroom near Hollister Avenue, construction and maintenance of a major trail across the Ellwood Mesa, interpretive trail signs, benches at scenic overlooks, minor erosion, and safety-related improvements at two existing beach access points, remediation of hydrocarbon-impacted soils (if needed based on ongoing studies), and habitat protection and management. Physical improvements would occur over a period of several years as funding becomes available. Initial improvements that would likely occur early in the implementation phase include site remediation (if needed), parking lot construction, and trail improvements to connect the parking lot to the existing trail system.

**3.2 OPEN SPACE PLAN SUB-AREAS WITHIN CITY OF GOLETA  
JURISDICTION**

Following is a brief description of each sub-area of the Open Space Plan located within the City of Goleta’s jurisdiction. A total of roughly 238 acres are in the proposed Ellwood Mesa Open Space that includes the existing acreage in Ellwood Mesa plus about 80 acres of the Santa Barbara Shores Park that would not be used for Comstock Homes Development.

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<sup>1</sup> Please note that the Open Space Plan figures presented in this Section are duplicated using the Open Space figure numbering system to facilitate cross checking back to the Open Space Plan.

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## Section 3.0 **3.2.1 Coronado Butterfly Preserve and Neighborhood Trail**

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The Coronado Butterfly Preserve and the adjacent open space to the north and south is a 21.69-acre open space area that is owned in part by the City of Goleta (nine parcels totaling 12.38 acres) and by the Land Trust for Santa Barbara County (Land Trust) (three parcels totaling 9.31 acres). The portion that is owned by the Land Trust is an existing open space with an ongoing management plan (Land Trust, 2000). The area is located along the banks of a major tributary of Devereux Creek and extends from Hollister Avenue in the north to the Ellwood Mesa to the south (Figure 2-1).

The 12.38 acres of City of Goleta open space land extend north from the Preserve to Hollister Avenue, and south of the Coronado Butterfly Preserve to Devereux Creek on Ellwood Mesa. The open space in this area, referred to as the “Neighborhood Trail,” follows a tributary of Devereux Creek that extends north-south from Pebble Beach Drive near Hollister Avenue, through the Land Trust-owned portions of the Preserve, and intersects with Devereux Creek near the Ellwood Main Monarch Grove. Existing footpaths follow the creek.

The combined open spaces are surrounded by the existing Ellwood single-family residence neighborhood on the north, east, and west, and Ellwood Mesa on the south. The site’s eucalyptus groves are part of the historic monarch butterfly habitat referred to as the Main Monarch Grove. The existing use of this area is mostly undeveloped open space, with interpretive signs, informal trails, seating areas, and limited play equipment. The Land Trust envisions the Coronado Butterfly Preserve as a gateway to existing and future protected coastal resource areas, via trails linking the Ellwood Main Monarch Grove, the Ellwood Mesa open space and coastal bluffs, Devereux Slough, and the beach (Land Trust, 2000).

## **3.2.2 Ellwood Mesa Open Space**

The Ellwood Mesa Open Space land is comprised of approximately 136-acre Ellwood Mesa properties (five parcels owned by the Santa Barbara Development Partnership and the 1-acre “Doty” parcel) and an 80.16-acre portion of the existing 116.16-acre City of Goleta Santa Barbara Shores Park parcel. The remaining 36 acres of this site are to be developed as a separate parcel by Comstock Homes, as described in Section 2.0. The Santa Barbara Shores parcel is currently zoned Recreation (REC) under the City of Goleta Zoning Ordinance. The Ellwood Mesa site is currently zoned Planned Residential Development (PRD) (up to 162 units allowed) under the City of Goleta Zoning Ordinance, Article II. Existing land uses are presented in Figure 4.6-1.

