

**ATTACHMENT C: NOTICE OF EXEMPTION**

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

**FROM:** Shannon Reese, 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:** 129-290-010

**Case No.:** 18TPM-00000-00006

**Location:** Located at 1766 Oak Brook Lane in the Orcutt area, Fourth Supervisorial District

**Project Title:** Crabtree Tentative Parcel Map

**Project Applicant:** Brian Tetley, Urban Planning Concepts

**Project Description:**

INSERT

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

**Name of Person or Agency Carrying Out Project:** Brian Tetley, Urban Planning Concepts

**Exempt Status:** (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption(s)
- Emergency Project

**Cite specific CEQA and/or CEQA Guideline Section:** Section 15315 of the *Guidelines for Implementation of the California Environmental Quality Act* [Minor Land Divisions]

**Reasons to Support Exemption Findings:** The proposed project is categorically exempt from environmental review pursuant to Section 15315 [Minor Land Divisions] of the CEQA Guidelines. This exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, 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 percent. The proposed project includes the division of property within an urban area of Orcutt that is zoned for residential use into four parcels. As described in Sections 5.2 and 5.3 of the Zoning Administrator staff report dated January 10, 2019, incorporated herein by reference, the project conforms to the requirements of the Comprehensive Plan, including the Orcutt Community Plan, as well as the provisions of the applicable zoning ordinance, the Land

Use and Development Code. The project also conforms to all requirements of the Chapter 21 Subdivision Regulations for a Tentative Parcel Map.

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 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 does not apply to Class 15 exemptions. Additionally, the proposed Tentative Parcel Map does not include structural development or ground disturbance. All proposed development envelopes are located outside of environmentally sensitive areas with any mapped or designated environmental resource of critical or hazardous concern. No vegetation would be removed to accommodate the subdivision. No known archaeological or historical resources would be affected by the project. There are no known landslides, expansive soils, or other hazardous resources on the project site. 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.**

No development is proposed as a part of the Tentative Parcel Map. The property is zoned 1-E-1, residential with a 1-acre minimum parcel size, and is located within the urban area of Orcutt. The parcels created as a result of the subdivision would range from 1.02 acres to 2.17 acres in size, in conformance with the 1-E-1 zone and compatible with surrounding parcels which range in size from 1 acre to 2.84 acres. The proposed land division would result in a net increase of three lots exceeding minimum size requirements which would be suitable for the future development of a new single-family residence and accessory structures within proposed development envelopes. The new lots could be developed consistent with the requirements of the 1-E-1 zone district in the LUDC. The density of future development on the site is consistent with the requirements of the Comprehensive Plan and the Orcutt Community Plan. Therefore, no adverse cumulative impacts are anticipated with the proposed subdivision and 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.**

No development is proposed as a part of the subject tentative parcel map application. Orcutt Creek and a riparian corridor run through the middle third of the subject parcel, however, the applicant has proposed development envelopes to avoid any potential impacts to riparian vegetation resulting from future development on these parcels. No native or non-native trees are proposed for removal. There are no unusual circumstances that would cause the project to have a significant effect on the environment. Therefore, this exception to the categorical exemption 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 site is not visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacted by the project. Therefore, this exception to the categorical exemption does not apply.

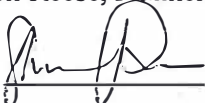
- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

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 or disposal of hazardous or toxic materials on the project site. Therefore, this exception to the categorical exemption 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.

The proposed Tentative Parcel Map would not cause a substantial adverse change in the significance of a historic resource as there are no historic resources located on the subject parcel. Therefore, this exception to the categorical exemption does not apply.

Lead Agency Contact Person: Shannon Reese, Planner      Phone No.: (805) 934-6261

Department/Division Representative:       Date: Jan. 10, 2020

Acceptance Date: \_\_\_\_\_

Crabtree Tentative Parcel Map  
Case No. 18TPM-00000-00006/TPM 14,837  
Hearing Date: January 27, 2020  
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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:** \_\_\_\_\_