

NOTICE OF EXEMPTION

2024 APR -8 P 3: 10

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Veronica King, Planning and Development Department

BOARD OF SUPERVISORS

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: 063-041-005 **Case Nos.:** 23MOD-00020

Location: 915 Camino Medio

Project Title: Glazer Setback Modification

Project Applicant: Brett Ettinger

Project Description:

The project is a request for a Modification to allow for a portion of an existing legal nonconforming garage to be demolished and rebuilt partially within the standard front yard setback of the parcel, resulting in a reduction of the standard front yard setback from 75' to 70'-1.5" from the centerline of Camino Medio. The total front setback encroachment from the garage will be approximately 106 SF and total 0.8 percent of the total required front setback. The parcel will be served by the Goleta Water District, a new private septic system, and the Santa Barbara County Fire Department. Access will continue to be provided off of Camino Medio. The property is a 1.10-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-041-005, located at 915 Camino Medio in the Hope Ranch area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Brett Ettinger

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings: The proposed project is categorically exempt from environmental review pursuant to Section 15305 [Minor Alterations in Land Use Limitations], which exempts minor alterations in land use limitations in areas with an average slope of less than 20 percent, which do not result in any changes in land use or density, including but not limited to minor lot line adjustments, side yard, and set back variances not resulting in the creation of any new parcel. The project is a request for a front setback reduction to rebuild a portion of an existing legal nonconforming garage partially within the standard front yard setback of the parcel, and is located in an area of the site with average slopes of less than 20 percent. Therefore, the project is exempt under CEQA Section 15305.

The proposed project does not involve 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.**

The project would not result in any impact on any nearby environmental resources. There is no mapped Environmentally Sensitive Habitat (ESH) nor are there any other environmental resources of hazardous or critical concern in proximity to the site. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed 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.**

There are no significant incremental or measurable cumulative impacts resulting from a front setback reduction to accommodate the reconstruction of an existing nonconforming garage in the same location. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (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 exemption does not apply. There is no substantial evidence that the project involves unusual circumstances, including future activities,

resulting in or which might reasonably result in significant impacts which threaten the environment.

- (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 proposed project is not viewable from any scenic highway area. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed 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. 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.**

The subject property does not currently contain any significant historical resources, nor is it located in an area that would qualify as a historically significant resource. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

Lead Agency Contact Person: Veronica King *Veronica King*

Phone #: (805)568-2513 **Department/Division Representative:** _____

Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____