

# NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research  
Street Address: 1400 Tenth Street  
Sacramento, CA 95814  
U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044  
  
To: County Clerk  
County of Santa Barbara

From: Planning and Development Department  
County of Santa Barbara  
123 East Anapamu Street  
Santa Barbara, CA 93101

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**SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

23DVP-00018		
23TRM-00001		
24RDN-00002		
24GOV-00005	Los Alamos Investments, LLC Housing	CEQA Guidelines §15168(c)
26SCC-00003	Development Project	Checklist; 23EIR-00004
<u>Project Number</u>	<u>Project Title</u>	<u>EIR or ND Number</u>

N/A for current project;		
2022070490 for certified	County of Santa Barbara, Planning and	
PEIR	Development Department	(805) 568-2000
<u>State Clearinghouse Number</u>	<u>Lead Agency</u>	<u>Area Code/Telephone</u>

**PROJECT APPLICANT:** Los Alamos Investments, LLC

**PROJECT LOCATION:** Assessor's Parcel Numbers 101-130-016, 101-130-019, and 133-130-041, located at the intersection of Price Canyon Road (Frontage Road) and Price Ranch Road, Santa Barbara County.

**PROGRAM EIR PROJECT DESCRIPTION (SUMMARY):** On May 3, 2024, the Santa Barbara County Board of Supervisors certified a Program Environmental Impact Report (PEIR) that analyzed the environmental impacts of the 2023-2031 Housing Element Update and associated buildout (Program). The analysis is informed by the sites inventory prepared by the County to estimate the total potential housing that may be enabled under the Program, including the rezoning program, during the 2023-2031 planning period. For the PEIR, the sites inventory is used as an approximation of where and how environmental impacts associated with future residential and mixed use development could occur. The PEIR evaluated the direct, indirect, secondary, cumulative, and residual impacts that would result from the implementation of the Program. The PEIR set forth feasible mitigation measures for several potentially significant impacts related to multifamily and mixed-use housing projects.

**SPECIFIC DEVELOPMENT PLAN PROJECT DESCRIPTION:** The project is a request by the applicant, Los Alamos Investments, LLC, for approval of a Tentative Tract Map, Development Plan, and Road Naming entitlements, and Director-level approval of a Sign Certificate of Conformance, subject to the provisions of the Housing Accountability Act. There is also a request for a Government Code 65402 Consistency Determination. The proposed project includes the following components:

- Subdivision of existing Assessor Parcel Numbers (APNs) 101-130-016 (1.72 acres), 101-130-019 (16.43 acres), and 133-130-041 (11.51 acres) to create a total of 77 lots, including residential lots, common open space lots, and new private roads. No development is proposed on Lot 72 at this time, and Lot 72 is not a part of the Development Plan.
- Demolition of six existing structures totaling approximately 6,626 square feet, including one multi-family dwelling (two units), one single-family dwelling, one modular home, two garages, and a storage structure. Two existing single-family dwellings on APN 101-130-016 will remain.
- Development of 67 new single-family and duplex-style townhome units.
- Establishment of 10.9 acres of common open space (60 percent of the total Development Plan area, not including Lot 72, which is not a part of the Development Plan), including community gardens, dual use parks and detention basins, landscaped pathways, children's play areas, and picnic areas.
- Development of a private community pool area with an 82' x 30' swimming pool, cold plunge and spa, eight exempt cabana structures (screen walls on three sides and open on fourth side), a 208-square-foot pool equipment enclosure, a 54-square-foot trash enclosure, and a 785-square-foot pool house with restrooms, showers, changing rooms, and pool maintenance room.
- Dedication of a voluntary 25-foot-wide easement located north of San Antonio Creek for public multi-use riding and hiking trail purposes to the County of Santa Barbara, which will be granted on the tract map (Case No. 24GOV-00005).
- Establishment of a 200-foot-wide agricultural buffer area located north of the proposed development area.

The 67 proposed new dwelling units will consist of 39 single-family dwellings ranging from two bedrooms per unit to four bedrooms per unit, and 28 duplex-style townhome units, which will all include two bedrooms per unit. Of the new units, 43 will be two stories and 24 will be single-story. For this application, all units are proposed to be rented to long-term tenants, but the owner may sell individual lots in the future. The project will result in a total of approximately 108,783 square feet of new and existing structural development, including the proposed 67 residential units, the two existing single-family dwellings with previously unpermitted additions, and the proposed pool structural development.

