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## Planning and Development

Lisa Plowman, Director

Jeff Wilson, Assistant Director

Elise Dale, Assistant Director

Published April 9, 2026

### **NOTICE OF AVAILABILITY OF THE DRAFT MITIGATED NEGATIVE DECLARATION FOR THE PROPOSED**

**Sobhani Trust - Vesting Tract Map (TM 14,873) and Water System  
Case No. 22TRM-00000-00001 & 23CUP-00029**

**PROJECT DESCRIPTION:** The applicant proposes to divide an existing 153.33-acre parcel (APNs 137-120-009, 137-120-023, 137-250-021, and 137-250-075) into nine parcels and to authorize a new multiparcel water system from a shared well that will serve all nine proposed parcels. Proposed Parcels 1-8 will be 10-acres and Proposed Parcel 9 will be 72.2-acres.

**PROJECT LOCATION:** The project site is located APNs 137-120-009, 137-120-023, 137-250-021, and 137-250-075, commonly known as 1135 E Highway 246, in the Santa Ynez Community Plan area, Third Supervisorial District.

**PUBLIC COMMENT:** The County of Santa Barbara Planning and Development Department (P&D) is soliciting comments on the adequacy and completeness of 24NGD-00010. You may comment by submitting written or oral comments to the project planner identified below prior to the close of public comment on May 10, 2026, at 5:00 p.m.

**PROJECT DETAILS:** The Applicant is proposing a Vesting Tract Map (Case No. 22TRM-00000-00001) to divide an existing 153.33-acre parcel into nine parcels and a minor Conditional Use Permit (Case No. 23CUP-00029) to authorize a new multiparcel water system from a shared well that will serve all nine proposed parcels. Proposed Parcels 1 through 8 will be 10 acres in size. Proposed Parcel 9 will be 72.2 acres. Development proposed under this Vesting Tract Map is limited to grading for access road improvements and two stormwater basins, of approximately 28,000 square feet and 16,300 square feet in size, located on Proposed Parcel 9 to manage stormwater runoff from future development and impervious surfaces. Development exclusion areas have been included to protect critical habitat areas, and all future development is subject to applicable permits at the time of application. All future structural development will be limited to one story with a maximum height of 24 feet from existing grade. Water for future development will be provided by a shared well on APN 137-250-076 pursuant to the approval of Case No.

Proto Updated 10/30/24

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

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23CUP-00029. Wastewater treatment for future development will be provided by individual onsite wastewater treatment systems at the time of development.

Access will be provided by a new private road off Highway 246 to be named pursuant to the approval of Road Naming Application Case No. 22RDN-00003. 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 the new road. Easements will be recorded over each of the lots for access, utilities, and drainage. The subject property consists of one legal 153.33-acre parcel created by Voluntary Merger 22VM08. The parcel is identified as APNs 137-120-009, 137-120-023, 137-250-021, and 137-250-075, addressed as 1135 Highway 246, zoned AG-I-10 and AG-1-40 in the Santa Ynez Community Plan area, Third Supervisorial District.

	Lot size (SF)	Existing Development
Parcel 1	435,601	
Parcel 2	435,601	
Parcel 3	435,605	
Parcel 4	435,605	
Parcel 5	435,604	AG accessory structures
Parcel 6	435,637	AG accessory structures
Parcel 7	435,601	
Parcel 8	435,618	
Parcel 9	3,143,548	AG accessory structures

**ENVIRONMENTAL REVIEW FINDINGS:** P&D has prepared a Draft Negative Declaration (ND) (24NGD-00010) 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: **Aesthetic/Visual Resources, Biological Resources, Cultural Resources, Fire Protection, Geologic Processes, Hazardous Materials/Risk of Upset, Land Use, 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 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, Kathleen Volpi, at TELEPHONE: 805-568-2033 or EMAIL: [volpik@countyofsb.org](mailto:volpik@countyofsb.org) , prior to the close of public comment on May 10, 2026, 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.