



City of Santa Barbara California

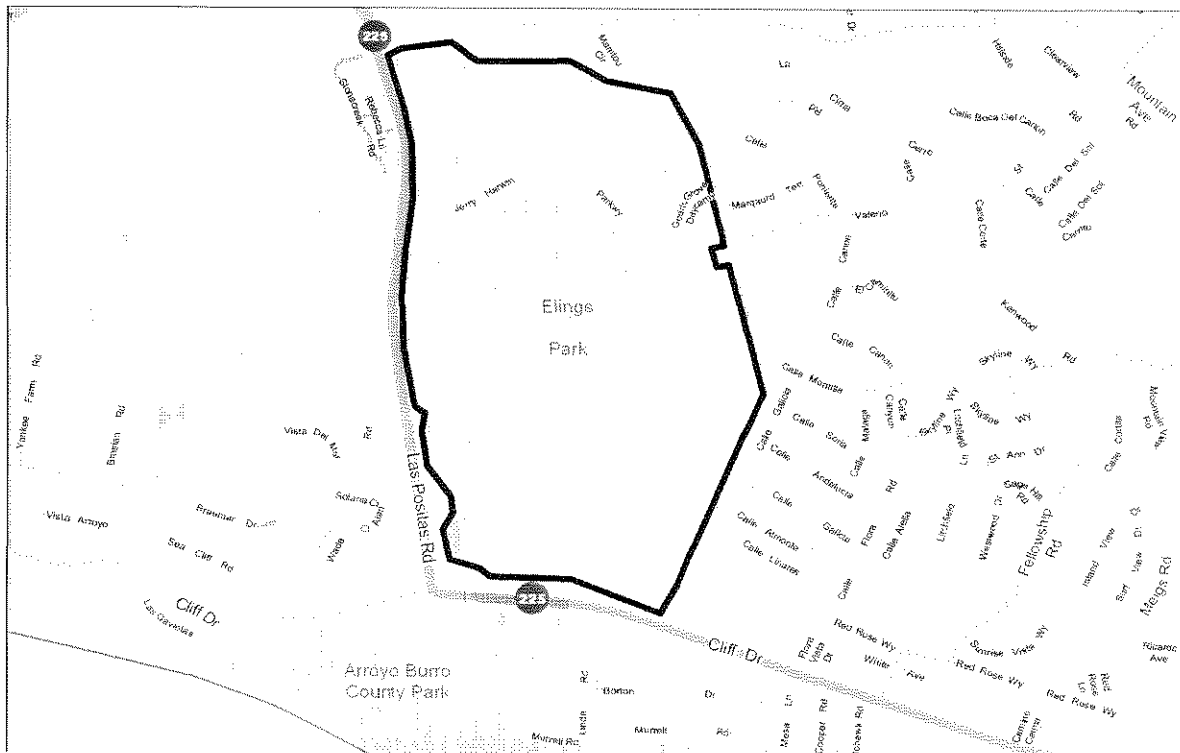
PLANNING COMMISSION STAFF REPORT

REPORT DATE: May 22, 2008
AGENDA DATE: June 5, 2008
PROJECT ADDRESS: 1298 Las Positas Road
 (MST2006-00509)
 Elings Park Phase III Plan
TO: Planning Commission
FROM: Planning Division, (805) 564-5470
 Jan Hubbell, AICP, Senior Planner
 April Verbanac, Environmental Planner

I. SUBJECT: ENVIRONMENTAL SCOPING HEARING

Public scoping hearing to accept comments from the public, agencies and Planning Commissioners on the Initial Study and proposed scope of analysis for an Environmental Impact Report (EIR) to be prepared for the Elings Park Phase III Plan.

II. PROJECT LOCATION



III. PROJECT DESCRIPTION

The project consists of the Elings Park Phase III Plan for various park additions and improvements to support active and passive recreational uses on approximately 23 acres of the lower plateau of the Elings Park North (EP North) property, and on approximately 21 acres on the Elings Park South (EP South) property. The City of Santa Barbara owns the 84-acre EP North property, which is operated under lease arrangement by the non-profit Elings Park Foundation. The 130-acre EP South property is owned and operated in its entirety by the Foundation. Annexation of the EP South property to the City was approved by the Local Agency Formation Commission (LAFCO) in April 2008. The City designated EP South Open Space and Community Park, and zoned the property PR, Park and Recreation (Undeveloped Parkland Category)/SD-3 (Coastal Overlay).

In addition to the proposed Phase III park facilities and uses, the subject project includes a request for amendment to the General Plan Land Use designation for the 84-acre EP North property from Open Space and Community Park to Regional Park, and a rezone of the EP North property from A-1, One-Family Residential, to PR, Park and Recreation (Regional Park Category). The project also includes a request for amendment to the General Plan Land Use designation for the EP South property from Open Space and Community Park to Regional Park, and a redesignation of the property from PR, Park and Recreation (Undeveloped Parkland Category) to PR, Park and Recreation (Regional Park Category). No change to the SD-3 Coastal Overlay is proposed for the portions of the EP South property in the Coastal Zone; however, the project requires a Local Coastal Program Amendment to amend the City's certified Coastal Land Use and Coastal Zoning map to reflect the proposed land use and zone district changes.

