



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

Published November 24, 2023

NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

McAland Ranch, LLC – Tentative Parcel Map

Case No. 20TPM-00000-00001

PROJECT DESCRIPTION: The applicant proposes to divide two existing parcels: Parcel A, (54.5 gross acres, APNs 155-150-009, 017) and Parcel B (25.6 gross acres, APN 155-150-018) into four lots, as follows: proposed Parcel 1, 20.0 gross acres; proposed Parcel 2, 20.0 gross acres; proposed Parcel Three, 20.0 gross acres; and proposed Parcel 4, 20.17 gross acres. No structural development is proposed.

PROJECT LOCATION: The project site is located at APNs 155-150-009, 155-150-017, and 155-150-018, known as 3340 Toro Canyon Road, located in the Toro Canyon Community Plan 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 [22NGD-00000-00012](#). You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on January 2, 2024 at 5:00 p.m.

PROJECT DETAILS: The applicant proposes to divide two existing parcels: Parcel A, (54.5 gross acres, APNs 155-150-009, 017) and Parcel B (25.6 gross acres, APN 155-150-018) into four lots, as follows: proposed Parcel 1, 20.0 gross acres; proposed Parcel 2, 20.0 gross acres; proposed Parcel Three, 20.0 gross acres; and proposed Parcel 4, 20.17 gross acres. Development requested as part of this Parcel Map is limited to grading and retaining walls for driveway improvements. Future structural development shall be limited to the development envelopes designated on the Parcel Map. The development envelopes identify the location of proposed structures, grading, utilities, paving, etc. to occur. All future development is subject to applicable permits. All site preparation, ground disturbances and construction activities including storage and staging for those structures, access, easements, subsurface grading, sewage disposal, drainage components and well placement, shall occur within the designated development envelopes. With the exception of driveway access and drainage improvements, no development, including grading, shall be permitted outside the development envelopes. The project will be served by two existing driveways off of Toro Canyon Park Road, which will be improved to include new hammerhead turnarounds and widening of the two access roadways from a width of 12 feet to 20 feet. New fire hydrants will be installed on all four proposed parcels. Private septic systems will serve each individual parcel. Grading for site driveway improvements includes 9,900 cubic yards of cut and

7,400 cubic yards of fill. Easements will be recorded over each of the lots for access, utilities, and drainage. The parcels will be served by the Montecito Water District, private septic systems, and the Carpinteria/Summerland Fire Protection District. Access will continue to be provided off of two separate existing driveways from Toro Canyon Park Road.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (22NDG-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 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: **Aesthetics/Visual Resources, Biological Resources, Cultural Resources, 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://cosantabarbara.app.box.com/s/k04ychmxlsz0o8h850t7bqwk1lkn1yb9>].

HOW TO COMMENT: Please provide comments to the project planner, Willow Brown, at Telephone (805) 568-2040, or Email wbrown@countyofsb.org, prior to the close of public comment on January 2, 2024 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.