



**TO:** Goleta Design Review Board

**SUBMITTED BY:** Darryl Mimick, Senior Planner

**SUBJECT:** 7000 Phelps Road (APN 073-440-020) Girsh-Hochman Park Soccer Field Lights Case Nos. 25-0013-DRB/25-0003-SCD

**DRB ACTIONS FOR CONSIDERATION:**

1. Adopt DRB and CEQA Findings provided as Attachment A; and
2. Adopt CEQA Categorical Exemption Section 15301 (a) Exterior Alterations (Attachment B); and
3. Conduct Conceptual/Preliminary review and approve (or approve with conditions).

**PROJECT DESCRIPTION:**

This is a request for **Conceptual/Preliminary Review**. The owners of the Girsh-Hochman Soccer Field, the Foundation for Girsh Park, are proposing to replace the existing four temporary mobile soccer field lights with six permanent soccer field LED lights that will not rely on gas fired generators for power.

Lighting of the Girsh-Hochman Soccer Field would be accomplished with the installation of 6 LED lights on wooden poles 50 feet in height. The mounting height of the fixtures would be approximately 38 feet above grade. The light fixtures would be downward facing and would illuminate the field while minimizing/eliminating offsite light spill-over. Power would be brought to the soccer field by directional boring from an electrical source at the Maintenance Building towards the east/west main park to a receiving unit near the storm drain inlet at the Girsh Park Natural Area. This technique would allow for minimal disturbance to the park. Attachment C shows the light levels around the property lines associated with the proposed lights, as well as provides information on the light fixture to be used and the pole elevation.

The existing mobile lights on the soccer field currently operate when there is a request from an organization to rent the field for soccer play and practice. This generally occurs in the fall and winter months. The existing lights operate in conformance with the lighting conditions of the Camino Real Development Plan (95-DP-026) and the permanent LED lights would operate in the same manner. The updating of lighting will not change the timing or frequency of use.

With the installation of the permanent lights, the applicant intends to eliminate the existing light spill-over to adjacent properties and reduce noise and air pollution impacts from the existing light generators. Additionally, the permanent lights would result in significant cost savings for the property owner. The subject property has a Zoning and General Plan Land Use designation of Open Space Active Recreation (OSAR) and is located in the Inland Zone. The project was filed by Kimberly Schizas of Wynmark, on behalf of The Foundation for Girsh Park, property owner.

**DISCUSSION:**

On July 22, 1997, the Santa Barbara County Board of Supervisors approved the Camino Real Development Plan (95-DP-026). The Development Plan included a 12-acre active recreation park with a soccer field, baseball field, basketball courts, picnic areas, tot lot, a park/bathroom building, a maintenance building, and parking. Also approved were 3 softball fields, a large baseball field, and parking for the Dos Pueblos Little League. The approved facilities were constructed between 1997-1999 and is now the 25-acre Lester A. and Viola S. Girsh Park.

Due to the generosity of many in the community, funds were raised to convert the soccer field from grass to an artificial turf field in March of 2009 which led to an incredible amount of use. The increased demand for use of the Girsh- Hochman Field led the Foundation for Girsh Park to consider lighting the field to try to meet some of the increased demand. Without the funds for permanent lights, the use of mobile lighting units was the only option. In 2012, four mobile lighting towers were brought to the Girsh-Hochman Soccer Field and have been on site ever since. The towers are 25 feet in height and run on a gas fired generator. Mounted on the towers at 16 feet in height are metal halide light fixtures. Since they are mobile, the location of the lighting towers moves depending on the use of the soccer field.

While the four mobile lighting towers have been helpful for the soccer community for the past 12 years, they are not an ideal way to provide lighting for the Girsh-Hochman field. Due to the mounting height of the light fixtures on the existing lighting towers, the light fixtures have to be aimed at a very flat angle to provide light across the field. Consequently, this light does not stop at the property line and spills over to adjacent properties.

As part of the Camino Real Development Plan (95-DP-026), lighting for sport field use was approved pursuant to Conditions of Approval, which stipulated that lighting height is to be no higher than 50 feet for the sport fields and no higher than 20 feet for the basketball courts. Additionally, the Conditions of Approval stipulated that lighting must be reduced to 20% of normal brightness by 9:00 pm and remain at this level for a maximum of 30 minutes to allow the fields/courts to be cleared. The proposed new lights would continue to comply with these requirements.

