MEMORANDUM

TO: Responsible Agency Representative/Notice of Preparation Recipient

FROM: Rob Mullane, Project Manager

DATE: July 25, 2003

RE: Notice of Preparation of an Environmental Impact Report for the Comstock Homes Monarch Point Development and Portions of the Ellwood-Devereux Open Space Plan Under Jurisdiction of the City of Goleta

The City of Goleta will be the Lead Agency and will prepare an environmental impact report (EIR) for the proposed Comstock Homes Monarch Point Development and related Ellwood-Devereux Open Space and Habitat Management Plan (Open Space Plan) components located within the jurisdictional boundaries of the City of Goleta. The Notice of Preparation (NOP) is intended to provide Responsible Agencies, as defined under the California Environmental Quality Act, with sufficient information describing the project and the potential environmental effects to make a meaningful response to the City on the scope of EIR that will be prepared for the proposed project. We need to know the views of your agency as to the scope and content of the environmental information that is germane to your agency’s statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential effects are contained in the attached material.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than Monday, August 25, 2003. Comments must be sent to the City of Goleta via U.S. Mail or e-mail as follows:

Rob Mullane, Senior Planner
City of Goleta
6500 Hollister Avenue, Suite 120
Goleta, CA 93117
Telephone: (805) 961-7544
Facsimile: (805) 685-6325
E-mail: rmullane@cityofgoleta.org
1. PURPOSE

The City of Goleta, as Lead Agency, is preparing a project-level Environmental Impact Report (EIR) to address the potential environmental impacts associated with the proposed Comstock Homes Monarch Point Development and the Ellwood-Devereux Open Space and Habitat Management Plan (Open Space Plan) components within the jurisdictional boundaries of the City of Goleta. Pursuant to California Environmental Quality Act (CEQA), a Notice of Preparation (NOP) is required prior to preparation of an EIR. CEQA Guidelines Section 15082 specifically states, “The Notice of Preparation shall provide the Responsible Agencies with sufficient information describing the project and the potential environmental effects to enable the Responsible Agencies to make a meaningful response.”

Respondents to this NOP are encouraged to provide the City of Goleta with comments regarding the nature and range of issues to be analyzed in this EIR under their authority. Pursuant to CEQA Section 15063, an Initial Study has not been prepared for this project because the City of Goleta has determined that an EIR is required because potentially significant environmental impacts are anticipated to occur.

2. COMMENT PERIOD

The deadline for receipt of comments on the NOP is 5:00 p.m. on Monday, August 25, 2003. Comments must be sent to the City of Goleta via U.S. Mail or e-mail as follows:

Rob Mullane, Senior Planner
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Documents related to the project are available for review at the above location.
Public Scoping Meeting

Oral and/or written comments may also be provided at the EIR Scoping Meeting scheduled for 7:00 p.m. on Wednesday, August 13, 2003, at the Dos Pueblos High School Cafeteria, Cathedral Oaks Road, Goleta, CA 93117.

3. PROJECT DESCRIPTION

A. Project Location and Site Information (Refer to Exhibits 1 and 2 for project location maps)

There are three project sites that will require discretionary approvals associated with the Ellwood-Devereux Open Space Plan and proposed Comstock Homes Monarch Point Development within the jurisdiction of the City of Goleta, County of Santa Barbara 3rd Supervisorsial District. In addition, Open Space Plan management actions will be developed for the Coronado Preserve. The areas within the jurisdiction of the City of Goleta are shown on Exhibit 2. A brief description of each site is provided below, and site information for each site is provided in Table 3.1, below.

Proposed Comstock Homes Monarch Point Development Site. This site is located on the south side of Hollister Avenue west of the Ellwood Elementary School and immediately east of the Sandpiper Golf Course. This 39.81-acre proposed development site is part of a larger 116.16-acre parcel (Assessor Parcel Number [APN] 079-210-067), referred to as the Santa Barbara Shores Park property, currently owned by the City of Goleta.

