

ATTACHMENT 3: CEQA – NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Stephanie Swanson, 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: 141-390-015 **Case Nos.:** 15LUP-00000-00276

Location: 120 Meadowlark Road, Santa Ynez, CA 93460

Project Title: Brous Horse and Hay Barns

Project Applicant:

Greg Brous
120 Meadowlark Road
Santa Ynez, CA 93460
(805) 681-8855

Project Description:

The project is for a Land Use Permit for the validation of an existing agricultural accessory structure of approximately 1,425 square feet, and the construction of a 2,809 square foot horse barn and 1,440 square foot hay barn. The project would also allow for the demolition of a 2,809 square foot horse barn located in the floodplain, to abate zoning and building violations (15BDV-00000-00071 and 15ZEV-00000-00232). The proposed barn has been reviewed by County Flood Control and is located outside of FEMA's Special Flood Hazard Area. The project meets all required setbacks, and the proposed outdoor lighting is in compliance with Santa Ynez Valley Community Plan lighting requirements. Grading would be less than 50 cubic yards. No trees are proposed for removal. The parcel will continue to be served by a private well, private septic system, and the County Fire Protection District. Access will continue to be provided off of Meadowlark Road, a private road. The property is a 29.39-acre parcel zoned AG-I-5 and shown as Assessor's Parcel Number 141-390-015, located at 120 Meadowlark Road in the Santa Ynez Area, 3rd Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Victor Padilla, Agent

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: Section 15301(l) and 15303(e).

Reasons to support exemption findings:

Section 15301(l) exempts the demolition and removal of small structures, including accessory structures. The project includes the demolition of a 2,809 square foot (gross) horse barn that is classified as an agricultural accessory structure under the County Land Use and Development Code. Therefore, Section 15301(l) applies to the proposed project.

Section 15303(e) exempts the construction of accessory structures. The project includes the construction of a 2,809 square foot (gross) horse barn and 1,440 square foot (gross) hay barn; both are classified as agricultural accessory structures under the County Land Use and Development Code. Therefore, Section 15301(e) applies to the proposed project.

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.**

A portion of the subject lot is located within a mapped wetland and within the floodplain of the Santa Ynez River. Flood Control has reviewed the project and confirmed that the proposed barns are located entirely outside of FEMA's Special Flood Hazard Area. The demolition area of the unpermitted barn is located within the Flood Hazard area, which was the initial trigger for the zoning and building violations and subsequent Land Use Permit to demolish and reconstruct the horse barn. The demolition and construction areas for the proposed project are also located entirely out of the mapped wetland. The Central Coast Information Center (CCIC) performed a records search on November 30, 2015 and determined that there are two mapped historic linear features on the subject parcel. The CCIC did not recommend any further surveys. Also both the areas of demolition and construction are at least 300'-0" outside of the mapped sites, therefore not affecting them. The structure to be demolished is approximately 120'-0" away from the mapped wetland and as a Class 1 exemption is not subject to this exception to the categorical exemption since this exception only applies to Classes 3, 4, 5, 6, and 11. The barn structure to be reconstructed would be approximately 420'-0" away from the mapped wetland and will have no impact on any environmental resources hazardous or critical concern. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

- (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 located within an Existing Developed Rural Neighborhood with residential and agricultural development. Construction of agricultural accessory structures is both commonplace and allowable by ordinance. The proposed development would create no significant impacts and additional structural development in the surrounding neighborhood, developed in conformance with applicable ordinance and policy regulations, would not result

in a cumulatively significant impact. Accordingly, the cumulative impact of successive projects of the same type in the same place, or time, would not be significant.

(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 is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

(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 located near any highway officially designated as a state scenic highway, and as such there are no protected scenic views impacted by the project. Accordingly, this exception to the Categorical 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 project site is not a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code, and therefore this exception to the Categorical Exemption is not applicable to the proposed project.

(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 barn proposed for demolition is not a registered landmark, nor is it eligible due to its age. There is no substantial evidence that the proposed project would cause an adverse change in any historical resources, and therefore this exception to the Categorical Exemption is not applicable to the proposed project.

Lead Agency Contact Person: Stephanie Swanson

Phone #: (805) 568-3319

Department/Division Representative: _____

Date: _____

Acceptance Date: _____

distribution: Hearing Support Staff

Date Filed by County Clerk: _____.