

## NOTICE OF EXEMPTION

**TO: Santa Barbara County Clerk of the Board of Supervisors**  
**FROM: General Services Department and Department of Public Works**

The following activity 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):** 005-182-001                      **Case No. Real Property File No.** 003775

**LOCATION:** 120 Hollister Street, Summerland, CA

**PROJECT TITLE:** Hollister-St.-Lillie Ave. Vacation & Varley St. Easement Dedication; First Supervisorial District

**PROJECT DESCRIPTION:** County vacation and sale of a fee simple interest in portions of Hollister Street and Lillie Avenue (collectively the "Portion"), and dedication of a road easement on Varley Street (the "Easement") adjacent to 120 Hollister Street, Summerland, CA (APN 005-182-001) as shown on the attached maps. The purpose of vacating the Portion is to remove the County's interest in and liability for unused and unneeded excess County right-of-way; to allow the property owner and road vacation applicant to integrate the Portion into their property and development associated with CDP15-00000-00092. The purpose of the Easement dedication is to convey right-of-way to the County over an area already occupied by existing roadway improvements.

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** County of Santa Barbara

**NAME OF PERSON OR AGENCY CARRYING OUT THE PROJECT:** Don Grady, General Services

**EXEMPT STATUS: (Check One)**

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect/[Sec.15061(b)(3)]

**Cite specific CEQA Guideline Section:** 15061(b)(3). The activity is covered by the general rule that CEQA applies only to projects which have the potential for causing significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

**Reasons to support exemption findings:** The vacation of the Portion and the dedication of the Easement will not result in physical impacts or changes to the environment or land. The staff report relating to the County Planning Commission's hearing of January 11, 2017, concerning these real property transactions noted, "The proposed vacation of right-of-way and acceptance of an easement will not change the existing use of the property, which is currently developed with landscape and hardscape associated with an existing residence on the lot and is proposed to be redeveloped with new landscaping and hardscape improvements that are associated with a recently approved new commercial/retail complex that was approved by the County as part of Case No. 15CDP-00000-00092. Thus, this project is exempt from environmental review in accordance with CEQA Guidelines Section 15061(b)(3), General Rule Exemption."

**LOCAL AGENCY CONTACT PERSON:** Don Grady

**PHONE NUMBER:** (805) 568-3065

  
\_\_\_\_\_  
Department/Division Representative

  
\_\_\_\_\_  
Date

**NOTE:** A copy of this document must be posted with the County's Planning and Development Department at least 6 days prior to consideration of the activity by the decision-makers to comply with County CEQA guidelines, and a copy must be filed with the County Clerk of the Board after project approval.

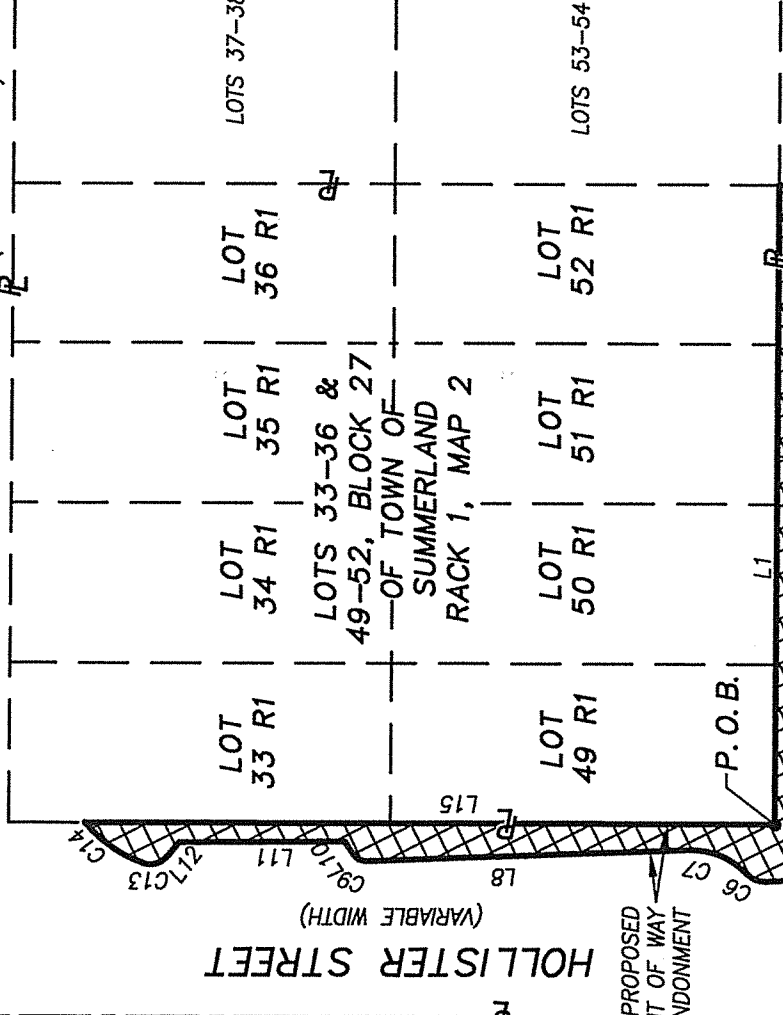
Distribution:

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DATE FILED WITH CLERK OF THE BOARD

