

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Sobhani Trust - Vesting Tract Map (TM 14,873) and Water System

Lead Agency: County of Santa Barbara

Contact Name: Kathleen Volpi

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Project Location: Santa Ynez Santa Barbara
City *County*

Project Description (Proposed actions, location, and/or consequences).

The project is a request for a Vesting Tract Map (Case No. 22TRM-00000-00001) to divide an 153.33-acre parcel into nine parcels and a minor Conditional Use Permit (Case No. 23CUP-00029) to authorize a new multiparcel water system served by a shared well for all proposed parcels. Development under proposed map is limited to grading for access road improvements and stormwater basins. Future structural development will be limited to one story with a max height of 24 feet from existing grade and subject to applicable permits at the time of application. Water service will be provided by a shared well on APN 137-250-076 pursuant to approval of Case No. 23CUP-00029 and wastewater treatment will be provided by individual OWTS at the time of development. Access will be provided by a new private road from Highway 246. Grading will include 10 cubic yards of cut and 8,398 cubic yards of fill for the basins and 45,762 cubic yards of cut and 68,491 cubic yards of fill for road construction. The subject property is shown as Assessor's Parcel Numbers 137-120-009, 137-120-023, 137-250-021, and 137-250-075, located at 1135 Highway 246, zoned AG-I-10 and AG-1-40 within the Santa Ynez Community Plan area, Third Supervisorial District

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Potentially significant but mitigable effects on the environment are anticipated in the following areas: Aesthetics / Visual Resources; Biological Resources; Cultural Resources; Fire Protection; Geologic Processes; Hazardous Materials / Risk of Upset; Land Use; and Water Resources / Flooding.

These impacts would be reduced to an insignificant level through the implementation of the following mitigation measures: MM AEST-1 Building Materials, MM AEST-2 BAR Required, MM AEST-3 Lighting, MM BIO-1 Native or Specimen Tree Protection Plan, MM BIO-02 Tree Replacement, MM BIO-3 Onsite Biologist, MM BIO-4 Oak Habitat Setback, MM BIO-5 Worker Environmental Awareness Program (WEAP), MM BIO-6 Consultation with CDFW and USFWS for Listed Wildlife Species, MM BIO-7 Preconstruction Surveys, Construction Monitoring, and Reporting, MM BIO-8 Erosion Control and California Red-Legged Frog Exclusionary Fencing, MM BIO-9 Nesting Bird Surveys and Avoidance, MM BIO-10 Focused Habitat Assessment and Maternity Season Bat Surveys, MM BIO-11 Construction Site Housekeeping, MM BIO-12 Delineation Verification with Resource Agencies and Permitting, MM BIO-13 Ephemeral Drainage Setback, MM BIO-14 Invasive Species Control, MM Bio-15 Equipment Storage-Construction, MM CUL-1 Workers Environmental Awareness Program (WEAP), MM CUL-2 Stop Work Encounter, MM FP-1: Fuel Management Plan, MM GEO-1 Soils Engineering Study, MM GEO-2: Erosion and Sediment Control Plan

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

N/A

Provide a list of the responsible or trustee agencies for the project.

CALTRANS District 5
Regional WQCB District 3