MEMORANDUM

TO: Responsible Agency Representative/Notice of Preparation Recipient

FROM: Peter Imhof, Project Manager

DATE: July 25, 2003

RE: Notice of Preparation of an Environmental Impact Report for the Ocean Meadows Residences and those Portions of the Ellwood-Devereux Open Space Plan Under Jurisdiction of the County of Santa Barbara

The County of Santa Barbara will be the Lead Agency and will prepare an environmental impact report (EIR) for a proposed residential development adjacent to the Ocean Meadows Golf Course and related Ellwood-Devereux Open Space and Habitat Management Plan (Open Space Plan) components located within the jurisdictional boundaries of the County. The Notice of Preparation (NOP) is intended to provide Responsible Agencies, as defined under the California Environmental Quality Act, with sufficient information describing the project and the potential environmental effects to make a meaningful response to the County on the scope of EIR that will be prepared for the proposed project. We would like to know your views as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project.

The project description, location, and an outline of the potential impacts of the project are contained in the attached material.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date, but no later than Monday, August 25, 2003. Comments must be sent to the County via U.S. Mail or e-mail as follows:

Peter Imhof, Project Manager
County of Santa Barbara
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101
Telephone: (805) 568-2518
Facsimile: (805) 568-2030
E-mail: pimhof@co.santa-barbara.ca.us
NOTICE OF PREPARATION
ENVIRONMENTAL IMPACT REPORT
OCEAN MEADOWS RESIDENCES AND PORTIONS OF THE ELLWOOD-
DEVEREUX OPEN SPACE PLAN UNDER JURISDICTION OF THE COUNTY OF
SANTA BARBARA

Date Issued: July 25, 2003

1. PURPOSE

The County of Santa Barbara (County), as Lead Agency, is preparing an Environmental Impact Report (EIR) to address the potential environmental impacts associated with the proposed residential development adjacent to the Ocean Meadows Golf Course and related Ellwood-Devereux Open Space and Habitat Management Plan (Open Space Plan) components located within the jurisdictional boundaries of the County. Pursuant to California Environmental Quality Act (CEQA) and CEQA Guidelines, a Notice of Preparation (NOP) is required prior to the preparation of an EIR. Section 15082 of the Guidelines specifically states, “The Notice of Preparation shall provide the Responsible Agencies with sufficient information describing the project and the potential environmental effects to enable the Responsible Agencies to make a meaningful response.”

Respondents to this NOP are encouraged to provide the County with comments regarding the nature and range of issues to be analyzed in this EIR under their jurisdiction.

Pursuant to CEQA Guidelines Section 15063, an Initial Study has not been prepared for this project because the County has determined that because potentially significant environmental impacts are anticipated to occur, an EIR is required.

2. COMMENT PERIOD

The deadline for receipt of comments is 5:00 p.m. on Monday, August 25, 2003. Comments must be sent to the County via U.S. Mail or e-mail as follows:

Peter Imhof, Project Manager
County of Santa Barbara
Planning and Development Department
123 East Anapamu Street
Santa Barbara, CA 93101
Telephone: (805) 568-2518
Facsimile: (805) 568-2030
E-mail: pimhof@co.santa-barbara.ca.us

Documents related to the project are available for review at the above location.
Public Scoping Meeting

Oral and/or written comments may also be provided at the EIR Scoping Meeting scheduled for 7:00 p.m. on Wednesday, August 13, 2003, at the Dos Pueblos High School Cafeteria, Cathedral Oaks Road, Goleta, CA 93117.

3. PROJECT DESCRIPTION

A. Project Location and Site Information (Refer to Exhibits 1 and 2 for project location maps)

There are two projects that will require discretionary approvals associated with the Ellwood-Devereux Open Space Plan and proposed Ocean Meadows Residences within the jurisdiction of the County of Santa Barbara. The overall project area and the Open Space Plan areas within the jurisdiction of the County are shown on Exhibits 1 and 2.

The proposed residential development site is located on the west side of Storke Road, south of Whittier Drive, and surrounding the easterly portion of the existing Ocean Meadows Golf Course in the unincorporated Goleta valley, 3rd Supervisorial District, APN 073-090-062 (proposed project and Alternative 1). Specific site information for the Ocean Meadows Project Site is provided in Table 3.1, below.

