

ATTACHMENT 6

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Natasha Campbell, 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: 099-030-020, and -059

Case Nos.: 16GPA-00000-00002, 16RZN-00000-00003,
16LLA-00000-00006

Location: Located approximately ½ mile south of Coiner Street on Drum Canyon Road, in the Los Alamos area, Third Supervisorial District

Project Title: Los Alamos Cemetery District/Carrari Family Trust Land Exchange

Project Description: The proposed project includes a Lot Line Adjustment, General Plan Amendment and Rezone to effectuate a land exchange of equal acreage (0.90 acres) between the Los Alamos Cemetery District (Cemetery) and adjacent Carrari Family Trust (Carrari) agricultural parcel. The boundaries would be adjusted as follows:

	Comprehensive Plan Land Use Designation	Zoning	Urban /Rural	Existing Acreage	Acreage to be Exchanged
Cemetery	Cemetery	Professional Institutional, - LA Overlay	Urban	2.52	0.90
Carrari	Agricultural Commercial (AC)	Agriculture II, 100 acre min parcel size (AG-II-100)	Rural	1,835.5	0.90

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Pete Kopcrak, Los Alamos Cemetery District

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption
 General Rule §15061(b)(3)
 Emergency Project
 Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15305 (a), 15061 (b)(3)

Reasons to support exemption findings:

Section 15305(a) exempts minor Lot Line Adjustments in areas with an average slope of less than 20%, which do not result in any changes in land use or density. The lot line adjustment request would result in the exchange of 0.9 acres of Los Alamos Cemetery District land (APN 099-030-020) for 0.9 acres of land owned by the Carrari Family Trust (APN 099-030-059). The average slope of the land areas being exchanged (0.9 acres of each parcel) is less than 20%. There would be no change to the density of either parcel and the total acreages of cemetery and agricultural land uses would not change.

The project would not result in an increase in development potential for either parcel, increased water or wastewater demand, increased traffic, increased short or long-term air quality impacts, increased geologic, drainage, flooding, erosion, or water quality impacts, increased demand on public services including fire, police, schools or public facilities, increased exposure to or creation of hazards, increased impacts to cultural or biological resources, and no environmentally sensitive habitat would be affected by the project. The Carrari land exchanged to the Los Alamos Cemetery would be used for cemetery purposes and the Los Alamos Cemetery District land exchanged to the Carrari Family Trust would be used for agricultural purposes (livestock grazing). Therefore, there would be no change to the acreage of commercial agricultural or cemetery land uses.

Section 15061(b)(3) applies to activities that are covered by the “general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.” The Los Alamos Cemetery is located within the boundaries of the Los Alamos Community Plan and within the “Urban” boundary. The Carrari property is located outside of these boundaries in the “Rural” area. The Carrari property has an existing General Plan land use designation of Agricultural Commercial (AC) and AG-II-100 zoning and the Cemetery has a land use designation of “Cemetery” and Professional Institutional zoning.

The General Plan Amendment and Rezone requests would amend the Urban and Rural boundaries, Los Alamos Community Plan boundary, and the land use designations and zoning on the two parcels to follow the adjusted parcel lines resulting from the land exchange/lot line adjustment. The resulting parcel acreages and the acreage available for cemetery and agricultural land use will remain the same as existing. The proposed changes to planning boundaries, land use designations, and zoning would ensure that the entirety of the adjusted Cemetery parcel is appropriately designated and zoned for long-term cemetery use and that the entirety of the adjusted Carrari Family Trust parcel is designated and zoned for long-term commercial agricultural use. The General Plan Amendment and Rezone requests do not increase the acreage of agricultural or cemetery land uses, do not include grading or development, and do not result in an increase in subdivision or development potential. It can be seen with certainty that there is no possibility that the General Plan Amendment and Rezone requests will have a significant effect on the environment. Therefore, CEQA Section 15061(b)(3) is applicable.

- (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 Lot Line Adjustment is not located in an area with a particularly sensitive environment or in an area with any mapped or designated environmental resource of hazardous or critical concern. Therefore, 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 a minor Lot Line Adjustment, resulting in exchange of 0.90 acres from each of two lots. Upon approval of the Lot Line Adjustment the parcel sizes would remain the same as existing and would continue to be conforming as to size for the respective zone districts. The Carrari agricultural parcel would continue agricultural operations on the same overall acreage and the Cemetery parcel would continue the historic and current cemetery use. The cumulative impact of successive projects of this type in the same place, over time, would not be significant. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (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 (natural resources, changes to views, hazards, access, public recreational use, flooding, etc.) and there is not a reasonable possibility that the project would have a significant effect on the environment due to unusual circumstances. Therefore, 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 proposed project does not include proposed physical development, does not facilitate future development, and 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. Therefore, 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.**

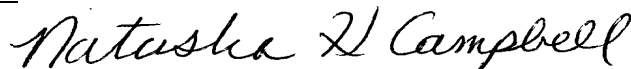
The project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (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.**

No construction, demolition or development is proposed as a part of the project and the project would not result in any substantial adverse change in the significance of a historical resource. The Cemetery is over 100 years old and would continue to operate as a Cemetery if the project is approved. Therefore, this exception is not applicable to the proposed project.

Lead Agency Contact Person: Natasha Campbell

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Department/Division Representative: _____

Date: 6/22/17

Acceptance Date: _____

[*date of final action on project*]

distribution: Hearing Support Staff

Date Filed by County Clerk: _____