The site is undeveloped open space that is used extensively for passive recreational use and coastal access. There are numerous dirt trails, a paved creek crossing road and culvert (located south of Santa Barbara Shores Drive), eucalyptus windrows, open grasslands, and three coastal access trails on the bluffs. Six abandoned water wells, each surrounded by barbed wire fence, are located along the north bank of Devereux Creek. Other remnants of past land uses are found throughout the site, including several areas of impacted soils from past oil fields, 12 abandoned

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oil wells, a concrete rubble pile near the main monarch grove (Ellwood Main) in a large erosional gully, several remnant barbed wire fences, and various other debris. Proposed Open Space Plan site improvements on the Ellwood Mesa Open Space are described in Section 3.4.

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### **3.3 APPROVALS OF PROJECTS TO IMPLEMENT THE OPEN SPACE PLAN**

#### **3.3.1 City of Goleta and California Coastal Commission**

As described in Section 1.0, the City of Goleta does not currently have an adopted Local Coastal Plan. Therefore the California Coastal Commission has the final permitting authority for projects that are intended to implement the Open Space Plan until such time as the City's General Plan/Local Coastal Plan is certified by the Commission. The Commission will review implementation projects for consistency with Coastal Act policies and consider issuance of a Coastal Development Permit or Permits (CDP). Follow up Land Use Permits issued by the City of Goleta would be required after each Coastal Commission CDP is issued.

The Ellwood Mesa Open Space Plan refers to those portions of the Open Space and Habitat Management Plan that are within the boundaries of the City of Goleta. Open Space Plan implementation actions that trigger the need for a discretionary permit, such as the construction of a coastal access parking lot, would be reviewed by the City of Goleta. This allows flexibility as to how the Open Space Plan actions can be phased over time.

To implement the Open Space Plan, the City of Goleta will:

1. Transfer existing private development rights (Santa Barbara Development Partnership (SBDP)/Comstock Homes and Doty Family) away from privately-owned coastal lands to a 36-acre portion of City-owned park property (Santa Barbara Shores Park). This shift would be accomplished through the purchase of the approximately 137-acre Ellwood Mesa property by the Trust for Public Land and transfer of its ownership to the City of Goleta. Part of the purchase price includes the transfer by the City of the title to the 36-acre portion of Santa Barbara Shores Park to SBDP/Comstock Homes for its development site. These transactions would increase the size of Santa Barbara Shores Park from 116.16 to about 238 acres through the expansion of the park into Ellwood Mesa.
2. Approve development of a residential project by SBDP/Comstock Homes on the 36-acre parcel.
3. Designate the roughly 238-acre undeveloped portion of the Santa Barbara Shores Park and Ellwood Mesa as permanent open space, including a rezone of the Ellwood Mesa to the Recreation District and approval of this Open Space Plan.
4. Rezone portions of the Coronado Butterfly Preserve and adjacent City-owned parcels from the Residential/Design Residential to the Recreation District.

The resulting land uses once these steps are completed are shown on Figure 4.6-2.

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## Section 3.0 **3.3.2 Other Agency Approvals**

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Other related permit actions may be required for implementation of the Open Space Plan by the California Department of Fish and Game, Regional Water Quality Control Board, U.S. Fish and Wildlife Service, and U.S. Army Corps of Engineers. These permitting activities would occur only when and if certain Open Space Plan implementation activities are pursued, such as construction of boardwalks in the wetland areas.

## **3.4 OPEN SPACE PLAN COMPONENTS**

This section summarizes the physical features of the Open Space Plan within the City of Goleta's jurisdiction. Basically there are two types of projects proposed in the Open Space Plan: restoration opportunities within various habitats located within the Open Space Plan area, and the creation of a Trail System. Figure 6 shows existing Environmentally Sensitive Habitat Areas. A component of the creation of a trail system would be the construction of a new public access parking lot and restroom to replace the lot displaced by the Comstock Homes Development. Opportunities for restoring habitat that has been adversely affected by human disturbance are shown on Figures 7, 9, and 11 and include potential riparian, vernal pool, and upland habitat restoration sites. These opportunities are discussed in detail in Section 4.4.

