

# NOTICE OF DETERMINATION (NOD)

To: Office of Planning and Research  
Street Address: 1400 Tenth Street  
Sacramento, CA 95814  
U.S. Mail: P.O. Box 3044  
Sacramento, CA 95812-3044

From: Planning and Development Department  
County of Santa Barbara  
123 East Anapamu Street  
Santa Barbara, CA 93101

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COUNTY OF SANTA BARBARA  
CLERK OF SUPERVISORS  
BOARD OF SUPERVISORS

To: County Clerk  
County of Santa Barbara

**SUBJECT: Filing of Notice of Determination in Compliance with Section 21108 or 21152 of the Public Resources Code**

23DVP-00009 & 23CDH-

00007

HR Property Holdings Trust New SFD

24NGD-00002

Project Number

Project Title

EIR or ND Number

County of Santa Barbara, Planning and

2024030526

Development Department

(805) 568-2000

State Clearinghouse Number

Lead Agency

Area Code/Telephone

**PROJECT APPLICANT:** HR Property Holding Trust

**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.

**PROJECT DESCRIPTION:** 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.

**This is to advise that the County Planning Commission approved the above described project on May 8, 2024, and has made the following determinations regarding the above described project:**

1. The project [ will X will not] have a significant effect on the environment.
2.  An Environmental Impact Report was prepared for this project pursuant to the Provisions of CEQA.  
X A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures [Xwere were not] made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan [Xwas was not] adopted for this project.
5. A Statement of Overriding Considerations [was Xwas not] adopted for this project.
6. Findings [Xwere  were not] made pursuant to the provisions of CEQA.
7. The project [Xdid did not] require discretionary approval from a state agency.

**This is to certify that the final Negative Declaration with comments and responses and record of project approval is available to the General Public at:**

X Santa Barbara County Planning and Development: 123 East Anapamu St. Santa Barbara, CA 93101

Santa Barbara County Planning and Development: 624 Foster Road, Santa Maria, CA 93455

X Online: <https://cosantabarbara.app.box.com/s/k04ychmxlsz0o8h850t7bqwk1lkn1yb9>

Willow Brown

Digitally signed by Willow Brown  
DN: c=US,  
e=wbrown@countyofsb.org,  
cn=Willow Brown

6/4/24

Signature (Public Agency)

Title

Date

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