

ATTACHMENT 3: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Tina Mitchell, 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: 137-020-054

Case No.: 21LUP-00000-00146

Location: 2000 Random Oaks Road, Solvang, Third Supervisorial District

Project Title: Adamson New Single-Family Dwelling

Project Applicant: Brett Jones, Jones Land Use Planning

Project Description:

The proposed project is a request for a Land Use Permit to allow construction of a new 2,645 square foot two-story, single-family dwelling. The first floor will be 1,908 square feet and the second floor will be 737 square feet. There will be 870 square feet of ground floor patios, and 230 square feet of second floor patios. The new single-family dwelling will have a maximum height of 24'-2". A new 960 square foot detached garage with a restroom and outdoor shower is also proposed. The new garage will have a maximum height of 16'-3". A new 16' x 40' swimming pool and spa and associated pool equipment is also proposed. A new built-in BBQ will be located under a 6' x 6' wood trellis. Proposed exterior lighting fixtures will be Dark Sky Compliant as required per the Santa Ynez Valley Community Plan. The proposed single-family dwelling will be built in the approximate footprint area of a 2,420-square-foot barn that was demolished under Case No. 21BDP-00000-00692. Water will be provided by an onsite private well and a single parcel water system. Sewer services will be provided by a new private septic system. No grading or tree removal is proposed. Approximately 6,650 square feet of new landscaping is proposed. The existing 12-foot wide private driveway will provide access to the proposed pool equipment area, and a new 16-foot wide gravel driveway with a Fire Department turnaround will be added east of the proposed dwelling. The property is a 9.63 acre parcel, zoned Agricultural I (AG-I-10), located at 2000 Random Oaks Road (Assessor's Parcel Number 137-020-054) in the Santa Ynez Valley Community Plan area, Third Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Agency Carrying Out Project: Jones Land Use Planning, Agent

Exempt Status: (Check one)

Ministerial

Statutory Exemption

X Categorical Exemption(s)
 Emergency Project

Cite specific CEQA and/or CEQA Guideline Section: Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land]

Reasons to Support Exemption Findings: The proposed project, including the incidental road widening, is categorically exempt from environmental review pursuant to Section 15303 [new construction or conversion of small structures] and Section 15304 [minor alterations to land] of the *Guidelines for Implementation of the California Environmental Quality Act*. Section 15303 exempts the construction of one single-family residence in a zone which permits residential uses, as well as accessory structures including garages. The AG-I Zone District allows single-family dwellings and the parcel is presently undeveloped. Section 15304 exempts private alterations in the condition of land, water, and/or vegetation which do not involve the removal of healthy, mature, scenic trees except for forestry and agricultural purposes, including the installation of new landscaping. No grading is proposed as a part of the project and there are no mapped blue line creeks within 500 feet of all project components. The project does not involve the removal of any healthy, mature, or scenic trees.

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 to the categorical exemptions does not apply because the proposed project is not located in an environmentally sensitive area. The subject parcel is located entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas and there are no mapped environmental resources of critical concern identified in the California Natural Diversity Database on or adjacent to the project site. No rare, threatened, or endangered species or critical habitat to support such species pursuant to the Endangered Species Act or the California Endangered Species Act will be removed to accommodate the project. No known archaeological or historical resources will be affected by the project. There are no known landslides, expansive soils, or other hazardous resources on the project site. Therefore, no significant impacts which threaten the environment will 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.**

This exception to the categorical exemptions does not apply because the project will not result in a cumulatively significant impact. The proposed single-family dwelling will be constructed on a vacant lot in the AG-I Zone District, which allows for development of a residence with the issuance of a Land Use Permit. The project meets all development standards applied to the AG-I Zone District. The surrounding parcels are likewise zoned AG-1 and developed with single family dwellings. Further residential development on parcels in the area will not have a cumulatively significant effect on the environment.

- (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.**

This exception to the categorical exemptions does not apply because no sensitive habitat exists on the subject site, and there is no substantial evidence that the proposed project involves unusual circumstances that will cause the project to have a significant effect on the environment. The proposed project meets all development standards applied to AG-I Zones and will not impact any sensitive habitat areas.

- (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.**

This exception to the categorical exemption does not apply because 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.

- (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.**

This exception to the categorical exemption does not apply because 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.

- (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.**

This exception to the categorical exemptions does not apply because the proposed development will have no impact on any historical resource. The subject parcel was previously developed with a barn that did not qualify as a historical resource pursuant to State and Federal registries.

Lead Agency Contact Person: Tina Mitchell, Planner

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Department/Division Representative: Tina Mitchell

Date: 5-5-2022

Acceptance Date: _____

Distribution: Hearing Support Staff, Case File

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