

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: 8501 Hollister Ave. LLC Residence

Lead Agency: Santa Barbara County **Contact Person:** Nicole Lieu

Street Address: 123 E. Anapamu St. Santa Barbara **Phone:** (805) 884-8068

City: Santa Barbara **Zip:** 93101 **County:** Santa Barbara

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

Cross Streets: Northern terminus of Hollister Ave. **Total Acres:** 21.62 acres (079-200-002), 38.2 acres (079-200-005)

APN # 21.62 acres (079-200-002), 38.2 acres (079-200-005) **Section:** Twp. Range: Base:

Within 2 Miles: State Hwy #: 101 **Waterways:** Pacific Ocean, Eagle Creek

Airports: N/A **Railways:** SPRR **Schools:** N/A

DOCUMENT TYPE

CEQA: ☒ NOP

☐ Early Cons

☐ Neg Dec

☐ Draft EIR

☐ Supplement/Subsequent

☐ EIR (Prior SCH No.)

☐ Other

NEPA: ☐ NOI

☐ EA

☐ Draft EIS

☐ FONSI

Other: ☐ Joint Document

☐ Final Document

☐ Other

OCT 22 2019

LOCAL ACTION TYPE

☐ General Plan Update

☐ General Plan Amendment

☐ General Plan Element

☐ Community Plan

☐ Specific Plan

☐ Master Plan

☐ Planned Unit Development

☐ Site Plan

STATE CLEARINGHOUSE

☐ Rezone

☐ Prezone

☒ Use Permit

☐ Land Division

(Subdivision, Parcel Map, Tract Map, etc.)

☐ Annexation

☐ Redevelopment

☒ Coastal Permit

☐ Other

DEVELOPMENT TYPE

☒ Residential: 1 Unit Acres

☐ Office: Sq.ft. Acres Employees

☐ Commercial: Sq.ft. Acres Employees

☐ Industrial: Sq.ft. Acres Employees

☐ Educational

☐ Recreational public trail and 12 car public parking lot

☐ Water Facilities: Type MGD

☐ Transportation: Type

☐ Mining: Type

☐ Power: Type Watts

☐ Waste Trtmnt: Type

☐ Hazardous Wst: Type

☐ Other:

PROJECT ISSUES THAT MAY HAVE A SIGNIFICANT OR POTENTIALLY SIGNIFICANT IMPACT

☒ Aesthetic/Visual

☐ Agricultural Land

☐ Air Quality

☒ Archeological/Historical

☒ Biological Resources

☐ Coastal Zone

☐ Drainage/Absorption

☐ Economic/Jobs

☐ Fiscal

☐ Flood Plain/Flooding

☐ Forest Land/Fire Hazard

☒ Geologic/Seismic

☐ Minerals

☐ Noise

☐ Population/Housing Balance

☐ Public Services/Facilities

☐ Recreation/Parks

☐ Schools/Universities

☐ Septic Systems

☐ Sewer Capacity

☐ Soil Erosion/Compaction/Grading

☐ Solid Waste

☒ Toxic/Hazardous

☐ Traffic/Circulation

☐ Vegetation

☐ Water Quality

☒ Water Supply/ Groundwater

☐ Wetland/Riparian

☒ Wildlife

☐ Growth Inducement

☐ Land Use

☒ Cumulative Effects

☐ Other

PRESENT LAND USE DESIGNATION AND ZONING

RR-40, Rural area, Rural Residential, 40-acre minimum parcel size, coastal zone

PROJECT DESCRIPTION

Residential Development

Proposed development includes a single-family residence of 8,515 square feet (including 1,985 square feet of subterranean development for a recreation room and mechanical room) with an attached semi-subterranean 985 square foot garage, a detached 420 square foot guesthouse, and a pool. Retaining walls of approximately 6.5 feet in height are proposed. Grading for the proposed residential development would include 1,670

