

Published March 17, 2020

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

Frampton Lot Line Adjustment & Recorded Map Modification; Case No. 20NGD-00000-00004

PROJECT DESCRIPTION: Adjust the lot line and modify the building/development envelopes on two adjacent lots for future residential development. No development is proposed as part of this project.

PROJECT LOCATION: The project site is located on Toro Canyon Road approximately half a mile northeast of its intersection with East Valley Road, commonly known as 785 and 805 Toro Canyon Road, APNs 155-230-017 and -018, in the Toro Canyon area, First Supervisorial District.

PUBLIC COMMENT: Santa Barbara County P&D is soliciting comments on the adequacy and completeness of 20NGD-00000-00004. 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, 2020 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: A lot line adjustment and recorded map modification between two lots. No structural development is currently proposed. The size of the lots would not change from 2.0 and 10.67 acres but the lot lines and building/development envelopes would change. Lot A, which is 2.0 acres and currently has building/development envelopes of 0.29 and 0.04 acres, respectively, would have new envelopes of 0.45 and 0.28 acres. Lot B, which is 10.67 acres and currently has building/development envelopes of 0.37 and 0.12 acres, respectively, would have new envelopes of 0.60 and 0.40 acres. The existing and proposed envelopes are in the same general location on the parcels and the envelopes have been designed to avoid slopes in excess of 30% while the majority of the slopes within the envelopes are less than 20%. Future development of the lots would be served by the Montecito Water District, private onsite wastewater treatment systems, and the Carpinteria-Summerland Fire Protection District. Access to the site would be provided via Toro Canyon Road via two existing unpaved driveways.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (20NGD-00000-00004) 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 Negative Declaration 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 Negative Declaration 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: **biological resources, geologic processes, noise, aesthetic/visual resources, fire protection, 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 Mitigated Negative Declaration is not attached, the draft MND may be obtained and all documents referenced in the MND may be reviewed at Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara **AND** on our website at: www.sbcountyplanning.org/environmental/active.cfm. Draft documents are also available for review at the Santa Barbara Central Library located at 40 East Anapamu Street, Santa Barbara, CA 93101.

HOW TO COMMENT: Please provide comments to the project planner, Travis Lee at (805) 568-2046 (direct) or (805) 568-2030 (fax), prior to the close of public comment on April 15, 2020 at 5 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 this 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.