In addition to the Ocean Meadow Golf Course site, there are three other properties within Open Space Plan area that are also within the jurisdictional boundaries of the County – Devereux School site, Del Sol Vernal Pool Preserve and the Camino Corto Open Space. These sites are all part of the Goleta Community Planning area. Relevant site information for these three areas is included in Table 3.2.

B. Proposed Project

Ocean Meadows Residences

The proposed Ocean Meadows Residences (Residential Component), as shown on Exhibit 3, consists of a residential development and subdivision on a portion of the existing Ocean Meadows Golf Course property.

The proposed development includes 32 single-family homes on approximately 7 acres on the southeastern portion of the golf course and 22 apartment units on approximately 2.5 acres in the northeastern corner of the golf course property.
Table 3.1 Site Information for the Ocean Meadows Project

<table>
<thead>
<tr>
<th>Comprehensive Plan Designation</th>
<th>Urban Area, Goleta Community Plan Area, Planned Residential Development (PRD) 58 units, maximum density, Environmentally Sensitive Habitat Area (ESH), Flood Hazard Overlay, Airport Approach Zone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning District, Ordinance</td>
<td>Article II, PRD 58 units, maximum density</td>
</tr>
<tr>
<td>Site Size</td>
<td>9.5 acres ± (proposed project); 4 acres (Alternative 1)</td>
</tr>
<tr>
<td>Present Use &amp; Development</td>
<td>Ocean Meadows Golf Course and undeveloped open space</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
<td>North: Ocean Meadows Golf Course, Whittier Drive, and residential area zoned DR-30 South: Residential, Ocean Meadows Golf Course, and Devereux Slough area (within UCSB jurisdiction) East: Open space, Storke Road, residential area zoned PRD West: Ocean Meadows Golf Course, Devereux Slough, and residential area PRD</td>
</tr>
<tr>
<td>Access</td>
<td>Access to the 4-acre site (for the south portion of the proposed project and Alternative 1) would be via the existing golf course access. Access to the 2.5-acre northerly portion of the proposed project would be provided from a private driveway off a shared road off of Storke Road through the granting of an easement from UCSB. Access for the 22 apartments would be from Whittier Drive.</td>
</tr>
<tr>
<td>Public Services</td>
<td>Water Supply: Goleta Water District Sewage: Goleta Sanitary District Fire: Santa Barbara County Fire Department; Fire Station #11 Schools: Goleta Union School District</td>
</tr>
</tbody>
</table>

Table 3.2 Site Information for Open Space Plan sites within the County’s Jurisdiction

<table>
<thead>
<tr>
<th>Devereux School (APN 073-090-029)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning and Overlays</td>
</tr>
<tr>
<td>Site Size</td>
</tr>
<tr>
<td>Present Use &amp; Development</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
</tr>
<tr>
<td>Access</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Del Sol Vernal Pool Reserve (APN 075-010-028)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning and Overlays</td>
</tr>
<tr>
<td>Site Size</td>
</tr>
<tr>
<td>Present Use &amp; Development</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
</tr>
<tr>
<td>Access</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Camino Corto Open Space (APN 075-010-037)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning and Overlays</td>
</tr>
<tr>
<td>Site Size</td>
</tr>
<tr>
<td>Present Use &amp; Development</td>
</tr>
<tr>
<td>Surrounding Land Uses</td>
</tr>
<tr>
<td>Access</td>
</tr>
</tbody>
</table>
Each of the 32 single-family lots would be approximately 3,500 square feet (sf) in size. Of the 32 single-family homes, ten (10) would be three 3-bedroom, 2.5-bathroom and 2000 sf in size, ten (10) would be 4-bedroom, 3-bathroom and 2,200 sf in size, and twelve (12) would be 4-bedroom, 3.5-bathroom and 2,400 sf in size. Access to the 32 single-family homes would be provided from a private driveway off a shared road off of Storke Road over an easement from the University of California, Santa Barbara.

All 22 apartments will be provided for rent at affordable levels. Eleven (11) of the units would be available for rent in the “low” (50-60% Median Family Income [MFI]) category. The remaining eleven (11) units would be available for rent at upper moderate levels (120% MFI). Forty-eight (48) parking spaces will be provided for the apartment units. The access for the 22 apartments will be from Whittier Drive.

