



County of Santa Barbara Planning and Development

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Published April 29, 2011

NOTICE OF AVAILABILITY OF AND PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE PROPOSED TREE FARM RESIDENTIAL HOUSING PROJECT

01GPA-00000-00009, 01RZN-00000-00015, 08DVP-00000-00012, 09TRM-00000-00001, 09RDN-00000-00001

PROJECT DESCRIPTION: Larry Cavaletto, applicant, proposes to amend the property's land use designation and zone district from Agricultural to Residential and develop 134 new residential units.

PROJECT LOCATION: The project site is located west of North Patterson Ave. and south of Cathedral Oaks Rd., commonly known as 555 Las Perlas Drive, APNs 069-100-006, -051, -054, and -057, in the Goleta area, 2nd Supervisorial District.

PUBLIC HEARING AND COMMENT: Santa Barbara County P&D is soliciting comments on the adequacy and completeness of the analysis and proposed mitigation measures described in 11EIR-00000-00002. You may comment by providing testimony at the public hearing on June 1, 2011 at 5:30 p.m. in the Planning Commission Hearing Room and/or submitting written or oral comments to the project planner identified below prior to the close of public comment on June 13, 2011 at 5 p.m.

PROJECT DETAILS: The project includes: 1) amending the land use designation and zoning on the property from A-I-5 and AG-I-5 to Residential 4.6 and DR (Design Residential) 4.6, respectively; 2) preparing a Vesting Tract Map to subdivide the property into 135 individual lots or separate condominium units; and a Development Plan to construct 134 new residential units, including 80 new detached dwelling units and 54 attached dwelling units, 23 of which would be affordable. The market rate units would range in size between 1,394 and 3,800 square feet.

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Environmental Impact Report (11EIR-00000-00002) pursuant to requirements 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 has prepared an EIR for the proposed project due to the potential for unavoidable, significant adverse effects to result from project implementation. The EIR prepared for the project identifies and discusses potential impacts, mitigation measures, residual impacts and monitoring requirements for identified subject areas. Significant effects on the environment are anticipated in the following areas: **Aesthetics/Visual Resources, Air Quality, Biological Resources, Cultural Resources, Geologic Processes, Hazardous Materials, Historic Resources, Land Use, Noise, Public Facilities, 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 Environmental Impact Report is not attached, the draft EIR may be obtained and all documents referenced in the EIR may be reviewed at Planning & Development offices located at 123 E. Anapamu Street, Santa Barbara or on our website at www.sbcountyplanning.org. Draft documents are also available for review at the Santa Barbara Public Library, Downtown Branch. The administrative draft of the environmental impact report and P&D's formal comments to the preparer are also available for review at our offices.

HOW TO COMMENT: Please provide comments to the project planner, Alex Tuttle at 123 E. Anapamu Street, (805) 884-6844, (805)568-2030 (FAX), or atuttle@countyofsb.org prior to the close of public comment on June 13, 2011 at 5 p.m. or provide testimony at the public hearing on the date and time specified above. 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.