### **3.4.1 Overview of Habitats and Restoration Opportunities**

A summary of the acreage of habitats that occur in the roughly 650-acre Open Space Plan area is provided in Section 4.4, along with a breakout of habitat types that fall within the City of Goleta's jurisdiction. A total of 282 acres (34 percent) of the Open Space Plan area occurs in existing reserves, preserves, and open space with management plans, the largest of which is COPR. These currently managed reserves, preserves, and open spaces within the Open Space Plan area will continue to be managed separately from those managed under the Open Space Plan. Management approaches and actions under the Open Space Plan will be coordinated so that they do not conflict with these other efforts. A total of 63 acres (10 percent) of the area is privately owned and managed as part of the Ocean Meadows Golf Course. The lands to be managed under the Open Space Plan encompass 370 acres (56 percent) of the total area and include the Santa Barbara Shores Park, Ellwood Mesa, University South Parcel, West Campus Bluffs, portions of the West Campus Mesa, the South Slough Finger, and the North Slough Finger. The dominant habitat in the Open Space Plan area is non-native grasslands, which account for 45 percent of the area. The second most abundant habitat is eucalyptus woodland, accounting for 20 percent of the area to be managed under the Open Space Plan. The portion of the Open Space Plan area within the City of Goleta is consistent with this ranking of habitat dominance.

Native habitats comprise a relatively small percentage (about 24 percent) of these lands due to past disturbances. The most abundant native habitats are native grassland, coyote brush scrub, and coastal bluff scrub. Wetlands account for about 4 percent of the lands to be managed. On City of Goleta land, the habitat management approach is to protect the existing habitats by

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**FIGURE 6**

**and**

**FIGURE 7**

**and**

**FIGURE 9**

**and**

**FIGURE 11**

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establishing a consolidated trail system designed to avoid sensitive resources where feasible, to enhance some habitats, and protect the monarch butterfly aggregations and roosts. Trail design and habitat enhancements will occur, as funding sources are available.

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**3.4.2 Trail System Overview**

The trail system is based on the existing network of formal and informal trails in the Ellwood Mesa Open Space Plan area and COPR. Formal trails are those that have been deliberately designed and constructed under the auspices of the City of Goleta, County, University, or other land managers in the open space. Informal trails are pathways that have been developed through repeated public use and are not part of a formal planning process. Most of the trails within the City of Goleta’s jurisdiction are informal trails.

The proposed trail system is primarily designed for pedestrians; however, trails to accommodate bicycles and equestrian uses are also included (see Figure 12). Different trail types are proposed to accommodate these users (Figure 14). A variety of trails provide north-south connections across the Open Space Plan area, extending from public roads on the north side of the Open Space Plan area to the beach. The trail system links with trails and bike paths adjacent to the Open Space Plan area, including the public trails on COPR. Most of the trails within the City of Goleta are for pedestrians.

Certain trails will be closed because they traverse or encroach upon environmentally sensitive habitat areas (ESHAs) such as native grasslands, vernal pools, creeks, and/or dune scrub. Other trails will be closed because they are hazardous (i.e., gullies, eroding bluffs) and their continued use is exacerbating these problems. In these situations, nearby parallel trails will be maintained that provide similar access. In some cases, trails will be closed because they are located parallel to, and in close proximity to, other trails. Only two new trails are proposed within the Ellwood Mesa Open Space Plan area – a small trail that connects the southern end of the Comstock Homes Development to the Ellwood Mesa and a short segment extending from the relocated parking lot to the Open Space Trail system (Figure 12).

Table 3.4-1 presents the total linear feet for trails within the city of Goleta’s jurisdiction by user type, as well as the total length of trail closures.

**Table 3.4-1. Trail Lengths (feet) by Trail User**

Trail Type by User Group	City of Goleta <sup>1</sup>
Pedestrians	13,810
Pedestrians and Bicycles	27,550
Pedestrians, Bicycles, and Equestrians	7,730
Total	49,090
Trails to be closed	28,700

<sup>1</sup> Includes Coronado Preserve; does not include trail through Comstock Homes Development or possible trail through Goleta Unified School District property.

