

## Ellwood RV, Boat, & Contractor Storage

- 35 Ellwood Station Road, Goleta, 20-0003-CUP

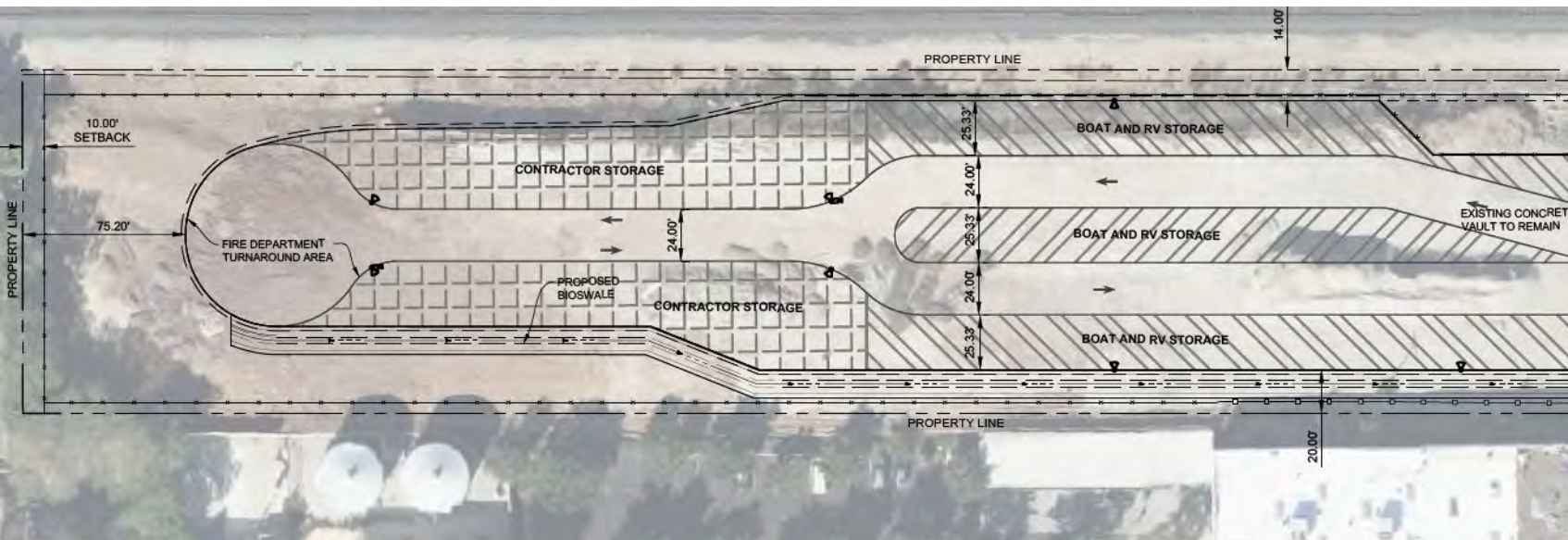
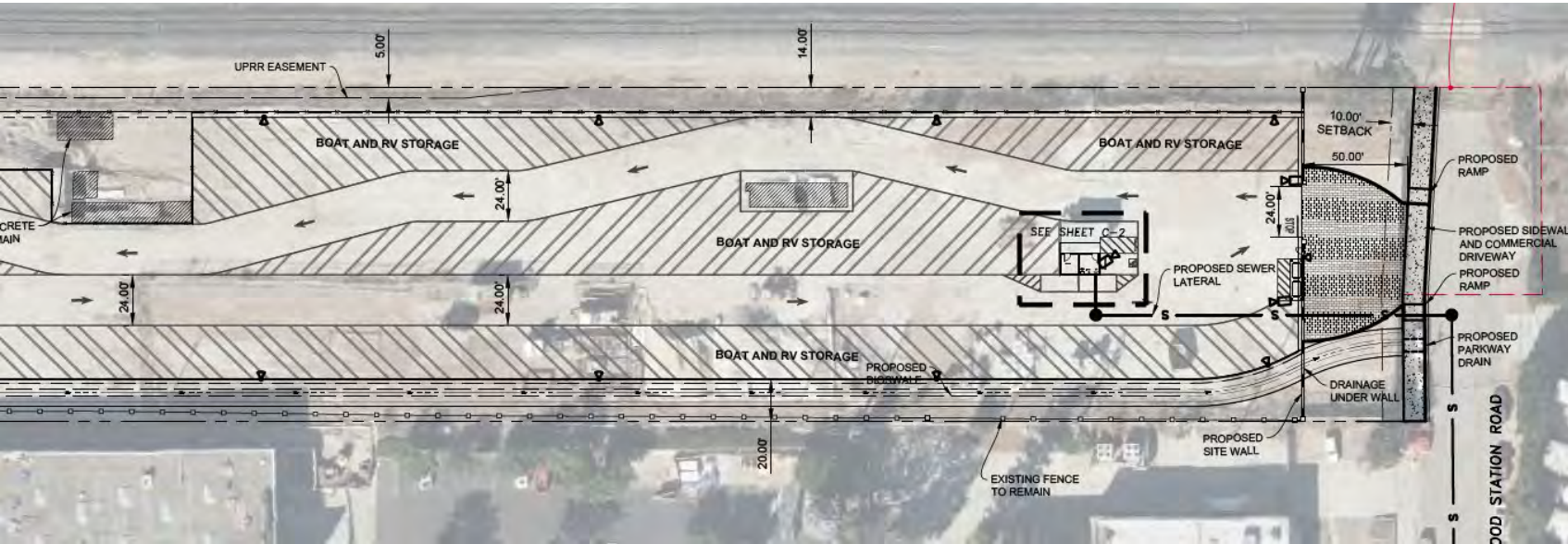
# Project Team

