

Summary Form for Electronic Document Submittal

Form F

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 #: 2024120923

Project Title: Sandpiper Golf Course Renovation and New Clubhouse Project

Lead Agency: City of Goleta Planning and Environmental Review Department

Contact Name: Mary Chang

Email: mchang@cityofgoleta.gov

Phone Number: 805 961-7567

Project Location: Goleta

City

Santa Barbara

County

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

Primary project components include: demolition of the existing clubhouse and construction of a new two-story replacement building; modifications to the existing 18-hole golf course; landscaping and irrigation improvements, including the replacement of turf with native plant species; replacement of existing maintenance facilities; construction of a new coffee shop adjacent to the historic Barnsdall Rio Grande Gas Station, and restoration of the gas station building; incorporation of the new clubhouse and comfort station (i.e., restroom) into the Goleta West Sanitary District Sphere of Influence; dedication of a 5-acre open space easement in the adjacent Bell Canyon to an open space conservation entity; Hollister Avenue ROW vacation from the City; and transportation and circulation improvements, and undergrounding of utilities along Hollister Avenue.

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

Mitigation requirements to reduce identified impacts are summarized below.

Biological Resources: preconstruction surveys and avoidance; habitat protection; monitoring and worker education; BMP implementation; Crotch's bumblebee surveys and avoidance; monarch butterfly roost avoidance and protection; surveys, avoidance and relocation for semi-aquatic species; bird nesting surveys; replace impacted sensitive habitat areas.

Historical Building Impacts: architectural monitoring.

Archaeological Resources: construction monitoring, worker training; procedures in the event of resource discovery.

Seismic Effects: Implement geotechnical report recommendations.

Paleontological Resources: monitoring; procedures in the event of resource discovery.

Hazardous Materials: asbestos and lead based paint abatement; corrective action/soil gas monitoring; groundwater disposal requirements; access requirements for on-site oil wells if required in the future; vapor intrusion requirements; notification of regulatory agencies.

Water Quality: construction activities adjacent to Devereux Creek in dry season.

Noise and Vibration: implement specified construction noise plan and vibration reduction requirements.

Tribal Cultural Resources: implement specified tribal contact, monitoring, and resource discovery requirements.

Construction Waste: implement specified concrete recycling requirements.

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

Issues raised by agencies and the public during the EIR scoping process include: archaeological resources; biological resources; hazards and hazardous materials; noise; transportation; utilities and service systems; and tribal cultural resources.

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

California Coastal Commission: consider approval of a Coastal Development Permits for the project

The State Water Resources Control Board and Central Coast Regional Water Quality Control Board: water quality regulation compliance.

California Department of Fish and Wildlife and United States Army Corps of Engineers: biological resource protection compliance.

Santa Barbara County Environmental Health Services: consider approval of a request to abandon on-site, private septic systems.

Goleta West Sanitary District (GWSD) consider approval of a request to issue a Sewer Connection Permit, and to revise their Sphere of Influence.

Santa Barbara County Local Agency Formation Commission: consider approval of the requested changes to the GWSD Sphere of Influence;

Goleta Water District: consider issuance of a Can and Will Serve Letter.

Santa Barbara County Fire District: consider approval of the project site plan.