The Plan includes the following improvements for Elings Park North: 1) construction of a Community Activity Center, 2) development of two (2) lighted multi-use playing fields and a lower, uncovered multi-sport arena field, 3) a fenced off-leash dog walking area, 4) a pedestrian trail system intended to connect the overall park amenities, 5) new picnic areas, 6) a family activity zone area, 7) batting cages, 8) a park services building, 9) new gazebo overlook area, 10) small hillside amphitheatre, and 11) two (2) new restroom facilities.

The Plan includes the following improvements for Elings Park South: 1) relocation of the existing BMX track facilities currently located on the lower plateau of Elings Park North to Elings Park South, 2) park office building, 3) a disc golf course area, and 4) individual picnic areas.

The Elings Park Phase III Plan also includes new lighting for the park facilities (including replacement lighting for existing softball fields), improvements to facilitate ADA accessibility throughout the park property, and grading and parking improvements for EP North and EP South.

IV. ENVIRONMENTAL REVIEW PROCESS

An Initial Study was prepared for the project and a Notice of Preparation for an EIR was issued on May 9, 2008 for a 30-day public review and comment period that extends through June 10 2008. Written comments should be sent to the attention of Melissa Hetrick, Environmental Analyst, at the

City Planning Division, P.O. Box 1990, Santa Barbara, CA 93102-1990, or via e-mail at mhetrick@SantaBarbaraCA.gov. Following the end of the public comment period, Staff will refine the EIR scope of analysis as necessary, and proceed with preparation of a Draft EIR. A subsequent public review period will be held to receive comments on the Draft EIR, followed by preparation of a proposed Final EIR and public hearings before the Planning Commission to certify the proposed Final EIR and take action on the project. A public hearing will also be held by the City Council to consider the proposed General Plan Amendments, rezones, and transfer of existing development rights for the project.

V. PROPOSED EIR SCOPE OF ANALYSIS

The Initial Study evaluates the potential environmental effects resulting from the proposed project. Potentially significant environmental effects associated with visual/aesthetic resources, air quality, biological resources, hazards, noise, traffic/circulation, and water resources will be further evaluated in the EIR. Additional analysis of these issue areas is required to determine if there is a significant impact associated with any of these environmental concerns. Mitigation measures and alternatives to the project that can feasibly avoid or reduce significant impacts will also be considered as part of the EIR.

The Initial Study determined that for potential impacts associated with air quality-objectionable odors; historic, landmark or specimen trees; cultural resources, geophysical conditions, increased fire hazard, population and housing, public services, recreation, parking, flooding and change in quantity, direction or rate of flow of ground water, the project would result in potentially significant but mitigable impacts, less than significant impacts or no impacts. Required and recommended mitigation measures for these issue areas are identified in the Initial Study.


VI. RECOMMENDATION

Staff recommends that the Planning Commission hold an environmental hearing to receive comments from the public, agencies and Commissioners on the proposed EIR scope of analysis.

No action will be taken at this hearing on the environmental document or the project. Subsequent Planning Commission hearings will be scheduled to take comment on the Draft EIR, consider actions to adopt the final environmental document and to make a decision on the project (contingent on City Council approval of the proposed General Plan Amendments, rezones, and transfer of existing development rights, and California Coastal Commission approval of the associated Local Coastal Program map amendments).

Exhibits:

- A. Applicant's letter, dated May 21, 2008
- B. Draft Initial Study (previously provided under separate cover; available upon request or on the City's website: http://www.santabarbaraca.gov/Resident/Environmental_Documents/)

S U Z A N N E  E L L E D G E
P L A N N I N G & P E R M I T T I N G S E R V I C E S , I N C .

PRINCIPAL PLANNERS
SUZANNE ELLEDGE • LAUREL F. PEREZ

21 May 2008

City of Santa Barbara Planning Commission
630 Garden Street
Santa Barbara, CA 93101

**RE: Elings Park Phase III – Rezone, Development Plan, and General Plan
Amendment – 1298 Las Positas Road (APN 047-010-034) and Las Positas & Cliff
Drive (APN 047-010-049), MST2006-00509**

Dear Commissioners:

On behalf of the applicant, Elings Park Foundation, we are pleased to provide the following detailed project description for improvements at Elings Park on the subject site located at 1298 Las Positas Road.

Existing Setting and Site History

The Elings Park Phase III project consists of both active and passive recreational uses proposed on approximately 23-acres of Elings Park North (formerly known as Las Positas Park) and approximately 21 acres of the 130 acre total known as Elings Park South (formerly known as the Jesuit Property.)

As a matter of convenience, the project description distinguishes between Elings Park North (EP North) and Elings Park South (EP South); however, the Elings Park Foundation considers the Park as a whole and acknowledges given the separate ownership and different points of access to EP North and EP South, describing the properties and improvements separately is important for clarity when referring to the project components.