**ENVIRONMENTAL REVIEW (NOE):**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City’s Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Alterations because the replacement of the soccer field lights does not involve an expansion of an approved use. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The alterations on the existing soccer field lighting would not impact an environmental resource and are being done for safety purposes. Section 15300.2(b)’s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)’s exception does not apply because there are no “unusual circumstances” that apply to the project, as the replacement of soccer field lighting on an approved soccer field is not unusual and will provide safety for the people using the field. Section 15300.2(d)’s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)’s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)’s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves replacing existing lighting with new lighting. Additionally, the project’s site does not contain any identified significant cultural resources and will have ground disturbance.

**NEXT STEPS AND ASSOCIATED LAND USE ACTION:**

If the DRB grants the applicant’s request for preliminary review, the next steps include: (1) a 10-day (DRB) appeal period; (2) review of the Substantial Conformity Determination by the PER Director; (3) a 10-day appeal period; (4) final review by DRB; (5) ministerial issuance of a Zoning Clearance (Case No. 25-0003-SCD) if no appeal is submitted; and (6) Building Permits as needed.

**ATTACHMENTS:**

- A – Findings
- B – Notice of Exemption
- C – Lighting Plan with lighting specifications

**ATTACHMENT A**

**FINDINGS**

**Attachment A**  
**DRB Findings and California Environmental Quality Finding**  
**Girsh-Hochman Soccer Field Lighting**  
**Case Nos. 25-0013-DRB; 25-0003-SCD**

**DESIGN REVIEW FINDINGS (GMC SECTION 17.58.080)**

1. The development will be compatible with the neighborhood, and its size, bulk and scale will be appropriate to the site and the neighborhood.

*There is no change to the size, bulk, or scale of buildings associated with Girsh Park, as the project solely involves the replacement of the existing mobile temporary soccer field lights with permanent soccer field LED lights. The number and the height of the lights will be in conformance with the initially approved Camino Real Development Plan (Case No. 95-DP-026); as such the lighting will continue to be compatible with the neighborhood in terms of size, bulk and scale.*

2. Site layout, orientation, and location of structures, including any signage and circulation, are in an appropriate and harmonious relationship to one another and the property.

*The site layout, orientation, and location of the site will be unchanged with this application. The soccer field LED lighting will not affect the site layout, orientation, location of structures, or circulation within Girsh Park or impact the adjacent parking lot or public-right-of-way.*

3. The development demonstrates a harmonious relationship with existing adjoining development, avoiding both excessive variety as well as monotonous repetition, but allowing similarity of style, if warranted.

*The proposal enhances the appearance of the soccer field and enables a uniform lighting surface on the soccer field while decreasing the light spill over to adjacent properties compared to the existing lighting. Per the initially approved Development Plan (Case No. 95-DP-026,) field lighting will be no higher than 50 feet in height and be reduced to 20% of normal brightness by 9:00 pm and remain at this level for a maximum of 30 minutes to allow the fields/courts to be cleared. As such, the proposal would demonstrate harmonious relations with the adjacent development.*

4. There is harmony of material, color, and composition on all sides of structures.

*There is no change to existing buildings/structures within Girsh Park. The proposed lighting posts and LED lights will be similar to the material, color, and composition with the existing lighting within Girsh Park.*

5. Any outdoor mechanical or electrical equipment is well integrated in the total design and is screened from public view to the maximum extent practicable.

*Power would be brought to the soccer field by directional boring from an electrical source at the Maintenance Building towards the east/west main park to a receiving unit near the storm drain inlet at the Girsh Park Natural Area. All mechanical and electrical equipment would be screened from public view to the maximum extent possible.*

6. The site grading is minimized, and the finished topography will be appropriate for the site.

*Minor underground boring for the electrical line will take place to extend power to the soccer field from the Maintenance building. This technique would allow for minimal disturbance and grading.*

7. Adequate landscaping is provided in proportion to the project and the site with due regard to preservation of specimen and protected trees, and existing native vegetation.

*No change to the existing landscaping is proposed.*

8. The selection of plant materials is appropriate to the project and its environment, and adequate provisions have been made for long-term maintenance of the plant materials.

*No new landscaping is proposed.*

9. All exterior lighting, including for signage, is well designed, appropriate in size and location, and dark-sky compliant.