The proposed development also includes trail and public access changes related to the Open Space Plan, including location of a portion of the De Anza Trail along the easterly edge of the proposed shared access road with UCSB as well as the installation of 16 public parking spaces and a public restroom for trail users located directly east of the proposed homes.

The proposed Golf Course component of the Ocean Meadows Project would reconfigure the existing golf course parking lot to accommodate the 22 apartment units. Additionally, the existing clubhouse and golf cart barn would each be relocated and remodeled. The clubhouse would be relocated just a few yards south of its current location and the cart barn would be relocated just a few yards west. A new, 5,000 sf two-story building is proposed just south of the proposed 32 single-family dwellings to replace the existing utility sheds, outdoor storage and employee trailers in this area. The bottom floor will serve as the maintenance facility, and the second floor will house two 2-bedroom, 2-bathroom employee dwelling units.

Approximately 61 acres of the property will remain as open space, in active golf course use. To satisfy the 40% common open space requirement of the PRD zone district, and to ensure that the existing recreational use is protected, the applicant has proposed to rezone this area (approximately 80% of the property), together with the portion of the site occupied by the clubhouse, from PRD to REC.

Discretionary approvals include the following:

- A subdivision tract map, Final Development Plan (FDP) and Coastal Development Permit (CDP) for the Ocean Meadows Residences, as described above.

- Amendments to the Goleta Community Plan and Local Coastal Program to change the designation of the remaining golf course property from Residential to Recreation.
Rezoning of the remaining golf course area from PRD to REC under Article II of the Coastal Zoning Ordinance.

A Coastal Development Permit (CDP) from the California Coastal Commission (CCC) for the proposed Ocean Meadows Residences and Golf Course Components.

Other related permit actions, as required, by California Department of Fish and Game, U.S. Fish and Wildlife Service, and U.S. Army Corps of Engineers.

Alternative 1 to the proposed Ocean Meadows Residences, as shown on Exhibit 4, includes a 10-unit residential development on a 4-acre portion of the existing Ocean Meadows Golf Course.

Discretionary permit approvals include the following:

- A subdivision tract map, FDP, and CDP.
- Amendments to the Goleta Community Plan and Local Coastal Program to change the designation of the golf course property from Residential to Recreation.
- Rezoning of the golf course area from PRD to REC under Article II of the Coastal Zoning Ordinance.
- A CDP from the CCC.
- Other related permit actions, may also be required, by California Department of Fish and Game and U.S. Fish and Wildlife Service.

**Ellwood-Devereux Open Space Plan Components within the County’s Jurisdiction**

The components of the Ellwood-Devereux Open Space Plan located within the County’s jurisdiction including the following:

- Location of trails and trail connections to adjacent open space lands, including the Del Sol Vernal Pool Preserve, Camino Corto Open Space, UCSB properties, and the Ellwood Mesa
- Construction standards for trails, creek crossings, benches, and signage
- Parking locations, including sizes, configurations, physical improvements (i.e., fencing, signage, lighting, telephones, etc)
Discretionary approvals for the Open Space Plan components include the following:

- A Final Development Plan from the County of Santa Barbara for all development components of the Open Space Plan that are not included as part of the proposed Ocean Meadows Residences project, described above.

- A CDP from the California Coastal Commission to approve the open space plan components within the County’s jurisdiction, as described above.

- Other related permit actions may be required by California Department of Fish and Game and U.S. Fish and Wildlife Service.

4. RELATED ENVIRONMENTAL REVIEW

Preparation of the Open Space Plan is currently in progress. The County is working with the City of Goleta and the University of California, Santa Barbara on the development of the Open Space Plan. The basis for the components of the Open Space Plan is the Joint Proposal for the Ellwood-Devereux Coast, dated March 2002. The Joint Proposal provides for a comprehensive planning approach to resolve land use and environmental conflicts within the Ellwood-Devereux Coast area that protects sensitive resources while allowing reasonable development under the jurisdiction of each agency. The Joint Proposal identifies numerous goals and objectives for preservation of the Ellwood-Devereux Coast ranging from the identification of the location of trails, construction standards for trails, benches, and signage, parking locations, including sizes, configurations, physical improvements (i.e., fencing, signage, lighting, telephones, etc.), location and number of restroom facilities, beach access improvements, and habitat restoration and enhancement activities.

