



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

Published March 28, 2024

NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED PLSB, LLC Residence & Accessory Structures Case No. 23NGD-00007

PROJECT DESCRIPTION: PLSB, LLC proposes to [insert short, 2-line max, project description].

PROJECT LOCATION: The project site is located at 3393 Padaro Lane, APN 005-400-041, in the Toro Canyon 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 23NGD-00007. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on April 27 at 5:00 p.m.

PROJECT DETAILS: The project is for a Coastal Development Permit, Case No. 20CDH-00000-00022, to allow the demolition of the existing residence, garage, guest house, greenhouse, and shed, and allow for the construction of a new 5,282-square-foot residence, a 760-square-foot detached garage, 754-square-foot storage room above garage, 770-square-foot cabana, 765-square-foot guesthouse above cabana as well as a new backup generator, hardscaping, and landscaping. The 28-foot tall main residence includes an 8-foot tall cupola at the center and the accessory structures are proposed to be 27-feet above existing grade. Also proposed is a Minor Conditional Use Permit, Case No. 23CUP-00001, for the installation of a new 16-foot tall, 40-square-foot greenhouse. The proposed project will require approximately 1,200-cubic-yards of cut and 3,000-cubic-yards of fill. The project will result in the removal of 42 trees throughout the property including native and nonnative species. The parcel will be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Santa Barbara County Fire District.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (23NGD-00007) 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, Geologic Processes, 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 [[Active Projects | Powered by Box](#)].

HOW TO COMMENT: Please provide comments to the project planner, Katie Nall, at nallk@countyofsb.org or 805-884-8050, prior to the close of public comment on April 27, 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.