Proposed Santa Barbara Shores-Ellwood Mesa Park/Open Space Area. This proposed site is located south of the proposed Comstock Homes Monarch Point Development site and east towards property owned by the University of California, Santa Barbara. The main parcels that will comprise the park include the remaining 76.35-acre portion of the City of Goleta Santa Barbara Shores Park/Open Space area APN 079-210-067, and five other parcels currently owned by the Santa Barbara Development Partnership (SBDP) for a total of approximately 130 acres (APNs 079-210-013, 79-210-014, 79-210-015, 079-210-024, and 79-210-051). These five parcels would comprise the balance of the Park/Open Space area. The acreage of the new park/open space area will be approximately 207 acres.

Goleta Union School District Site. This site is located south of Phelps Road and east of the intersection of Phelps Road and Cannon Green Drive. The site is adjacent to residential development to the north and east and to the property known as the University of California, North Campus parcel, to the west and south.
### Table 3.1 Existing Site Information

<table>
<thead>
<tr>
<th>Proposed Comstock Homes Monarch Point Development Site that is part of the 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 39.81-acre development envelope for residential development for the Comstock Homes Development and 76.35 acres to become part of the larger City of Goleta Santa Barbara Shores-Ellwood Mesa Park/Open Space Area)</th>
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<tbody>
<tr>
<td>Former Santa Barbara County Comprehensive Plan Designation*</td>
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<tr>
<td>City of Goleta Zoning Ordinance Designation</td>
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<tr>
<td>Site Size</td>
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<td>Present Use &amp; Development</td>
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<td>Proposed Use and Development</td>
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<td>Surrounding Uses/Zoning</td>
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<td>Access</td>
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<td>Public Services</td>
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**Proposed Expansion of City of Goleta Santa Barbara Shores - Ellwood Mesa Park/Open Space Area (Existing Ellwood Mesa Site, APNs 079-210-013, -014, -015, 024, -051) These parcels will be merged with the 76.35-acre portion of APN 079-210-067 to create the proposed 207-acre City of Goleta Santa Barbara Shores - Ellwood Mesa Park/Open Space Area.**

| Former Santa Barbara County Comprehensive Plan Designation* | Planned Development |
| City of Goleta Zoning Ordinance Designation | Planned Residential Development (PRD) 162 units allowed |
| Site Size | 130.4 acres |
| Present Use & Development | Vacant, undeveloped public open space, four separate wells enclosed by chain link fencing. |
| Proposed use and Development | The existing 130.4-acre parcel will be merged with a 76.35-acre portion of the existing City of Goleta Santa Barbara Shores Park to create the new 207-acre City of Goleta Santa Barbara Shores - Ellwood Mesa Park/Open Space Area. |
### Surrounding Uses/Zoning

| North: Ellwood neighborhood |
| South: Ellwood Beach and Pacific Ocean |
| East: North Campus and Coal Oil Point Reserve |
| West: City of Goleta Santa Barbara Shores Park |

### Access

Access to the Ellwood Mesa site is provided via several access points in the Santa Barbara Shores Neighborhood.

### Public Services

- Water Supply: Goleta Water District
- Sewage: Goleta West Sanitary District
- Fire: Santa Barbara County Fire Department, Station #11 primary response station with backup from Stations #14 & #17
- Schools: N/A

### Goleta Union School District Site

| Former Santa Barbara County Comprehensive Plan Designation* | Residential use at 6 units per acre with Design Residential (DR) zoning. Affordable Housing Overlay allows for up to 10 units per acre if additional affordable units are provided. |
| City of Goleta Zoning Ordinance Designation | DR-6 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 |

### Surrounding Uses/Zoning

| North: Phelps Road |
| South: UCSB North Campus |
| East: University Village neighborhood |
| West: UCSB North Campus |

### Access

Access to project site would be provided via Phelps Road.