In addition, to implement the Open Space Plan and its broad range of programs, and to address proposed residential developments within the three jurisdictions, the three agencies sponsoring the Joint Proposal are also currently preparing individual EIRs. While this NOP is specific to the development components within the jurisdiction of the County, the EIR Scoping Meeting scheduled for August 13, 2003 is intended to receive public and agency comments on the scope of each of the three independent but related EIRs associated with the proposed residential developments and the Open Space Plan (refer to Exhibit 1).
5. PRELIMINARY LIST OF POTENTIAL ENVIRONMENTAL EFFECTS TO BE ADDRESSED IN THE EIR

A preliminary list of potential environmental impacts associated with the proposed project is presented below using the topic areas from CEQA Guidelines Appendix G. As described above, the project has two primary components – the Ocean Meadows residential subdivision development (proposed project and Alternative 1), and those physical elements of the Open Space Plan that are located within the County. For the purpose of this NOP, the impact summary discussions are further divided within each issue area to address the residential and Open Space Plan components separately.

As of the date of the NOP, several Open Space Plan details have not been refined. These project details are related to the scope of physical improvements and potential soil remediation activities. In general, any site improvements that would require heavy equipment operations, generate increased truck traffic, or otherwise impact the present site conditions would have the potential to cause additional adverse impacts in the areas of air quality, biological and cultural resources, geology and soils, water quality, noise, traffic and transportation, and hazardous materials. It is anticipated that the Open Space Plan components will be developed in sufficient detail to address potential impacts of the plan in advance of the release of the public draft EIR.

In addition, responses to this NOP and comments received at the Scoping Hearing on August 13, 2003 will provide a basis for adjustments to the scope of issues to be addressed in the EIR.

Specifically, the EIR will evaluate the following potential environmental impacts:

5.1 Aesthetic/Visual Resources

Residential Development

- Impairment or obstruction of public scenic view corridor
- Change to the visual character of the area
- Effects of views from existing residential areas north of the project site
- Glare or night lighting affecting adjoining areas
- Visual compatibility of proposed structures

Open Space Plan Component

- Visually or aesthetically incompatible structures (e.g., parking areas, restrooms)
5.2 Agricultural Resources

The proposed project is not expected to cause impacts to agricultural resources.

5.3 Air Quality

Residential Development

- Short-term air quality impacts from construction activities (e.g., grading and other activities that may require heavy equipment operations and/or generate increased truck traffic)
- Long-term cumulative air quality impacts from residential project-generated traffic and other residential uses
- Long-term potential impacts from stationary sources, e.g., fireplaces and clubhouse restaurant

Open Space Plan Components

- Long-term air quality impacts from traffic from an increase in visitors to the Open Space Plan

5.4 Biological Resources

Residential Development

- Conversion of open space areas and a portion of the existing golf course to residential development
- Potential impacts to sensitive plant and animal species and regionally important habitats in the project vicinity (e.g., new sources of noise, light and glare, trampling, and other human-induced nuisances)
- Potential impacts to wetlands and other Environmentally Sensitive Habitat Areas (ESHs)
- Loss of an area for potential habitat restoration (conversion of an undeveloped portion of the Ocean Meadows Golf Course to residential uses)
Open Space Plan Components

- Long-term changes to the regionally important biological resources as a result of restoration and preservation actions. Sensitive habitats include, but are not limited to wetlands, vernal pools, native grasslands, riparian corridors, etc.

- Potential effects on sensitive habitats due to possible increased use. Sensitive habitats include, but are not limited to wetlands, vernal pools, native grasslands, riparian corridors, etc.

5.5 Cultural / Historic Resources

Residential Development

- Disturbance to known or unknown cultural resources (e.g., archeological and historic sites) at the residential site and vicinity resulting from short-term construction activities and long-term increase in human activities

Open Space Plan Components

- Disturbance to known or unknown cultural resources (e.g., archeological and historic sites) from open space improvement activities and possible increased public use and access

5.6 Geologic Processes

Residential Development

- Exposure to seismic hazards (i.e., earthquakes) due to the proximity of the structural development to locally active faults

- Permanent changes in topography

- Increases in onsite and offsite erosion that may impact water resources in the project vicinity

Open Space Plan Components

- Increased erosion due to possible increased use of existing paths, trails, and construction activities (e.g., construction of bluff and beach access trails, public service improvements, and other activities that may require heavy equipment operations or generate increased truck traffic)
5.7 Hazardous Materials/Risk of Upset

Residential Development

- Short-term impacts during construction activities due to use, transport, and/or exposure to hazardous waste or materials

Open Space Plan Components

The open space component of the proposed project is not expected to result in impacts related to hazardous materials or risk of upset.