The City of Santa Barbara owns 84 acres of the property (Elings Park North, APN 047-010-034) and the Elings Park Foundation leases and operates this portion of the park. The City owned portion is accessed off Las Positas Road via Jerry Harwin Parkway. Elings Park South, owned by the Elings Park Foundation, is accessed off of Cliff Drive via Jeff Elings Drive. Until recently, this portion of the property was located in the County of Santa Barbara jurisdiction and the existing uses have been allowed under a covenant between the Foundation and the County; the City of Santa Barbara recognizes the allowed

uses. Separate from the Phase III project, the annexation of the Elings Park South property was approved by the Local Agency Formation Commission (LAFCO) in April 2008.

The proposed Phase III improvements are located in the northwest and on the southeast portions of the park. The park is bound by Las Positas Road on the west, Cliff Drive on the south, and residential neighborhoods on the north and east. Please refer to the attached Overall Park Site Plan Sheet 1.0 for site orientation.

The portion of the park owned by the City was originally used by the City as a refuse landfill for a period of approximately twenty five years (late 1940's - 1965). The landfill activity was predominately located on the lower portions (southern and western) of the City property. Development of the park has occurred in phases. Phase I occurred in 1972 and included the development of the tennis center made up of six tennis courts and a parking lot on five acres directly adjacent to and east of Las Positas Road. Phase I was donated to the City of Santa Barbara. The non-profit Las Positas Foundation was created in 1980 (and later renamed Elings Park Foundation). In the 1980s, the Foundation developed Phase II. It involved the construction of the two soccer and three softball fields, Godric Grove and Singleton Pavilion- two wedding and events venue locations - the amphitheater, four large picnic areas and eight drop-in picnic areas, two playgrounds and the Veterans Memorial walk. In November 1985, the grand opening of Las Positas Park marked the first time that the park was open to the public. The first event was a wedding in Godric Grove.

In 1999 the Foundation completed the purchase of 130 acres of land adjoining the City owned portion of the park from the Society of Jesus (the Jesuits). Since that time, under the County of Santa Barbara jurisdiction, uses such as paragliding/hangliding, weddings, remote control airplanes, horseback trail riding, biking, hiking, picnic tables, and off-leash dog walking have been allowed.

A previous project was reviewed and approved by the City in the lower plateau area of the City owned portion of the park in the mid-1980's. At that time, the project description included an aquatic complex, a stadium tennis complex and a community center. An Environmental Impact Report (EIR) was completed and the City ultimately approved a conditional use permit to allow the then proposed uses. Subsequent to the approval, the scope of the project was significantly reduced, was submitted and reviewed through the City's development review process, and deemed complete on August 26, 2003. Following the complete determination, the City prepared an Initial Study to determine whether the project could mitigate potential environmental impacts with a Negative Declaration or whether further analysis was necessary through the preparation of an Environmental Impact Report (EIR). The impact analysis contained in the Initial Study led to the conclusion that preparation of an EIR was necessary. On May 4, 2004, the City held an

Environmental Scoping Hearing to receive comments on the proposed EIR scope of analysis from public agencies, community interest groups, members of the public and the Planning Commission. Comments received focused on lighting, traffic, on-site circulation (access), and water quality issues.

On August 25, 2004, our office submitted a letter to the City explaining that the Elings Park Foundation had determined that it was necessary to postpone processing of the Environmental Impact Report for the purpose of preparing a business plan. Since the postponement, the Elings Park Foundation has reevaluated the previous project description for improvements in the lower plateau area and has revised the scope of the project.

Existing Uses and Activities

Existing park activities include both passive and active recreation. On the north portion of the park off of Jerry Harwin Parking existing day-to-day uses include the following: adult and senior softball, youth baseball, youth and adult soccer, BMX, Summer day camps, wedding events, dog walking, picnic areas, hiking, walking, and biking. Existing activities on the south portion, allowed by the County covenant and accepted by the City include paragliding/hangliding, weddings, remote control airplanes, horseback trail riding, biking, hiking, picnic tables, and off-leash dog walking.

The northwest portion of the park, the location of the predominant proposed uses, predominately consist of previously bulldozed dirt areas and provides space for three main uses: BMX bike riding (*bicycle motocross + X as symbol for -cross: bicycle racing that resembles motocross with dirt tracks and jumps and the use of special heavy-duty bicycles*), a remote control car track, and walking/hiking areas.

The BMX track is the main active recreational use that occupies 1.6 of the 23 acres of the northwest portion of Elings. The BMX club has 250 registered members and uses the track two nights per week (6:00 pm to 8:00 pm). The local racing program includes racing on one Sunday each month. At the beginning of 2007, the weekday practice was changed from Wednesday and Friday nights to Tuesday and Thursday nights. Typically, the BMX track has 50 riders using the track during the week. The BMX club uses a portable generator (70K watts) to light the course and run the starting gate. The club typically holds three weekend special events per year, attracting up to 150 participants and approximately 300 spectators. Parking for the BMX track users has been along Jerry Harwin Parkway and in the dirt around the BMX track.

