

**ATTACHMENT 3:**  
**ENVIRONMENTAL DOCUMENT**  
**NOTICE OF EXEMPTION**

TO: Santa Barbara County Clerk of the Board of Supervisors  
FROM: Planning and Development Department (P&D)

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.

**AP No.:** 081-230-028

**Case No.:** 08RZN-00000-00010 & 11LUP-00000-[TBD]

**Location:** 12477 Calle Real, Goleta/Gaviota area

**Project Title:** Makela Consistency Rezone & Structural Development

**Project Description:**

The subject lot is currently zoned Unlimited Agriculture, 100-acres minimum lot area (U-100), pursuant to Ordinance 661. In order to be consistent with the current Land Use and Development Code, the County Zoning Map is proposed to be amended to Agriculture II, 100-acres minimum gross lot area (AG-II-100) under the County's most recent zoning Ordinance, the Land Use Development Code. Additionally, the owner is proposing to legalize existing unpermitted structures and permit new structural development. If the Rezone is approved, the development existing on-site can be legalized and the new development permitted by a Land Use Permit. Contingent upon the approval of the Rezone, the applicant will submit an application for a Land Use Permit. For purposes of CEQA the whole of this project constitutes the rezone, as well as the unpermitted and future development.

The unpermitted structures include: a 903 sq.ft. attached 3-car garage converted to habitable space, a 541 sq.ft. breezeway, a 275 sq.ft. storage shed, a 390 sq.ft. trellis on the eastern side of the SFD, a 2,400 sq.ft. warehouse w/restroom, a 2,800 sq.ft. agricultural storage building w/o restroom, a 555 sq.ft. agricultural shed, a 405 sq.ft. covered agricultural storage shed, a 320 sq.ft. livestock barn, a 256 sq.ft. livestock barn, a 525 sq.ft. horse barn, a 120 sq.ft. livestock barn, a 120 sq.ft. pre-fabricated shed, and a 78 sq.ft. agricultural storage shed. (Totaling, 9,688 sq.ft.)

The proposed new structural development would include a new 1,200 sq. ft. Agricultural Employee Dwelling. If all existing and proposed structures were approved, total development on-site would be approximately 23,981 sq. ft. (including 13,093 sq. ft. of existing previously permitted structures on-site).

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Mark McFarlin (agent)

**Exempt Status:** (Check one)

Ministerial

Statutory Exemption

Categorical Exemption

No Possibility of a Significant Effect on the Environment

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

Rezone: Section 15061(b) (3)

Structural Development: 15303

**Reasons to Support Exemption Findings:**

**Rezone.** Section 15061(b)(3) of the CEQA Guidelines exempts projects from the provisions of CEQA under the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. The proposed rezone is a legislative action that would replace an outdated Ordinance 661 agricultural zoning district with a similar modern LUDC agricultural zoning district. The project does not involve any development and the subject property does not include environmental resources of critical concern, such as rare wildlife or plant habitats, significant wetlands or historical resources. There is no potential for the proposed project to exceed any of the County's significance criteria. As a result, the project is exempt from CEQA under Section 15061(b)(3) because there is no potential for it to have a significant effect on the environment.

**Structural Development.** Section 15303 of the CEQA Guidelines exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. All of the existing and proposed structures are small structures and allowable uses of the subject property and therefore this exemption is appropriate.

Lead Agency Contact Person: Megan Lowery, Planner

Phone #: (805) 568-2517

Department/Division Representative: \_\_\_\_\_

Date: \_\_\_\_\_

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: \_\_\_\_\_.