

ATTACHMENT 3: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Steve Conner

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: 005-177-005 **Case Nos.:** 21SCC-00000-00006, 22BAR-00000-00062, 22APL-00000-00022

Location: 2285 Lillie Avenue, Summerland, CA, 93067

Project Title: Fuel Depot/The Point Signs

Project Applicant: Rose T Robertson Revocable Trust 5/26/88

Project Description: The Project is a request for two walls signs (A – The Point Market, B – Fuel Depot), and associated light fixtures. The following structures exist on the parcel currently: convenience store (The Point Market), fuel dispensers, canopy, and trash enclosures. Wall sign ‘A’ measures 14.2 sq. ft. and will be externally illuminated by two gooseneck light fixtures, with a maximum wattage of 10 LED watts per fixture. Wall sign ‘A’ will be constructed of non-reflective aluminum pin letters, and affixed to the front of the existing convenience store. Wall sign ‘B’ measures 42.5 sq. ft. and will be externally illuminated by four dark sky compliant, gooseneck light fixtures, with a maximum wattage of 10 LED watts per fixture. Wall sign ‘B’ will be constructed of an MDO panel, painted with matte colors, and affixed to the rear of the existing convenience store. The property is a 0.38 acre parcel zoned C-1 and shown as Assessor’s Parcel Number 005-177-005 located at 2285 Lillie Avenue in the Summerland area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Rose T Robertson Revocable Trust 5/26/88

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Section 15311 [Accessory Structures]

Reasons to support exemption findings: The project is categorically exempt from environmental review, pursuant to Section 15311 [Accessory Structures] of the California Environmental Quality Act (CEQA) Guidelines. Section 15311 exempts the construction or placement of minor structures accessory to existing commercial, industrial, or institutional facilities, including on premise signs. Given that the project is for the construction of two on premise signs to be located on an existing convenience store, in a commercially zoned district, Section 15311 applies to the project.

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.**

This exception to the categorical exemption does not apply because no significant impacts that threaten the environment would result from the project. There is no mapped Environmentally Sensitive Habitat on the subject parcel, and no trees are proposed for removal. The signage will be mounted to an existing convenience store. There will be no impacts to environmental resources or hazardous or critical concern.

- (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 exemption does not apply because the project is located within a commercially zoned area where other businesses, with associated signage, exist. There is existing signage, visible from Highway 101 and from Lillie Avenue, advertising commercial businesses adjacent to, and in the immediate area of, the project site. The cumulative impact of successive projects of the same type in the same place, over time, will 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.**

This exception to the categorical exemption does not apply because there is no substantial evidence that the project involves unusual circumstances resulting in or which might reasonable result in significant impacts which threaten the environment. The project would constitute signs denoting existing commercial use along Lillie Avenue. There are no unusual environmental circumstances associated with the site.

- (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 exemption does not apply because the project is not visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacts by the project. In addition, there are no trees or historic buildings that will be impacted by the 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.**

This exception to the categorical exemption does not apply since the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition there is no evidence of historic or current use of disposal of hazardous or toxic materials on the project site.

- (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.**

This exception to the categorical exemption does not apply because no archeological or other cultural sites area known to exist on the property. Furthermore, no historic structures exist on the site. The existing convenience store has undergone renovations and additions since it was constructed and is not a historical resource for the purpose of environmental review.

Lead Agency Contact Person: Steve Conner

Phone #: (805) 568-2081 **Department/Division Representative:** _____

Date: _____

Appeal of the Fuel Depot/The Point Signs
Case Nos. 22APL-00022, 21SCC-00000-00006, and 22BAR-00000-00062
Hearing Date: December 13, 2022
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Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____