### Public Services

- Water Supply: Goleta Water District
- Sewage: Goleta West Sanitary District
- Fire: Santa Barbara County Fire Department, Station #11
- Schools: Goleta Union School District/Ellwood Elementary School; Santa Barbara School & High School District; Goleta Valley Junior High & Dos Pueblos Senior High Schools

*The City of Goleta did not adopt the Santa Barbara County General Plan designations for these properties. The City of Goleta is in the process of preparing a new General Plan and implementing ordinances.

### B. Proposed Project

#### Proposed Comstock Homes Monarch Point Development

- A parcel map, as shown on Exhibit 3, to reconfigure Santa Barbara Shores Park to establish boundaries for the site to be conveyed by the City of Goleta to Comstock Homes for residential development. The remaining portion of the site would be retained by the City of Goleta for the expansion of the Santa Barbara Shores-Ellwood Mesa Park/Open Space area.

The proposed parcel map will subdivide the existing 116.16-acres City of Goleta Santa Barbara Shores Park/Open Space area (APN 079-210-067) into two parcels: (1) a 39.81-
acre development envelope that would be conveyed to the Santa Barbara Development Partnership (SBDP) for the proposed Comstock Homes Monarch Point Development and (2) a 76.35 acre parcel that would remain as part of the City of Goleta’s Santa Barbara Shores Park/Open Space area. Concurrent with the recording of the parcel map, the parcels currently owned by SBDP on the Ellwood Mesa site (APN’s 079-210-013, 014, 015, & 051) would be conveyed to the Trust for Public Lands and subsequently to the City of Goleta to become part of the expanded Santa Barbara Shores Park/Open Space area.

- A vesting tentative tract map, as shown on Exhibit 4, for a total of 84 parcels consisting of 78 single family residences and six lots for the development of roads, open space, and onsite drainage control improvements.

The proposed vesting tentative tract map would subdivide the 39.81-acre, reconfigured Lot 1 into 78 single family residential (SFR) lots and six lots to accommodate roads, open space, and onsite drainage/bioswale improvements. The residential lots would range from 7,433 ft² to 15,147 ft² in size and the proposed dwelling sizes would range from 2,212 ft² excluding garage to 4,131 ft² excluding garage. Of the residential development 78 lots, 23 of these would be developed with one-story houses with a height measured from finished grade of 18 feet, and the remaining 55 lots would have two-story units at a height measured from finished grade of 25 feet. All residential units are proposed to be market rate and the project would have no affordable housing component other than payment of in-lieu fees.

Access to the project would be provided by a private gated entry drive connecting directly to Hollister Avenue. The project would include the following improvements to the Hollister Avenue corridor:

- Construction of a masonry sound wall at the rear property line of the northern most lots
- Construction of a ten-foot-wide equestrian path
- Construction of a paved ten-foot-wide Class I bikepath
- Construction of a five-foot-wide sidewalk and curb face
- Extension of pavement from the existing pavement on Hollister Avenue to the new curb face

The entrance to the project would include a landscaped median, vehicle turn-around, and gate, all located within an 82-foot-wide right-of-way. 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). Water would be provided by connecting to the Goleta Water District’s facilities within the right-of-
way of Hollister Avenue, and sewer service would be provided by sewer lines connecting to the Goleta West Sanitary District’s trunk sewer line along the Devereux Creek corridor.

The project would include a plan for streetscape landscaping and street trees, perimeter landscaping, a masonry privacy wall along Hollister Avenue, and perimeter walls and fences along the remaining project perimeter. Stormwater runoff from the project would be routed to one of two detention basins before being discharged into Devereux Creek. The project would involve 72,000 yd$^3$ of cut and 60,000 yd$^3$ of fill to be balanced onsite. The excess amount of fill would be consumed onsite via soil shrinkage and re-compaction.

