Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Sandpiper Golf Course Renovation and New Clubhouse Project

Lead Agency: City of Goleta | Contact Person: Mary Chang, Supervising Planner

Mailing Address: 130 Cremona Drive | Phone: 805-961-7543

City: Goleta, CA | Zip: 93117 | Country: USA

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

Cross Streets: Hollister Avenue/Cathedral Oaks | Zip Code: 93117

Longitude/Latitude (degrees, minutes and seconds): 34 ° 428 ′ 766 ″ N/ -119 ° 903 ′ 711 ″ W Total Acres: 192.83

Assessor's Parcel No.: 079-210-059 | Section: 15 | Twp.: 4N | Range: 29W | Base: SBBM

Within 2 Miles: State Hwy #: 101 | Waterways: Devereaux and Bell Creeks, Devereaux Slough, Pacific Ocean

Airports: Santa Barbara | Railways: UPRR | Schools: UCSB and Ellwood Elementary

Document Type:

CEQA: ■ NOP □ Draft EIR | NEPA: □ NOI | Other: □ Joint Document
□ Early Cons □ Supplemental/Subsequent EIR | □ EA | □ Final Document
□ Neg Dec (Prior SCH No.) | □ Draft EIS | □ Other:
□ Mit Neg Dec Other: | □ FONSI

Local Action Type:

□ General Plan Update	□ Specific Plan	□ Rezone	□ Annexation
□ General Plan Amendment	□ Master Plan	□ Prezone	□ Redevelopment
□ General Plan Element	□ Planned Unit Development	■ Use Permit	■ Coastal Permit
□ Community Plan	■ Site Plan	□ Land Division (Subdivision, etc.)	□ Other

Development Type:

□ Residential:	Units		Acres				
□ Office:	Sq.ft.		Acres		Employees		□ Transportation: Type
■ Commercials:	Sq.ft.	37,874	Acres		Employees	56	□ Mining: Mineral
□ Industrial:	Sq.ft.		Acres		Employees		□ Power: Type MW
□ Educational:							□ Waste Treatment: Type MGD
■ Recreational:	Golf course renovation, demolition and replacement of existing clubhouse, adaptive reuse and restoration of a historic gas station, and associated improvements						□ Hazardous Waste: Type
□ Water Facilities:	Type		MGD				□ Other:

Project Issues Discussed in Document

■ Aesthetics	■ Energy	■ Mandatory Findings of Significance	■ Sewer Capacity
■ Agriculture and Forestry Resources	□ Fiscal Impacts	■ Mineral Resources	■ Solid Waste
■ Air Quality	■ Flood Plain/Flooding	■ Noise	■ Transportation
■ Biological Resources	■ Geology/Soils	■ Population/Housing	■ Tribal Cultural Resources
■ Coastal Zone	■ Greenhouse Gas Emissions	■ Public Services	■ Utilities/Service Systems
■ Cultural Resources	■ Growth Inducement	■ Recreation	■ Vegetation
■ Cumulative Effects	■ Hazards & Hazardous Materials	■ Schools/Universities	■ Wetland/Riparian
■ Drainage/Absorption	■ Hydrology/Water Quality	■ Septic System	■ Wildfire
□ Economics/Jobs	■ Land Use/Planning		
■ Other			

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Present Land Use/Zoning/General Plan Designation:

Land Use – Golf Course and associated amenities including approximately 9, 000 sq. ft. club house/ Open Space Active Recreation (OSAR)/Open Space Active Recreation (OSAR)

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.

Please see the more detailed Project Description transmitted as part of the NOP.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X". If you have already sent your document to the agency please denote that with an "S".

X	Native American Heritage Commission, California (NAHC)		General Services, Department of (DGS)
	Natural Resources Agency, California	X	Highway Patrol, California (CHP)
X	Parks and Recreation, Department of	X	Historic Preservation, Office of
X	Water Resources, Department of (DWR)		Housing and Community Development, California Department of (HCD)
X	Air Resources Board (ARB)		Natural Reserve System, University of California (UCNRS)
	Attorney General		Pesticide Regulation, Department of (DPR)
	Baldwin Hills Conservancy (BHC)		Public Utilities Commission, California (CPUC)
	Bay Conservation and Development Commission, San Francisco (BCDC)	X	Regional Water Quality Control Board Central Coast
	Boating and Waterways, Department of		Resources Recycling and Recovery, Department of (CalRecycle)
X	Caltrans District 5		San Diego River Conservancy (SDRC)
	Cannabis Control, Department of (DCC)		San Gabriel, Rivers and Mountains Conservancy (RMC)
	Central Valley Flood Protection Board		San Joaquin River Conservancy (SJRC)
	Coachella Valley Mountains Conservancy (CVMC)		Santa Monica Bay Restoration
X	Coastal Commission (CCC)		Santa Monica Mountains Conservancy (SMMC)
	Coastal Conservancy, California State (SCC)		Sierra Nevada Conservancy
	Colorado River Board	X	State Lands Commission, California (SLC)
X	Conservation, Department of (DOC)		State Water Resources Control Board
	Corrections and Rehabilitation, Department of (CDCR)		Statewide Health Planning and Development, California Office of (OSHPD)
	Delta Protection Commission		Strategic Growth Council, California (SGC)
	Delta Stewardship Council		SWRCB
	Education, California Department of		Tahoe Conservancy
	Emergency Services, Office of (OES)		Tahoe Regional Planning (TRPA)
	Energy Commission		Toxic Substances Control, Department of (DTSC)
	Fish and Game Commission (CDFGC)		Transportation Commission, California (CATC)
X	Fish and Wildlife Region 5		
	Food and Agriculture, Department of (CDFA)		Other
	Forestry and Fire Protection, Department of (CAL FIRE)		Other

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

Starting Date December 26, 2024 Ending Date January 27, 2025

Lead Agency (Complete if applicable):

Consulting Firm: Rincon Consultants, Inc.
Address: 39 E. Carrillo Street, Suite 105
City/State/Zip: Santa Barbara CA 93101
Contact: Nicole West, Senior Supervising Environmental Planner
Phone: 805-316-1117

Applicant: Sandpiper Golf Trust, LLC
Address: 280 Chestnut Avenue
City/State/Zip: Westmont Illinois 60559
Phone: 805-966-2758 ext 111 (Steve Welton, local representative for Applicant)

Signature of Lead Agency Representative: Mary Chang **Date:** 12/19/2024

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.