



County of Santa Barbara Planning and Development

John Baker, Director

Dianne Black, Director Development Services

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SCOPING MEETING FOR THE LAS VARAS RANCH PROJECT DRAFT ENVIRONMENTAL IMPACT REPORT

DATE: June 24, 2008

TIME: 5:30 p.m.

LOCATION: Planning Commission Hearing Room, 123 East Anapamu Street, Santa Barbara

Planning & Development has begun environmental review pursuant to the California Environmental Quality Act (CEQA) for the Las Varas Ranch Project located at 10045 Calle Real, west of the City of Goleta. The property totals approximately 1,800 acres and straddles Highway 101 east of El Capitan State Beach.

The project proposes to reconfigure its existing lots through a series of lot splits and lot line adjustments and identify envelopes for future residential development. Specifically, eight existing lots totaling approximately 1,800 acres, all but one of which are legally created, would be merged, adjusted, and/or split to create seven new lots. Development envelopes ranging from three to five acres have been proposed for six lots. The seventh lot, totaling approximately 1,115 acres, would restrict residential development to the lower half of the parcel, though a specific envelope has not been identified. In addition, the proposed project includes the provision of improved access roads through the ranch to serve each new lot, a private shared water system, and two trail easements. One trail easement would be located along the eastern boundary of the ranch and would be dedicated to the County for a public parking lot and public riding and hiking trail leading to the beach from Highway 101. The other trail easement would be dedicated to the County for public riding and hiking along the southern property line in an east-west direction north of Highway 101. Lastly, the project includes a consistency rezone of portions of the property that are currently zoned Unlimited Agriculture under Ordinance 661 to AG-II-100 under the current Land Use and Development Code.

P&D invites you and other interested persons and organizations to comment on our preliminary assessment of the environmental issues to be evaluated as we proceed with environmental review of the project. The scoping meeting discussion will be limited to environmental concerns, the focus of the project environmental document, feasible ways in which project impacts may be minimized to insignificant levels (mitigation measures) and potential alternatives to the project. Potential environmental impacts associated with this project have been identified by P&D staff and include impacts to: visual resources, air quality, agricultural resources, biological resources, cultural resources, fire protection, geological processes, hazardous materials/risk of upset, historical resources, land use, transportation/circulation and water resources/flooding. The proposed scope of the EIR is presented in the Scoping Document which is available on our website at www.sbcountyplanning.org as well as being available at the meeting. Any other environmental concerns may be raised by the public at the meeting. P&D staff encourages your participation in this process; please pass on this information to others you feel would be interested in attending this meeting. In addition, comments may be submitted in writing to Alex Tuttle at 123 E. Anapamu St., Santa Barbara, CA 93101. Comments are due by **5:00 p.m. on July 8, 2008.**

We look forward to your participation on **June 24th at 5:30 p.m.** in the Planning Commission Hearing Room in Santa Barbara.

Please contact Alex Tuttle at (805) 884-6844 or at atuttle@co.santa-barbara.ca.us for additional information.

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