Landowner:	35 Ellwood Station, LLC
Agent:	Gelare Macon, F&A, Inc.
Civil Engineer:	Flowers & Associates, Inc.
Landscape Architect:	Gregory Mendonsa, Wood Architecture
Structural Engineer:	Joey Tasca, Studio Engineers
Traffic Engineer:	Scott Schell, ATE
Biologist:	Althouse and Meade, Inc.
Environmental Consultant:	Cardno/Stantec
Archeologist:	Allison Jaqua, A. Jaqua Consulting



# Project

- Property size: 4.9 acres
- Zoning: CG General Commercial
- Existing: Former Cement Batch Plant
- Proposed: RV/Boat/ Contractor Storage Yard
  - Boat & RV Storage: 60,341 sf (1.39 ac), up to 170 spaces
  - Contractor Storage: 18,423 sf (0.42 ac), up to 13 spaces
- Demo Permit 20-B-0149 to clean up site, completed and closed October 2020
- Infill Development
- Improvements:
  - Adaptive reuse of the site: Existing concrete surfaces to be reused as drive and storage surfaces, permeable concrete base left from cement plant demo will be used for additional permeable storage pads, no additional fill or base will be imported/exported
  - Improve existing 190 sf 2-room building (storage and restroom), 3 new visitor & ADA parking spaces , Beautification with new water efficient landscaping, sidewalks, curb and gutter, driveway, masonry wall and entrance gate
  - 20-foot wide by 1,210 ft long landscaped bio swale for stormwater management
  - Screened from view of Highway 101 and Calle Real