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*Section 3.0* Combined pedestrian-bicycle trails are the most common trails in the Open Space Plan area. In most areas, pedestrians and bicycles will share a single tread, which will require users to accommodate one another. In other areas, bicyclists will share a wider trail or a road with pedestrians to avoid direct conflict when passing. Pedestrian-only trails, totaling about 5 miles, are restricted to the Ellwood monarch grove trails, the COPR, and the University South Parcel Nature Park.

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Bicycle access will extend from the east side of the Open Space Plan area (Storke Road, El Colegio, and Camino Majorca) to the north side (Phelps Road) and the west end (Hollister Avenue). Pedestrian-bicycle trails in the City of Goleta will not provide all-weather passage for bicyclists.

Equestrian use of the Open Space Plan area will continue, but the number of trails will be consolidated and relocated to protect ESHAs, remove duplicative trails, and reduce overall trail erosion from equestrian use. In addition, Public Access Policy 2.2 of the Open Space Plan prohibits commercial equestrian operations in the open space area. Trails designated for equestrians include a wide range of designs, including single tread trails with dirt surfaces and trails with a separate equestrian path. In reaches with a single tread, pedestrians, bicyclists, and equestrians will share the trail. The current equestrian access points will be maintained at: (1) the parking lot at Santa Barbara Shores Park at the west end of the Open Space Plan; and (2) the stables on the West Campus Mesa. The equestrian trail system will provide a trail loop on Ellwood Mesa. The existing equestrian access trail to the beach will be maintained immediately west of COPR (Access Point D on Figure 12) on University property. Hence, horseback riders on the beach will enter and exit the beach at the same location. A sign will be posted at Access Point D directing all equestrians to use the beach area to the northwest, and indicating that horses are restricted from heading southeast into the COPR near snowy plover breeding habitat. Beach access for pedestrians will continue at access points E and F within the City's jurisdiction. Where needed and as funding becomes available, the City of Goleta will repair these access points.

### **3.4.3 Coronado Butterfly Preserve and Neighborhood Trail**

The Open Space Plan incorporates aspects of the existing Coronado Butterfly Preserve (Preserve) Management Plan for the 9.31 acres of land within the Preserve. Existing features of this area include pedestrian trails, a small amphitheater, interpretive signs, and low profile fencing. Two parcels, 6.83 acres and 1.3 acres, respectively, within the Preserve are zoned for residential use. These parcels (APN 079-210-045 and 079-395-016) would be rezoned respectively from residential DR 3.3 units per acre and 7-R-1 to recreation (REC) by the Land Trust for Santa Barbara County. The rezone is evaluated as a part of this project. Physical components of the Preserve's Management Plan are also evaluated in this EIR to the extent that they are shown as changes to the existing land uses. As shown on Figure 12, the Land Trust proposes to maintain existing trails as is with the exception of certain trail segments that would be closed for restoration. Other detailed aspects of the Preserve's Management Plan, such as the long-term management planning policies and procedures, are evaluated in this EIR in a

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**FIGURE 12**

**AND**

**FIGURE 14**



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cumulative sense. The Preserve's Management Plan is relevant to this CEQA analysis because the Preserve provides important links to the Ellwood Mesa Open Space lands that would be managed by the City of Goleta.

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The western portion of a 1.2-acre parcel owned by the City of Goleta (APN 079-395-015) will be rezoned from residential (7-R-1) to recreation (REC). The eastern portion is already zoned REC. The remaining 11.2 acres of City of Goleta-owned open space would be maintained as open space by the City of Goleta. Trail 20, referred to as the "Neighborhood Trail," passes through all of the nine parcels in this area that are owned by the City of Goleta, and through the Preserve. This trail is proposed to remain as is.

### **3.4.4 Ellwood Mesa Open Space**

The Ellwood Mesa Open Space land would remain as permanent open space and most of the existing trails and beach access points would remain as is. To create the Ellwood Mesa Open Space Plan, the Ellwood Mesa parcels would be rezoned from PRD to REC. The portion of the Santa Barbara Shores Park parcel that is to remain as open space would be added to the 136-acre Ellwood Mesa parcel to form approximately 230 acres of contiguous open space area that would be managed by the City of Goleta. Specific physical improvements that are recommended in the Open Space Plan are summarized below.

