

ATTACHMENT B: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Jim Heaton, Planner

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(s): 001-190-035

Case No.:08CDP-00000-00011

Location: Located at 6346 Via Real, Carpinteria

Project Title: Wang Addition and Demolition/ New Garage

Project Description:

The Coastal Development Permit application is for a first floor addition of 1,182 square feet and a second floor addition of 744 square feet to an existing one-story single family dwelling of 1,693 square feet. Also proposed is the demolition of the existing detached garage of 528 square feet and construction of a new attached garage of 550 square feet. The maximum height of the proposed additions is approximately 23 feet from the existing grade. A new gravel driveway with a turnaround constructed with permeable pavers is also proposed to access the new garage. No grading over 50 cubic yards is proposed. No native and/or specimen tree removal is proposed. Parking will be provided in the new garage. Water and sanitary service will continue to be provided by the Carpinteria Valley Water District and an onsite septic system. Access will continue to be taken from a private drive accessed via Lomita Lane off of Via Real. The parcel is a 1.0-acre parcel zoned 1-E-1 and shown as Assessors Parcel Number 001-190-035, located at 6346 Via Real in the Carpinteria area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Jim Heaton

Exempt Status: (Check one)

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

Cite specific CEQA and/or CEQA Guideline Sections: CEQA Guidelines Section 15303(a), One single-family residence, or a second dwelling unit in a residential zone and CEQA Guidelines Section 15303(e), [New Construction or Conversion of Small Structures].

Reasons to support exemption findings:

CEQA Guidelines Section 15303(a) exempts *One single-family residence* and CEQA Guideline Section 15303(e) exempts *Accessory (appurtenant) structures including garages, carports, patios, swimming*

pools, and fences. The project may be found exempt from environmental review pursuant to Section 15303(a) of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303(a) exempts construction and location of limited numbers of new, small facilities or structures including one single-family residence. The proposed project includes a proposal for an addition to an existing single-family residence and a new attached garage accessory structure. Therefore, the project is consistent with this exemption from CEQA and no further environmental review is required.

Exceptions pursuant to Section 15300.2 of CEQA

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.

There are no mapped environmentally sensitive habitats or sensitive plant or animal species on the subject parcel. The addition is to an existing single-family residence in a previously disturbed area. Therefore this exception does not apply.

- (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 addition is to an existing single-family residence in an existing developed rural neighborhood. The scope of the project is limited to the project description and this project is not a portion of a larger cumulative project. Therefore this exception does not apply.

- (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.

The addition is to an existing single-family residence in a previously disturbed area of the Existing Developed Rural Neighborhood. There are no known or identified potentially significant effects on the environment. Therefore this exception does not apply.

- (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 project does not impact scenic resources. The subject parcel is not on a scenic highway. While the second-story element may be visible from Via Real, or Highway 101, it would appear as part of

the existing developed neighborhood, and not intrude into the skyline as seen from public viewing areas. Therefore this exception does not apply.

- (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.

There are no known hazardous or toxic sites on the subject parcel. Therefore this exception does not apply.

- (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.

There are no known historical resources on the subject parcel. The existing structure was built in 1976 and is not considered a historic resource since the structure is not more than 50 years old. Therefore this exception does not apply.

Lead Agency Contact Person: Jim Heaton Phone #: (805) 568-2516

Department/Division Representative: Jim Heaton Date: 5/2/2008
 Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

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