# Historical Imagery



1928



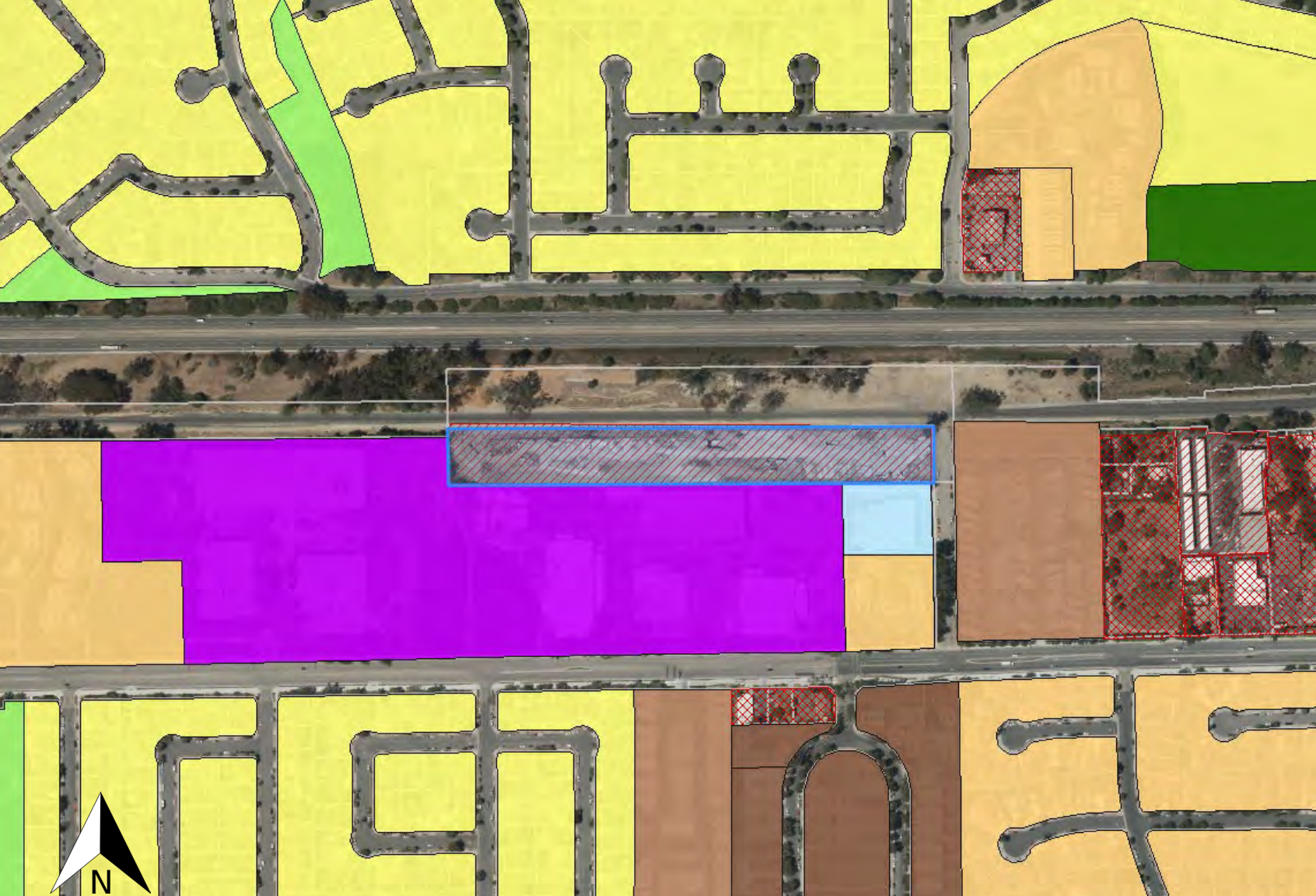
# Security

- 24-hour monitored security system with local management nearby
- Motion sensor lighting (fully shielded, dark sky compliant)
- Existing and proposed new security fencing around the perimeter of the site
- Operational hours of 7:00 AM to 6:00 PM (*extended to 7:30 PM during Daylight Savings Time*) with pin code access
- Security system and improvements to entrance along Ellwood Station Road would deter crime, encampments, trash and vandalism

## Majestic Asset Management Letter:

### **We fully endorse the proposed plan!**

The existing situation of an unsecured, empty lot on a dead-end street is an unattractive nuisance to the park and its residents. There is an ongoing problem of trash being dumped at the end of Ellwood Station Road and encampments in the area. The trash and vagrants often relocate to our project and we recently had a break in in addition to vandalism. The improvements and added security would a welcome addition to help stop these problems.



