

Published July 8, 2020

**NOTICE OF AVAILABILITY OF THE
DRAFT NEGATIVE DECLARATION FOR THE PROPOSED
Ocean Meadows Residential Development**

Case No. 19DVP-00000-00002, 19TRM-00000-0002, 20NGD-00000-00007

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 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. Lot 3 is approximately 0.54 gross/net acres and would be subdivided into one lot with six residential condominiums.

PROJECT LOCATION: The project site is located at the intersection of Storke and Sierra Madre Court (Lot 32) and Storke and Whittier Dr. (Lot 3), APN 073-090-072 [referred to as Lot 2] and 073-090-073 [referred to as Lot 3] in the Goleta area, Second Supervisorial District.

PUBLIC COMMENT: Santa Barbara County P&D is soliciting comments on the adequacy and completeness of 20NGD-00000-00007. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on August 10, 2020 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: 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. 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.

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 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.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (20NGD-00000-00007) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a Negative Declaration affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The Negative Declaration prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **Aesthetics/Visual**

Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Noise, Public Facilities, Transportation/Circulation, and Water Resources/Flooding. If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

DOCUMENT AVAILABILITY:

If a copy of the Negative Declaration is not attached to this notice, the draft ND may be obtained and all documents referenced in the ND may be reviewed on our website at:

<https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186> or by contacting Nicole Lieu at nlieu@countyofsb.org.

If you received a copy of the ND and wish to view the appendices, the appendices may be reviewed on our website at: <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186>.

HOW TO COMMENT: Please provide comments to the project planner, Nicole Lieu, nlieu@countyofsb.org, (805) 884-8068 prior to the close of public comment on August 10, 2020 at 5 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.