



# County of Santa Barbara Planning and Development

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## NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED Coleman SFD Demo Rebuild; Case No. 20NGD-00000-00005

**PROJECT DESCRIPTION:** The project proposes the demolition of a 3,548 gross square foot residence and a 726 gross square foot attached garage. New construction would include a 4,412 gross square foot single family dwelling, a 1,382 gross square foot understory garage, and 1,579 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture, surfboard storage, and a covered outdoor shower.

**PROJECT LOCATION:** The project site is located within the Sand Point Road Community, commonly known as 607 Sand Point Road in the Carpinteria Area, 1st Supervisorial District.

**PUBLIC COMMENT:** Santa Barbara County Planning and Development is soliciting comments on the adequacy and completeness of 20NGD-00000-00005. You may comment by submitting written comments to the project planner identified below prior to the close of public comment on May 29, 2020 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

**PROJECT DETAILS:** The project is for a Coastal Development Permit with hearing to allow demolition of the existing 3,548 gross square foot single family dwelling and 726 gross square foot attached garage. New construction would include a 4,412 gross square foot residence with a 1,382 gross square foot understory garage and 1,579 gross square feet of understory storage, mechanical vault, lower entry stairwell, outdoor furniture and surfboard storage, and a covered outdoor shower. Construction of the new dwelling would also include 1,384 square feet of uncovered decking and stairs, a 52 net square foot outdoor spa, new hardscaping and landscaping. Grading would include 260 cubic yards of cut, 100 cubic yards of fill and 160 cubic yards of export. The parcel is served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided off of Sand Point Road. The property is a 1.2-acre parcel zoned 10-R-1. The property is shown as Assessor's Parcel Number (APN) 004-098-006, located at 607 Sand Point Road in the Carpinteria area, First Supervisorial District.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Negative Declaration (20NGD-00000-00005) 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: **air quality, biological resources, geologic processes, noise, 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 Carpinteria Public Library, 5141 Carpinteria Ave, Carpinteria CA 93013.

**HOW TO COMMENT:** Please provide comments to the project planner, Sean Stewart at [sestewart@co.santa-barbara.ca.us](mailto:sestewart@co.santa-barbara.ca.us) (email) or (805) 568-2030 (fax), prior to the close of public comment on May 29, 20120 at 5 p.m. Please limit comments to