Planning and Development
Lisa Plowman, Director
Jeff Wilson, Assistant Director
Elise Dale, Assistant Director

Published October 16, 2025

NOTICE OF AVAILABILITY OF THE DRAFT NEGATIVE DECLARATION FOR THE PROPOSED

Rose Comprehensive Plan Amendment and Zoning Map Amendment
Case Nos. 23GPA-00006, 23RZN-00006, & 25NGD-00006

PROJECT DESCRIPTION: The applicant proposes a Comprehensive Plan Amendment and Zoning Map Amendment to change the land use designation of the subject parcel from A-I-10 (Agriculture I, Minimum parcel size 10 acres) to RES-1.8 (Single Family, Minimum parcel size 20,000 square feet) and to rezone the parcel from AG-I-10 (Agriculture I, Minimum parcel size 10 acres) to 20-R-1 (Single Family, Minimum parcel size 20,000 square feet).

PROJECT LOCATION: The project site is located at APN 065-290-026, commonly known as 1251 Orchid Drive, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

PUBLIC COMMENT: The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 25NGD-00006. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on November 17, 2025 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 project is a request for a Comprehensive Plan Amendment and Zoning Map Amendment to change the land use designation of the subject parcel from A-I-10 (Agriculture I, Minimum parcel size 10 acres) to RES-1.8 (Single Family, Minimum parcel size 20,000 square feet) and to rezone the parcel from AG-I-10 (Agriculture I, Minimum parcel size 10 acres) to 20-R-1 (Single Family, Minimum parcel size 20,000 square feet).

The parcel will be served by the Goleta Water District, the Goleta Sanitary District, and the Santa Barbara County Fire Department. Access will continue to be provided from Orchid Drive. The property is a 2.33-acre parcel shown as Assessor's Parcel Number 065-290-026, located at 1251 Orchid Drive in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

123 E. Anapamu Street, Santa Barbara, CA 93101 • (805) 568-2000 • Fax (805) 568-2030
624 W. Foster Road, Santa Maria, CA 93455 • (805) 934-6250 • Fax (805) 934-6258
www.countyofsb.org; Follow us @CountyofSB

ENVIRONMENTAL REVIEW FINDINGS: P&D has prepared a Draft Negative Declaration (ND) (25NGD-00006) 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: **Greenhouse Gas Emissions, Cultural Resources, Hazardous Materials, and Public Facilities**. 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 123 E. Anapamu Street, Santa Barbara and on the P&D website at [https://cosantabarbara.app.box.com/s/k04ychmxlsz0o8h850t7bqwk1lkn1yb9].

HOW TO COMMENT: Please provide comments to the project planner, Willow Brown, at (805) 568-2040, or wbrown@countyofsb.org, prior to the close of public comment on November 17, 2025 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.