#### **3.4.4.1 Trail Closures**

Several trails would be closed for restoration as shown on Figure 12. The remaining trails would remain open for pedestrian, bicycle and equestrian access. In general, all the open trails would be accessible for pedestrians; bicyclists would be allowed on most trails, but prohibited in the sensitive habitat areas including Devereux Creek, the Ellwood Main Monarch Grove, and the Coronado Butterfly Preserve. Equestrians would be designated to an extensive loop trail that accesses the inland and bluff areas of Ellwood Mesa, and provides beach access on the University's land at Access Point D.

#### **3.4.4.2 Anza Trail**

The Juan Bautista de Anza Trail (Anza Trail) will be the primary east-west trail across the Open Space Plan area (Figure 13). In 1990, Congress designated the Juan Bautista de Anza National Historic Trail and authorized the NPS to administer it. Within the Open Space Plan area, the Anza Trail would accommodate pedestrians, bicyclists, and equestrians. It would provide connections to many trails within the Open Space Plan area, as well as to bike routes and trail designations outside of the Open Space Plan area.

It is proposed that the Anza Trail would extend westward from a public trailhead at West Campus Mesa across the entire Open Space Plan area to a new parking lot at Santa Barbara Shores Park near Hollister Avenue. On University lands, the trail coincides with the existing paved Venoco access road for most of its length, which will provide sufficient width on the paved surface and shoulders to allow multiple use without direct conflicts. At the western

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*Section 3.0* terminus of Venoco access road, the Anza Trail on both University and City of Goleta lands is proposed to have an improved surface and a separate tread for equestrians. The surface will be stabilized with a binder to allow all-weather access for bicyclists on University lands only.

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Two alternative trail surfaces are under consideration for this portion of the Anza Trail and are shown on Figure 16. Alternative 1 consists of an all-weather surface across the entire Anza Trail within the Open Space Plan area. Alternative 2 calls for the easternmost portion of the trail on Ellwood Mesa (Windrow Trail) to be surfaced with compacted fines, with an all-weather surface binder. The remainder of the trail, westward on the Ellwood Mesa, is to remain without all-weather surfacing. Alternative 2 also includes extending the all-weather surface binder north on Trail 14 to Phelps Road to allow road bikes to access Phelps Road from the Open Space Plan area on an all-weather surface.

### **3.4.4.3 Coastal Trail**

In 1976 the Coastal Act was enacted, creating both the California Coastal Commission and the State Coastal Conservancy. They pushed for the 1979 Coastal Public Access Program that calls for “a trail linking state parks, federal recreation areas, and other areas of significance located in coastal areas.”

The California Coastal Trail (Coastal Trail) resulted from this program and is intended to provide a network of publicly accessible trails for walkers, bikers, equestrians, wheelchair riders, and other users along the California coast. In 2001, the state legislature passed ACR20 and SB908 that provide a resolution for completing the Coastal Trail, and a mandate for mapping the existing segments and estimating the costs for completing missing segments.

The City of Goleta, University, and County have identified a Coastal Trail segment within the Open Space Plan area as shown on Figure 13. The Coastal Trail will run east-west across the Open Space Plan area from Hollister Avenue to the west, across Ellwood Mesa, splitting north and south around the COPR. The northern split will be combined with the Anza Trail along the Venoco access road and tie into the existing designated Coastal Trail at Storke Road. The southern split will include a beach segment to Sands Beach where the trail will enter the West Campus Bluffs and tie into the existing designated Coastal Trail at Del Playa Road. If the current alignment is undermined by coastal erosion, a 30-foot setback would be used to re-align the trail.

The trail is primarily designed for pedestrian use on Ellwood Mesa and on the coastal beaches. Portions of the trail on Ellwood Mesa are also designed for pedestrians and bicycles.

