

ATTACHMENT 4: CEQA EXEMPTION

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Dana Eady, 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: 135-310-041 **Case Nos.:** 15APL-00000-00015/14LUP-00000-00438

Location: Located approximately 1.5 miles north of the intersection of Roblar Avenue and Calzada Avenue at 3209 Old Calzada Ridge Rd., Santa Ynez Community Planning area, Third Supervisorial District.

Project Title: Stewart Land Use Permit

Project Description: A Land Use Permit to legalize an 864 sq. ft. as-built agricultural storage barn, and allow for the construction of a new 1,200 sq. ft. single family dwelling. Minimal grading and ground disturbance (less than 50 cubic yards) is proposed. No tree or vegetation removal is proposed. Access to the project site is proposed from an existing private driveway accessed from Old Calzada Ridge Road.

Name of Public Agency Approving Project: County of Santa Barbara
Name of Person or Agency Carrying out Project: Mark Stewart, Owner

Exempt Status: (Check one)

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

Cite specific CEQA and/or CEQA Guideline Section: CEQA Guidelines Section 15303(a)

Reasons to support exemption findings: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

The project consists of the approval of a Land Use Permit for the construction of a new 1,200 sq. ft. single family dwelling, and legalization of an 864 sq. ft. as-built agricultural storage barn, and is therefore consistent with the requirements of this section. 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.**

The single family dwelling would be constructed in a previously disturbed and developed area of the subject parcel adjacent to the existing agricultural storage barn. This area of the parcel is mostly devoid of vegetation. All existing oak trees would be preserved and minimal grading and ground disturbance (less than 50 cubic yards) is required for the project. There are no mapped or designated environmental resources of hazardous or critical concern within the project site area.

- (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 would require minimal grading (less than 50 cubic yards) with no tree or vegetation removal. Single family dwellings and agricultural accessory structures are allowed within the AG-I-20 zone district with the approval of a land use permit. No other single family dwellings currently exist on the subject parcel, and the height and scale of the proposed residence and existing barn are in conformance with the adjacent residences, and accessory structures. Therefore, the cumulative impact of successive projects of this type in the same place, over 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 are no unusual circumstances surrounding the proposed project and there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances.

- (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 be visible from a designated scenic highway. The project would not result in damage to scenic resources, including but not limited to, trees, historic buildings, or rock outcroppings.

- (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 is not located on a site which 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.**

No historical resources are located on the subject parcel. Therefore, the proposed project would result in any substantial adverse change in the significance of a historical resource.

Lead Agency Contact Person: Dana Eady, Planner

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Dana Eady

10-29-15

Department/Division Representative

Date

Acceptance Date: _____

Distribution: Hearing Support Staff
 Project file (when P&D permit is required)
 Date Filed by County Clerk: _____