EXHIBIT B

VARLEY STREET  
(VARIABLE WIDTH)



COURSE	BEARING/DISTANCE OR RADIUS/ARC LENGTH/Delta ANGLE
L1	S 63°16'09" E 99.74
L2	S 26°46'30" W 8.26
C3	R=1706.13 A=107.80 D=03°37'13"
RIB=N	16°07'48" E ROB=N 12°30'35" E
R=20.00	A=8.09 D=23°09'52"
RIB=N	89°25'06" W ROB=N 66°15'14" W
N	23°44'46" E 25.19
R=3.50	A=3.10 D=50°47'21"
RIB=S	66°15'14" E ROB=S 15°27'53" E
R=11.50	A=10.02 D=49°54'55"
RIB=N	15°27'53" W ROB=N 65°22'48" W
N	24°37'12" E 50.74
R=2.00	A=2.03 D=58°09'02"
RIB=S	65°22'48" E ROB=S 07°13'46" E
N	82°46'14" E 2.59
N	26°26'34" E 25.92
N	24°42'35" W 2.76
R=3.50	A=4.31 D=70°34'59"
RIB=N	65°17'25" E ROB=S 44°07'36" E
R=20.50	A=11.22 D=31°21'14"
RIB=S	44°07'36" E ROB=S 12°46'22" E
S	26°47'34" W 107.73

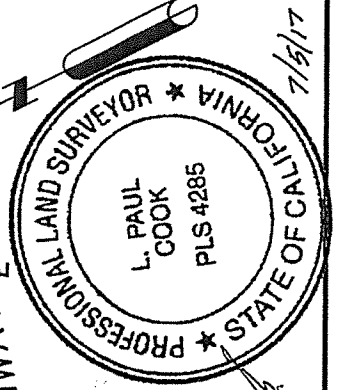
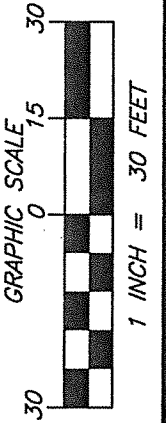
CURVE ABBREVIATIONS C=CURVE; R=RADIUS; A=ARC LENGTH;  
D=DELTA ANGLE; RIB=RADIAL IN BEARING  
ROB=RADIAL OUT BEARING  
EASEMENT CONTAINS 2,590 SF MORE OR LESS

PREPARED BY:

**L.P. COOK & COMPANY, Inc.**

Land Surveying  
Mapping & Digital Graphics  
831 State Street, Suite 202, Santa Barbara,  
CA 93101-3227  
(805) 966-5105

SHEET NO.: 1 OF 1  
DRAWN BY: PHD  
CHECKED BY: LPC  
DATE: 6/12/17  
JOB NO.: 1989.01H



LEGEND:  
 ... PROPOSED RIGHT OF WAY ABANDONMENT  
 P.O.B. POINT OF BEGINNING  
 L# LINE NUMBER  
 C# CURVE NUMBER  
 R1 BLOCK 27 TOWN OF SUMMERLAND RACK 1, MAP 2

30'

**EXHIBIT B**

ROAD RIGHT OF WAY EASEMENT DEDICATION

**VARLEY STREET**  
(VARIABLE WIDTH)

P.O.B.  
L1

L2

C3

**HOLLISTER STREET**  
(VARIABLE WIDTH)

LOT  
33 R1

LOT  
34 R1

LOT  
35 R1

LOT  
36 R1

LOTS 33-36 &  
49-52, BLOCK 27  
-OF TOWN OF  
SUMMERLAND  
RACK 1, MAP 2

LOT  
49 R1

LOT  
50 R1

LOT  
51 R1

LOT  
52 R1

LOTS 37-38 R1

COURSE BEARING/DISTANCE OR RADIUS/ARC LENGTH/DELTA ANGLE

L1 S 63°15'58" E 64.33

L2 N 67°05'49" W 52.95

C3 R=24.50 L=12.23 D=28°36'38"

L4 RIB=S 22°54'11" W ROB=S 05°42'27" E

7.31

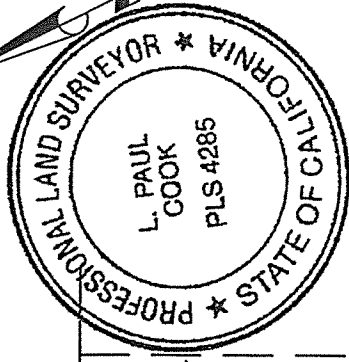
CURVE ABBREVIATIONS C=CURVE; R=RADIUS; L=ARC LENGTH;  
D=DELTA ANGLE; RIB=RADIAL IN BEARING  
ROB=RADIAL OUT BEARING

EASEMENT CONTAINS 150 SF MORE OR LESS

LOTS 53-54 R1

15'

7/5/17

30'

**LILLIE AVENUE**  
**OLD COAST HIGHWAY**  
(VARIABLE WIDTH)

... PROPOSED ROAD RIGHT OF WAY EASEMENT DEDICATION

P.O.B. POINT OF BEGINNING

L# LINE NUMBER

C# CURVE NUMBER

R1 BLOCK 27 TOWN OF SUMMERLAND

RACK 1, MAP 2

LEGEND:



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GRAPHIC SCALE



1 INCH = 30 FEET

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