

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Sam Brodersen, Planner

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: 063-172-004

Case No.: 22CDP-OOOOO-00035

Location: 4295 Mariposa Dr. Santa Barbara, CA 93110; access provided off of Mariposa Dr; Eastern Goleta Valley Community Planning Area.

Project Title: Mariposa Investment Trust Ag Water Well

Project Applicant: Bradley Sher, Mariposa Investment Trust

Project Description: Installation of an agricultural water well to irrigate existing and future fruit trees (orchard) and approximately 100 cubic yards of grading to prepare the site for the installation of additional fruit trees and site improvements (landscaping, driveway improvements). The existing, single-family dwelling, swimming pool, and cabana are not impacted by the proposed project. The subject parcel is a 4.03-acre parcel zoned 3.5-EX-1, shown as APN: 063-172-004 and addressed as 4295 Mariposa Drive in the Hope Ranch area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Adam Simmons, Consulting Hydrogeologist

Exempt Status:

☐ Ministerial
☐ Statutory Exemption
☒ Categorical Exemption
☐ Emergency Project
☐ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land]

Reasons to support exemption findings:

This project is categorically exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. Section 15304 exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. Given that the scope of work is limited to the installation of an agricultural water well and grading related to the installation of trees and site improvements, this project is exempt under CEQA Section 15303 and Section 15304.

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.**

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 proposed project is located outside of the dripline of any oak trees. No other sensitive or natural resources exist on or near the property. The scope of work for the project is limited to grading activities and the installation of an agricultural water well.

- (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 there are no significant incremental or measurable cumulative impacts associated with successive projects of this type in the same place over time. Future alterations of a similar nature will not result in significant impacts. Project site is a parcel with a single-family residence and the scope of work for this project is the accessory development of an agricultural water well and grading related to the installation of fruit trees and site improvements.

- (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. There are no unusual environmental circumstances associated with the site. The project consists of the installation of an agricultural water well and fruit orchard, and is developed with a single-family dwelling and residential accessory structures. There are no wetlands, streams, aquatic or riparian habitat, scenic vistas, geological hazards, hazardous materials, or other unusual circumstances on or adjacent to the project site. The project site is a relatively flat urban parcel and there are no other unusual circumstances that exist. Due to the absence of unusual circumstances on the project site, the project would not have a reasonable possibility for a significant effect on the environment. The existing septic system is functioning in compliance with County code. No well interference is anticipated as a result of this project.

- (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 this project is not located in close proximity to any scenic highways. The scope of the project is limited to grading and the installation of an agricultural water well.

- (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 since 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 of 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.**

The subject parcel was developed from a vacant lot with a family dwelling in 2010 and therefor does not have potential to be a significant historic resource. No archaeological

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Attachment C

or cultural sites are known to exist on the property. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: Sam Brodersen

Phone #: (805) 568-2079 **Department/Division Representative:** Sam Brodersen

Date: 8/7/25

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____