



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED Sandew Residence, 501 Sand Point Road Case Nos. 18CDH-00000-00007/22NGD-00000-00011

PROJECT DESCRIPTION: Sandew LLC proposes to construct a 3,256 square foot (sf) residence, a 771 sf carport, a 338 sf utility vault, a 1,776 sf elevated deck area, and an elevated pool.

PROJECT LOCATION: The project site is located at the eastern terminus of Sand Point Road, commonly known as 501 Sand Point Road, APN 004-098-011, in the Carpinteria area, First Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of the Draft Negative Declaration (22NGD-00000-00011) for the proposed Sandew residence at 501 Sand Point Road. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on December 7, 2022 at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: The proposed project involves a Coastal Development Permit to allow construction of a 3,256 square foot (sf) residence, a 771 sf carport, a 338 sf utility vault, 1,776 sf elevated deck area, and an elevated pool. An existing gravel driveway will be replaced and enlarged with permeable pavers. Proposed grading includes 35 cubic yards (cy) of net export. Landscaping using native plants is proposed. The proposed project includes habitat restoration as specified in the *Preliminary Habitat Restoration Plan for 501 Sand Point Road, Santa Barbara County*, prepared by Althouse and Meade Inc. (November 2020). Restoration will include removal of invasive vegetation and restoration of native species. The proposed project includes onsite restoration of terrestrial habitat comprising 0.75 acre. Wetland and alkali heath habitats (0.08 acre) will be preserved and non-native plants will be removed. A total of 1.00 acre will be revegetated and restored to replace weed-dominated habitat with native dune species. Development is proposed to be confined to a 0.20-acre (8,878 sf) development envelope. The project will be served by the Carpinteria Valley Water District and the Carpinteria Sanitary District. The project site is comprised of Assessor's Parcel Number (APN) 004-098-011 and is located at 501 Sand Point Road in the Carpinteria area, First Supervisorial District. Access to the project site is provided via Sand Point Road, a private roadway.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (22NGD-00000-00011) 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 ND 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 ND 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: **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 draft ND is not attached, the draft ND may be obtained and all documents incorporated by reference in the ND may be reviewed at P&D offices located at 123 E. Anapamu Street, Santa Barbara and on the P&D website at <https://www.countyofsb.org/201/Projects>. Draft documents are also available for review at the Santa Barbara Central Library, 40 East Anapamu Street, Santa Barbara, CA 93101.

HOW TO COMMENT: Please provide comments to the project planner, Steve Conner, at conners@countyofsb.org, 805-568-2081, prior to the close of public comment on December 7, 2022 at 5:00 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 the 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.