

**ATTACHMENT 2: NOTICE OF EXEMPTION**

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

**FROM:** Ben Singer, 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:** 137-140-033

**Case No.:** 19LUP-00000-00469

**Location:** 988 Fredensborg Canyon Rd. in the Solvang Area, Third Supervisorial District.

**Project Title:** Decker Greenhouse

**Project Applicant:** Steven Decker

**Project Description:**

The proposed project is a request for a Land Use Permit (Case No. 19LUP-00000-00469) to allow the construction of a 15,648 square foot greenhouse that will be used for vegetable cultivation. The maximum height of the proposed greenhouse is 20 feet. The project includes the demolition/removal of 3,329 square foot of existing development consisting of greenhouses, sheds, and storage containers. A new fence is proposed around the greenhouse. Proposed grading is 3,200 cubic yards of cut and 3,106 cubic yards of fill. No tree or vegetation removal is proposed. Access would continue to be provided from an existing private driveway off of Fredensborg Canyon Road. Proposed parking includes 11 new spaces (1 ADA). Approximately six (6) full-time employees would be working from 8 a.m. through 5 p.m. Monday through Friday and occasional Saturdays. The proposed project includes a new private septic system and 3,930 square feet of new landscaping. Water to the new greenhouse will be provided by a new agricultural water well. Blackout curtains will be installed and used from sunset to sunrise while the grow lights are active. The greenhouse will also have a 46,741 kWh/year solar array mounted on the roof, which is exempt from Planning review. The project is located on a 5.24-acre parcel zoned AG-I-5 shown as APN 137-140-033 and addressed as 988 Fredensborg Canyon Road, Solvang, CA 93463, Third Supervisorial District.

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

**Name of Person or Agency Carrying Out Project:** Steven Decker, Property Owner

**Exempt Status:** (Check one)

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

**Cite specific CEQA and/or CEQA Guideline Section:** Section 15270(a)

**Reasons to Support Exemption Findings:** CEQA Guidelines Section 15270(a) states that “CEQA does not apply to projects which a public agency rejects or disapproves.” The project is recommended for disapproval and therefore CEQA Section 15270(a) applies.

**Lead Agency Contact Person:** Ben Singer, Planner                      **Phone No.:** (805) 934-6587

**Department/Division Representative:**  \_\_\_\_\_ **Date:** 12/22/2020 \_\_\_\_\_

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

*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:** \_\_\_\_\_