*The new soccer field LED lighting is consistent with dark-sky compliant ordinances and guidelines. All lights will be directed downward, and will be consistent with Camino Real Development Plan (Case No. 95-DP-026) in terms of light turn off time. Additionally, the light level at property lines do not exceed 0.1 foot-candles and meets Goleta Municipal Code Section 17.53.040(C) regarding Light Trespass.*

10. The project architecture will respect the privacy of neighbors, is considerate of private views, and is protective of solar access off site.

*No new square footage is proposed as part of the project and the project will decrease the amount of light spill over on adjacent properties.*

11. The proposed development is consistent with any additional design standards as expressly adopted by the City Council. (Ord. 20-03 § 6).

*The project is not located in an area subject to additional design standards.*

## **CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDING**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Alterations because the replacement of the soccer field lights does not involve an expansion of an approved use. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

Moreover, none of the exceptions to the categorical exemptions set forth in State CEQA Guidelines section 15300.2 apply to the project. The exception set forth in State CEQA Guidelines section 15300.2(a), Location. Class 11 are qualified by consideration of where the project is to be located and the project is not located in or have an impact on an environmental resource of critical concern that is designated, precisely mapped, or officially adopted pursuant to law by federal, state, or local agencies. The alterations on the existing soccer field lighting would not impact an environmental resource and are being done for safety purposes. Section 15300.2(b)'s exception, relating to cumulative impacts, does not apply as there are no other successive projects of the same type in the same place that could result in significant cumulative impacts. Section 15300.2(c)'s exception does not apply because there are no "unusual circumstances" that apply to the project, as the replacement of soccer field lighting on an approved soccer field is not unusual and will provide safety for the people using the field. Section 15300.2(d)'s exception does not apply because the project is not located near any scenic highways. Section 15300.2(e)'s exception does not apply because the project site and off-site improvement locations do not contain hazardous waste and are not on any list compiled pursuant to Section 65962.5 of the Government Code. Finally, Section 15300.2(f)'s exception does not apply because the project has no potential of causing a substantial adverse change in the significance of a historical resource as it only involves replacing existing lighting with new lighting. Additionally, the project's site does not contain any identified significant cultural resources and will have ground disturbance.

**ATTACHMENT B**

**CEQA NOTICE OF EXEMPTION**



## NOTICE OF EXEMPTION (NOE)

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To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth St. Rm. 212  
Sacramento, CA 95812-3044

Clerk of the Board of Supervisors  
County of Santa Barbara  
105 E. Anapamu Street, Room 407  
Santa Barbara, CA 93101

From: City of Goleta  
130 Cremona Drive, Suite B  
Goleta, CA 93117



**Subject:** Filing of Notice of Exemption

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**Project Title:**

Girsh-Hochman Soccer Field Lighting  
Case No. 25-0013-DRB, 25-0003-SCD

**Project Applicant:**

Kimberly Schizas of Wynmark on behalf of The Foundation of Girsh Park, Property Owner.

**Project Location (Address and APN):**

7000 Phelps Road  
Goleta, CA 93117  
County of Santa Barbara  
APN: 073-440-020

**Description of Nature, Purpose and Beneficiaries of Project:**

Proposal to replace the existing four temporary mobile soccer field lights with six permanent soccer field LED lights that will be connected to on-site electrical service.

This would be accomplished with the installation of 6 LED lights on wooden poles 50 feet in height. The mounting height of the fixtures would be approximately 38 feet above grade. The light fixtures would be downward facing and would illuminate the field while minimizing/eliminating offsite light spill-over to adjacent properties.

The purpose of the project is to provide permanent sport field lighting connected to the electrical grid at Girsh Park. The beneficiary of the project is the property owner.

**Name of Public Agency Approving the Project:**

Design Review Board of the City of Goleta

**Name of Person or Agency Carrying Out the Project:**

Kimberly Schizas of Wynmark on behalf of The Foundation of Girsh Park, Property Owner.

## **NOTICE OF EXEMPTION (NOE)**

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### **Exempt Status:**

- Categorical Exemption: § 15301 (a) (exterior alterations)

### **Reason(s) why the project is exempt:**

Pursuant to the requirements of the California Environmental Quality Act (CEQA) (Public Resources Code, §§ 21000 et seq.), the regulations promulgated thereunder (14 Cal. Code of Regulations, §§ 15000, et seq.), and the City's Environmental Review Guidelines, the project has been found to be exempt from CEQA. Specifically, the project is categorically exempt from environmental review pursuant to CEQA Guidelines §15301(a) Existing Alterations because the replacement of the soccer field lights does not involve an expansion of an approved use. The City of Goleta is acting as the Lead Agency and a Notice of Exemption is proposed to be adopted.