### **3.4.4.4 Trail Design and Maintenance**

Several trails would traverse the interior of the Ellwood Mesa Open Space land. Existing trails within the eucalyptus groves along Devereux Creek provide access to the monarch groves. With the exception of the Anza Trail, all trails that are proposed to remain open to the public, including the designated Coastal Trail segment, are proposed to be maintained as is with the

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**FIGURE 13**

**FIGURE 16**



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same width and native material as present. Sample cross-sections for these trails are provided on Figure 18.

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### **3.4.4.5 Devereux Creek Bridge and Boardwalk Alternative**

The City of Goleta is considering three boardwalks and a stair alternative across Devereux Creek and associated wet or eroded areas in the Ellwood Main Monarch Grove which would help to reduce erosion within the creek bed and banks (Figure 15). These boardwalks would be in addition to the proposed bridges across Devereux Creek and would provide improved public access into the butterfly aggregations. The need, location, design, and timing of these boardwalks would be considered as funding allows.

### **3.4.4.6 Beach Access**

Minor improvements are proposed at two existing beach access points on Ellwood Mesa. Minor grading for improved safety and erosion control is proposed at the central mesa bluff access point (Figure 12, Access Point F). This access is proposed as pedestrian-only. Minor repairs would be made to the eastern bluff access, including filling in potholes at the base of the asphalt road (Figure 12, Access Point E) to improve safety. This access is proposed as pedestrian access.

### **3.4.4.7 Equestrian Trails**

A proposed equestrian loop would allow equestrians to ride on the Anza Trail (Trail 6) from the trailhead near Hollister Avenue to the bluff trail (Trail 22), then to the beach access on University property (Access Point D). Equestrian riding would be permitted on the beach, however, riders would be advised by posted signs to avoid western snowy plover habitat near the University's COPR. Once back on the trail, riders could either proceed east to the West Campus Mesa trailhead, or return to the Hollister Avenue trailhead via the Coastal Trail or the Anza Trail segment that traverses the central portion of Ellwood Mesa. These trails are shown on Figure 12.

### **3.4.4.8 Parking**

A 40-space parking area is proposed to be constructed near Hollister Avenue between the proposed Comstock Homes Development site and the eucalyptus groves that form the eastern border of the existing Santa Barbara Shores parcel (Figure 19). This parking site would more than double the number of existing off-street parking places in this area and would formalize the present system of informal on-street and off-street parking. The parking entrance would be located directly across from the Ellwood School entrance, in line with the existing traffic signal. The parking area would be set back at least 100 feet from the dripline of the eucalyptus grove to the east.

This parking area would provide trailhead access to the western portion of the Anza Trail (Trail 6) within the Open Space Plan area. The parking area would provide 3 equestrian trailer parking spaces, 2 handicap spaces, a restroom, interpretive and directional signage and/or trail maps. A

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Open Space* barrier, such as bollards or rustic fence, would be installed at the edge of the parking area to prevent vehicular access to the open space areas. Nighttime access would be restricted by installing a gate at the entrance. The gate and restroom would be closed at dusk. The parking area and restroom would not include nighttime lighting.

### **3.4.4.9 Connections to Residential Development**

As described in Section 2.0, pedestrian and bicycle access to the Ellwood Mesa Open Space Plan area would be available through the Comstock Homes Development in addition to the open space connection to the parking lot south of Hollister Avenue.

### **3.4.4.10 Open Space Amenities**

A limited amount of other facilities will be provided in the Open Space Plan area to better accommodate users. Benches will be located at scenic locations within the Open Space Plan area. Informational signs will be installed at the proposed Hollister Avenue parking lot. These public amenities will be established by the City of Goleta as funding allows. Preliminary numbers and locations of these features are shown on Figure 26.