- A rezone of the 39.81-acre development envelope of the existing Santa Barbara Shores Park from Recreation (REC) to 7-R-1 to allow for the development of the proposed Comstock Homes Monarch Point Development.
- A Coastal Development Permit (CDP) from the Coastal Commission to approve the proposed Comstock Homes Monarch Point Development.
- Soil remediation activities may be required on the proposed Comstock Homes Monarch Point Development site. The City of Goleta is currently evaluating documentation of historic contamination and remediation activities on the site. In the event that further remediation is required, the EIR will address the appropriate remediation activities as well as any required consultation with state and local regulatory agencies.
- 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.

**Proposed Santa Barbara Shores-Ellwood Mesa Park/Open Space Area**

- A rezone of the 135-acre Ellwood Mesa property (APNs 079-210-013, -014, -015, -024, -051), owned by the Santa Barbara Development Partnership Shores Park, from Planned Residential Development (PRD) to REC to allow for the expansion of the City of Goleta Santa Barbara Shores Park to the new larger City of Goleta Santa Barbara Shores-Ellwood Mesa Park/Open Space Plan area.
- Discretionary approvals from the City of Goleta for those portions of the Ellwood-Devereux Open Space Plan that are located within the City of Goleta’s jurisdiction specifically including the following:
• Location of trails and trail connections to adjacent open space lands, including the Coronado Preserve and UCSB properties

• Construction standards for trails, creek crossings, benches, and signage

• Parking locations, including sizes, configurations, physical improvements (i.e., fencing, signage, lighting, telephones, etc)

• Location and number of restroom facilities

• Beach access improvements

• Habitat restoration and enhancement activities

• A CDP from the California Coastal Commission to approve the proposed portion of the Open Space Plan components within the City of Goleta.

• Soil remediation activities may be required on the proposed Santa Barbara Shores-Ellwood Mesa Park site. The City of Goleta is currently evaluating past documentation of contamination and remediation activities on the site. In the event that further remediation is required, the EIR will address the appropriate remediation activities as well as any required consultation with state and local regulatory agencies.

• 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.

**Goleta Union School District Site**

• A rezone of the 9.2-acre site from Design Residential (DR) - 6.0 units per acre accommodating 92 units (55 without affordable housing) to DR - 3.3 units per acre to accommodate 30 units.

**4. RELATED ENVIRONMENTAL REVIEW**

The preparation of the Open Space Plan is currently in progress. The City of Goleta is working together with the University of California, Santa Barbara and the County of Santa Barbara on the development of the Open Space Plan. The starting point for the components of the Open Space Plan is the Joint Proposal for the Ellwood-Devereux Coast, dated March 2002. The Joint Proposal provides for a comprehensive planning approach to resolve land use and environmental conflicts within the Ellwood-Devereux Coast area. Such an approach
protects sensitive resources while allowing reasonable development under jurisdiction of each agency. The Joint Proposal identifies numerous goals and objectives for preservation of the Ellwood-Devereux Coast ranging from the identification of the location of trails, construction standards for trails, benches, and signage, parking locations, including sizes, configurations, physical improvements (i.e., fencing, signage, lighting, telephones, etc), location and number of restroom facilities, beach access improvements, and habitat restoration and enhancement activities.

In addition, to implement the Open Space Plan and its broad range of programs and to address proposed residential developments within the three jurisdictions, the three agencies sponsoring the Joint Proposal are also currently preparing individual EIRs. While this NOP is specific to the development components within the jurisdiction of the City of Goleta, the EIR Scoping Meeting scheduled for August 13, 2003, is intended to receive public and agency comments on the scopes of the three independent but related EIRs associated with the proposed residential developments and the Open Space Plan.

5. PRELIMINARY LIST OF POTENTIAL ENVIRONMENTAL EFFECTS TO BE ADDRESSED IN THE EIR

A preliminary list of potential environmental impacts associated with the proposed project is presented below using the topic areas from CEQA Guidelines Appendix G. As described above, the project has two primary components – the Comstock Homes Monarch Point Development and those physical elements of the Open Space Plan that are located within the City of Goleta. For the purpose of this NOP, the impact summary discussions are further divided within each issue area to address the residential and Open Space Plan components separately.