State Density Bonus Law (SDBL). The Development Plan area is zoned Planned Residential Development-46 units (PRD-46). The applicant proposed 15 percent of the 46-unit base density to be very low-income housing (7 units) and is therefore entitled to a 50-percent density bonus (23

units), for a grand total of 69 units, including the two existing dwelling units that will be retained. In addition to an increase in the allowed density, SDBL also allows developers to request to modify or remove certain development standards to make the project economically and physically feasible. The applicant is requesting the following three waivers pursuant to Government Code Sections 65915 (e)(1) and (e)(2):

1. Waiver to LUDC Subsection 35.33.020.B.2.c – Street-Facing Unit Entrance: Request to eliminate the requirement that each dwelling unit located within 20 feet of a primary street right-of-way include at least one street-facing porch, balcony, or patio.
2. Waiver to LUDC Subsection 35.33.030.E.4 – Landscape Buffer: Request to eliminate the requirement for a five-foot-wide, four-foot-tall, landscape buffer between all ground level restricted open spaces and pedestrian walkways.
3. Waiver to LUDC Subsection 35.30.120.D.2 – Maximum Light Levels at Property Lines: Request to allow light levels to exceed the maximum foot-candle amounts specified in this Subsection, as follows: Light levels will exceed 0.2 foot-candles at the intersection of Price Canyon Road (Frontage Road) and the main interior road into the development, with a maximum of 2.9 foot-candles at the property line adjacent to Price Canyon Road (Frontage Road). Light levels will also exceed 0.2 foot-candles along the property lines of some lots within the development where common walkway lighting is sited near property lines, not to exceed the estimated light levels shown on the site photometric plan dated June 17, 2025 (Sheet E2.00C). Light levels will also exceed the 0.1 foot-candle limit in minimal areas along property lines that are adjacent to existing residential development but will remain below 0.2 foot-candles.

PRD Development Standards. The PRD zoning of the Development Plan area provides some fixed development standards while requiring other site-specific development standards, such as setbacks, to be established by a Development Plan. The project is subject to objective standards in effect on January 28, 2026, pursuant to the project's vested SB 330 Pre-Application. The proposed Los Alamos Investments, LLC PRD Development Standards are summarized in the Planning Commission staff report dated April 21, 2026.

Homeowners' Association (HOA). The development will include the formation of an HOA and the establishment of Conditions, Covenants, and Restrictions (CC&Rs) that will govern the HOA. CC&Rs will delineate maintenance responsibilities for private streets and common open space, and describe the HOA's membership requirements.

Fencing. The project will use a number of different fencing designs and materials. Privacy fencing along the rear and side yards of homes will range in height from four to six feet and will be made of wood. Private yard areas that face community open space will be separated from open space with 36-inch-tall wood picket fences. Six-foot-tall tubular steel fencing will be placed around the pool areas. Deer fencing will be used around community garden areas. A 42-inch-tall post-and-rail fence with wire mesh will be used along Price Canyon (Frontage Road) and Price Ranch Road.

Landscape and Hardscape. A total of 228,300 sq. ft. of new landscaping is proposed. Proposed landscaping is comprised of a variety of trees including native cottonwoods, sycamores, valley and coast live oaks, box elders, and non-native olive trees, deodar cedars, desert willow, and various fruit trees. Proposed landscaping also includes shrubs such as toyon, rockrose, ceanothus, and manzanitas; ornamental grasses; and a mix of perennials, succulents, and cactus. Landscaping is selected to provide a water-wise, drought tolerant landscape palette. The proposed landscaping is sited to screen the development from adjacent neighbors and views from Price Canyon Road (Frontage Road) and Highway 101 to the south. Landscaping area improvements also include stone and timber features, such as plinths, monument picket fences, an entrance structure, and natural pathways.

Stormwater will be treated in compliance with an approved Tier 4 Stormwater Control Plan. Within and adjacent to the creek setback area, stormwater will be treated with stormwater detention basins enhanced by native plantings that are part of the Coast Live Oak-Arroyo Willow Riparian Woodland with incorporation of other endemic native grassland habitat in the area. To provide an appropriate transition between two habitat types, in addition to the Coast Live Oak-Arroyo Willow Riparian Woodland plant palette, these areas will also include California poppy (*Eschscholzia californica*), western ragweed (*Ambrosia psilostachya*), Spanish clover (*Acmispon americanus var. americanus*), western vervain (*Verbena lasiostachys*), saw-toothed goldenbush (*Hazardia squarrosa*).

