



County of Santa Barbara Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

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NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

Lany 1990, LLC Tentative Parcel Map and Case Nos. 24NGD-00008 and 23TPM-00006

PROJECT DESCRIPTION: Lany 1990, LLC proposes to subdivide one parcel of approximately 40 acres into four parcels of approximately 10 acres each.

PROJECT LOCATION: The project site is located approximately 4 miles east of Lompoc, commonly known as 1990 Tularosa Road, APN 099-650-012, in the unincorporated Lompoc area, Third 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-00008. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on July 19, 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 a Tentative Parcel Map to divide one parcel of approximately 40 acres into four parcels of approximately 10 acres each. Existing development on the subject parcel includes a 1,528-square-foot single-family dwelling and a 5,000-square-foot barn. The single-family dwelling and barn would be located on Proposed Lot 1. Proposed Lots 1 and 2 would take access via private driveways off Tularosa Road, and Proposed Lots 3 and 4 would take access via a 30-foot wide private access easement off Tularosa Road. Water for Proposed Lots 1 would be provided by an existing shared well offsite, for a proposed maximum of 4 water connections. A new private well water system located on Proposed Lot 3 will serve Proposed Lots 2, 3, and 4. The project includes 24-foot-wide easements from the water system well would be reserved to proposed parcels prior to map recordation. Wastewater treatment would be provided by new private wastewater treatment systems on each individual lot at the time of development, and the applicant has provided a graphic with approximate locations for placement of these systems. Grading would include approximately 323 cubic yards of cut, 1001 cubic yards of fill, and over-excavation/recompaction for construction of the private driveway serving Proposed Lots 3 and 4. Drainage requirements will be met on each lot. The Proposed Project includes a 200-foot agricultural buffer along the eastern property lines of Lots 3 and 4. Development in this buffer area will be restricted pursuant to Section 21-32A of the County Code and LUDC Section 35.30.025. The subject property is a 40-acre parcel zoned RR-10, shown as APN 099-650-012, and addressed as 1990 Tularosa Road, Lompoc, Third Supervisorial District.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (24NGD-00008) 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, Land Use, 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 624 Foster Road, Suite C, Santa Maria and on the P&D website <https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/153093389746>

Draft documents are also available for review at the Lompoc Public Library at 501 E. North Avenue, Lompoc, CA 93436

How to COMMENT: Please provide comments to the project planner, Adam Orta, ortaa@countyofsb.org or 805-934-6335 at 624 W. Foster Road prior to the close of public comment on July 19, 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.