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**NOTICE OF EXEMPTION (NOE)**

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**City of Goleta Contact Person, Telephone Number, and Email:**  
Darryl Mimick, Senior Planner  
805-961-7572; [dmimick@cityofgoleta.org](mailto:dmimick@cityofgoleta.org)

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Signature	Title	Date
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**If filed by the applicant:**

1. Attach certified document of exemption finding
2. Has a Notice of Exemption been filed by the public agency approving the project?  
Yes                      No

Date received for filing at OPR:

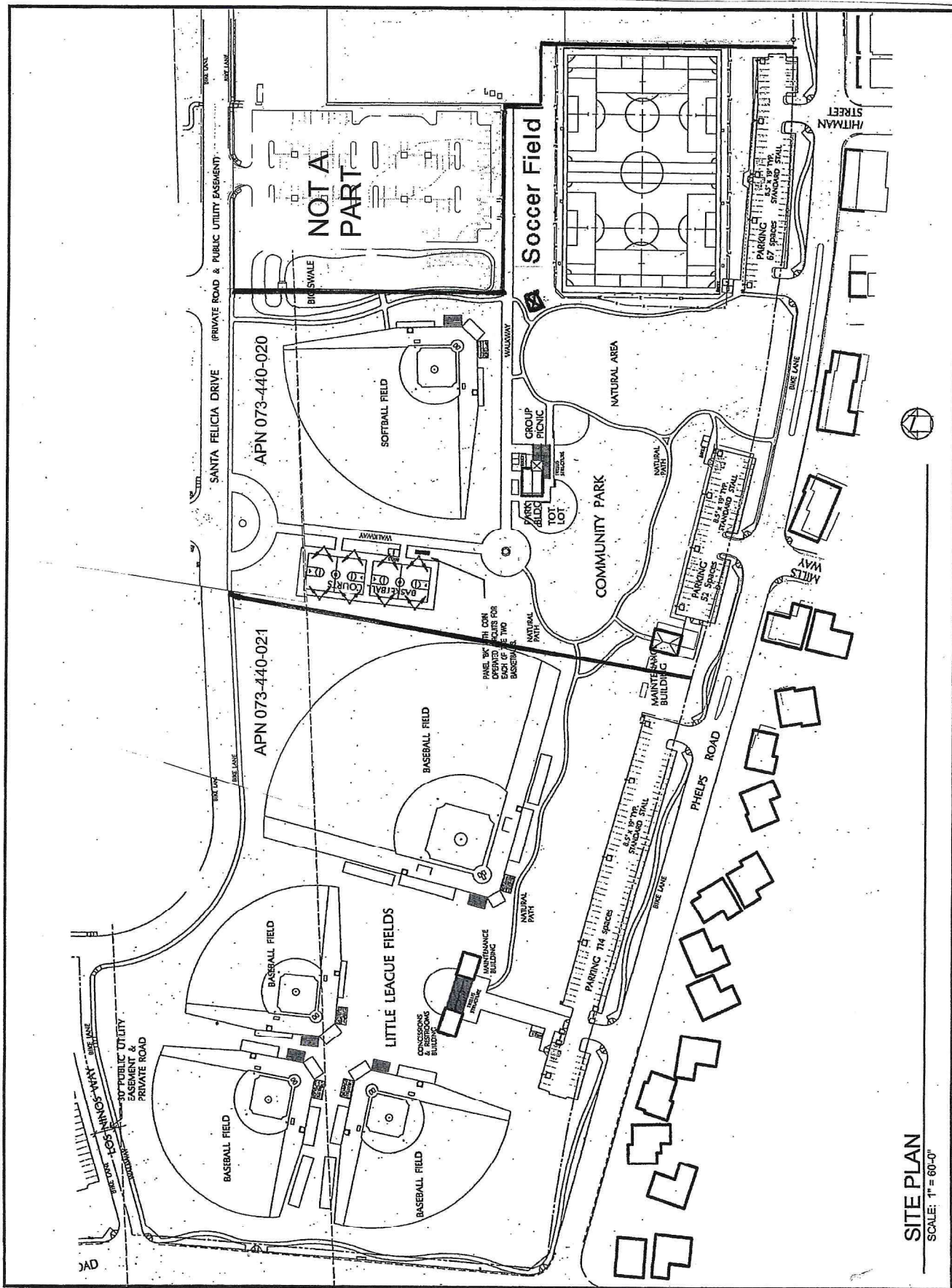
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Note: Authority cited: Section 21083 and 211110, Public Resources Code  
Reference: Sections 21108, 21152.1, Public Resources Code