5.8 Water Resources/Flooding

Residential Development

- Short-term construction-related impacts to surface water quality
- Long-term increases in onsite and offsite erosion that may impact water resources in the project vicinity from an increase in impervious surfaces

Open Space Plan Components

- Increased erosion due to possible increased use of existing paths, trails, and construction activities (e.g., construction of trails and creek crossing structures, public service improvements, and other activities that may require heavy equipment operations or generate increased truck traffic)
- Increased risk of localized flood hazards due to placement of new creek crossing structures
- Increased pollutant load to creeks and the ocean resulting from increased equestrian and dog use of the area
- Increased runoff from an increase in impervious surfaces due to new parking lots

5.9 Land Use

Residential Development

- Conversion of undeveloped land and a portion of the existing golf course to residential use
• Placement of residential structures and/or land uses incompatible with existing open space land uses

• Growth inducement in the project vicinity

Open Space Plan Components

• Potential impacts from recreational users of the Open Space Plan area

• Nuisance to existing residential neighborhoods and associated public services due to inappropriate use of new and/or improved public parking facilities

5.10 Mineral Resources

The proposed project is not expected to cause impacts to mineral resources.

5.11 Noise

Residential Development

• Short-term noise disturbance impacts to nearby neighborhoods from residential construction activities

• Long-term cumulative increase in project area ambient noise levels as a result of residential uses and traffic

• Exposure of residents of new subdivision to traffic noise sources (Storke and Whittier Roads)

Open Space Plan Components

• Potential noise impacts to adjacent residences associated with public amenities for the open space plan.

5.12 Population and Housing

Residential Development

• Direct and indirect population growth inducement in the project area

Open Space Plan Components

The open space plan component of the proposed project is not expected to cause adverse impacts to population and housing.
5.13 Public Services

Residential Development

- Increased threat of wildland fires and associated fire protection service requirements due to increased urbanization of existing open space area
- Increases in the number of school-age students on existing schools
- Increased demand on other public services including law enforcement and emergency response

Open Space Plan Components

- Nuisance to existing residential neighborhoods and associated public services due to inappropriate use of new and/or improved public parking facilities

5.14 Recreation

Residential Development

- Increased use of existing and proposed neighborhood and regional parks that causes substantial or accelerated physical deterioration of the recreational facilities
- Loss of a local recreational resource (conversion of a portion of the Ocean Meadows Golf Course to residential uses)

Open Space Plan Components

The open space plan component will preserve a substantial portion of the project area in permanent open space for use as a recreational resource, and will include funding mechanisms to maintain the recreational resources; therefore, the open space plan component of the proposed project is expected to provide a recreational benefit.

5.15 Transportation/Circulation

Residential Development

- Increased traffic loading on local roads and intersections in relation to existing traffic load and street system capacity
- Increased traffic volumes resulting in degradation of level of service (LOS) at key intersections
• Cumulative traffic impacts to local roadway segments and intersections in the project area

Open Space Plan Components

• Increased traffic loading on local roads in relation to existing traffic load and street system capacity due to increased use of new and/or improved open space public access parking facilities located in residential neighborhoods

• Impacts to local neighborhoods and roadways from increased parking on local streets

5.16 Utility and Service Systems

Residential Development

• Construction of new onsite stormwater drainage facilities that could cause accelerated erosion, creek sedimentation, or other adverse water quality impacts

• Increased demand on existing potable water supplies to support the new residential development

• Increased demand on existing infrastructure such as sewer, water, roads, and electric distribution

Open Space Plan Components

• Increase in demand on existing potable water supplies to support restoration and enhancement activities and construction of trails and Open Space Plan area amenities
Exhibit 1. Project Location Map and Overview of the Joint Proposal Area
Exhibit 2. County lands within the Joint Proposal area.
Exhibit 3. Development areas for Ocean Meadows Residences.