Grading. The proposed project will require approximately 5,500 cubic yards of cut, 7,600 cubic yards of fill, 2,100 cubic yards of imported material, and associated over-excavation and recompaction.

Access and Circulation. Access to the project site is provided via Price Canyon Road (Frontage Road) and Price Ranch Road. Driveways into the site and interior roadways will be 24-feet in width. Access to Lots 71 and 72 will be provided via an existing 20-foot-wide access easement over APN 133-130-031 (Instrument No. 2024-0010122) and a proposed 30-foot-wide access easement to be reserved over Lot 71. No structural development or access infrastructure is proposed on Lots 71 and 72 as a part of the project. The four interior private roadways for the development, shown as "Street A", "Street B", "Street C", and "Street D" on the Tentative Tract Map, will be named Old Well Drive, Yellowtail Lane, Gopher Gulch Way, and Pargo Drive. Access to the two existing single-family dwellings to remain on Lots 68 and 69 will continue to be provided via the existing driveways from Price Ranch Road. The project will include the following offsite improvements along Price Canyon Road (Frontage Road) and Price Ranch Road: curb, gutters sidewalks, street trees/landscaping, and streetlights.

Services. The proposed project will receive water and sanitary services from Los Alamos Community Services District (LACSD). The project will be served by the Santa Barbara County Fire Department and the Santa Barbara County Sheriff.

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Phasing. Project grading and infrastructure improvements (i.e., utilities, access, detention, lot pad grading, etc.) will be constructed in a single phase. An initial Zoning Clearance will be issued for all grading and infrastructure improvements, as well as common area improvements. Following tract grading, individual Zoning Clearances will be issued for each residence.

**On May 3, 2024, the County of Santa Barbara Board of Supervisors, as lead agency, approved and certified the final Program Environmental Impact Report (EIR) for the 2023-2031 Housing Element Update (23EIR-00004, SCH Number 2022070490), and made the following determinations regarding the 2023-2031 Housing Element Update:**

1. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA.
2. The project will have a significant effect on the environment.
3. Mitigation measures (i.e., development standards set forth in the ordinance amendments) were incorporated into the project, as part of the approval of the project.
4. A mitigation report or monitoring plan was adopted for the project.
5. A statement of Overriding Considerations was adopted for the project.
6. Findings were made pursuant to the provisions of CEQA.
7. A portion of the project did require discretionary approval from the California Coastal Commission.

**The final Program EIR with comments, responses, and record of approval for the 2023-2031 Housing Element Update are available to the public at:**

- Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101; and
- Online at: <https://app.box.com/s/y6hdmwz2qubr0c862ehs9ddovhehyd>

**This is to advise that the County Planning Commission approved the above described project on April 29, 2026, and has made the following determinations regarding the above described project:**

1. A Program EIR was previously certified for the 2023-2031 Housing Element Update and, with CEQA Guidelines Section 15168 and 15183, is used as the basis for this approval.
2. Findings and a Statement of Overriding Consideration were previously adopted for the 2023-2031 Housing Element Update. The Planning Commission adopted CEQA Findings and an additional Statement of Overriding Consideration for project-specific VMT impacts anticipated by the PEIR for the Los Alamos Investments Housing Development Project.
3. The Planning Commission used a written checklist pursuant to CEQA Guidelines Section 15168(c)(4) to document the evaluation of the Project.
4. The Project incorporates all applicable mitigation measures from the Program EIR.
5. The Project will not have effects that were not examined in the Program EIR and pursuant to CEQA Guidelines Sections 15168 and 15183, no additional environmental review is required.
6. All of the environmental impacts of the Project are within the scope of the Program EIR and a subsequent environmental document is not required to evaluate the environmental impacts of the Project.

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**This is to certify that the Findings, CEQA Determination, CEQA Checklist, and record of project approval is available to the General Public at:**

- Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455
- Online at <https://cosantabarbara.app.box.com/s/q97rv82305oyfnbdjhcyrddhu3dggkqy/folder/378156284548>

*Jina Mitchell*

Planner

4-30-2026

Signature (Public Agency)

Title

Date

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