

**ATTACHMENT C  
NOTICE OF EXEMPTION**

**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Christopher Schmuckal, Planning & Development

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:** 061-220-005                      **Case No.:** 20TPM-00000-00006

**Location:** 4345 Modoc Road, Santa Barbara, CA 93110

**Project Title:** St. George Lot Split (TPM 14,852)

**Project Applicant:** Edward St. George

**Project Description:**

The proposed project is for a Tentative Parcel Map (TPM) to divide one lot of approximately 1.30 acres into two lots. Lot One will be 20,623 square feet (sf) (net) excluding the 30 ft. wide easement for Modoc Road and 24,673 sf (gross). Lot Two will be 34,657 sf (net and gross). Lot One will take access from Modoc Road and access to Lot Two will be provided by an 18 foot wide easement over Lot One to Lot Two from Modoc Road. The following tables summarizes the parcel size information:

Parcels	Gross Parcel Acreage	Net Parcel Acreage
Existing Lot	1.30 acres (56,628 square feet)	
Proposed Lot One	24,673 sf	20,623 sf
Proposed Lot Two	34,657 sf	34,657 sf

Development on the existing lot includes two single-family dwellings each with their own garage. Following the lot split, structures on Lot 1 will include a single-family dwelling, a garage, and an accessory dwelling unit. An existing unpermitted storage shed is located on proposed Lot 1 that will be demolished prior to map recordation. Following the lot split, structures on Lot 2 will include a single-family dwelling and a garage. The proposed project will bring the property into conformance with the Land Use & Development Code density requirement of the 20-R-1 zone district by creating two parcels each with one primary dwelling unit.

The parcels will be served by the La Cumbre Mutual Water District, Goleta Sanitary District, and the Santa Barbara County Fire Department. The project site is located at 4343 and 4345 Modoc Road. Access will be provided from Modoc Road. The property is a 1.30 acre parcel zoned 20-R-1 and

shown as Assessor's Parcel Number 061-220-005 in the Eastern Goleta Valley Community Plan area, 2nd Supervisorial District.

**Name of Public Agency Approving Project:** County of Santa Barbara

**Name of Person or Entity Carrying Out Project:** Edward St. George

**Exempt Status:**

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

**Cite specific CEQA and/or CEQA Guidelines Section:** CEQA Guidelines Section 15315

**Reasons to support exemption findings:** CEQA Guidelines Section 15315 exempt projects located in the urban area on sites zoned for residential, commercial, or industrial uses that will result in four or fewer parcels where the division is in conformance with the General Plan and zoning. The exemption also requires that the *"parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20%."* The project is located in the urban area and is zoned 20-R-1, which is a residential use and is in conformance with the General Plan and zoning requirements of the Land Use and Development Code and Comprehensive Plan as described in Section 5.3 of the staff report dated January 21, 2022 and incorporated herein by reference. The proposed project meets the minimum lot size requirements of the zone district (20,000 sq. ft.). In addition, no divisions of land were completed within the previous two years and the parcel is relatively flat, nowhere on the parcel is the slope greater than 20%.

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 exemption does not apply because the project location is located on a developed parcel that does not include known sensitive environmental resources. No known biological resources or environmentally sensitive habitat exists on the parcel and a Phase 1 Cultural Resource Study found no evidence of significant Cultural Resources onsite. Therefore, this exception to the categorical exemption does not apply.

**(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 exemption does not apply because the proposed project will allow for an existing lot be split into two lots. No previous lot splits have occurred since the parcel was created as Lot 59 of the La Cumbre Estates Tract 1, a subdivision of a portion of Hope Ranch, recorded on January 28, 1926 in Map Book 15, Pages 117-126 of the County Recorder's Office. The minimum lot size for the zone district is 20,000 sq. ft., so no further subdivisions are allowed base on this requirement.

Therefore, this exception to the categorical exemption does not apply.

**(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 exemption does not apply because there is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts that threaten the 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.**

The exception to the categorical exemption does not apply because the subject property is not visible from any designated state scenic highway. The project does not include new structural development besides the demolition of an unpermitted accessory structure. For these reasons, the project will not result in damage to any protected or scenic resource.

**(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.**

The exception to the categorical exemption does not apply because the project site is not a known hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code.

**(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.**

The exception to the categorical exemption does not apply because the project site is not historically significant and a Phase 1 Cultural Resource Study found no evidence of Cultural Resources located onsite.

**Lead Agency Contact Person:** Chris Schmuckal, Case Planner

**Phone #:** 805-568-3510

**Department/Division Representative:** 

**Date:** January 21, 2021

**Acceptance Date:** February 7, 2021

**Distribution:** Hearing Support Staff

**Date Filed by County Clerk:** \_\_\_\_\_