

RECEIVED

**ATTACHMENT C: NOTICE OF EXEMPTION**

2022 APR -6 P 4:00

COUNTY OF SANTA BARBARA  
CLERK OF THE  
BOARD OF SUPERVISORS

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

**FROM:** Ben Singer, 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:** 141-100-076

**Case No.:** 21HOM-00005

**Location:** 2905 Via La Selva, Santa Ynez, Third Supervisorial District.

**Project Title:** Hacienda Amador Homestay

**Project Applicant:** Jacqueline Abbud

**Project Description:**

The applicant is proposing a homestay in two bedrooms of a single-family dwelling, two persons per bedroom, on a short term basis (less than thirty days). Parking for the homestay will be onsite as shown on the site plan and is adequate. The property is zoned AG-I-5, which allows for the use of a permitted Homestay. Quiet hours are from 10pm – 8am. The property owner will continue to reside in the main residence onsite. The property is a 4.98-acre parcel shown as APN 141-100-076, and address as 2905 Via La Selva, Santa Ynez, Third Supervisorial District.

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

**Name of Person or Agency Carrying Out Project:** Jacqueline Abbud, Property Owner

**Exempt Status:** (Check one)

Ministerial

Statutory Exemption

Categorical Exemption(s)

Emergency Project

**Cite specific CEQA and/or CEQA Guideline Section:** Section 15301 [Existing Facilities]

**Reasons to Support Exemption Findings:** The proposed project is categorically exempt from environmental review pursuant to Section 15301 [Existing Facilities] of the *Guidelines for Implementation of the California Environmental Quality Act*. Section 15301 exempts the operation, leasing, or licensing of existing private structures involving negligible or no expansion of existing use beyond that which exists at the time of the lead agency's determination. The

proposed project includes the utilization of a two bedrooms of an existing single-family dwelling as a Homestay short-term rental.

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 is not applicable to Section 15301 because it is a Class I exemption. Nevertheless, the project site is located entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas. There are no other designated or mapped environmental resources of hazardous or critical concern on or adjacent to the project site. Therefore, no significant impacts that threaten the environment would result from the 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 proposed Homestay will be operated within an existing single-family dwelling in the AG-I zone district, which allows Homestays with the issuance of a Land Use Permit. The project meets all development standards applied to AG-I zones and there is no expectation that similar uses on this lot or other adjacent lots in the vicinity would cause significant cumulative impacts. The cumulative impact of successive projects of the same type in the same place, or time, would not be significant. Therefore, 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.**

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant effects on the environment. The project meets all development standards applied to AG-I zones and no new development is proposed. 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 site is not visible from any highway officially designated as a state scenic highway. As such, there are no protected scenic views impacted by the project. Additionally, no structural development or changes are proposed as part of the project. Therefore, this exception to the categorical exemption does not apply.

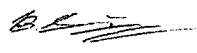
- (e) **Hazardous Waste Sites.** A categorical exemption shall not be used for a project located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code.

The project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on the project site. 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 will have no impact on any historical resource. No new development or structural changes are proposed as part of the project. Therefore, the project will not have the potential to cause a substantial adverse change in the significance of a historic resource.

**Lead Agency Contact Person:** Ben Singer, Planner    **Phone No.:** (805) 934-6587

**Department/Division Representative:**     **Date:** April 5, 2022

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

**Note:** A copy of this form must be posted at P&D six 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, Case File

**Date Filed by County Clerk:**



# 2022 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report or Notice of Exemption.

You will need to submit one original for posting plus one copy for the Department of Fish & Wildlife. A scanned copy including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person <b>Ben Singer</b>		Phone <b>805-934-6587</b>	
Lead Agency County of Santa Barbara - Planning and Development		Lead Agency Email bsinger@countyofsb.org	
Project Title <b>Hacienda Amador Homestay; 20HOM-00005</b>			
Project Applicant <b>Jacqueline Abbud</b>	Email jabbudsb@gmail.com	Phone <b>805-636-8848</b>	
Project Applicant Address <b>2905 Via La Selva</b>	City <b>Santa Ynez</b>	State <b>CA</b>	Zip <b>93460</b>

### DOCUMENT BEING FILED:

- Environmental Impact Report (EIR) .....
  - 2022 Filing Fee .....\$3,539.25
  - Previously Paid (must attach receipt) ..... \$0.00
  - No Effect Determination (must be attached)..... \$0.00