**ATTACHMENT C**

**LIGHTING PLANS WITH LIGHTING SPECIFICATIONS**

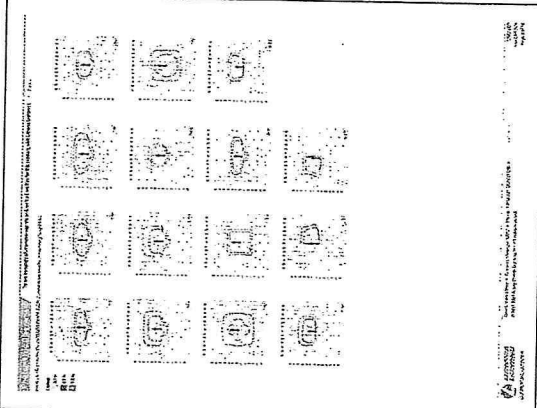
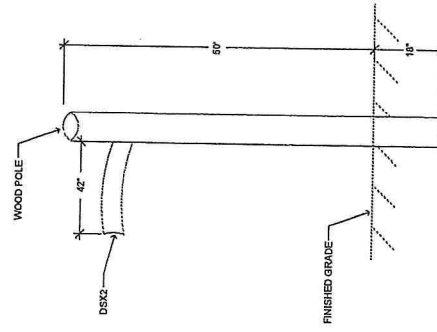
The Lester A. & Viola S. Girsh Park



SITE PLAN  
SCALE: 1" = 60'-0"

A

POLE ELEVATION  
SCALE NONE



**LED Area Luminaire**

Technical specifications and notes for the LED Area Luminaire, including details on mounting, wiring, and performance.

Model	Height	Beam Spread	Light Output
LED-A-1	10'	120°	10000 lumens
LED-A-2	12'	120°	12000 lumens
LED-A-3	15'	120°	15000 lumens

**LED Area Luminaire**

Technical specifications and notes for the LED Area Luminaire, including details on mounting, wiring, and performance.

Model	Height	Beam Spread	Light Output
LED-A-4	18'	120°	18000 lumens
LED-A-5	20'	120°	20000 lumens
LED-A-6	25'	120°	25000 lumens

**D-Series Size 2 LED Area Luminaire**

Technical specifications and notes for the D-Series Size 2 LED Area Luminaire, including details on mounting, wiring, and performance.

