NOTICE OF DETERMINATION (NOD)

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COUNTY OF SANTA BARBARA
CLERK OF THE
BOARD OF SUPERVISORS

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

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

Project Number	Project Title	EIR or ND Number
23GPA-00002 23RZN-00002 23TPM-00003 23DVP-00011 24DVP-00020	Constellation Land Development, LLC Hotel and Residential Development Project	CEQA Guidelines §15168(c) Checklist; 23EIR-00004

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

PROJECT APPLICANT: Constellation Land Development, LLC

PROJECT LOCATION: Assessor's Parcel Number 097-371-072, located off Constellation Road in the Vandenberg Village area, 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 PROJECT DESCRIPTION (SUMMARY):

Tentative Parcel Map (23TPM-00003, TPM 14,881)
Request for the approval of a Tentative Parcel Map (dated 10/22/24) to allow the subdivision of one (1) 5.16 net acre parcel into two (2) new parcels. Proposed Parcel 1 will be 2.516 acres and Proposed Parcel 2 will be 2.645 acres. The property is a vacant 5.16-acre parcel, currently zoned Retail Commercial (C-2), identified as Assessor's Parcel Number 097-371-072, located in the Vandenberg Village area, Fourth Supervisorial District.

General Plan Amendment (23GPA-00002)
Request to amend the Santa Barbara County Comprehensive Plan Land Use Element to change the Land Use Designation on Proposed Parcel 2 from General Commercial (GC) to Residential – 30 units per acre maximum (RES-30.0). The General Commercial (GC) Land Use Designation on Proposed Parcel 1 will remain the same.

Zoning Map Amendment (Rezone) (23RZN-00002)
Request to amend the zoning on Proposed Parcel 2 from Retail Commercial (C-2) to Design Residential – 30 units per acre maximum (DR-30). The existing Retail Commercial (C-2) zoning on Proposed Parcel 1 will remain the same.

Final Development Plan (23DVP-00011, 24DVP-00020)
Request to allow construction of an extended stay hotel on Proposed Parcel 1 (23DVP-00011), and a 60-unit residential development project on Proposed Parcel 2 (24DVP-00020) as shown in the plan set dated 9/28/23.

> Proposed Parcel 1 – Hotel: The proposed extended stay hotel is an approximately 49,920-square-foot, three-story structure with a maximum height of approximately 38'-2" at the top of parapet and 48'-1" at the top of tower from existing grade. The hotel will contain 87 guestrooms, a swimming pool, and parking lot containing 103 uncovered parking spaces. One 240-square-foot trash enclosure will be located in the parking lot area. Twelve bicycle parking spaces will be provided onsite for hotel guests and employees. Approximately 33,691 square feet of drought tolerant and/or native landscaping is proposed. Hotel amenities will include guest laundry facilities, a fitness center, a continental breakfast area, mini kitchenettes in guestrooms, and an outdoor swimming pool (approximately 30 feet by 13 feet in size) and spa. Twelve full-time employees and six part-time employees will staff the hotel, including guest services, housekeeping, and maintenance.
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> Proposed Parcel 2 – Residential Development: The residential development will consist of 60 apartment (multifamily) units distributed among three stepped buildings that are primarily two-story with a three-story component in the middle of each building. All units will be offered for-rent only. Each building will contain 20 units and will have a maximum height of 35'-0" from existing grade. Building Type 1 (two buildings total) will be 18,720

square feet and will contain 12 one-bedroom units and eight two-bedroom units. Building Type 2 (one building total) will be 23,720 square feet and will contain 20 two-bedroom units. The one-bedroom units will range in size from approximately 810 to 820 square feet, and the two-bedroom units will range in size from approximately 1,100 to 1,240 square feet. The Project will include 46,251 gross square feet (40% of total gross area) of common open space, including approximately 37,549 gross square feet of drought tolerant and/or native landscaping, permeable walkways, a playground, sport court, bioretention areas, and a common courtyard with barbeques and lounge seating. A parking lot containing 78 uncovered parking spaces is proposed. The residential development will also include a 1,780-square-foot clubhouse, which will contain an onsite leasing office, work area, mailboxes, restrooms, and a gym. The clubhouse will be approximately 22'-3" in height.

All parking areas on both parcels will be screened from view of neighboring parcels and views along Constellation Road with a minimum five-foot wide strip of landscaping. Stormwater will be directed to the onsite bio-retention basins and underground detention chambers. Grading for site development is estimated to require a total of approximately 11,026 cubic yards of cut, 3,222 cubic yards of fill, and 7,804 cubic yards of export. Domestic water and sewer service will be provided by Vandenberg Village Community Services District. The Project will be served by the Santa Barbara County Fire Department and the Santa Barbara County Sheriff. Access will be provided to Proposed Parcel 1 (Hotel) via a new 26' wide driveway off Constellation Road. Access will be provided to Proposed Parcel 2 (residential development) via a new 26' wide driveway off Constellation Road.

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/y6hdmwz2qubrcm0c862ehs9ddovhehyd

This is to advise that the County Board of Supervisors approved the above described project on November 17, 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 Sections 15162, 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 Board of Supervisors adopted CEQA Findings and an additional Statement of Overriding Consideration for project-specific VMT and Biological Resources impacts anticipated by the PEIR for the Constellation Land Development Project.
3. The Board of Supervisors 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.

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://santabarbara.legistar.com/LegislationDetail.aspx?ID=8319645&GUID=0D2C8879-851B-4205-8D01-C4B28D9FB513&Options=&Search=

Jina Mitchell	Planner	11-17-2026
Signature (Public Agency)	Title	Date

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