

ATTACHMENT 5: CEQA Addendum

TO: County of Santa Barbara Board of Supervisors

FROM: Anne Almy, Supervising Planner
Development Review Division, Planning and Development
Staff Contact: Errin Briggs

DATE: February 5, 2013

RE: CEQA Determination: Finding that CEQA section 15164 (Addendum) applies to the Schulte/Dos Pueblos Lot Line Adjustment project, Case No. 10LLA-00000-00003. CEQA section 15164 allows an addendum to be prepared when only minor technical changes or additions are necessary or none of the conditions described in Section 15162 have occurred. The Environmental Impact Report (04EIR-00000-00014, SCH No. 2005011049), prepared for the Santa Barbara Ranch project, is hereby amended by this 15164 letter for Case No. 10LLA-00000-00003.

Location: The proposed project involves Assessor Parcel Numbers 079-060-066, 079-080-034, 079-090-030 & 081-240-018, located approximately 2 miles west of the City of Goleta at 100-695 Dos Pueblos Canyon Road in the Gaviota area, 3rd Supervisorial District.

Background: On October 21, 2008, the Santa Barbara County Board of Supervisors approved the Santa Barbara Ranch project (Alternative 1B) and certified its associated Environmental Impact Report (04EIR-00000-00014). The subject lots involved in the proposed lot line adjustment were analyzed in the Santa Barbara Ranch project EIR. The current project is limited to the proposed Lot Line Adjustment only, does not include any physical development, and does not result in any changes in development potential of the subject property or changes in use of the subject property. The lot line adjustment is independent from the Santa Barbara Ranch project.

Current Project Description: Request of Mark Lloyd, agent for the owner, Dos Pueblos Ranch Holdings, LLC, for a Lot Line Adjustment to adjust the lot lines between a 1,977.50-acre lot (Existing Lot A) and an adjoining 76-acre lot (Existing Lot B). The proposal would take 1617.5 acres from one parcel (Existing Lot A) and add it to an adjoining parcel (Existing Lot B), and would result in a 1,693.50-acre lot (Proposed Lot 1) and 360-acre lot (Proposed Lot 2). Existing Lot A currently consists of a portion of APN 079-060-066 and all of APN 079-080-021, APN 079-090-030 and APN 081-240-018. Existing Lot B currently consists of a portion of APN 079-060-066. The proposed Lot Line Adjustment would result in two lots that comply with the applicable minimum lot size of the AG-II-100 zone district. The subject lots are zoned AG-II-100 under the County Land Use and Development Code and Coastal Zoning Ordinance and are located at 100 – 695 North Dos Pueblos Canyon Road, Gaviota Area, Third Supervisorial District.

Changes in Project Impacts: The proposed Lot Line Adjustment would adjust the lot lines between an existing 1,977.50-acre lot (Existing Lot A) and an adjoining 76-acre lot (Existing Lot B) with a zoning designation of Ag-II-100. The proposal would take 1617.5 acres from one parcel (Existing Lot A) and

add it to an adjoining parcel (Existing Lot B), and would result in a 1,693.50-acre lot (Proposed Lot 1) and 360-acre lot (Proposed Lot 2). The subject lots are included in the approved Santa Barbara Ranch project. More specifically, the boundaries of Proposed Lot 2 resulting from the subject lot line adjustment are identical to the exterior boundaries surrounding the cluster of residentially developable lots created by the Tract Map included in the approved Santa Barbara Ranch Alt 1B project. The Santa Barbara Ranch EIR which includes the “Confirming Analysis Alternative 1B” studied all environmental impacts of the Alternative 1B project. However, the current project would result in lesser impacts than the Santa Barbara Ranch project because it is limited to the proposed Lot Line Adjustment only and would not include any physical development or result in any changes in development potential of the subject property or changes in use of the subject property. The current project is independent from, and not a necessary step in, the Santa Barbara Ranch project and would not allow the development approved under the Santa Barbara Ranch project to occur. For all environmental issue areas analyzed in the Santa Barbara Ranch EIR, no substantial changes are proposed in the project and no substantial changes occur with respect to the circumstances under which the project is undertaken. No new significant environmental effects or a substantial increase in the severity of previously identified significant effects under the approved 04EIR-00000-00014 have been found with respect to the proposed project. Further, there is no new information of substantial importance that the proposed project will have one or more significant effects not discussed in the approved 04EIR-00000-00014. Therefore, none of the requirements for preparation of a subsequent EIR listed in Section 15162 are triggered by the proposed project. As such, the currently proposed project does not pose any new significant impacts or any increase in impacts above those identified for the Santa Barbara Ranch project.

Findings: It is the finding of the Planning and Development Department that the previous environmental document as herein amended may be used to fulfill the environmental review requirements of the current project. Because the current project meets the conditions for the application of State CEQA Guidelines Section 15164, preparation of a new EIR or Negative Declaration is not required.

Discretionary processing of the Schulte/Dos Pueblos Lot Line Adjustment, Case No. 10LLA-00000-00003 may now proceed with the understanding that any substantial changes in the proposal may be subject to further environmental review.

Interested parties may view the Santa Barbara Ranch EIR, 04EIR-00000-00014 on Planning & Development’s website at <http://www.sbcountyplanning.org/projects/03DVP-00041/index.cfm>.