

NOTICE OF COMPLETION & ENVIRONMENTAL DOCUMENT TRANSMITTAL SCH# _____

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (Overnight/Personal Delivery) (916) 445-0613

Project Title: Ocean Meadows Residential Development, 20NGD-00000-00007

Lead Agency: Santa Barbara County Contact Person: Nicole Lieu

Street Address: 123 E. Anapamu St. Phone: 805-884-8068

City: Santa Barbara Zip: 93101 County: Santa Barbara

Project Location: County: Santa Barbara City/Nearest Community: Goleta

Cross Street: Storke and Sierra Madre Court (Lot 2); Storke and Whittier Dr. (Lot 3)

Total Acres: Lot 2 is approximately 5.87 gross acres/5.45 net acres, Lot 3 is approximately 0.54 gross/net acres

APN # 073-090-072 (Lot 2), 073-090-073 (Lot 3) Section: 4 Twp. 04N Range: 29W Base: San Bernardino

Within 2 Miles: State Hwy #: 101 Waterways: Pacific Ocean

Airports: Santa Barbara Municipal Airport Railways: UPRR

Schools: Isla Vista Elementary, Ellwood Elementary

DOCUMENT TYPE

CEQA: NOP Supplement/Subsequent **NEPA:** NOI **Other:** Joint Document
Early Cons EIR (Prior SCH No.) _____ EA Final Document
Neg Dec Other _____ Draft EIS Other _____
Draft EIR FONSI

LOCAL ACTION TYPE

General Plan Update Specific Plan Rezone Annexation
General Plan Amendment Master Plan Prezone Redevelopment
General Plan Element Planned Unit Development Use Permit Coastal Permit
Community Plan Site Plan Land Division Other _____
(Subdivision, Parcel Map, Tract Map, etc.)

DEVELOPMENT TYPE

Residential: 47 Units Acres _____ Water Facilities: *Type* _____ *MGD* _____
Office: *Sq.ft.* Acres Employees _____ Transportation: *Type* _____
Commercial: *Sq.ft.* Acres Employees _____ Mining: *Type* _____
Industrial: *Sq.ft.* Acres Employees _____ Power: *Type* _____ *Watts* _____
Educational _____ Waste Trtmnt: *Type* _____
Recreational _____ Hazardous Wst: *Type* _____
Other: _____

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT

Aesthetic/Visual Flood Plain/Flooding Schools/Universities Water Quality
Agricultural Land Forest Land/Fire Hazard Septic Systems Water Supply/ Groundwater
Air Quality Geologic/Seismic Sewer Capacity Wetland/Riparian
Archeological/Historical Minerals Soil Erosion/Compaction/Grading Wildlife
Biological Resources Noise Solid Waste Growth Inducement
Coastal Zone Population/Housing Balance Toxic/Hazardous Land Use
Drainage/Absorption Public Services/Facilities Traffic/Circulation Cumulative Effects
Economic/Jobs Recreation/Parks Vegetation Other _____
Fiscal

PRESENT LAND USE DESIGNATION AND ZONING

Residential, Planned Residential Development, PRD-58

PROJECT DESCRIPTION

Ocean Meadows Investors LLC (Applicant), on behalf of owners Devereux Capital Group LLC (Owner), proposes to develop a residential community comprised of single-family homes and condominiums located in the Goleta area of unincorporated Santa Barbara County, California. The Ocean Meadows Residential Project (project) would be developed on two separate legal parcels (APN 073-090-072 [referred to as Lot 2] and 073-090-073 [referred to as Lot 3]) adjacent to the University of California, Santa Barbara's (UCSB) Sierra Madre Student Housing Project and the North Campus Open Space (NCOS) property. Lot 2 is approximately 5.87 gross acres/5.45 net acres, and would be subdivided into 32 lots plus one common lot, then developed with 32 single-family homes; 9 lots (1, 5, 13, 14, 15, 18, 20, 21, 22) would also have efficiency accessory dwelling units.¹ Lot 3 is approximately 0.54 gross/net acres and would be subdivided into one lot with six residential condominiums. A more detailed description is as follows:

Lot 2 – Single-Family Residential Subdivision

Lot 2 would consist of the subdivision of an existing 5.87-gross -acre/5.45-net-acre parcel into 32 residential lots and one common lot (total 33 new lots) then developed with 32 single-family homes. Residential lot sizes range from 3,841 square feet to 8,291 square feet and would be developed with a single-family residence selected from four potential floor plans. The residences would range in size from 2,560 square feet to 2,659 square feet and would be two-stories, approximately 25 feet in height. An attached two-car garage would provide two covered parking spaces for each residence. An additional 64 uncovered parking spaces and 9 guest spaces would be provided to the community. Nine lots (1, 5, 13, 14, 15, 18, 20, 21, 22) would also include a 283-square-foot efficiency accessory dwelling unit. Site grading would include overexcavation, recompaction, and finished grading to address site-specific geotechnical considerations and construction of site improvements. A total of 16,100-cubic-yard cut and 10,100 cubic yards fill would be required. Access would be provided from a 24-foot-wide private road off of Sierra Madre Court/Elkus Walk. Pedestrian access would be provided adjacent to and on the road incorporating a “living streets” concept, as well as to the NCOS.

Stormwater Management and Landscaping

Stormwater treatment and runoff reduction will be addressed on site using a combination of self-retaining areas and permeable pavement. The rear 10 feet of lots located along the northwesterly boundary (adjacent to the NCOS property) will be dedicated self-retaining areas. An additional self-retaining area is located at the northern end of the site near the roadway turn-around. The majority of the private roadways, walkways, and parking areas will be constructed with permeable pavement. Retention requirements have been met as all areas of the site are directed to self-retaining areas or permeable pavement; therefore, there is no runoff from the site for a 95th percentile storm event. Refer to Appendix E for the Stormwater Control Plan prepared by Stantec.