In addition to the BMX track, a Remote Control car club (RC club) uses an area adjacent to the west of the BMX track. The RC Club uses this area for organized activities one Saturday per month. During the weekdays RC Club members drop in occasionally. The

RC Club has approximately 65 registered members, though there are rarely more than 30 RC Club members at the site on a given Saturday. Weekday occasional use by the RC Club members involves a total of two to four persons.

The RC club uses are no longer a part of the proposed Phase III uses; however, the Foundation has included a plan to relocate the BMX track to the South Park. Please refer to Proposed Components discussion.

Existing Environmental Conditions

Jerry Harwin Parkway, a 46-foot wide drive off of Las Positas Road, serves as the official entrance to the existing park. Aside from the area used for the BMX track and RC club, the majority of the project area lies on land that has been graded over the years during landfill uses but has not undergone significant site improvements. In its current state the area has minimal landscaping. The area east of the lower plateau is the location of the existing parking, softball and soccer fields.

Geologic Conditions & Landfill

The topography of the lower plateau project area is varied with slopes ranging from 2% to 60% with the steepest slopes on the western portions of the 23-acre site. A potentially active fault known as the Lavigia fault bisects this property in an east-west trend. Please refer to attached Plan Sheet 1.1. The nearest significant fault recognized by the State of California is the Mission Ridge-Arroyo Parida Fault located 1.9 miles north of the site. Site drainage follows the natural contour of the property to the south. Soils on the site are predominantly Rincon shale, Santa Barbara formation, and artificial fill associated with the historic use of the property as a landfill. The landfill operations were ceased in the mid 1960's. Structures are planned to be setback from the Lavigia fault and are not proposed on the historic landfill portions of the site.¹

The closure of landfills is a process that is mandated by the California Integrated Waste Management Board and the California Code of Regulations Title 27, Section 21190- Postclosure Land Use. Title 27 states that development planned within 1,000 feet of a landfill must contain a gas barrier system, gas extraction system and a gas monitoring system. These combined systems are typically known as a building protection system. All proposed structures subject to Title 27 incorporate the necessary measures for compliance.

The state selects a Local Enforcement Agency (LEA) to apply the Title 27 regulations and oversee the closure, capping, and on-going monitoring of abandoned landfills. For the Santa Barbara area, the Santa Barbara County Environmental Health Services (EHS)

¹ Geologic Hazards and Geotechnical Evaluation, Campbell Geo, Inc., June 2007.

Department is the LEA in charge of the on-going oversight of appropriate capping and monitoring for this property. According to County EHS personnel, the City of Santa Barbara is meeting the Title 27 requirements for monitoring potential release of methane gas². The City of Santa Barbara Public Works Department has indicated there are nine methane wells that are being monitored monthly. A monthly report is sent to County EHS documenting the levels of subsurface gas release. The City has contracted with Padre and Associates to perform the monthly groundwater testing that is also a requirement of Title 27. (Please refer to Padre's Solid Waste Assessment Testing dated March 20, 2006.) The City has contracted with Rincon Consultants to install four new water monitoring wells per a request from the Regional Water Quality Control Board. Drilling is scheduled to begin in January 2008. At that time, Rincon Consultants will also perform necessary soil/gas analysis.

The Foundation has contracted with Geosyntec Consultants to evaluate Phase III and to prepare a proposal to the Regional Water Quality Control Board (RWQCB). Geosyntec has proposed an engineered alternative final cover system, meeting the requirements outlined in section 21090 of Title 27 of the California Code of Regulations (CCR), that would likely consist of a geosynthetic clay liner (GCL) barrier layer overlain by a minimum of 2 feet of vegetative cover soil. The cover system would be constructed over the portion of EP North that has not previously been covered, specifically in the area of the proposed Phase III improvements. In addition, the final cover system will likely consist of an evapotranspirative soil cover on the side slopes of the landfill. The RWQCB has indicated that the proposed cover system would be feasible, although additional analysis will be necessary.

Biology

From a biological perspective, the majority of the northwestern project area of the Elings Park property is considered highly disturbed (i.e., bare ground, graded earth for the previous landfill purposes, the BMX course and sparsely vegetated scrub plant communities). However, there are three high quality native vegetative cover types that exist in the lower northwestern portions of the park, adjacent to the tennis center. The three native cover types present on the site include oak/willow riparian, coastal sage scrub and Coast Live Oak native plant communities. The updated biological assessment, prepared by Katherine Rindlaub, dated December 15, 2007, addresses Phase III improvements relative to these plant communities.

Native habitat within the Lower Plateau of EP North is almost entirely disturbed or fragmented due to previous use as a landfill, a borrow site used to supply sand, a stockpile

² Personal communication, Ms. Lisa Sloane, County of Santa Barbara Environmental Health Services Department, April 5, 2006.

area, an informal BMX field, and recent installation of a buried storm drain. Two areas presently contain intact native vegetation: a small, remnant of oak woodland/willow scrub at the northeastern property line, and a coastal sage scrub covered slope above the existing tennis courts on Las Positas Road. Neither of these resources will be directly impacted by the project.

