

ATTACHMENT C: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Willow Brown, 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.

APNs: 013-191-014, 013-191-015

Case No.: 16LLA-00000-00003

Location: The Lots are located at 3140 Eucalyptus Hill Road and 740 Arcady Road.

Project Title: Hawker/Philippides Lot Line Adjustment

The request is for a Lot Line Adjustment to adjust the shared property boundary between two adjacent legal lots, existing Lot 1 (APN: 013-191-014) and existing Lot 2 (APN: 013-191-015). The boundaries will be adjusted as follows:

Existing Lot	Existing Lot	Proposed Lot	Change in Lot Area
Lot 1: 013-191-014	0.99 acre	0.68 acre	-0.31acre
Lot 2: 013-191-015	0.19 acre	0.50 acre	+0.31 acre

Existing Lot 2 is currently developed with a 2,135 square foot single family dwelling. The structure will remain on proposed Lot 2.

Existing Lot 1 is not developed. No new structural development is proposed as part of the Lot Line Adjustment, nor would the Lot Line Adjustment result in a change of land use or a greater number of residentially developable parcels than existed prior to the adjustment.

Services and Access

No development is proposed as part of the project. Existing Lot 2 will continue to be served by Montecito Water District and Montecito Sanitary District. Existing Lot 1 currently maintains a water meter, however is not actively serving development since the lot is vacant. Access to Lot

1 and Lot 2 will continue to be provided off of Eucalyptus Hill Road and Arcady Road, respectively. Fire protection will continue to be provided by the Montecito Fire District. No grading, tree or vegetation removal is proposed as a part of the project.

Name of Public Agency Approving Project:

County of Santa Barbara

Name of Person or Agency Carrying Out Project:

Athena Philippides, owner

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption
 Emergency Project
 Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15305(a)

Reasons to support exemption findings: This section 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 proposed Lot Line Adjustment does not change land use or density, and no additional development is currently proposed.

The proposed project would adjust the property line between two legal lots located within the 2-E-1 zone district in the Montecito Community Plan area. The purpose of the LLA is to adjust the common lot line between adjacent properties so that the existing house constructed in 1957 is located wholly on proposed Parcel 1 instead of straddling the common lot line. The property owners are the same for both parcels. The proposed project would not have the potential to increase the subdivision or development potential of either of the affected lots and the slopes on the two properties are less than 20%.

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 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 LLA will have no change on the current use of the parcels. Future LLAs associated with these two parcels are not anticipated. Any future LLA in the vicinity would not be expected to intensify development of usage of these parcels. Both parcels would continue their current operations/usage. 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 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 any physical 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. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

Lead Agency Contact Person: Willow Brown

Phone #: (805) 568-2040

Department/Division Representative Willow Brown

Date 3/2/22

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____

CC: Project File