## **3.5 SITE REMEDIATION**

The Open Space Plan area was widely used for oil and gas production during the 1920s and 30s. Remnants of past oil and gas activities exist at various locations onsite today. Additional information on the location of known historic well sites and areas of known contaminated soils is presented in Section 4.5, Hazards and Hazardous Materials. Some of these remnants, such as old wells and pipelines, are being evaluated to determine how best to manage them to reduce any potential environmental or public safety risk.

Six non-functioning water well structures are located on the Ellwood Open Space Plan area. In order to avoid long-term risks associated with these wells (e.g., contamination of water supplies and public safety risks from hazards), each of these facilities would be abandoned in accordance with Santa Barbara County Environmental Health Services standards and procedures. Upon successful abandonment, existing fences around the well sites would be removed.

As discussed in Section 4.5, site remediation will be carried out following plans that will be developed as part of ongoing hazardous materials investigations. The estimated amount and duration of earth moving activity, and the specific remediation methods, will be determined after completion of the ongoing investigations.

The following general field activities may be conducted during the site remediation process:

- Hazardous waste testing would involve placement of drill rigs onsite for a period of several days at each of several investigation sites. General procedures for site testing are described in Section 4.5.

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**FIGURE 18**

**and**

**FIGURE 15**

**and**

**FIGURE 19**

**and**

**FIGURE 26**



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- Based on the results of the testing and health risk assessments, it is possible that several areas would require remediation on the Ellwood Open Space Plan area. General procedures for site remediation are described in Section 4.5. Site remediation typically involves the use of heavy equipment for grading, excavation, and hauling of soil and debris. As appropriate, detailed work plans with equipment and truck trip estimates for each site would be developed at a later date. Therefore, any impact assessment associated with remediation would need to be based on those future work plans. For example, after additional field testing, a typical excavation could require up to 3 feet of cut over an area of 100 feet by 100 feet for a total of 30,000 cubic feet, or 1,111 cubic yards. This soil could be remediated onsite or hauled offsite for disposal at an approved waste handling or recycling facility, and replacement soil could be brought to the site. Assuming 13.5 cubic yards of soil per truck load, an estimated 82 truck trips of export and another 82 truck trips of import would be needed at each site, resulting in at least 164 truck trips per site, plus additional truck trips for personnel, heavy equipment, and other material handling and transport.
- Re-abandonment of oil wells and abandonment of water wells would involve grading, placement of drill rig equipment, grouting activities, etc. Equipment and site debris would be hauled offsite for disposal or recycling. General procedures for well abandonment are described in Section 4.5.
- Additional impacted soils may be encountered during trail grading activities. These sites would be evaluated and appropriate steps would be taken to properly assess and remediate these sites. General procedures for site assessment are described in Section 4.5.

In general, these remediation and well abandonment efforts would result in a temporary disturbance to affected locations, and contaminated soils would be hauled offsite using haul routes to be established in the work plans. Upon completion of the remediation effort, these locations would be restored to a natural state that is compatible with their surroundings. Trail setbacks, signs, and other engineering controls (such as temporary trail closure or re-routing of trails) would be implemented at these work sites to maintain public safety. Soil management practices would be employed to minimize risks of offsite contamination.

### **3.6 OPEN SPACE PLAN IMPLEMENTATION**

In addition to the physical improvements described in Section 3.4, the Open Space Plan recommends that a Joint Committee be created to act as a point of contact and coordination for implementation of management actions that address multiple sensitive resources and/or site constraints.

Inter-disciplinary management actions address:

- Trail closures and trail use enforcement (e.g., in areas of sensitive habitat or erosion)
- Allowable site uses (e.g., restrictions on equestrian use of trails)

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

- Section 3.0*
- Proposed  
Project –  
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Open Space*
- Public nuisance and law enforcement (e.g., frequency and mode of police patrols, availability of public phones)
  - Public information and educational programs (e.g., types of allowable research)
  - Pest management (e.g., vector control practices)
  - Water quality management and flood control (e.g., runoff sampling and new stormwater structures or practices)
  - Fire fuel management (e.g. location and maintenance of fuel breaks)
  - Fire and emergency response (e.g., response time, vehicular access routes)