The lower slopes and flats on the project area for EP South are mostly disturbed, where no significant impacts are anticipated as a result of the moderate level of planned development. Slopes rising to the ridgetop support coastal sage scrub, where trails in frequent use wind through the habitat. Atop the ridge, coastal sage scrub is degraded by past disturbance, invasive weeds, and has a non-native understory. The disc golf area will focus on disturbed scrub, avoiding undisturbed steep slopes and swales where soil disturbance could cause erosion. Final placement of disc golf lines and sites for picnic areas will be selected in the field in consultation with a biologist to minimize impacts to the scrub habitat.

Mitigation for the significant impacts will focus on enhancement of disturbed coastal sage scrub adjacent to oak woodland on the north and east boundary of EP-North, using the existing mitigation site between Godric Grove and the playing fields. New coastal sage scrub plantings will be added to the existing coastal sage scrub mitigation area at a 2:1 aerial ratio (2.82 acres). Significant impacts to disturbed coastal sage scrub shall be mitigated at 1:1. Refinement of the project on EP-South will be an important part of mitigation, and may include measures that decrease the potentially significant impact area (4.86 acres).

Proposed Project Components

The primary objective of Elings Phase III is to provide additional active, moderate, and passive recreational opportunities for the benefit of the Santa Barbara community and to serve as a funding source for ongoing park operations. The proposed program elements are based on community forums held with 100 local high school students and workshops held with soccer players, baseball players, dog owners, BMX riders, mountain bikers, trail groups, long-time park walkers, donors, neighbors, and many more community members. The plans have evolved over the years and have been refined and improved. The Elings Park Foundation has held two facilitated community workshops to receive input from the public in 2000 and 2003. One of the workshops was held to receive general public input and one was focused on receiving input from teens. The Foundation has continued the outreach campaign to the neighborhood, distributing informational notices to properties in the surrounding area, and has held a series of Saturday morning meetings at the Park where the project plans were displayed and discussed with interested parties who attended. The public input received at these workshops has contributed to the current project description.

During the summer of 2006, the Foundation also mailed informational notices to neighbors in the park's general vicinity to give them updated information on Phase III plans. Three community meetings were held the second week of August to share information and answer questions. Another round of neighborhood outreach occurred in May/June 2007. A letter was mailed to property owners within 1000' of the project site and a meeting held to discuss new project elements and to hear neighbor feedback.

In May 2008, the Foundation mailed an informational letter, detailing the project progress through the City review process, including mention of the pending environmental document release and hearing. The letter also included an invitation to the community to participate in walking tours to further understand the Phase III project components. Additional outreach is planned throughout the permitting and construction process. Project information will also be available at park events, at meetings with neighbors, community members, and homeowners associations.

Elings Phase III plans include the following project components:

Northwest portion of the Park (off Jerry Harwin Parkway)

- A 13,170 square foot Community Activity Center to include office space for park staff, restrooms, storage, prep kitchen, and community meeting/banquet space
- Two regulation size, lighted multi-use playing fields
- A lower multi-sport, lighted arena field
- An approximate 2.5-acre, fenced off-leash dog walking area
- A pedestrian trail system which will connect the overall park amenities (i.e., the existing upper fields to the new community building, multi-use playing fields and picnic and scenic overlook areas)
- Individual and group picnic areas (8-10 and 25-50 individuals respectively)
- A family activity zone area to include: rock climbing wall, putting green course, small children's water play area, ropes challenge course, and zip line.
- A park services building (includes grill, equipment rentals, restrooms and storage (1,250 square feet)
- A small restroom adjacent to the multi-use playing fields
- A small restroom adjacent to the lower multi-use arena field
- An entry kiosk and landscaped island on Jerry Harwin Parkway, just inside the park entrance.
- Gazebo scenic overlook area for meetings and weddings
- Parking: a 155 space lot adjacent to the multi-use playing fields, 33 perpendicular spaces along Jerry Harwin Parkway, and a new 14 space lot adjacent to the lower multi-use arena field

- A hillside amphitheater at the existing soccer fields
- Batting cages between two of the existing softball fields
- Lighting associated with the existing soccer fields & softball fields, new multi-purpose playing fields, parking lots, and walkways
- ADA accessibility achieved to the greatest extent feasible

Southeast portion (off of Jeff Elings Drive)

- Relocate BMX track including a lighting plan
- Park office with restrooms
- Disc golf
- 25-space parking lot adjacent to the BMX track
- Picnic areas
- ADA accessibility achieved to the greatest extent feasible

The Community Activity Center includes several components and separate spaces, to be contained within the main 13,170 square foot structure. Activities planned to occur at the include community meetings, use of the large banquet room for classroom and workshop space, office space, weddings, and other community oriented events. In addition to providing office space for Park staff, the building includes a conference room primarily intended for use by Park staff, event planning, and committee meetings (e.g., Elings Foundation Board of Directors). It is also anticipated that the monthly Board of Directors luncheon would take place in the banquet room.