Lot 3 – Condominium Subdivision

Lot 3 would consist of the subdivision of an existing 0.54-gross/net-acre parcel into one lot and six condominiums. Residential condominiums would be 875-square-foot modules with two bedrooms and two bathrooms. The condominium structures would be one-story, approximately 13 feet in height. One uncovered parking space would be provided for each residence and one uncovered accessible parking space for a total of eight parking spaces. Site grading would include overexcavation, recompaction, and finished grading to address site-specific geotechnical considerations and construction of site improvements, including removal of an approximately 15,185-square-foot asphalt paved parking lot remaining from the Ocean Meadows Golf Course. A total of 300-cubic-yard cut and 600 cubic yards fill would be required. Access would be provided from a 24-foot-wide driveway off Whittier Drive. A pedestrian trail would connect Lot 3 to the NCOS.

Stormwater Management and Landscaping

New concrete curbs and gutters and curb extensions are proposed along the private access roads to control and direct stormwater runoff to new drainage facilities. Two bioretention basins are currently proposed at the northwest and southeast corners of the site. The basins and preliminary grading and drainage have been designed so that each basin is appropriately sized for the expected treatment volumes. Refer to Appendix E for the Stormwater Control Plan prepared by Stantec. Landscaping would include street trees, shrubs, and ground cover vegetation within the bioretention areas. Total new impervious area would be approximately 13,050 square feet, and new private and common area landscaping would be approximately 10,387 square feet. Development of both Lot 2 and Lot 3 also consists of ancillary improvements, such as utility extensions within the footprint of both lots. Long-term management of both Lot 2 and Lot 3 will be performed by a home owner's association subject to County-approved covenants conditions and restrictions (CC&Rs)

Construction Activities

Lot 2 and Lot 3 construction activities for the project would include clearing, grubbing, excavating, grading, landscaping, and other activities. Construction is expected to occur in four stages with construction activities anticipated to commence in the fall of 2020 and continue through the winter of 2022. Construction would require the use of heavy equipment to grade the project site, as well as haul equipment and materials. Staging areas would be located on site. Construction equipment would include manual and power hand tools, backhoes, skip loaders, front loaders, excavators, small cranes, vibratory compactors, concrete pump trucks, 10-wheeler dump trucks, demolition equipment (e.g., saw cut machines, jackhammers, air compressors), paving machines, steel drum compaction rollers, finish rollers, and other such equipment. Parking would be temporarily restricted adjacent to work zones, as well as contractor staging areas within the project site. The proposed project would disturb both

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The Health and Safety Code Section 17958.1 and California Building Code Section 1208.4 define efficiency units for occupancy by no more than two persons, which have a minimum floor area of 150 square feet and may also have partial kitchen or bathroom facilities, as specified by the ordinance. In all other respects, these efficiency units shall conform to minimum standards for those occupancies otherwise made applicable pursuant to this part.

Lot 2 and Lot 3 in their entirety for grading, paving, landscaping, and construction. Vegetation located within the grading limits would be removed prior to or during construction. Most of this vegetation is composed of non-native species associated with the golf course. Up to 42 non-native trees on Lot 2 and 9 non-native trees on Lot 3 would also be removed. No native trees or special-status plant species would be removed.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. from a Notice of Preparation or previous draft document) please fill it in.

REVIEWING AGENCIES CHECKLIST

KEY

S=Document sent by lead agency

X=Document sent by SCH

√=Suggested distribution

Resources Agency

- Boating & Waterways
- Coastal Commission
- Coastal Conservancy
- Colorado River Board
- Conservation
- Fish & Game Region # _____
- Forestry & Fire Protection
- Office of Historic Preservation
- Parks & Recreation
- Reclamation
- S.F. Bay Conservation & Development Commission
- Water Resources (DWR)

Environmental Affairs

- Air Resources Board
- APCD/AQMD
- Integrated Waste Management Board
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Regional WQCB # _____

Business, Transportation & Housing

- Aeronautics
- California Highway Patrol
- CALTRANS District# _____
- CALTRANS Planning (headquarters)
- CALTRANS, Dir. of Aeronautics
- Housing & Community Development
- Food & Agriculture

Youth & Adult Corrections

- Corrections

Independent Commissions & Offices

- Energy Commission
- Native American Heritage Commission
- Public Utilities Commission
- State Lands Commission
- Tahoe Regional Planning Agency
- Office of Emergency Services
- Dept. of Pesticide Regulation
- Dept. of Toxic Substances Control

Health & Welfare

- Health Services _____

State & Consumer Services

- General Services
- OLA (Schools)
- Office of Public School Construction (DOE)

Other _____

Public Review Period (to be filled in by lead agency)

Starting Date July 8, 2020 Ending Date August 10, 2020

Signature Nicole Lieu Date July 6, 2020

Lead Agency (Complete if applicable):

For SCH Use Only:

Address: Santa Barbara County 123 E. Anapamu St. Date Received at SCH _____

City/State/Zip: Santa Barbara CA, 93101 Date Review Starts _____

Contact: Nicole Lieu Date to Agencies _____

Phone: (805) 884-8068 Date to SCH _____

Clearance Date _____

Applicant:

Ocean Meadows Investors, LLC
201 West Montecito Street
Santa Barbara, California 93101
Agent Contact: Jessica Kinnahan
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