

ATTACHMENT 3.A: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Ben Singer, Planning and Development Department

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: 137-140-033

Case No.: 19LUP-00000-00469

Location: 988 Fredensborg Canyon Rd. in the Solvang Area, Third Supervisorial District

Project Title: Decker Greenhouse

Project Applicant: Steven Decker

Project Description:

The proposed project is a request for a Land Use Permit (Case No. 19LUP-00000-00469) to allow the construction of a 15,648 square foot greenhouse that will be used for vegetable cultivation. The maximum height of the proposed greenhouse is 20 feet. The project includes the demolition/removal of 3,329 square foot of existing development consisting of greenhouses, sheds, and storage containers. A new fence is proposed around the greenhouse. Proposed grading is 3,200 cubic yards of cut and 3,106 cubic yards of fill. No tree or vegetation removal is proposed. Access would continue to be provided from an existing private driveway off of Fredensborg Canyon Road. Proposed parking includes 11 new spaces (1 ADA). Approximately six (6) full-time employees would be working from 8 a.m. through 5 p.m. Monday through Friday and occasional Saturdays. The proposed project includes a new private septic system and 3,930 square feet of new landscaping. Water to the new greenhouse will be provided by a new agricultural water well. Blackout curtains will be installed and used from sunset to sunrise while the grow lights are active. The greenhouse will also have a 46,741 kWh/year solar array mounted on the roof, which is exempt from Planning review. The project is located on a 5.24-acre parcel zoned AG-I-5 shown as APN 137-140-033 and addressed as 988 Fredensborg Canyon Road, Solvang, CA 93463, Third Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Entity Carrying Out Project: Steven Decker

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency
- Other: CEQA Guidelines Section 15183. Projects Consistent with a Community Plan or Zoning

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Guidelines Section 15183

Reasons to support exemption findings:

CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site (15183.a, -.d). CEQA Guidelines Section 15183 applies to the Proposed Project because all known project-related impacts were considered in the Santa Ynez Valley Community Plan Environmental Impact Report and no further environmental review is required beyond those that may be peculiar to the project site. The proposed project is request to demolish approximately 3,329 square feet of existing development and construct a new 15,648 square foot greenhouse. The subject property is located in the SYVCP area. The LACP EIR accounts for the proposed project in its project community build out. Compliance with the recommended mitigation measures of the SYCVP EIR as adopted into the final SYVCP will reduce project impacts to the maximum extent feasible. A complete analysis of project impacts is provided in Attachment 3.B of the Board Agenda Letter dated January 11, 2022.

Lead Agency Contact Person: Ben Singer, Planner **Phone No.:** (805) 934-6587

Department/Division Representative: _____ **Date:** _____

Acceptance Date: _____

Note: A copy of this form must be posted at P&D six 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, Case File

Date Filed by County Clerk: _____