

**ATTACHMENT C  
NOTICE OF EXEMPTION**

**TO:** Santa Barbara County Clerk of the Board of Supervisors  
**FROM:** Kathleen Volpi, Planning and 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:** 007-280-012                      **Case No.:** 23CDH-00027

**Location:** 1690 San Leandro Lane

**Project Title:** Promise Land LLC - As-Built Wall

**Project Applicant:** Promise Land LLC

**Project Description:** The project is a request for a Coastal Development Permit with Hearing to legalize an as-built approximately 110-foot-long grouted sandstone boulder wall within the San Ysidro Creek. The wall ranges in height from 2 to 12 feet tall and 7.5 to 15 feet wide. No grading or tree removal is proposed. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided off of San Leandro Lane. The property is a 4.01-acre parcel zoned 2-E-1 and shown as Assessor's Parcel Number 007-280-012, located at 1690 San Leandro Lane in the Montecito Community Plan Area, First Supervisorial District.

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

**Name of Person or Entity Carrying Out Project:** SEPPS Inc.

**Exempt Status:**

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

**Cite specific CEQA and/or CEQA Guidelines Section:** The project is categorically exempt from environmental review pursuant to Sections 15302 [Replacement or Reconstruction]. Section 15302 exempts replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the replaced structure and will have substantially

Attachment C – 2

the same purpose and capacity as the structure replaced. Given that the project is for the validation of an as-built grouted sandstone boulder wall that was constructed within the same footprint and built in a like for like fashion with the portion of an existing wall that was destroyed during the 2018 Montecito debris flow, and the project has demonstrated no change in conveyance capacity of the creek as reviewed by Public Works Flood Control, the project is exempt from CEQA.

The proposed project does not involve 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.**

The proposed project is considered a “Class 2” exemption and thus does not fall within the qualifying classes of this exemption 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.**

This exception to the categorical exemptions does not apply because the additional structural development included in the project is limited to the validation of an existing grouted sandstone boulder wall within a creek. The wall replaces a portion of an existing wall that was destroyed by the Montecito debris flow of 2018 and was built in a like-for-like fashion. It does not change the capacity or flow of San Ysidro Creek and a Biological Report prepared by Watershed Environmental, Inc., dated August 2023, determined the work resulted in a less than significant impact to known Environmentally Sensitive Habitat (ESH) in the project study area. Precautions were taken to protect any remaining ESH that may have survived the debris flow. These precautions included hand grouting the wall in lieu of heavy machinery and appropriate placement of materials and equipment in areas already disturbed by the debris flow, denuded of ESH. Additional structural development and developed structures of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations in a manner similar to

the subject project, on residentially-zoned parcels in the vicinity would not result in a cumulatively significant impact.

- (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.**

This exception to the categorical exemptions does not apply. because. The wall proposed for validation is a repair to an existing wall within San Ysidro Creek that was destroyed. The repairs tie into the portion of existing wall that was not destroyed and was rebuilt in a like-for-like fashion to the existing wall. Public Works Flood Control reviewed the project and concluded that the flow conveyance capacity of the creek remains unchanged. A Biological Report prepared by Watershed Environmental, Inc., dated August 2023, surveyed the project study area and determined almost all herbaceous and shrub vegetation was destroyed by the Montecito debris flow of 2018, including many mature trees. The report determined that the repairs to the grouted sandstone boulder wall created less than significant impacts to vegetation, protected trees, and native trees given the previous, widespread and devastating disturbance to ESH caused by the debris flow. Therefore, the proposed project involves no unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment.

- (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.**

This exception to the categorical exemptions does not apply because the proposed project is not adjacent to, or visible from, any state scenic highway.

- (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.**

This exception to the categorical exemptions does not apply because 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.

- (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.**

Promise Land LLC – AS Built Wall  
Case No. 23CDH-00027  
February 11, 2026

Attachment C – 4

This exception to the categorical exemptions does not apply because the proposed project is for the validation of an as-built wall within a creek bed. The wall replaces a portion of an existing wall with an unknown construction date. The portion that was replaced was destroyed in the 2018 Montecito debris flow. All non-damaged portions of the wall were retained. The reconstruction was conducted in a like-for-like fashion.