cubic yards of cut and 3,030 cubic yards of fill. Access to the home would be provided via a private driveway extending off of Hollister Avenue. An existing driveway covered in compacted base, AC pavement, and dirt presently measuring approximately 10-12 feet in width of paved surface would be widened, where necessary, to 12 feet to provide access to the home site. The driveway would be AC pavement with a chip seal. The portion of the existing asphalt road leading to the oil pier, presently measuring approximately 20-22 feet in width of asphalt paved surface would be widened, where necessary to 22 feet and paved per Fire Department standards. The existing security access gate at the terminus of Hollister Avenue would be relocated south of the private driveway serving the proposed residence in order to continue to provide secure ingress/egress to the oil pier. Two (2) new entry gates would be located on the private driveway serving the proposed residence; one would be located on the east side of the private driveway, and one would be located on the west side of the private driveway. A section of 6-foot tall chain link fence of approximately 300 feet in length is proposed in the northeast corner of the oceanfront parcel in order to separate the proposed public trail and parking area from the private property on-site. A 50-foot long section of 6-foot tall chain link fence is proposed on either side of the western entry gate in order to prevent public access to the private development area from the public trail. Water for domestic use would be provided by a private water well. One (1) 2,000 gallon underground raw water storage tank would be located north of the proposed residence and motor court and the water treatment equipment consisting of a booster pump and bladder tanks would be located in the basement of the residence. Water for fire protection would be provided by Goleta Water District through an existing fire water meter. Water for landscape irrigation would be provided by reclaimed water from the Goleta Water District. Fire water lines would be extended in the utility trench along the private driveway to serve the residence. Wastewater treatment would be provided by a dry well septic system as approved by Environmental Health Services.

Development Envelope

All proposed and future residential and agricultural development and ground disturbance would be confined to a 2.03-acre (88,427 square foot) development envelope, with the exception of the proposed public trail, public parking lot, fencing, fuel management areas, access driveway and utilities.

Public Access Offerings:

- **Public Trail.** The project would include construction of a 2,950 linear foot multi-use trail system located within a 10 -oot wide easement. The trail would be 4-6 feet wide, with a maximum 8-foot wide and 10-foot tall disturbance area to allow for trail clearance. One retaining wall of approximately 4 feet in height will be required on the west end of the trail route. Split rail fencing with a maximum height of 3 feet 6 inches is proposed along the southern edge of the majority of the proposed trail. Grading for the proposed trail would not exceed 50 cubic yards of cut and fill.
- **Parking Lot.** The existing asphalt parking lot located at the northeast corner of APN 079-200-005 would be expanded on the west end to increase the number of parking spaces to 12 spaces. The parking lot expansion will require approximately 66 cubic yards of cut within an approximate 2,000 square foot area. The new paved area within the expansion will be permeable aggregate base. Following expansion, the parking lot will be approximately 5,600 square feet and the majority surfaced with asphalt.
- **Offer-to-Dedicate.** An offer-to-dedicate (OTD) a trail easement for a bridge crossing at Eagle Creek is proposed to allow future connectivity between the on-site trail system and other segments of the California Coastal Trail. The OTD will be offered to the County of Santa Barbara.
- **Offer-to-Dedicate.** An OTD for public lateral beach access at the oceanfront terminus of the public trail.

Grading for the proposed trail and parking lot would not exceed 50 cubic yards of cut and fill. Fee ownership of the property beneath the public access offerings would remain with the property owner. An easement granting unrestricted public use of the trail and parking lot, and the OTDs would be recorded prior to Coastal Development Permit issuance.

Conservation Easement

The project includes a 21.3-acre Conservation Easement on APN: 079-200-002 to be preserved for its scenic, habitat, open space and agricultural values. The Conservation Easement is proposed to be granted to the Land Trust for Santa Barbara County, with fee ownership of the property remaining with the property owner. No grant of public access is proposed within the Conservation Easement.

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 # 5
- ☐ Forestry & Fire Protection
- ☐ Office of Historic Preservation
- ☒ Parks & Recreation
- ☐ Reclamation
- ☐ S.F. Bay Conservation & Development Commission
- ☐ Water Resources (DWR)

Business, Transportation & Housing

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

Health & Welfare

- ☐ Health Services _____

State & Consumer Services

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

Environmental Affairs

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

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

☐ Other _____

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

Starting Date 10/23/19

Signature [Signature]

Ending Date 11/29/19

Date 10/18/19

Lead Agency (Complete if applicable):

Santa Barbara County P&D _____

Address: 123E.Anapamu St.

City/State/Zip: Santa Barbara CA 93101

Contact: Nicole Lieu

Phone: (805) 884-8068

For SCH Use Only:

Date Received at SCH

Date Review Starts

Date to Agencies

Date to SCH

Clearance Date

Notes:

Applicant:

8501 Ave. LLC
P.O. Box 5217
Santa Barbara, CA 93150
Phone: 805 966-2758 (Laurel Perez)