

ATTACHMENT C: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Tess Harris, Planning and Development Department

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: 061-070-008 **Case No.:** 17TPM-00000-00003 / TPM 14,827

Location: The project site is located at 4535 Hollister Avenue, in the Eastern Goleta Valley Community Plan area, Second Supervisorial District.

Project Title: Gusich Tentative Parcel Map

Project Applicant: Sonja Gusich, owner

Project Description: The project is for a Tentative Parcel Map (TPM) to create one new legal lot for a total of two legal lots on the property. Parcel 1 would be located adjacent to Hollister Avenue, and Parcel 2 would be located south of Parcel 1 as a flag lot to maintain access off of Hollister Avenue. Parcel 1 will be 12,449 sq. ft. (gross) and 11,301 sq. ft. (net), and Parcel 2 will be 16,151 sq. ft. (gross and net). As part of the project, a 12' road easement dedication will be made to the County of Santa Barbara along Hollister Avenue, totaling 1,148 sq. ft. An additional 10' wide easement to the Goleta Sanitary District to service Parcel 2 is proposed on the west side of the property. The new road easement and easement to the Goleta Sanitary District will not affect existing easements for utilities and drainage.

The parcels will be served by La Cumbre Mutual Water Company, Goleta Sanitary District and the Santa Barbara County Fire Department. Access to the site will be provided off of Hollister Avenue. The property is a 0.66-acre parcel zoned 10-R-1 and shown as Assessor's Parcel Number 061-070-008 located at 4535 Hollister Avenue, in the Eastern Goleta Valley Community Plan Area, Second Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Sonja Gusich, Owner

Exempt Status: (Check one)

- Ministerial
 Statutory Exemption
 Categorical Exemption(s)
 Emergency Project

Cite specific CEQA and/or CEQA Guideline Section: Section 15315

Reasons to Support Exemption Findings: The proposed project is categorically exempt from environmental review pursuant to Section 15315 [Minor Land Divisions] of the CEQA Guidelines. This

exemption applies to the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

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 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 does not apply to Class 15 exemptions. Additionally, the proposed Tentative Parcel Map is not located in an area that is environmentally sensitive or with any mapped or designated environmental resource of critical or hazardous concern. No significant vegetation would be removed to accommodate the project. No known archaeological or historical resources would be affected by the project. There are no known landslides, expansive soils, or other hazardous resources on the project site. Therefore, this exception to the categorical exemption 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 proposed Tentative Parcel Map would result in two parcels in the 10-R-1 zone district. The subject property is an urban infill residential lot surrounded by residential development. Parcels adjacent to the property on the west, east and south side are also zoned 10-R-1 and range in size from 0.23 acres to 0.53 acres, similar to the size of the parcels resulting from the TPM. Subdivision of the lot would allow future residential development to occur on Parcel 1, including the construction of a single family dwelling, accessory dwelling unit, and residential accessory structures. Parcel 2 already contains a single family dwelling and accessory structures. As indicated in Section 5.3 of the Zoning Administrator staff report, dated February 8, 2019, incorporated herein by reference, each of the proposed lots will be at least 10,000 sq. ft. in size, which is the acreage required in the 10-R-1 zone. Parcel 1 will have 11,301 sq. ft. net and gross and Parcel 2 will have 16,151 sq. ft. net and gross. The density of future development on the site is consistent with the requirements of the Comprehensive Plan and the Eastern Goleta Valley Community Plan. No adverse cumulative impacts are anticipated with the proposed subdivision and this exception to the categorical exemption 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.

No sensitive habitat exists on the subject site, and there are no unusual circumstances that would cause the project to have a significant effect on the environment. Therefore, this exception to the categorical exemption 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 site is not located within viewing distance of a highway officially designated as a state scenic highway. Therefore, this exception to the categorical exemption 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.

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). Therefore, this exception to the categorical exemption 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.

The proposed development would have no impact on any historical resource. Therefore, this exception to the categorical exemption does not apply.

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Department/Division Representative: Tess Harris Date: February 25, 2019

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