

**ATTACHMENT 3.1: NOTICE OF EXEMPTION**

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

**FROM:** Ben Singer, Planning and 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:** 101-260-040                      **Case No.:** 20TPM-00000-00003

**Location:** 774 Main Street, Los Alamos

**Project Title:** TPM 14,848 Ruffino Tentative Parcel Map

**Project Applicant:** Stephan Ruffino

**Project Description:** The project is a request for the approval of Tentative Parcel Map to subdivide one 66,645 square foot parcel into the following four parcels:

Parcel 1	19,305 net square feet
Parcel 2	17,947 net square feet
Parcel 3	16,980 net square feet
Parcel 4	12,415 net square feet

Parcel 4 will be accessed from Main Street via a 20-foot-wide access easement. The remaining three parcels will be accessed from Shaw Street via a proposed 24-foot-wide access easement. Secondary egress will be allowed onto Main Street for Parcels 1, 2, and 3. Ingress from Main Street to Parcels 1, 2, and 3 will be limited to emergency vehicles by a future access gate. All physical improvements, including grading, will require the approval of additional permits. The proposed subdivision will be served by the Los Alamos Community Services District (LACSD) and the County Fire Department.

Existing structural development on the property includes a single-family residence, garage, outdoor kitchen, barn, water tower base, windmill, accessory dwelling unit (ADU), covered patio, and shed. The existing garage, shed, and covered patio will be demolished to accommodate proposed access and utility easements. All other structures will remain. After the subdivision, Parcel 4 will contain the existing residence, outdoor kitchen, and barn. Parcel 3 will contain the existing water tower base, windmill, and ADU. Parcels 1 and 2 will remain vacant. Upon approval of the Tentative Parcel Map, the existing ADU will be located on a separate parcel from the existing primary residence, and therefore the ADU will become the primary dwelling unit on Parcel 3 at the time of recordation.

No structural development is proposed in the scope of this project. The subject property is a 1.53 acre parcel zoned Two-Family Residential with a 10,000-square-foot minimum parcel size (10-R-2) shown as Assessor Parcel No. 101-260-040, located at 774 Main Street, in the Los Alamos community area, Fourth Supervisorial District.

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

**Name of Person or Entity Carrying Out Project:** Stephan Ruffino

**Exempt Status:**

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency
- Other: CEQA Guidelines Section 15183. Projects Consistent with a Community Plan or Zoning

**Cite specific CEQA and/or CEQA Guidelines Section:** CEQA Guidelines Section 15183

**Reasons to support exemption findings:**

CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as might be necessary to examine whether there are project-specific significant effects which are peculiar to the project or its site (15183.a, -.d). CEQA Guidelines Section 15183 applies to the Proposed Project because all known project-related impacts were considered in the Los Alamos Community Plan (LACP) EIR and no further environmental review is required beyond those that may be peculiar to the project site. The Proposed Project is request to subdivide an existing 66,646-square-foot parcel zoned Two Family Residential with a 10,000-square-foot minimum lots size (10-R-2) into a total of four (4) parcels ranging from 12,415 square feet to 19,305 square feet in size. The subject property is located in the LACP area. The LACP EIR accounts for the increased potential associated with the Proposed Project in its project community build out. Compliance with the recommended mitigation measures of the LACP EIR as adopted into the final LACP will reduce project impacts to the maximum extent feasible. A complete analysis of project impacts is provided in Attachment 3.2 of the Board Agenda Letter dated February 17, 2022.

**Lead Agency Contact Person:** Ben Singer

**Phone #:** (805) 934-6587

**Division Representative:**  \_\_\_\_\_

TPM 14,848 Ruffino Tentative Parcel Map, Case No. 20TPM-00000-00003

Hearing Date: March 15, 2022

Attachment 3.1 – Notice of Exemption

Page 3.1-3

**Date:** 2/17/2022

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

**Distribution:** Hearing Support Staff

**Date Filed by County Clerk:** \_\_\_\_\_

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