

ATTACHMENT 2

ENVIRONMENTAL DOCUMENT NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: J. Ritterbeck, Planning & Development

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: 009-352-019

Case No.: 14BAR-00000-00082

Location: 1154 Channel Drive, Montecito, CA 93108

Project Title: Olsten Trust Design Review: SFD Demo-Rebuild, Detached Garage, Cabaña & Pool

Project Description: The associated Coastal Development Permit for the project (Case No. 14CDH-00000-00014) received Board approval on July 19, 2016. The overall size and scope of the project has not changed substantively and still includes demolition of the existing 3,802 square foot two-story residence (with the first floor being 3,136 square feet and the second floor being 666 square feet) and demolition of the existing 520 square foot attached garage. The project also includes the construction of a new 3,187 square foot, two-story single-family dwelling (with the first floor being 1,935 square feet and the second floor being 1,252 square feet), a new detached garage of 680 square feet, a new detached pool cabaña of 570 square feet, a new pool, and associated grading of less than 400 cubic yards. The parcel will continue to be served by the Montecito Water District, the Montecito Fire Protection District, the Santa Barbara County Sheriff's Department, and Montecito Sanitary District. Access to the site will continue to be provided off of Channel Drive. The project is a 0.44-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-352-019, located at 1154 Channel Drive in the Coastal Zone of the Montecito Community Plan area, First Supervisorial District, Santa Barbara County, California.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Olsten Montecito Trust, Property Owner

Exempt Status:

Ministerial

Statutory Exemption

Categorical Exemption(s)

Emergency Project

Declared Emergency

Cite specific CEQA and/or CEQA Guideline Sections: The project can be found exempt from environmental review based upon Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Reasons to support exemption findings: The project can be found exempt from environmental review based upon Section 15303 [New Construction or Conversion of Small Structures] of the California Environmental Quality Act (CEQA) Guidelines.

Section 15303(a&e) exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, subsection (a) exempts the construction of one single-family residence, and subsection (e) exempts the construction of accessory (appurtenant) structures including but not limited to: garages, carports, patios, swimming pools and fences. The current project proposes the construction of a new 3,187 square foot, two-story single-family dwelling with a 881 square foot basement, a new 680 square foot detached two-car garage, a new 570 square foot cabaña, and a new swimming pool. Therefore, the project would fall within the limited scope of this exemption.

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 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.

There are no designated or mapped environmental sensitive habitats (ESH), biological or cultural resources or other resources of hazardous or critical concern located in or within close proximity to the area of the proposed project. The nearest mapped ESH area (Monarch Butterfly roosting site) is approximately 750 feet west of the location of the proposed project and is separated from the project site by existing dwellings and roads. Additionally, located approximately 75 feet south of the extent of the proposed new development is Butterfly Beach, a public Pacific Ocean beach. Impacts associated with the project would be insignificant as all proposed development would be located on already disturbed portions of the site and all exterior lighting would be conditioned to be low-wattage, hooded and directed downward in order to minimize impacts off-site. Therefore, this exception to the exemption would 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.

The proposed project is for the construction of a new 3,187 square foot, two-story single-family dwelling, a new 680 square foot detached two-car garage, a new 570 square foot cabaña and a new swimming pool on a legal lot of record. The proposed development meets all applicable criteria of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan and the Montecito Community Plan. The proposed project would create no significant impacts to protected resources. Additional minor structural development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on residentially-zoned parcels in the vicinity would not result in a cumulatively significant impact. Therefore, this exception to the 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.

There are no designated or mapped sensitive biological, cultural, or other environmental resources or any other resources of hazardous or critical concern located in or within close proximity to the area of the

proposed development. Additionally, all proposed development would be located on portions of the subject parcel that are already developed. Furthermore, the circumstances under which the proposed project is requested and under which construction is proposed are not unusual. The proposed project consists of typical residential development and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The nearest mapped ESH area (Monarch Butterfly roosting site) is approximately 750 feet west of the location of the proposed project and is separated from the project site by existing dwellings and Butterfly Lane, a public road. Additionally, located approximately 75 feet south of the extent of the proposed new development is Butterfly Beach, a public Pacific Ocean beach, which is also separated from the site by Channel Drive, a frequently traveled public road and bike route. Therefore, this exception to the exemption would 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 proposed project would not cause damage to any designated scenic resources and there is no development proposed within a highway officially designated as a state scenic highway. Therefore, this exception to the exemption is not applicable to the proposed project.

(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 proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to the 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 development would have no impact on any historical resource. Therefore, this exception to the exemption does not apply.

Lead Agency Contact Person: J. Ritterbeck, Planner Phone #: (805) 568-3509

_____/_____/2017
Signature: Department/Division Representative Date

Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 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
Project file (to Planner)
Date Filed by County Clerk: _____.