

ATTACHMENT 3: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Willow Brown

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: 005-230-008

Case No.: 21CDP-00000-00053

Location: 2305 Finney Street

Project Title: BMO, LLC ADU

Project Applicant: Robert Mecay

Project Description:

The project is for a Coastal Development Permit to allow construction of a new second story 795-square-foot (gross) attached accessory dwelling unit with 142-square-foot deck. No grading is proposed. No trees are proposed for removal. The parcel is served by the Montecito Water District, the Summerland Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided via an easement off of Finney Street. The property is a 0.35-acre parcel zoned Single-Family Residential (7-R-1) and shown as Assessor's Parcel Number 005-230-008, located at 2305 Finney Street in the Summerland Community Plan area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Haley Kolosiekie

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: Section 15303(a)

Reasons to support exemption findings:

The proposed project is exempt from environmental review under CEQA pursuant to Section 15303(a) [New Construction or Conversion of Small Structures] of the State CEQA Guidelines. Section 15303 exempts the construction and location of limited numbers of new, small facilities

or structures, including one single-family dwelling or a second dwelling unit in a residential zone. Given that the proposed project is for a second dwelling unit in a residential zone, it is exempt from CEQA pursuant to Section 15303(a).

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The exceptions to the categorical exemptions pursuant to Section 15300.2 of the State CEQA Guidelines are:

- (a) Location. Classes 3, 4, 5, 6, and 11 are qualified by consideration of where the project is to be located – a project that is ordinarily insignificant in its impact on the environment may in a particularly sensitive environment be significant. Therefore, these classes are considered to apply all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies.**

This exception to the categorical exemptions does not apply because no significant impacts that threaten the environment will result from the project. There are no Environmentally Sensitive Habitat (ESH) areas on the subject parcel. In addition, the construction of a second-story accessory dwelling unit and deck will not affect any environmental resources.

- (b) Cumulative Impact. All exemptions for these classes are inapplicable when the cumulative impact of successive projects of the same type in the same place, over time is significant.**

This exception to the categorical exemptions does not apply because the project is located within a residential neighborhood where the construction of accessory dwelling units is both commonplace and allowable by ordinance. Additional structural development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on residentially-zoned parcels in the vicinity will not result in a cumulatively significant impact.

- (c) Significant Effect. A categorical exemption shall not be used for an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances.**

This exception to the categorical exemptions does not apply because there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. The project will constitute continued residential use of the parcel. There is no mapped Environmentally Sensitive Habitat on the parcel, and no trees are proposed for removal. The proposed accessory dwelling unit will be located above the existing single-family dwelling, and no grading is proposed. The project will not have any impacts on parking that will result in significant secondary effects on the physical environment.

- (d) Scenic Highways. A categorical exemption shall not be used for a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway. This does not apply to improvements which are required as mitigation by an adopted negative declaration or certified EIR.**

This exception to the categorical exemptions does not apply because the project is not located within an area visible from a highway officially designated as a state scenic highway and will not result in damage to any protected or scenic resource. No native or specimen trees will be removed as part of this project. There will not be damage to an historic resources.

- (e) Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

This exception to the categorical exemptions does not apply because the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site.

- (f) Historical Resources. A categorical exemption shall not be used for a project which may cause a substantial adverse change in the significance of a historical resource.**

This exception to the categorical exemptions does not apply because no archaeological or other cultural sites are known to exist on the property. Furthermore, no historic structures exist on the site. No grading is proposed as part of the project.

Lead Agency Contact Person: Willow Brown

Phone #: (805) 568-2040 **Department/Division Representative:** Willow Brown

Date: 4/20/22

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____