# Zoning & Surrounding Uses

Zoning	
	RS Single Family Residential
	RP Planned Residential
	RM Medium Density Residential
	RH High Density Residential
	RMHP Mobile Home Park
	CR Regional Commercial
	CC Community Commercial
	OT Old Town
	VS Visitor Serving Commercial
	CI Intersection Commercial
	CG General Commercial
	BP Business Park
	OI Office and Institutional
	IS Service Industrial
	IG General Industrial
	PQ Public and Quasi Public
	OSAR Open Space - Active Recreation
	OSPR Open Space - Passive Recreation
	AG Agriculture

North: Union Pacific  
Railroad

South: Business Park

East: Mobile Home Park

West: Business Park

**Zoning - General Commercial:** "Intended to provide appropriate sites for a diverse set of commercial uses that do not need highly visible locations or that may involve activities that are not compatible with other uses through implementation of the General Commercial (C-G) land use designation in the General Plan."

**General Plan - General Commercial:** "To provide appropriate sites to accommodate a diverse set of commercial uses that do not need highly visible locations...Appropriate sites are in locations that may have limited suitability for other more retail-oriented uses. General commercial uses may serve as a buffer between industrial activities or major transportation corridors and residential areas."



VIEW - 01



FROM CALLE REAL

VIEW - 02



FROM SOUTHBOUND HWY 101

VIEW - 03



FROM CALLE REAL

VIEW - 04



FROM CALLE REAL

VIEW - 05

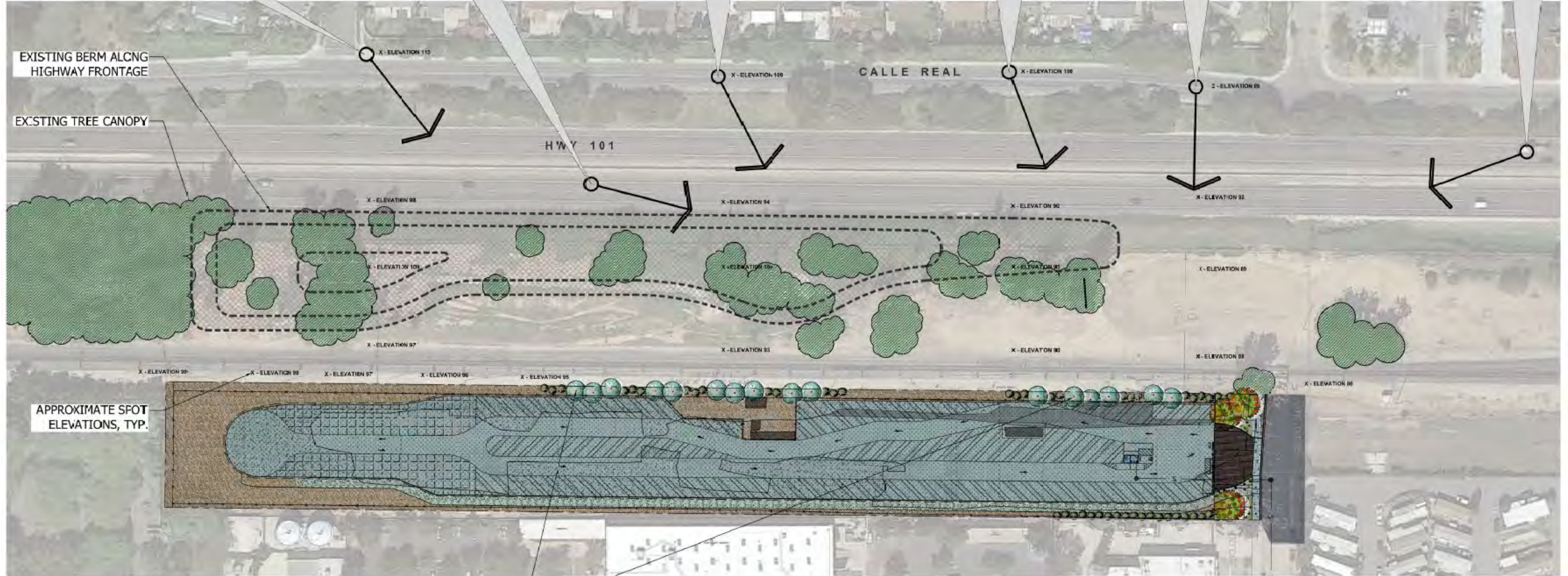


FROM CALLE REAL

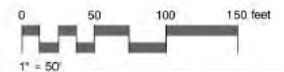
VIEW - 06



FROM NORTHBOUND HWY 101



PROPOSED SCREENING PLANTINGS  
*Olea europaea 'Wilsonii'* & *Rhamnus alaternus*

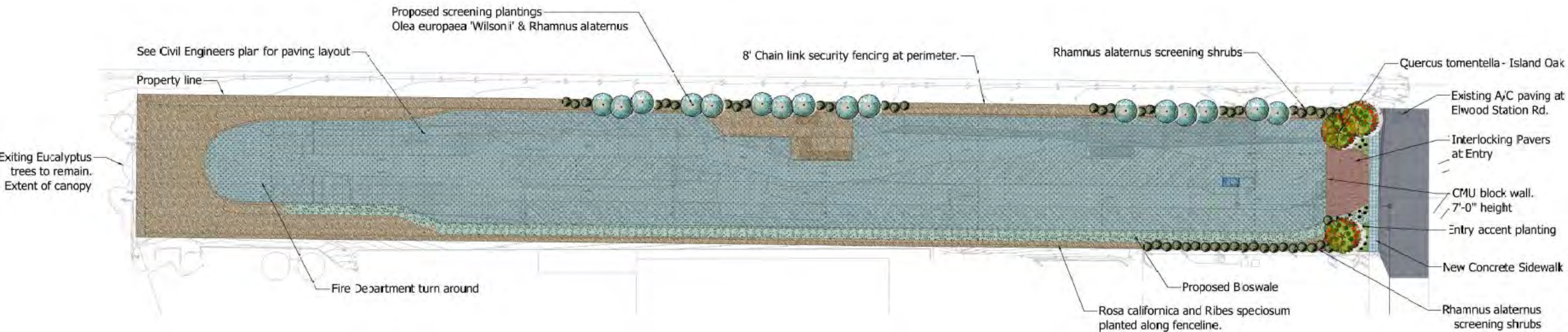




Existing:



Proposed:





Existing:



Photo taken 6/24/22



Photo taken 6/24/22

Proposed:



# No Significant Environmental Impacts

Categorical CEQA Exemption, per CEQA Guidelines Article 19, Section 15332 Infill Development Project, April 2022 Cardno report:

