



# County of Santa Barbara Planning and Development

**Lisa Plowman, Director**

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## **NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED**

**Goerner New Single-family Dwelling, Detached Guesthouse, Grading, and Retaining Walls, Case Nos. 08DVP-00000-00022 and 09CUP-00000-00007**

**PROJECT DESCRIPTION:** John and Marcia Goerner, Owners, propose to construct a new single-family dwelling, attached garage, guest house, retaining walls, swimming pool, and improvements to an existing driveway on a vacant lot in Montecito.

**PROJECT LOCATION:** The project site is a 40-acre parcel located in the foothills of the Santa Ynez Mountains, on property commonly known as 1017 Hot Springs Road, APN 011-010-008, in the Montecito Community Plan area, 1<sup>st</sup> 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-00003. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on June 7<sup>th</sup>, 2024, at 5:00 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

**PROJECT DETAILS:** The proposed project is for the development of a new one-story single-family dwelling (SFD) of 4,267 square feet (SF), an attached garage of 1,842 SF, a detached guest house of 655 SF, and a swimming pool on a vacant lot, APN 011-010-008. In addition to the structural development proposed on the subject lot, the project includes driveway/access improvements that traverse APNs 011-020-041, 011-030-036, 011-010-015, and 011-030-043, and reconstruction of a portion of a public trail easement known as the Hot Springs Trail. The work on the existing approximately 4,000-foot long driveway will involve the construction of approximately 2,800 linear feet of retaining walls ranging in height from 4 feet to 16 feet, widening, paving, the use of caissons and grade beams, and replacement of an existing Arizona crossing with an 80-foot-long free span bridge over Hot Springs Creek. Grading quantities associated with bridge construction, driveway improvements, and site work for the SFD and accessory structures will total 5,450 cubic yards of cut and 3,500 cubic yards of fill, with 1,950 cubic yards of export. Two coast live oak trees and eight sycamore trees are proposed for removal. In order to replace the trees proposed for removal and/or significantly impacted trees, the Applicant has proposed planting of 22 coast live oaks and 24 sycamores in 15-gallon stock. The parcel will be served by a private well, private septic system, and the Montecito Fire

Protection District. The property is a 40-acre parcel zoned RMZ-40, located at 1017 Hot Springs Road in the Montecito Community Plan area, First Supervisorial District.

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Negative Declaration (ND), 24NGD-00003, 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**
- **Fire Protection**
- **Geological Processes**
- **Hazardous Materials / Risk of Upset**
- **Land Use**
- **Noise**
- **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:** 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 [INSERT website address/link]. Draft documents are also available for review at the Santa Barbara Public Library, 40 E. Anapamu Street, Santa Barbara, CA, 93101, and the UCSB Library, 525 UCEN Rd, Isla Vista, CA 93106.

**HOW TO COMMENT:** Please provide comments to the project planner, Veronica King, at 123 E. Anapamu Street, Santa Barbara, CA 93101, [kingv@countyofsb.org](mailto:kingv@countyofsb.org), (805)568-2513, prior to the close of public comment on June 7<sup>th</sup>, 2024, at 5:00 p.m. Please limit comments to environmental

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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.