



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

Galileo Pisa, LLC Apartments

Case Nos. 21NDG-00000-00001, 19GPA-00000-00003, 19RZN-00000-00002 &
19DVP-00000-00039

PROJECT DESCRIPTION: The project is for 1) a General Plan Amendment to convert APN 069-160-051 from a land use designation of General Commercial to Residential with a corresponding density of 20-units per acre (Res-20); 2) a Rezone to convert APN 069-160-051 (0.11-acres) from General Commercial (C-2) to Design Residential with a corresponding density of 20-units per acre (DR-20); and 3) a Final Development Plan to allow construction of a 27-rental-unit apartment complex along with associated site improvements including 54 covered bicycle parking spaces, three detached approximately 10'-5" tall carport structures totaling 27 of the 60 total parking spaces, two trash enclosures of approximately 120 square feet each, and 28,673 square feet of common open space. The apartment building will total 27,723 gross square feet, paving will total 12,716 square feet, hardscaping will total 9,964 square feet, and landscaping will total 12,874 square feet. The project will comply with the Water Efficient Landscape Ordinance (WELO) and Tier 4 stormwater control requirements.

PROJECT LOCATION: The project is located on the southwest corner of Patterson Avenue and Calle Real, commonly known as 5317 Calle Real, in the Eastern Goleta Valley Community Plan Area, 2nd Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 21NGD-00000-00001. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on June 22, 2021 at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: The project is for 1) a General Plan Amendment to convert APN 069-160-051 from a land use designation of General Commercial to Residential with a corresponding density of 20-units per acre (Res-20); 2) a Rezone to convert APN 069-160-051 (0.11-acres) from General Commercial (C-2) to Design Residential with a corresponding density of 20-units per acre (DR-20); and 3) a Final Development Plan to allow construction of a 27-rental-unit apartment complex along with associated site improvements including 54 covered bicycle parking spaces, three detached approximately 10'-5" tall carport structures totaling 27 of the 60 total parking spaces, two trash enclosures of approximately 120 square feet each, and 28,673 square feet of common open space. The apartment building will total 27,723 gross square feet, paving will total 12,716 square feet, hardscaping will total 9,964 square feet, and landscaping will total 12,874 square feet. The project will comply with the Water Efficient Landscape Ordinance (WELO) and Tier 4 stormwater control requirements.

Nine single story, first-floor units are proposed that will each be 888 net square feet and contain two bedrooms and one bathroom. In addition, 18 two-story units comprising the 2nd and 3rd floors of the apartment building will each be 914 net square feet and contain two bedrooms, one and a half baths. All units will have a living, dining, and kitchen space, along with an area for individual washers and dryers. Sixty parking standard sized spaces are proposed, including 27 covered spaces, 6 guest spaces, two electric vehicle charging spaces, and two handicap accessible spaces. Grading includes 2,870 cubic yards of cut, 200 cubic yards of import, and 3,070 cubic yards of fill. No native trees are proposed for removal and 42 producing, 34 failing, and 29 dead avocado trees (105 total) are proposed for removal. The parcel will be served by the Goleta Water District, Goleta Sanitary District, Santa Barbara County Fire Department, and County Sheriff. Access will be provided off of Calle Real. The property is currently two separate parcels, APN 069-160-051 (0.11-acres) zoned C-2 and APN 069-525-022 (1.51-acres) zoned DR-20. The two parcels will be voluntarily merged by the applicant prior to the Board of Supervisors final action on General Plan Amendment, Rezone, and Development Plan. Following the voluntary merger, the project will be located on a single, 1.62-acre parcel zoned DR-20.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (21NGD-00000-00001) 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 ND 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 ND 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, Air Quality, Cultural Resources, Geologic Resources, Hazardous Materials, Land Use, Noise, Public Facilities, 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 draft ND is not attached, the draft ND may be obtained and all documents incorporated by reference in the ND may be reviewed on the P&D website at <https://www.countyofsb.org/plndev/home.sbc>. Draft documents are also available for review at the Goleta Valley Library.

HOW TO COMMENT: Please provide comments to the project planner, Sean Stewart at sestewart@co.santa-barbara.ca.us (email) or (805) 568-2030 (fax), prior to the close of public comment on June 22, 2021 at 5:00 p.m. Please limit comments to environmental issues such as traffic, aesthetics, land use, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

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In compliance with the Americans with Disabilities Act, if you need special assistance to participate in the hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.