

Published July 16, 2019

**NOTICE OF AVAILABILITY OF THE
DRAFT NEGATIVE DECLARATION FOR THE PROPOSED
Cosmoledo Trust New Residence; Case No. 19NGD-00000-00008**

PROJECT DESCRIPTION: Cosmoledo Trust proposes the demolition of a 2,634 square foot residence and a 384 square foot attached carport, and construction of a 7,683 gross square foot single family dwelling including a 2,403 gross square foot basement garage and a 14' x 64' pool.

PROJECT LOCATION: The project site is located within the Sand Point Road Community, commonly known as 711 Sand Point Road in the Carpinteria Area, 1st Supervisorial District.

PUBLIC COMMENT: Santa Barbara County P&D is soliciting comments on the adequacy and completeness of 19MND-00000-00008. You may comment by submitting written comments to the project planner identified below prior to the close of public comment on August 15, 2019 at 5 p.m. Due to the non-complex nature of the project, a separate environmental hearing will not be held.

PROJECT DETAILS: Demolition of a 2,634 square foot residence, a 384 square foot attached carport, and 794 square feet of wooden decking. New construction to be permitted would include a 7,683 gross square foot single family dwelling, a 2,403 gross square foot basement garage, a 14' x 64' pool, and associated grading, retaining walls, hardscaping and landscaping. Grading would include approximately 470 cubic yards of cut, 380 cubic yards of import, and 850 cubic yards of fill. The project has been designed to maintain the 12" DBH Norfolk Island pine tree in place. Seven Myoporum trees and two peach trees are proposed for removal. The parcel would continue to be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access would continue to be provided off of Sand Point Road.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (19NGD-00000-00008) 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 Draft Mitigated 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 Draft Mitigated 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, 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:

<https://cosantabarbara.app.box.com/s/o9fp2865sykaqn98s0702plaa96xj7t5/folder/71973978186>. Draft documents are also available for review at the Carpinteria Public Library, 5141 Carpinteria Ave, Carpinteria CA 93013.

HOW TO COMMENT: Please provide comments to the project planner, Sean Stewart at (805) 568-2517 (direct) or (805) 568-2030 (fax), prior to the close of public comment on August 15, 2019 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, which is expected to occur on September 25, 2019.

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.