**Lead Agency Contact:** Kathleen Volpi

**Phone #:** 805-568-2033

**Department/Division Representative:** Kathleen Volpi

**Date:** February 11, 2026

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

**Distribution:** Hearing Support Staff

**Date Filed by County Clerk:** 3-2-2026



COUNTY OF SANTA BARBARA

X 2195045

COB

Department

Date

3/2/2026

Received from

Luis F. Perez and Laurel F. Perez

In Payment of

NOE Processing Fee

Fifty

and 0 Dollars \$ 50.00  
100

Received original of the above numbered receipt

CREDIT CARD	
CASH	
CHECK	X

*[Signature]*

SIGNATURE OF PAYOR

5541

*[Signature]*

AUTHORIZED SIGNATURE



one  
COUNTY  
one  
FUTURE

# 2026 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Notice of Determination (Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report) or Notice of Exemption.			
A scanned copy of the Department of Fish and Wildlife Receipt, Transmittal Memorandum and the CEQA filing, including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.			
Contact Person <b>Kathleen Volpi</b>		Phone <b>(805) 568-2033</b>	
Lead Agency County of Santa Barbara - Planning and Development		Lead Agency Email volpik@countyofsb.org	
Project Title <b>Promise Land LLC - As Built Wall; 23CDH-00027</b>			
Project Applicant <b>Kaitlyn Earnest</b>	Email <b>kaitlyn@sepps.com</b>	Phone <b>(805) 966-2758 x117</b>	
Address for Return After Posting Period <b>1625 State Street, Ste. 1</b>	City <b>Santa Barbara</b>	State <b>CA</b>	Zip <b>93101</b>

### DOCUMENT BEING FILED:

- Notice of Determination - Environmental Impact Report (EIR) .....
    - 2026 Filing Fee ..... \$4,227.50
    - Previously Paid (must attach receipt) ..... \$0.00
    - No Effect Determination (must be attached)..... \$0.00
- Environmental Filing Fees will be collected *only* for projects that are approved. The Applicant must attest to the following:
- This project has been approved. Date of Approval:

- Notice of Determination - Negative Declaration (ND) or Mitigated Negative Declaration (MND).....
    - 2026 Filing Fee ..... \$3,043.75
    - Previously Paid (must attach receipt) ..... \$0.00
    - No Effect Determination (must be attached)..... \$0.00
- Environmental Filing Fees will be collected *only* for projects that are approved. The Applicant must attest to the following:
- This project has been approved. Date of Approval:

- Notice of Exemption.....\$0.00
- County Administrative Handling Fee (required for all filings, effective 7/19/18) .....\$50.00

TOTAL: \$ 50.00

### PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- Cash
  - Credit
  - Check # 5541
  - Journal Entry # \_\_\_\_\_
- In person only Ensure Workday status reflects "Posted" prior to filing



State of California - Department of Fish and Wildlife  
**2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:  
 42 — 03/02/2026 — 042  
 STATE CLEARINGHOUSE NUMBER (If applicable)

**SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.**

LEAD AGENCY County of Santa Barbara - Planning & Development	LEAD AGENCY EMAIL volpik@countyofsb.org	DATE 03/02/2026
COUNTY/STATE AGENCY OF FILING Santa Barbara	DOCUMENT NUMBER	

PROJECT TITLE

Promise Land LLC - As Built Wall; 23CDH-00027

PROJECT APPLICANT NAME Kaitlyn Earnest	PROJECT APPLICANT EMAIL kaitlyn@sepps.com	PHONE NUMBER (805) 966-2758 x117
PROJECT APPLICANT ADDRESS 1625 State Street, Suite 1	CITY Santa Barbara	STATE CA
		ZIP CODE 93101

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

CHECK APPLICABLE FEES:

- |   |            |    |      |
|---|------------|----|------|
| <input type="checkbox"/> Environmental Impact Report (EIR)  | \$4,227.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND)                                   | \$3,043.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,437.25 | \$ | 0.00 |
| <br>  |            |    |      |
| <input checked="" type="checkbox"/> Exempt from fee   |            |    |      |
| <input checked="" type="checkbox"/> Notice of Exemption (attach)                                    |            |    |      |
| <input type="checkbox"/> CDFW No Effect Determination (attach)                                      |            |    |      |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)           |            |    |      |

- |   |          |    |       |
|---|----------|----|-------|
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00  |
| <input checked="" type="checkbox"/> County documentary handling fee   |          | \$ | 50.00 |
| <input type="checkbox"/> Other  |          | \$ |       |

PAYMENT METHOD:

- Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED \$ 50.00

SIGNATURE <i>x Katherine Douglas</i>	AGENCY OF FILING PRINTED NAME AND TITLE Katherine Douglas, Deputy Clerk
---	--