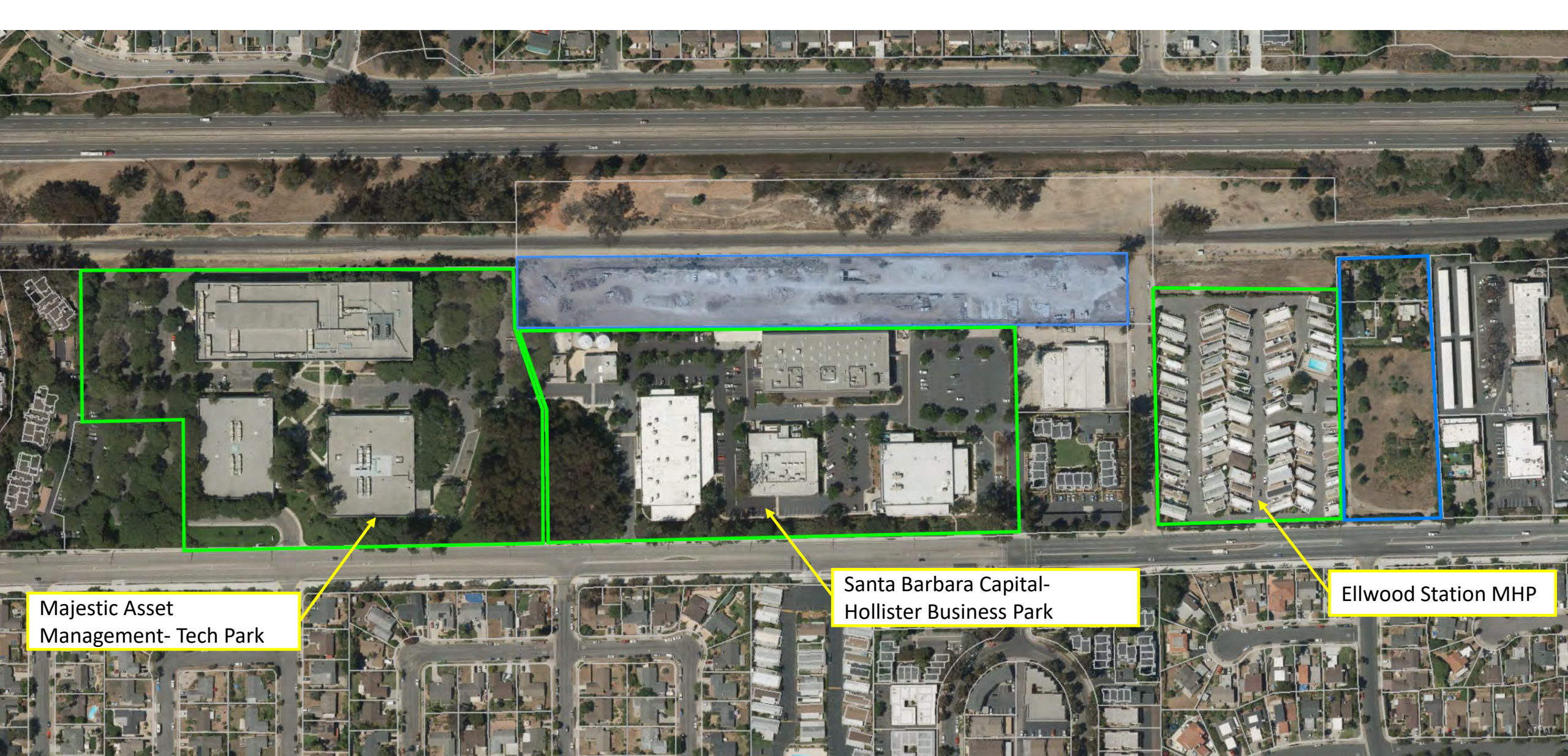
- Consistent with general plan designation and policies and zoning designation and regulations
- Occurs within City limits on project site no more than 5 acres surrounded by urban uses
- No value as habitat for endangered, rare or threatened species according to CDFW/USFWS
- Will not result in significant effects to traffic, noise, air quality or water quality:
  - *Traffic*: City indicated vehicle miles traveled (VMT) model found that project would not result in any significant effects.
  - *Noise*: Short term construction noise impacts will be temporary and limited to work hours. Operational impacts to be minimal to nearby sensitive receptors. Existing noise consists of airport approach zone, UPRR train track and Highway 101.
  - *Air Quality*: Prior land use had associated air pollutant emissions, such as particulate matter and nitrogen oxides from operation and transportation of product. Proposed use would mitigate air pollutant emissions during construction to stay compliant, long term operational impacts are minimal.
  - *Water Quality*: Measures to infiltrate and drain site runoff include landscaped bioswale and pervious drive surface. Proposed landscaping requires only 57% of the max. irrigation water allowed.
- Can be adequately served by all utilities and public services



# Project Merits

- Provides much needed contractor storage yards
- Provides much needed RV & Boat storage, high demand for RV & Boat parking due to City Ordinance 12-01, Title 10, Article VII: Large Vehicle and Trailer Parking Restrictions
- Significant site improvement and beautification
- Infill development consistent with Zoning and General Plan
- Site Security Plan, 24-hour monitoring
- No significant environmental impacts
- Has neighborhood support







Majestic Asset  
Management- Tech Park

Santa Barbara Capital-  
Hollister Business Park

Ellwood Station MHP

-  Landowners who provided public letters of support
-  Landowner also in support of project





Thank You