

ATTACHMENT C: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Planning and Development Department (P&D)

The project or activity identified below is determined to be exempt from further environmental review requirements of the California Environmental Quality Act (CEQA) of 1970, as defined in the State and County Guidelines for the implementation of CEQA.

APN(s): 081-040-047 and 081-040-049 Case Nos.: 05LLA-00000-00009, 06RZN-00000-00008

Location: 2375 Refugio Road, Gaviota area

Project Title: Melliard-Smith/Moser Lot Line Adjustment

Project Description: The proposed project is a Lot Line Adjustment, to adjust the existing lot lines between Assessor's Parcel Numbers 081-040-047 and 081-040-049, to reconfigure into one lot of 20.00 gross acres (19.29 net acres) and one lot of 44.20 gross acres (43.31 net acres), on property located in the 100-AG zone under Ordinance 661. The application involves Assessor's Parcel Nos. 081-040-047 and 081-040-049 located at 2375 Refugio Road in the Goleta area, Third Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Michael Melliard-Smith and Louise Moser (owners)

**Exempt Status:** (Check one)

Ministerial

Statutory Exemption

Categorical Exemption

No Possibility of a Significant Effect on the Environment

Cite specific CEQA and/or CEQA Guideline Section: Section 15305(a)

Reasons to Support Exemption Findings:

Lot Line Adjustment: Section 15305 of the "Guidelines for Implementation of the California Environmental Quality Act" exempts certain minor alterations in land use limitations from the requirements of CEQA. Section 15305(a) exempts "*minor alterations in land use limitations in areas with an average slope of less than 20%, which do not result in any changes in land use or density, including but not limited to: (a) Minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel.*" The proposed lot line adjustment does not result in the creation of a new parcel, and does not result in any changes in land use or density. Both reconfigured

parcels would be the same sizes as the original parcels. Areas outside of the proposed development envelopes contain slopes over 20%, but the proposed development envelopes restricts existing and future structures and associated grading to areas with only 3-5% slopes. The project will be conditioned to disallow development and grading outside of the development envelopes, except to provide access to the site and to maintain water wells and septic systems. The proposed project would not change the land use designation or intensity of use of the parcels. Adequate access exists to both parcels, and all environmentally sensitive resources will be protected through the location of development envelopes and conditioning of future residential development.

The exceptions to the exemption (Section 15300.2) have been examined and found not to apply. A residence may be constructed on the vacant lot either before or after the lot line adjustment, and the permitted uses on both lots will remain the same after the lot line adjustment. There is not a reasonable possibility that the lot line adjustment will have a significant effect on the environment due to unusual circumstances. The proposed lot line adjustment does not include any proposed development. Also, development envelopes are proposed to contain future development in areas with limited or no sensitive biological resources and limited slopes. There will be no damage to scenic visual resources or state scenic highways as a result of the lot line adjustment. The project site is not located on or near a designated hazardous waste site. Finally, the proposed lot line adjustment will not have an effect on historical resources.

Lead Agency Contact Person: Nicole Mashore Phone #: (805) 884-8068

Department/Division Representative: \_\_\_\_\_ Date: \_\_\_\_\_

Acceptance Date: \_\_\_\_\_

***Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.***

Distribution: Hearing Support Staff  
Project File (Nicole Mashore, Planner)

Date Filed by County Clerk