As shown on the attached Overall Park Development Plan, Sheet 1.0, the Community Activity Center is situated in a location that was determined to be the most suitable site to avoid potential geologic and biological constraints on the site, minimize noise impacts from Las Positas Road, and to take advantage of the outstanding views.

The Community Activity Center is proposed to be one story, with a height of 32 - 34 feet from finished grade to allow for interesting architectural features and stepping of the roof line to break up the massing of the architecture. The Center is composed of three areas: a public room that includes the meeting or banquet area, office space, restrooms, and a service area that includes the kitchen and storage. There is office space proposed to provide permanent office space for Park employees. It is anticipated that there will be a total of fifteen (15) employees that may work in the new Community Activity Center office space. The Elings Park Foundation currently employs five (5) full-time administrative, five (5) maintenance and seven (7) part-time (2 full-time equivalent) employees.

The two multi-use playing fields will help fulfill the community need for additional fields in which to play soccer, although the fields could also be used for other sports such as rugby, flag football, football and la crosse. The fields will be lit in accordance with the City's Outdoor Lighting Guidelines and composed of a synthetic turf material.

In addition to the two multi-use fields, a smaller multi-sport arena field is proposed in the northwestern most portion of the park. The multi sport arena field will allow arena soccer, roller hockey, basketball, and volleyball. Arena soccer is played in an arena, enclosed with a 4' high solid fence on a field that is smaller than a regulation size soccer field (240' x 150'). Each team plays with fewer players (5-7 per side) than traditional soccer. Play is continuous because the ball is held in bounds by the fence and is often played off of the fence, without the requirement of sideline officials. The field also includes concrete viewing stands built into the hill and lighting. The surface of the field allows for maximum versatility.

A new project component of Phase III is the Family Activity Zone, located adjacent to and northeast of the Community Activity Center. This area is composed of the following elements: the rock climbing wall, a ropes course, children's spray park, and an 18-hole putting green course. A zip-line that begins at the top of the Park would terminate in this area. The children's splash area consists of various types of "spray" equipment that allows participants to get wet without being in a significant amount of water on a soft, non-slip surface (similar to a large, flat fountain).

In addition to the improvements described in the lower area of the park, Phase III includes the following components (shown on Sheet 1.0): a fenced off-leash dog walking area on the eastern portion of the site, two batting cages in the upper area adjacent to the existing softball fields, and an amphitheater built into the hillside on the north edge of the existing soccer fields.

The batting cages in the Castagnola Softball/Baseball Complex will be state of the art for players of all ages, abilities, and skill levels. The hitting stations will allow softball and baseball players to warm up before games, hone skills with instructors, or simply have fun learning to hit. There will be three hitting stations within the 45' x 70' cage. Pitch speeds and styles will vary to allow all types of hitting including baseball, fast pitch softball, and slow pitch softball. The cage will be constructed out of chain link and netting and will be extremely safe and durable.

Phase III primarily consists of improvements in the northwestern portion of Elings Park (EP North); however, additional improvements have been incorporated into the project on the EP South portion of the park. The project plans include relocation of the BMX track, construction of a park office structure with restrooms, additional picnic areas, a disc golf area, and a parking lot. The BMX track includes a lighting plan; however, nighttime

events are currently limited to Tuesday and Thursday evenings. In addition, the project includes installation of a sewer line and water to service the proposed restrooms (please refer to Sheet 2.7).

Preliminary rough earthwork estimates for improvements on the northwest portion of the park indicate that project program elements will necessitate approximately 123,000 cubic yards of cut and 126,000 cubic yards of fill. These estimates take into consideration the temporary stockpiling of approximately 30,000 cubic yards of soil from projects in the vicinity of the park. The stockpiling has been underway since late June 2006 has been completed. Preliminary grading estimates to install the relocated BMX track in the southeast portion of the park indicate approximately 5,200 cubic yards of grading and 6,300 cubic yards of fill. The preliminary estimate results in an import of 1,100 cubic yards.

Drainage on the northwestern section will be directed to a recently installed 42-inch drain line which runs on the north side of Harwin Parkway, from St. James Drive to Las Positas Road. Please refer to the attached grading and drainage plans (Sheets 2.0 – 2.7) and the Preliminary Drainage Plan prepared by Penfield & Smith dated September 14, 2007.

Events, Park Operation, and Hours

Elings Park hours, similar to other park uses, are generally 7:00 a.m. until Sunset, except for organized activities on lighted fields such as softball which is currently until 10:30 pm, when the lights are turned off. Building use may extend until midnight on weekends if there are special events. Currently, there are three lighted softball fields operating until 10:30 p.m. The two unlighted soccer fields, two playgrounds, four restrooms structures, two special event areas, four large picnic areas, eight drop-in picnic tables, Veteran's Memorial Walk and Terrace, amphitheater, roads, three parking lots, hiking and mountain biking trails operate until sunset. The lighted BMX track operates until 8 p.m. The proposed Community Activity Center would be available until midnight. The unlighted areas of the park are and will continue to be open until sunset.

