



**NOTICE OF PREPARATION FOR A
DRAFT ENVIRONMENTAL IMPACT REPORT AND NOTICE
OF SCOPING MEETING
BY THE ENVIRONMENTAL
HEARING OFFICER
(held in person and virtually)
January 15, 2025, at 5:00 P.M.**

**SANDPIPER GOLF COURSE RENOVATION
AND NEW CLUBHOUSE
22-0001-CDHP; 22-0009-DP-CUP; 22-0032-DRB
7925 HOLLISTER AVENUE
APN 079-210-059**

PURPOSE OF THIS NOTICE AND SCOPING MEETING: This Notice of Preparation (NOP) is being issued by the City of Goleta for the above-referenced project located in the City of Goleta proposed by Sandpiper Golf Trust, LLC. The site is located in the Coastal Zone and has a land use and zoning designation of Open Space/Active Recreation (OS/AR). The purpose of the NOP is to advise the public and Responsible Agencies that a Draft Environmental Impact Report (DEIR) is being prepared to study the environmental impacts of the above-referenced project and to an opportunity for comment on the anticipated range of issues to be studied within the DEIR.

The City is the Lead Agency for the project and has determined that a DEIR in accordance with the requirements of the California Environmental Quality Act (CEQA) and the CEQA implementation guidelines will be prepared for the above-referenced project. The City is seeking input on the scope of the topics to be addressed within the DEIR. Further, the City has chosen not to prepare an Initial Study but to proceed directly with the preparation of the DEIR. The topics to be analyzed within the DEIR are outlined in Section below entitled “**DEIR Scope Of Analysis**”. This NOP is being circulated pursuant to California Public Resources Code section 211153(a) and section 15082 (b) of Title 14 of the California Code of Regulations (“CEQA Guidelines”), is being provided for at least thirty (30) days, and will serve as the baseline for environmental analysis. The NOP period is expected to commence on December 26, 2024, and will conclude on January 27, 2025.

In addition, an in-person and virtual scoping meeting will be conducted by the Environmental Hearing Officer (EHO) on January 15, 2025, at Goleta City Hall located at 130 Cremona Drive, Goleta Ca 93117 at 5 pm as indicated in the below Section entitled “**Environmental Hearing Officer (EHO) Meeting**”.

PROJECT DESCRIPTION

Generally, the project involves: 1) the demolition of an existing 9,305 square foot (sf) clubhouse and restaurant and parking lot and replacing it with a new, 37,179 sf, three-level clubhouse and restaurant (2 stories above ground and basement). The restaurant would provide 95 seats indoors and 138 seats on an outdoor dining terrace, an increase of 101 seats compared to the existing restaurant. The club house restaurant would be open to the public for dining and events; 2) modifications to and routing enhancements of the existing 18-hole golf course, including replacing the existing golf course turf with drought tolerant landscaping design (reduction of

approximately 50 percent of irrigated turf); 3) landscaping and irrigation improvements; 4) demolition, repair, upgrade, and/or modernization of the existing maintenance buildings, trailers, and sheds. This includes replacing the existing 7,555 sf maintenance facility with a slightly smaller 7,476 sf maintenance facility consisting of two structures; 5) replacement of an existing comfort station; 6) construction of a 695 sf café adjacent to the existing historic Barnsdall Rio Grande Gas Station; 7) adaptive reuse and restoration of the historic Barnsdall Rio Grande Gas Station to provide seating and bicycle amenities for the Rio Grande Coffee Shop; 8) restoring portions of Devereaux Creek to its natural condition and flow; 9) undergrounding the existing overhead powerlines adjacent to Hollister Avenue; 10) making trail and landscape improvements along the site's Hollister Avenue frontage; 11) making several coastal access improvements including easements/dedications along Sandpiper's beach and roadway frontages; 12) dedicating a portion of Bell Canyon as a conservation easement; 13) updating the General Plan Figure 4-1 regarding environmental sensitive habitat based on a site specific habitat assessment; 14) requesting a Sphere of Influence change for Goleta West Sanitation District (SWSD) to connect some facilities to GWSD system; and 15) requesting the City to vacate 22,007 sf of Right-of-Way along a portion of the site's frontage for continued use as golf course private parking lot pursuant to sections 8300 *et. seq* of the Streets and Highways Code.

The majority of the new clubhouse would not exceed the OS/AR Zone's 25-foot height limit; however, a minor portion of the main roof structure would have a maximum height of 29 feet and the passenger elevator structure would have a maximum architectural projection height of 33 feet.

The proposed project would redesign the parking areas to support the golf course and associated uses to provide a total of 165 on-site parking spaces. There would be 141 spaces associated with the club house area, 10 spaces for the maintenance facility, and 14 spaces for the Rio Grande Coffee Shop. Grading would require approximately 86,500 cubic yards of soil cut, and 56,000 cubic yards of soil fill. After compaction and shrinking, the remaining soil (30,500 CY) would be distributed around graded areas to achieve the proposed golf course design. No net import or export of cut or fill would occur.

For a more detailed project description, please refer to the project page located on the City's website at <https://www.cityofgoleta.org/your-city/planning-and-environmental-review/ceqa-review/sandipiper-golf-course>.

