

Published September 4, 2019

**NOTICE OF AVAILABILITY OF THE  
DRAFT NEGATIVE DECLARATION FOR THE PROPOSED  
Jalama Beach County Park Improvements; Case No. 19NGD-00000-00012**

**PROJECT DESCRIPTION:** Santa Barbara County Parks Department proposes demolishing five restrooms; the construction of five new restrooms (three 383 square foot restroom facilities and two 221 square foot restroom facilities); relocating Starfish Cove Group Camp Area to camp tent site #s 45 to 51; abandoning tent site #s 45 to 51 and # 17; installing four new prefabricated recreational vehicle (RV) cabin structures approximately 12'W x 26'L X 14'H within the existing Starfish Cove Group Camp Area after construction of site improvements in that area including a new 1,500 gallon septic tank, utility connections, grading pad, paving, and retaining walls; converting tent sites #s 37 to 40 into the new Starfish Cove Group Camp Area; a 140 square foot addition to the existing shower structure, totaling three new stalls; installation of a new a 17-panel photovoltaic (PV) system on the rooftop of the existing Workshop Building; and a six-panel solar thermal flat plate collection system on the rooftop of the existing/addition Shower Facility.

**PROJECT LOCATION:** The project site is located within the Jalama Beach County Park, an existing campground facility located at the terminus of Jalama Road approximately 19 miles south of the City of Lompoc and 56 miles north of the City of Santa Barbara, on APNs 083-510-001 and 083-510-064, in the Third Supervisorial District.

**PUBLIC COMMENT:** Santa Barbara County P&D is soliciting comments on the adequacy and completeness of 19NGD-00000-00012. You may comment by submitting written comments to the project planner identified below prior to the close of public comment on October 3, 2019 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

**PROJECT DETAILS:**

RV Cabins. The County of Santa Barbara proposes to install four new prefabricated recreational vehicle (RV) cabin structures within the existing Jalama Beach County Park to help satisfy low cost visitor serving needs in the Coastal Zone of Santa Barbara County. The four new RV cabins would be placed in an area that is currently the Starfish Cove Group Camp Area, located at the northernmost portion of the County Park adjacent to an existing basketball court and camp tent site #s 45 to 51. Construction in this area, in preparation for placement of the RV cabins, would consist of a new 20-foot-wide two-way access drive; installation of four RV cabin building pads; retaining walls of up to four feet in height around three sides of the cabin building pads; 530 cubic yards of cut and 850 cubic yards of compacted fill to be covered with pavement; and new electrical pedestal connections to each cabin, utility lines for site electricity, hose-bibs and a 1,500 gallon septic tank along with new sewer lines to the existing septic systems. Each RV cabin would be approximately 12 ft. x 26 ft. in size and 14 ft. in height, and would have an outdoor barbeque and picnic table. The RV cabins would be fabricated off site, trucked to the site, placed on the modular building pads, and connected to electrical, water, and sanitary utilities as needed.

Tent Site Conversion. Four tent sites ( #s 37 to 40), which are located southwest of the RV cabins and near the Park entry and ranger kiosk, would be converted into the new Starfish Cove Group Camp Area (approx. 7,000 sq. ft.), resulting in an overall reduction of four existing tent sites within the County Park. Construction of the relocated Starfish Cove Group Camp Area would require 20 cubic yards of over excavation and recompaction and five cubic yards of fill, as well as installation of new and relocated utility lines for electric, water, and sewer.

Restroom Replacement and Remodel. Five existing restroom facilities in the Park would be demolished, including the removal of existing slab foundations, and replaced with three "larger type" restroom facilities (383 gross sq. ft. and 13 ft. in height) and two "smaller type" restroom facilities (221 gross sq. ft. and 13 ft. in height). The new facilities would each include ADA accessible restrooms. The upgraded restroom facilities would be constructed on site and would require concrete and block work, utility connections, erection of structural systems, and final finishes. The north restroom facility would be constructed on top of eight inches (five cubic yards) of imported fill. In total, the new restroom facilities would require 15 cubic yards of over excavation and

recompaction. Any new utility lines in the north restroom project area would be located within the same footprint of the existing utility lines, with no additional trenching or grading required.

Additionally, three new showers would be added onto the eastern end of an existing shower structure, including one ADA accessible shower. The shower addition (approx. 140 sq. ft.) would be located in the western area of existing camp site #17, which is currently not available for reservations and would be abandoned completely.

Septic System. The Park would continue to be served by an existing septic system under the permitting authority of the Regional Water Quality Control Board and one new 1,500 gallon septic tank would be installed in RV cabin area and be connected to the existing septic system. No other improvements are required to accommodate the upgraded and/or replaced restroom or shower facilities. However, one previously abandoned septic tank adjacent to camp site #17 would be capped with compacted filled and abandoned in place.

Photovoltaic System. In order to reach the California New Zero Energy policy for the proposed construction, a 17-panel photovoltaic (PV) system and six-panel solar thermal flat plate collection system would be provided. The PV system is proposed to be installed on the rooftop of the existing Workshop Building (located at the northeast side of the Park), and would connect into the existing electric grid of the Park. The solar thermal system would be installed on the rooftop of the existing/addition Shower Facility to reduce the amount of propane gas used for providing hot water to the showers. Structural review and upgrade of existing roof structures would also be provided for the installation of both systems if necessary.

Grading. Total grading figures for the project would include 530 cubic yards of cut, 950 cubic yards of fill, 380 cubic yards of import, and 35 cubic yards of over excavation and recompaction. All fill soils would be obtained from locally available sources.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Negative Declaration (19NGD-00000-00012) pursuant to Section 15073 of the State Guidelines for the Implementation of the California Environmental Quality Act (CEQA) and the County of Santa Barbara Guidelines for the Implementation of CEQA. P&D's issuance of a Draft Mitigated Negative Declaration affirms our opinion that any significant adverse impacts associated with the proposed project may be reduced to a less than significant level with the adoption of mitigation measures and that the project does not require the preparation of an Environmental Impact Report (EIR). The Draft Mitigated Negative Declaration prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant but mitigable effects on the environment are anticipated in the following areas: **aesthetics, biological resources, cultural resources, geologic processes, hazardous materials/risk of upset, noise, transportation/circulation, and water resources/flooding.** If the project description changes, P&D will require a reevaluation to consider the changes. This reevaluation will be subject to all regular fees and conditions. If you challenge this environmental document in court, you may be limited to raising only those issues raised by you or others in written correspondence or in hearings on the proposed project.

**DOCUMENT AVAILABILITY:** If a copy of the Mitigated Negative Declaration is not attached, the draft MND may be obtained and all documents referenced in the MND may be reviewed at Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara and on our website at: <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186>. Draft documents are also available for review at the Lompoc Public Library, 501 E. North Avenue, Lompoc, CA 93436.

**HOW TO COMMENT:** Please provide comments to the project planner, Sean Stewart at (805) 568-2517 (direct) or (805) 568-2030 (fax), prior to the close of public comment on October 3, 2019 at 5 p.m. Please limit comments to environmental issues such as traffic, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this hearing, please contact Hearing Support Staff (805) 568-2000. Notification at least 48 hours prior to the hearing will enable Hearing Support Staff to make reasonable arrangements.