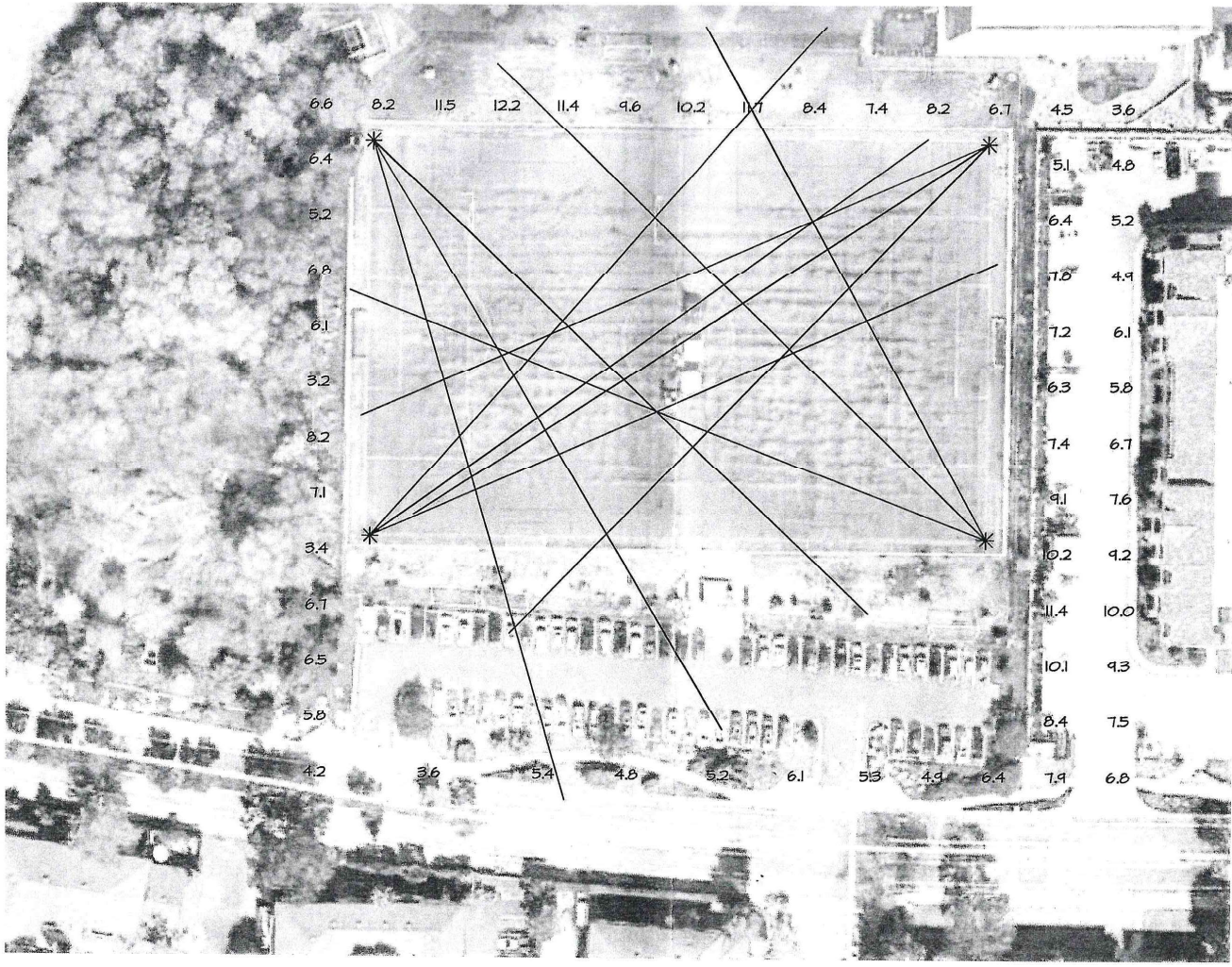
Model	Height	Beam Spread	Light Output
D-2-1	10'	120°	10000 lumens
D-2-2	12'	120°	12000 lumens
D-2-3	15'	120°	15000 lumens

**D-Series Size 2 LED Area Luminaire**

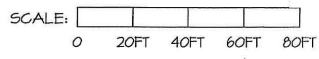
Technical specifications and notes for the D-Series Size 2 LED Area Luminaire, including details on mounting, wiring, and performance.

Model	Height	Beam Spread	Light Output
D-2-4	18'	120°	18000 lumens
D-2-5	20'	120°	20000 lumens
D-2-6	25'	120°	25000 lumens





EXISTING TEMPORARY LIGHTING LEVELS - SPILL LIGHT  
 SCALE: NONE



Attachment 3



REVISIONS	BY



GIRSH PARK  
SOCCER FIELD LIGHTING  
PROPOSED PLAN - SPILL LIGHT

DATE: 09-30-2024  
SCALE: AS NOTED  
DRAWN: MS/JLR  
JOB: 180521  
SHEET: E-3

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
SOCCER FIELD	+	0.3 fc	5.6 fc	0.0 fc	N/A	N/A

Label	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Lumens Per Lamp	Light Fixture	Height
S1	Lithonia Lighting	CSX LED P3 48K 70CRI LCDO POLE BY OTHERS	3.5m Area Luminaire P3 Performance Package 4000 CCT TO CRI Left Corner Cutoff Extreme Backlight Control	LED-4000K 70CRI	1	10101	0.9	102.17
S2	Lithonia Lighting	CSX LED P3 48K 70CRI POCO POLE BY OTHERS	3.5m Area Luminaire P3 Performance Package 4000 CCT TO CRI Right Corner Cutoff Extreme Backlight Control	LED-4000K 70CRI	1	10101	0.9	102.17
S3	Lithonia Lighting	CSX LED P3 48K 70CRI TSM POLE BY OTHERS	3.5m Area Luminaire P3 Performance Package 4000 CCT TO CRI Type 2 Medium	LED-4000K 70CRI	1	13163	0.9	102.17

