

Summary Form for Electronic Document Submittal

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Sandpiper Golf Course Renovation and New Clubhouse Project

Lead Agency: City of Goleta

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Project Location: 7925 Hollister Avenue, Goleta CA 93117 Santa Barbara

City

County

Project Description (Proposed actions, location, and/or consequences).

Location: The project is located at 7925 Hollister Avenue, Goleta CA 93117 (APN 079-210-059).

Actions: The project would require the following City approvals: Conditional Use Permit, Development Plan/Coastal Development Plan (in concept) with height adjustment and ROW vacation request, Demolition Permit, and Building Permit. Other public agencies whose approval may be required include: California Department of Toxic Substances Control, California Coastal Commission, California Department of Fish and Wildlife, Central Coast Regional Water Quality Control Board, Santa Barbara County Fire District, State Water Resources Control Board, United States Army Corps of Engineers, Goleta West Sanitary District, Goleta Water District, Santa Barbara County Local Agency Formation Commission, and Santa Barbara County Environmental Health Services.

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.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Unknown at this time and will be determined as part of the Draft EIR. The EIR will consider the following key issue areas in detail:

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

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Unknown at this time.

Provide a list of the responsible or trustee agencies for the project.

- California Department of Toxic Substances Control
- California Coastal Commission
- California Department of Fish and Wildlife
- Central Coast Regional Water Quality Control Board
- Santa Barbara County Fire District
- State Water Resources Control Board
- United States Army Corps of Engineers
- Goleta West Sanitary District
- Goleta Water District
- Santa Barbara County Local Agency Formation Commission
- Santa Barbara County Environmental Health Services