PROJECT LOCATION: The 193-acre project site is located at 7925 Hollister Avenue (Assessor's Parcel Number 079-210-059) in Goleta, California. The project site is currently developed with the Sandpiper Golf Club, maintenance yard, and the vacant historic Barnsdall Rio Grande Gas Station. Site access is provided from Hollister Avenue, west of the Hollister Avenue/Cathedral Oaks Road intersection.

The project site is located adjacent to the Pacific Ocean and within the Coastal Zone. Portions of the project site are designated as Environmentally Sensitive Habitat Area (ESHA) in the City of Goleta's General Plan/Coastal Land Use Plan Conservation Element.

CORTESE LIST: The project site is listed on a hazardous waste facility or disposal site as enumerated under Section 65962.5 of the California Government Code (the "Cortese list")

DEIR SCOPE OF ANALYSIS: The DEIR will address the following key issue areas listed in CEQA Guidelines Appendix G Checklist:

Aesthetics	Hydrology and Water Quality
Air Quality	Land Use and Planning
Biological Resources	Noise
Cultural Resources	Public Services
Energy	Recreation
Geology and Soils	Transportation
Greenhouse Gas Emissions	Tribal Cultural Resources
Hazards and Hazardous Materials	Utilities and Service Systems

In addition, the DEIR will consider the following issues which are anticipated to have a less than significant finding:

Agriculture and Forestry Resources	Population and Housing
Mineral Resources	Wildfire

These issues will be addressed but limited in scope due to the low probability of significance created by the Project in the areas and/or lack of presence of resources at the project site.

ENVIRONMENTAL HEARING OFFICER (EHO) MEETING: The City of Goleta Environmental Hearing Officer will conduct an in-person and virtual public scoping meeting to solicit comments regarding the list of topics to be studied within the DEIR. The EHO meeting has been scheduled as follows:

**MEETING DATE AND TIME:
PLACE**

**January 15, 2025, at 5:00 P.M.
Goleta City Hall – Council Chambers
(in person and via Zoom)
130 Cremona Drive, Goleta, CA, 93117**

VIRTUAL LINK:

https://us06web.zoom.us/webinar/register/WN_CF5iTEeJT1GDbuG2osbqhg#

On January 15, 2025, the EHO will only be receiving comments and is not the decision maker. Either the Planning Commission or the City Council will be the decision maker on this project for the City depending on the level of impact identified in the eventual Final EIR. Review and action by the California Coastal Commission are required for this project after the City's determination.

Interested people are encouraged to provide public comments during the meeting in person or virtually through the Zoom teleconference, by following the instructions listed below. Written comments may be submitted prior to the meeting by e-mailing Kim Dominguez, Management Assistant for Planning and Environmental Review at kdominguez@cityofgoleta.org. Written comments will be distributed to the EHO and published on the City's CEQA page for the project.

TELECONFERENCE PARTICIPATION VIA ZOOM:

- Join the meeting using the link below.
- You must have audio and microphone capabilities on the device you are using to join the meeting.
- When you join the meeting make sure that you join the meeting with audio and follow the prompts to test your speakers and microphone prior to joining the meeting.

TO SPEAK ON THE ITEM USING ZOOM:

- The Clerk will call the item, and staff will begin with a presentation.
- Click on the Raise Hand icon if you would like to speak on the item.
- The Clerk will call your name when it's your turn to speak.
- When your name is called, you will be prompted to unmute yourself.
- When your time is up, you will be muted.

JOIN THE ZOOM TELECONFERENCE AT:

URL: https://us06web.zoom.us/webinar/register/WN_CF5iTEeJT1GDbuG2osbqhg#

Webinar ID: 898 6881 5575

Passcode: 703653

Join via audio: US: [+14086380968](tel:+14086380968), [+181816733242](tel:+181816733242)#, ..., *754654# or [+16694449171](tel:+16694449171), [+181816733242](tel:+181816733242)#, ..., *754654#

Or dial: US: +1 408 638 0968 or +1 669 444 9171 or +1 669 900 6833 or +1 346 248 7799 or +1 719 359 4580 or +1 253 205 0468 or +1 253 215 8782 or +1 646 931 3860 or +1 689 278 1000 or +1 301 715 8592 or +1 305 224 1968 or +1 309 205 3325 or +1 312 626 6799 or +1 360 209 5623 or +1 386 347 5053 or +1 507 473 4847 or +1 564 217 2000 or +1 646 876 9923

ADDITIONAL PUBLIC PARTICIPATION ALTERNATIVES: Submit your comment via email at least 24 hours prior to the meeting. Please submit your comments to Mary Chang, Supervising Planner, at: mchang@cityofgoleta.org. Your comments will be placed into the record and distributed appropriately.

NOTICE OF PREPARATION PUBLIC COMMENT PERIOD: The public comment period begins on December 26, 2024, and ends on January 27, 2025 (minimum of 30 days). All letters should be addressed to Mary Chang, Supervising Planner, City of Goleta, 130 Cremona Drive, Goleta, CA 93117 or mchang@cityofgoleta.org. Please limit comments to environmental issues. When possible, please use email to submit public comments.

NOTE: In compliance with the Americans with Disabilities Act, if you need assistance to participate in the meeting, please contact the City Clerk's Office at (805) 961-7505 or cityclerkgroup@cityofgoleta.org. Notification at least 48 hours prior to the meeting will enable City staff to make reasonable arrangements.

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