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- Negative Declaration or Mitigated Negative Declaration .....
  - 2022 Filing Fee .....\$2,548.00
  - Previously Paid (must attach receipt) ..... \$0.00
  - No Effect Determination (must be attached)..... \$0.00

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- Notice of Exemption ..... \$0.00

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- County Administrative Handling Fee (required for all filings, effective 7/19/18) ..... \$50.00

TOTAL: **\$ 50.00**

### PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- Cash
  - Credit Card
  - Check # \_\_\_\_\_
  - Journal Entry # \_\_\_\_\_
- (in person only)

22-00196



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

Print



Save

RECEIPT NUMBER:  
42 — 04/07/2022 — 051  
STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY: County of Santa Barbara - Planning & Development  
LEAD AGENCY EMAIL: bsinger@countyofsb.org  
DATE: 04/07/2022

COUNTY/STATE AGENCY OF FILING: Santa Barbara  
DOCUMENT NUMBER

PROJECT TITLE: NOE - Hacienda Amador Homestay; 20HOM-00005

PROJECT APPLICANT NAME: Jacqueline Abbud  
PROJECT APPLICANT EMAIL: jabbudsb@gmail.com  
PHONE NUMBER: (805) 636-8848  
PROJECT APPLICANT ADDRESS: 2905 Via La Selva  
CITY: Santa Ynez STATE: CA ZIP CODE: 93460

PROJECT APPLICANT (Check appropriate box)  
 Local Public Agency  School District  Other Special District  State Agency  Private Entity

CHECK APPLICABLE FEES:  
 Environmental Impact Report (EIR) \$3,539.25 \$ 0.00  
 Mitigated/Negative Declaration (MND)(ND) \$2,548.00 \$ 0.00  
 Certified Regulatory Program (CRP) document - payment due directly to CDFW \$1,203.25 \$ 0.00  
 Exempt from fee  
 Notice of Exemption (attach)  
 CDFW No Effect Determination (attach)  
 Fee previously paid (attach previously issued cash receipt copy)

Water Right Application or Petition Fee (State Water Resources Control Board only) \$850.00 \$ 0.00  
 County documentary handling fee \$ 50.00  
 Other \$

PAYMENT METHOD:  
 Cash  Credit  Check  Other  
TOTAL RECEIVED \$ 50.00

SIGNATURE: *Angelica Ramirez*  
AGENCY OF FILING PRINTED NAME AND TITLE: Angelica Ramirez, Deputy Clerk



State of California - Department of Fish and Wildlife  
**2022 ENVIRONMENTAL DOCUMENT FILING FEE**  
**CASH RECEIPT**  
 DFW 753.5a (REV. 01/01/22) Previously DFG 753.5a

**NOTICE**

Each project applicant shall remit to the county clerk the environmental filing fee before or at the time of filing a Notice of Determination (Pub. Resources Code, § 21152; Fish & G. Code, § 711.4, subdivision (d); Cal. Code Regs., tit. 14, § 753.5). Without the appropriate fee, statutory or categorical exemption, or a valid No Effect Determination issued by the California Department of Fish and Wildlife (CDFW), the Notice of Determination is not operative, vested, or final, and shall not be accepted by the county clerk.

**COUNTY DOCUMENTARY HANDLING FEE**

The county clerk may charge a documentary handling fee of fifty dollars (\$50) per filing in addition to the environmental filing fee (Fish & G. Code, § 711.4, subd. (e); Cal. Code Regs., tit. 14, § 753.5, subd. (g)(1)). A county board of supervisors shall have the authority to increase or decrease the fee or charge, that is otherwise authorized to be levied by another provision of law, in the amount reasonably necessary to recover the cost of providing any product or service or the cost of enforcing any regulation for which the fee or charge is levied (Gov. Code, § 54985, subd. (a)).