As of the date of the NOP, Open Space Plan details have not been refined because they will be developed during the preparation of the Open Space Plan. These project details are related to the scope of physical improvements and potential soil remediation activities. In general, any site improvements that would require heavy equipment operations, generate increased truck traffic, or otherwise impact the present site conditions would have the potential to cause additional adverse impacts in the areas of air quality, biological and cultural resources, geology and soils, water quality, noise, traffic and transportation, and hazardous materials. It is anticipated that the Open Space Plan components will be developed in sufficient detail to address potential impacts of the plan in advance of the release of the public draft EIR.

In addition, responses to this NOP and comments received at the Scoping Hearing on August 13, 2003 will provide a basis for adjustments to the scope of issues to be addressed in the EIR.
The current scope of the EIR includes evaluation of the following potential environmental impacts:

### 5.1 Aesthetic/Visual Resources

**Residential Development**

- Impairment or obstruction of public scenic view corridor
- Change to the visual character of the area
- Effects on views from existing residential areas located north of the project site and from U.S. Highway 101
- Glare or night lighting affecting adjoining areas
- Visual compatibility of proposed structures

**Open Space Plan Component**

- Visually or aesthetically incompatible structures (e.g., parking areas, restrooms)

### 5.2 Agricultural Resources

**Residential Development**

The proposed residential development is not expected to cause impacts to agricultural resources due to the absence of prime agricultural soils.

**Open Space Plan Component**

- An area of Class II (Diablo Clay) prime agricultural soils is located in the southern portion of the Santa Barbara Shores Park and will remain in its current undeveloped state.

### 5.3 Air Quality

**Residential Development**

- Short-term air quality impacts from construction activities (e.g., grading and other activities that require heavy equipment operations and/or generate increased truck traffic)
- Long-term cumulative air quality impacts from residential project-generated traffic and other residential uses
Open Space Plan Components

The open space plan component of the proposed project is not expected to cause adverse impacts to air quality.

5.4 Biological Resources

Residential Development

- Conversion of open coastal terrace habitat to residential development
- Impacts to sensitive plant and animal species and regionally important habitats in the project vicinity (e.g., new sources of noise, light and glare, trampling, and other human-induced nuisances)
- Impacts to wetlands and other Environmentally Sensitive Habitat Areas (ESHs)

Open Space Plan Components

- Long-term changes to regionally important biological resources as a result of restoration and preservation actions
- Effects on known Monarch Butterfly habitat and overwintering areas from possible increased public access and use
- Potential effects on sensitive habitats from the beach to the bluff areas to the coastal terrace due to possible increased use. Sensitive habitats include, but are not limited to: wetlands, vernal pools, native grasslands, riparian corridors, etc.

5.5 Cultural / Historic Resources

Residential Development

- Disturbance to known or unknown cultural resources (e.g., archeological and historic sites) at the residential site and vicinity resulting from short-term construction activities and long-term increase in human activities

Open Space Plan Components

- Disturbance to known or unknown cultural resources (e.g., archeological and historic sites) from open space improvement activities and possible increased public use and access
5.6 Geologic Processes

Residential Development

- Exposure to seismic hazards (i.e., earthquakes) due to the proximity of the structural development to locally active faults (e.g., North Branch of the More Ranch Fault)
- Permanent changes in topography
- Increases in onsite and offsite erosion that may impact water resources in the project vicinity

Open Space Plan Components

- Decreased slope stability and increased erosion on the coastal bluffs due to possible increased use of existing paths, trails, ramps and stairway accesses to the beach and construction activities (e.g., construction of bluff and beach access trails, public service improvements, site remediation and cleanup, and other activities that may require heavy equipment operations or generate increased truck traffic)