Special events that would draw up to or over 1,000 people would be held on the newly lighted upper multi-use fields. As in the example of the Bicycle Festival or other large events, if necessary, parking is handled by on-site shuttle. Amplified music is allowed, with a sound monitor on site for the duration of the event.

As consistent with current park policy and scheduling, a large event in one area would block out uses in other areas. Effective park management balances the use of different venues during a given day by staggering times of use and being aware of capacity limitations in the park. This is similar to the same balancing done by City and County

parks staff. Following the current Elings Park amplified music policy, amplified music would be allowed only with a park host on site monitoring the event. Currently, for outdoor events, music is required to end by 10 p.m. Sunday - Thursday and 11 p.m. on Fridays and Saturdays.

An event of 1,000 people or more is allowed no more than 12 times a year. During sporting events of that size participants typically enter and leave the park at a variety of times and are not all at the park at the same time. The teams show up at their game time and tend to leave after the conclusion of their game. Amplified music is not allowed in the drop-in picnic areas. Typical drop-in picnic areas have a single table and a barbecue for use by 10 or less persons. The larger group picnic areas contain several picnic tables, barbecue and an electrical outlet for approximately 30-100 persons. Fire rings are not included in the design.

The Rock climbing wall, ropes course, putting greens, and zip line will be supervised and the proper equipment can be rented at the Park. The Family Activity Zone area will be lit. No more than 6 people would be able to use the Rock climbing wall at a time, although it is likely that the maximum capacity would not occur throughout the day. Similarly, a maximum of 10 people can use Ropes course at a time, although maximum capacity would not necessarily be the norm. Use of the putting greens would vary; it is conceivable that more than one individual would play each hole. The range of users at any one time could range from 18-36 individuals.

The multi-sport arena field can accommodate approximately 14-20 participants and the two multi-use playing fields can accommodate approximately 20-24 participants on each field.

Use of the relocated BMX track is anticipated to be similar to the existing level of use. The BMX club has 250 registered members and uses the track two nights per week (6:00 pm to 8:00 pm). The local race program occurs on one Sunday each month. Typically, the BMX track has 50 riders using the track on Tuesday and Thursday nights during the week. The new BMX track would be lighted; however, nighttime events are limited. The club typically holds three weekend special events per year, attracting up to 150 participants and approximately 300 spectators.

Parking and Accessibility

According to the parking study prepared by Associated Transportation Engineers, the project proposes to accommodate new parking demand with the inclusion of 202 new parking spaces. Adjacent to the lower multi-use playing field, a new 15-space parking lot will be provided. A 155-space parking lot will also be provided in the area southeast of the new Community Activity Center, and 33 additional perpendicular spaces will be provided

along Jerry Harwin Parkway. An access driveway located north of Jerry Harwin Parkway will direct traffic to the 155-space parking lot and new Community Activity Center. A drop-off/turn around area would also be provided on Jerry Harwin Parkway, just west of the new perpendicular on-street parking area. A circular drive and drop-off/turn around are also planned at the Community Activity Center.

In addition, a 25-space parking lot is proposed on the southeast portion of the park adjacent to the relocated BMX track. There is an existing 20-space parking lot that serves the existing moderately passive uses, such as dog walking and bicycling.

Accessibility to the park and new planned improvements for disabled persons has been a high priority for the Elings Park Foundation. Throughout the planning process for the project site accessibility has been analyzed by both City Building officials and the applicant's accessibility consultant, Access Unlimited. The natural topography of the site prevents 100% accessibility from being achieved. However, the accessibility consultant has concluded that with the incorporation of certain design improvements, the park can achieve accessibility and usability for persons with different disabilities to the maximum extent feasible. The consultant has recommended integrated accessible and reasonable equivalent network routes throughout the site to allow for the meeting accessibility standards (state and federally mandated) to the greatest extent feasible. Please refer to the updated Accessibility Study provided to the City with this submittal dated June 12, 2007. As requested by the City, an updated Accessibility Report is provided which addresses the existing conditions of the upper park areas.

Design Review

The previous project design had received input from the City's Architectural Review Board (ABR) on two separate occasions. The ABR made recommendations as to design, location of the structure, mass, bulk, scale and visual compatibility. At the last meeting, direction was given to the project architect that the structure should be designed in the traditional Spanish Mission style vernacular, with stucco and red tile roof features, the predominant design style present in Santa Barbara. These elements have been incorporated into the building design.

In October 2006, Phase III received a concept review by the ABR. The Board made positive comments stating that the site plan and overall development are conceived and benefit the community. The project was continued to the Planning Commission understanding that additional detailed architectural and landscape comments would be addressed following the entitlement phase. A subsequent ABR review occurred in July 2007 to receive comments on the additional project components proposed in the southeast portion of the park. The project received general positive comments.

