



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Travis Seawards, Deputy Director

NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

**Stuart Whitman, Inc. Vesting Tentative Tract Map
(Case No. 20TRM-00000-00001)**

PROJECT LOCATION: The Project site is located on a 13.02-acre residential estate located at 749 San Ysidro Road in the community of Montecito (Assessor's Parcel Number [APN] 011-100-049). The Project site, which is privately owned, is accessed by a private driveway off San Ysidro Road.

PROJECT DESCRIPTION: The proposed Project includes the subdivision of an existing 13.02-acre residential property located at 749 San Ysidro Road in the community of Montecito. The proposed Project would establish four residentially developable parcels through the creation of a Vesting Tentative Tract Map (TM 14,851). The only construction proposed at this time is a shared-access driveway, drainage improvements for the shared-access driveway, utilities along the shared-access driveway to be stubbed at each proposed lot, a large planter and/or fountain at the cul-de-sac, and an entry gate. It is anticipated that future development of up to four single-family residences and ancillary structures would be proposed at a later date by future property owners.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) 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 MND 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:

- **Aesthetics / Visual Resources**
- **Biological Resources**
- **Cultural Resources**
- **Fire Protection**
- **Geological Processes**
- **Hazardous Materials / Risk of Upset**
- **Land Use**
- **Noise**
- **Public Facilities**
- **Recreation**
- **Transportation / Circulation**
- **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: 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, CA 93101 and on the P&D website at: <https://www.countyofsb.org/2709/CEQA-Notices-and-Environmental-Documents>.

HOW TO COMMENT: Please provide comments to the project planner, Veronica King, at kingv@countyofsb.org or (805) 568-2513, prior to the close of public comment on April 24, 2023 at 5:00 p.m. Please limit comments to environmental issues such as air quality, biology, noise, etc. You will receive notice of the dates of future public hearings to consider project approval or denial.