5.7 Hazardous Materials/Risk of Upset

Residential Development

- Short-term impacts during construction activities due to use, transport and/or exposure to hazardous waste or materials

Open Space Plan Components

- Exposure to potential contaminants from previous oil and gas development uses at the property that could be uncovered during site remediation activities or construction of open space area improvements (trails, restrooms, parking areas, etc)
- Exposure to hazards from the abandoned wells and debris onsite

5.8 Water Resources/Flooding

Residential Development

- Short-term construction-related impacts, such as sediment loading into Devereux Creek
- Long-term increases in onsite and offsite erosion that may impact water resources in the project vicinity
Open Space Plan Components

- Increased erosion on the coastal bluffs due to possible increased use of existing paths, trails, ramps and stairway accesses to the beach and construction activities (e.g., construction of bluff and beach access trails and creek crossing structures, public service improvements, site remediation and cleanup, and other activities that may require heavy equipment operations or generate increased truck traffic)
- Increased risk of localized flood hazards due to placement of new creek crossing structures
- Increased pollutant load to creeks and the ocean resulting from increased equestrian and dog use of the area

5.9 Land Use

Residential Development

- Conversion of historic open space uses, on land previously zoned for recreation, to residential uses
- Placement of residential structures and/or land uses incompatible with existing open space land uses
- Growth inducement in the project vicinity

Open Space Plan Components

The open space plan component of the proposed project is not expected to cause adverse impacts to land use.

5.10 Mineral Resources

The proposed project is not expected to cause impacts to mineral resources.

5.11 Noise

Residential Development

- Short-term noise disturbance impacts to nearby neighborhoods from residential construction activities
• Long-term cumulative increase in project area ambient noise levels as a result of residential uses and traffic
• Exposure of residents of new subdivision to traffic noise sources (Hollister Avenue)

Open Space Plan Components

• Short-term noise impacts to adjacent residences associated with public amenities for the open space plan.

5.12 Population and Housing

Residential Development

• Direct and indirect population growth inducement in the project area

Open Space Plan Components

The open space plan component of the proposed project is not expected to cause adverse impacts to population and housing.

5.13 Public Services

Residential Development

• Increased threat of wildland fires and associated fire protection service requirements due to increased urbanization of existing open space area
• Increased demand for public services (law enforcement, recreation, schools, etc)

Open Space Plan Components

• Nuisance to existing residential neighborhoods and associated public services due to inappropriate use of new and/or improved public parking facilities

5.14 Recreation

Residential Development

• Increased use of existing and proposed neighborhood and regional parks that causes substantial or accelerated physical deterioration of the recreational facilities
Open Space Plan Components

The open space plan component will preserve a substantial portion of the project area in permanent open space for use as a recreational resource, and will include funding mechanisms to maintain the recreational resources; therefore, the open space plan component of the proposed project is expected to provide a recreational benefit.

5.15 Transportation/Circulation

Residential Development

• Increased traffic loading on local roads and intersections in relation to existing traffic load and street system capacity
• Increased traffic volumes resulting in degradation of level of service (LOS) at key intersections
• Cumulative traffic impacts to local roadway segments and intersections in the project area

Open Space Plan Components

• Increased traffic loading on local roads in relation to existing traffic load and street system capacity due to increased use of new and/or improved open space public access parking facilities located in residential neighborhoods
• Impacts to local neighborhoods and roadways from increased parking on local streets

5.16 Utility and Service Systems

Residential Development

• Construction of new onsite stormwater drainage facilities that could cause accelerated erosion, creek sedimentation, or other adverse water quality impacts

Open Space Plan Components

The open space plan component of the proposed project is not expected to cause adverse impacts to utilities and service systems.
Exhibit 2. City jurisdiction areas within the Joint Proposal area.

Exhibit 3. Proposed Parcel Map and Ellwood Mesa Open Space boundary.
Exhibit 4. Proposed Comstock Homes - Monarch Point Development
Property lines and lot configuration.