

## ATTACHMENT C

ATTACHMENT B: NOTICE OF EXEMPTION

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**TO:** Santa Barbara County Clerk of the Board of Supervisors  
**FROM:** Planning and Development Department, Division of Development Review

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

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):** 007-380-007

**Case No.:** 07CDH-00000-00015

**Location:** Montecito

**Project Title:** Grassini Additions and Remodel

**Project Description:** The project consists of a Coastal Development Permit for the construction of a first floor addition of approximately 238 square feet and second story addition of approximately 1,388 square feet to the existing residence as well as conversion of a crawlspace of 86 square feet to be a wine cellar attached to an existing accessory storage structure of 377 square feet, and existing detached garage of 743 square feet located below an existing guest house of 743 square feet. In addition, the following structures currently exist on the parcel: Single-Family Residence of 6,260 square feet with basement of 110 square feet and covered porch of 374 square feet; beach cabana of approximately 312 square feet, beach storage structure of 71 square feet; and gardener's cottage with attached garage totaling 392 square feet. The proposed project will require approximately 24 cubic yards of cut and approximately 24 cubic yards of fill. The property is a 1.32-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 007-380-007, located at 1775 Fernald Point Lane in the Montecito area, First Supervisorial District.

Exempt Status: (Check one)

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [§15061(b,3)]

**Cite specific CEQA Guideline Section:** CEQA Guidelines Sections 15301(e) [minor additions to existing structures].

**Reasons to support exemption findings:** The project would not create any substantial environmental impacts. Construction of the proposed residential additions would not impede public access to the beach or affect views from public areas. The project would require minimal

grading and would not require the removal of native vegetation or specimen trees. A Historic Letter Report was prepared by Alexandra Cole that determined “the existing structure no longer retains sufficient integrity to be considered a significant historic resource under CEQA” (Cole, 2008). The proposed project incorporates historian recommendations in the design and would not have a significant impact on historical resources. There are adequate public facilities to serve the project.

*Exceptions pursuant to Section 15300.2 of CEQA*

There is no substantial evidence that there are 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.

There are no mapped environmentally sensitive habitats or sensitive plant or animal species on the subject parcel. The addition is to an existing single-family residence in a previously disturbed area. Therefore this exception 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.

The addition is to an existing single-family residence in an existing developed semi-rural neighborhood. The scope of the project is limited to the project description and this project is not a portion of a larger cumulative project. Therefore this exception 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.

The addition is to an existing single-family residence and guest house in a previously disturbed area of a developed lot. There are no known or identified potentially significant effects on the environment. Therefore this exception does not apply.

- (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 project does not impact scenic resources. Although located in a Visual Resource Overlay, the subject parcel is not on a scenic highway. While the second-story element may be visible from Highway 101, it would not create a significant visual impact due to the elevation of the site and the existing vegetation on Fernald Point Lane, and would not significantly intrude into the skyline as seen from public viewing areas. Therefore this exception does not apply.

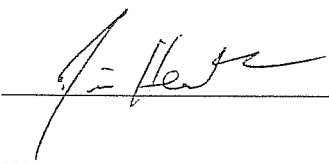
- (e) **Hazardous Waste Sites. A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.**

There are no known hazardous or toxic sites on the subject parcel. Therefore this exception does not apply.

- (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.**

There are no known historical resources on the subject parcel. The existing structure was built in 1929. A Historic Letter Report was prepared by a County-qualified historian, Alexandra Cole, who determined "the existing structure no longer retains sufficient integrity to be considered a significant historic resource under CEQA" (Cole, 2008). Therefore this exception does not apply.

Lead Agency Contact Person: Jim Heaton      Phone #: (805) 568-2516

Department/Division Representative:       Date: 5/30/2008

Acceptance Date: 12-17-08

*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 (when P&D permit is required)

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