



County of Santa Barbara Planning and Development

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED HR Property Holdings Trust New SFD Case Nos. 23DVP-00009 & 23CDH-00007

PROJECT DESCRIPTION: The applicant proposes to demolish two single-family dwellings, a secondary residence, two detached garages, and an accessory building, and construct of a new 6,741-square-foot single-family dwelling with an 8,088-square-foot fully subterranean basement, 5,902-square-foot fully subterranean garage, and 2,519-square-foot utility tunnel. Grading will include 10,000 cubic yards of cut and 7,350 cubic yards of fill.

PROJECT LOCATION: The project site is located at APNs 063-150-013 and 063-150-016, commonly known as 4677 and 4683 Via Roblada, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 24NGD-00002. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on April 15, 2024 at 5:00 p.m.

PROJECT DETAILS: The project is a request for a Development Plan and Coastal Development Permit to allow demolition of two single-family dwellings, a secondary residence, two detached garages, and an accessory building, and construction of a new 6,741-square-foot single-family dwelling with an 8,088-square-foot fully subterranean basement, 5,902-square-foot fully subterranean garage, and 2,519-square-foot utility tunnel. Grading will include 10,000 cubic yards of cut and 7,350 cubic yards of fill. Two silk oak, seven red iron bark, two coral, three pear, and five sycamore trees are proposed for removal. The loss of five sycamore trees will be mitigated onsite by planting a mixture of four 48" box, six 24" box, and five 15-gallon oak trees. The parcel will be served by the La Cumbre Mutual Water District, a private septic system, and the Santa Barbara County Fire Department. Access will continue to be provided off of a roadway easement off Via Roblada. The property is made up of two legal lots with a combined total of 7.94-acres, zoned 2.5-EX-1, shown as Assessor's Parcel Numbers 063-150-013 and 063-150-016, and located at 4683 and 4677 Via Roblada. The two legal parcels will be voluntarily merged following approval and prior to issuance of the Coastal Development Permit. The project is located in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (24NGD-00002) 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: **Aesthetic/Visual Resources, Biological Resources, Cultural Resources, Noise, and Public Facilities**. 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 (805) 568-2040, or wbrown@countyofsb.org, prior to the close of public comment on April 15, 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.