**COLLECTION PROCEDURES FOR COUNTY GOVERNMENTS**

**Filing Notice of Determination (NOD):**

- Collect environmental filing fee or copy of previously issued cash receipt. *(Do not collect fee if project applicant presents a No Effect Determination signed by CDFW. An additional fee is required for each separate environmental document. An addendum is not considered a separate environmental document. Checks should be made payable to the county.)*
- Issue cash receipt to project applicant.
- Attach copy of cash receipt and, if applicable, previously issued cash receipt, to NOD.
- Mail filing fees for CRP document to CDFW prior to filing the NOD or equivalent final approval (Cal. Code Regs. Tit. 14, § 753.5 (b)(5)). The CRP should request receipt from CDFW to show proof of payment for filing the NOD or equivalent approval. Please mail payment to address below made attention to the Cash Receipts Unit of the Accounting Services Branch.

If the project applicant presents a No Effect Determination signed by CDFW, also:

- Attach No Effect Determination to NOD *(no environmental filing fee is due).*

**Filing Notice of Exemption (NOE) (Statutorily or categorically exempt project (Cal. Code Regs., tit. 14, §§ 15260-15285, 15300-15333))**

- Issue cash receipt to project applicant.
- Attach copy of cash receipt to NOE *(no environmental filing fee is due).*

Within 30 days after the end of each month in which the environmental filing fees are collected, each county shall summarize and record the amount collected on the monthly State of California Form No. CA25 (TC31) and remit the amount collected to the State Treasurer. Identify the remittance on Form No. CA25 as "Environmental Document Filing Fees" per Fish and Game Code section 711.4.

**The county clerk shall mail the following documents to CDFW on a monthly basis:**

- ✓ A photocopy of the monthly State of California Form No. CA25 (TC31)
- ✓ CDFW/ASB copies of all cash receipts (including all voided receipts)
- ✓ A copy of all CDFW No Effect Determinations filed in lieu of fee payment
- ✓ A copy of all NODs filed with the county during the preceding month
- ✓ A list of the name, address and telephone number of all project applicants for which an NOD has been filed. If this information is contained on the cash receipt filed with CDFW under California Code of Regulations, title 14, section 753.5, subdivision (e)(6), no additional information is required.

**DOCUMENT RETENTION**

The county shall retain two copies of the cash receipt (for lead agency and county clerk) and a copy of all documents described above for at least 12 months.

**RECEIPT NUMBER**

- # The first two digits automatically populate by making the appropriate selection in the County/State Agency of Filing drop down menu.
- # The next eight digits automatically populate when a date is entered.
- # The last three digits correspond with the sequential order of issuance for each calendar year. For example, the first receipt number issued on January 1 should end in 001. If a county issued 252 receipts for the year ending on December 31, the last receipt number should end in 252. CDFW recommends that counties and state agencies 1) save a local copy of this form, and 2) track receipt numbers on a spreadsheet tabbed by month to ensure accuracy.

**DO NOT COMBINE THE ENVIRONMENTAL FEES WITH THE STATE SHARE OF FISH AND WILDLIFE FEES.**

**Mail to:**

California Department of Fish and Wildlife  
 Accounting Services Branch  
 P.O. Box 944209  
 Sacramento, California 94244-2090



COUNTY OF SANTA BARBARA

X 2155261

COB

Department

Date 4/6/22

Received from Jacquelyne Abbud

In Payment of CEQA Processing fee NOE

Fifty dollars and 00 Dollars \$ 50.00

CREDIT CARD	<input checked="" type="checkbox"/>
CASH	<input type="checkbox"/>
CHECK	<input type="checkbox"/>

Received original of the above numbered receipt

[Signature]

SIGNATURE OF PAYOR

AUTHORIZED SIGNATURE

AC-147

CLERK OF THE BOARD  
105 E. ANAPAMU ST RM 40  
SANTA BARBARA, CA 93101

04/06/2022 15:57:40  
MID: XXXXXXXXXXXX891 TID: XXXX236

DEBIT CARD  
DEBIT SALE

Card # Token XXXXXXXXXXXXXXX1520  
 Network: VISA  
 Chip Card: US DEBIT  
 AID: A0000000980840  
 ATC: 001B  
 ARQC: COBDC6C2766D55F3  
 SEQ #: 2  
 Batch #: 109  
 INVOICE 2  
 Approval Code: 061549  
 Entry Method: Chip Read  
 Mode: Issuer - PIN Bypassed  
 Tax Amount: \$0.00

SALE AMOUNT \$50.00

I agree to pay above total amount according to card issuer agreement (Merchant agreement if Credit Voucher)

[Signature]

JACQUELYNE ABBUD

MERCHANT COPY