The lighting of the playing fields had also been previously reviewed by the Planning Department and the ABR. Currently, three outdoor playing fields, the BMX track, and Jerry Harwin Parkway are lit. New lighting will include the two multi-use playing fields, the lower multi-use arena field, the Family Activity Zone area, the parking lots, and the exterior of the Community building. The existing upper soccer fields will also be lit. The Elings Foundation has provided a lighting plan and data that shows the lighting will not be visible from Las Positas Road or from nearby residential areas. Nonetheless, night lighting of the playing fields will be required to cease by 10:30 p.m., consistent with the existing playing fields. An additional photometric study has been provided to show the downcast lighting of the Family Activity Zone area and the parking lots. The project also includes a plan to replace the existing softball field lighting resulting in a significant improvement over the existing condition. A photometric study has been included for the softball field replacement lighting. Additionally, the relocated BMX track includes a lighting plan. The proposed light fixtures are downcast on the track and would be in accordance with the City's Outdoor Lighting guidelines. A photometric study is provided on Sheet 4.9.

Discretionary Applications Requested

Development Plan Approval

The majority of the proposed project's structural improvements will be concentrated within the Community Activity Center. The Elings Park Foundation received a Community Priority Designation and allocation for 12,190 square feet from the Santa Barbara City Council on July 20, 2001. The 12,471 square foot (net) Community Building will consume the Community Priority floor area allocation. The remaining floor area for the Community Building, kiosk, snack shop, and restroom structures will require an allocation from the minor and small additions categories. The balance remaining from the minor and small additions categories is 1,230 square feet. (The parks office and BMX shed/office were allocated 1,155 square feet. A current application to process a maintenance building to store equipment would require an additional approximately 500 square feet from the remaining small addition category. The balance of floor area available from the small addition category would be 1,345 square feet.) Combining the remaining small addition category floor area (1,345 square feet) to the Community Priority floor area allocation (12,190 square feet) results in a deficit of 1,268 square feet to complete the proposed Phase III structures proposed on EP North. Therefore, the project application includes a request to transfer development rights of 1,268 square feet from Elings Park South as Community Priority square footage to complete the deficit at Elings Park North. The parcel has 3,000 square feet of development potential from the minor and small addition categories as no structures currently exist. The new park office and restroom structure proposed (1,306 net square feet) on the southeast portion of the park would require Development Plan approval to construct a non-residential structure that exceeds 1,000 square feet.

The following table shows the breakdown of the planned floor area to be contained within all the proposed structures:

PROPOSED FLOOR AREA

STRUCTURE	SIZE (NET SQ. FT.)
Northwest	
Community Building	12,471
Park Services Building	1,054
Upper field restroom	590
Lower field restroom	590
Kiosk	98
Total Net:	14,803
Southwest	
• Park Office/Restroom	1,306
Sub Total Net:	
TOTAL NET:	17,109 Square Feet

Coastal Development Permit

The Coastal Zone boundary is located along the right-of-way of EP South property frontage. The project proposes installation of a water line along Jeff Elings Drive that will tie in to the water main along Cliff Drive. Additionally, the project may require entry drive improvements also located in the Coastal Zone. The work is minor in nature and is consistent with the policies contained in the City's Local Coastal Plan which primarily protect the public access and visual resources.

Rezone and General Plan Amendments

Currently, EP North has an A-1, Single-Family Residential zoning designation with a General Plan land use designation of Open Space and Community Park. The Park has operated under various Conditional Use Permits granted by the Planning Commission throughout the Park's history. The current application, and those previously processed through the City, includes a request to more appropriately rezone the property to PR, Parks and Recreation in addition to a request for a General Plan land use designation to Regional Park. As previously mentioned, EP South until recently, has been under the jurisdiction of the County of Santa Barbara and allowed uses have been carried out via a covenant

agreement between the County and the Foundation. In April 2008, the property was annexed into the City, in conjunction with additional properties in the project vicinity. This application also included a pre-zoning designation for the EP South property to PR, Parks and Recreation, and a General Plan land use designation of Undeveloped Parkland. The proposed Phase III project includes a re-designation of the land use designation for EP South to Regional Park, consistent with the request for EP North. The Park provides recreational opportunities to a wide range of users, to the immediate community and to the region. The land use designation requests to Regional Park are consistent with the existing and proposed uses of the Park.

Conclusion

Elings Park Phase III will provide and meet vital community and regional needs for additional active and passive recreational opportunities without placing the financial burden on taxpayers as improvements are primarily funded through private donations. The culmination of Phase III will result in completion of the Brownfield conversion of EP North, conversion of the previous City dump into a park, implementation of protective measures for the environment and a land use that benefits the entire community and region.

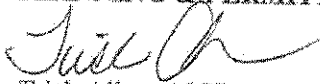
The Foundation is pleased and encouraged to have reached this juncture in the review process and to have received significant support from the community, City staff, and decision-makers in carrying out the Phase III project.

On behalf of the applicant project team, we thank you for your consideration of this project.

Sincerely,

SUZANNE ELLEDGE

PLANNING & PERMITTING SERVICES



Trish Allen, AICP
Associate Planner