

NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

CLERK OF THE BOARD OF SUPERVISORS

FROM: Kevin De Los Santos

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: 005-410-025, -026 **Case No.:** 23CDH-00005

Location: 3485 & 3485 ½ Padaro Lane, Carpinteria, CA 93013

Project Title: 3485 Padaro-S, LLC Demolition, Addition, & Site Improvements

Project Applicant: Chase Barrett

Project Description: The project is a request for a Coastal Development Permit with Hearing to allow:

1. Demolition of the existing 750 square-foot single-family dwelling located on APN 005-410-026;
2. Construction of a 2,146 square-foot two-story addition and remodel to the existing 2,359 square-foot two-story single-family dwelling located on APN 005-410-025;
3. Construction of a 950 square-foot pool deck;
4. Construction of a 1,093 square-foot boardwalk;
5. Construction of a 40' by 15' swimming pool with a 7' by 7' inset spa;
6. Construction of a 457 square-foot trellis;
7. Construction of a 16 square-foot addition to the existing 146 square-foot mechanical storage area; and
8. New landscaping, outdoor lighting, and other site improvements.

The project will result in a 4,505 (gross) square-foot single-family dwelling with a maximum height of 27 feet, 11 inches. Grading will include 50 cubic yards of cut, 160 cubic yards of fill, and 110 cubic yards of import. A total of three palm trees are proposed for removal. The parcel will be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access is provided off of Padaro Lane. The property contains two separate legal lots (APNs 005-410-025 & 005-410-026) that will be merged in coordination with the County Surveyor's Office. The Lot Merger will be recorded prior to issuance of the Coastal Development Permit. APN 005-410-025 is a 0.23-acre parcel zoned 8-R-1 and APN 005-410-026 is a 0.47-acre parcel zoned 8-R-1. After the voluntary merger, the new lot

will be 0.70 acres in size and will remain zoned as 8-R-1. Both parcels are located at 3485 Padaro Lane in the Toro Canyon Community Plan area, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: 3485 Padaro-S, LLC

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: Categorical Exemption Sections 15301 [Existing Facilities], 15302 [Replacement or Reconstruction], and 15303 [New Construction].

Reasons to support exemption findings: CEQA Guideline Section 15301 exempts interior and exterior alterations. This exemption applies to the proposed project because the project is a request for demolition of one existing SFD and interior and exterior changes to another existing SFD. CEQA Guideline Section 15302 exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This exemption applies to the project because the project includes the replacement of the existing driveway to meet current Fire District standards and replacement of the existing boardwalk. CEQA Guideline Section 15303 exempts construction of limited numbers of new, small structures such as SFDs and residential accessory structures. This exemption applies to the project because the proposed additions are to an existing SFD.

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.**

Arroyo Paredon creek, a mapped environmentally sensitive habitat (ESH) area, does exist on-site. However, as discussed in the staff report date November 17, 2023, and

incorporated herein by reference, a Biological Report was prepared for the proposed project and it was determined that there are no direct impacts to ESH as a result of the proposed project because all construction will occur in previously developed and disturbed areas and is physically separated from Arroyo Paredon Creek by a concrete revetment/rock seawall. Arroyo Paredon Creek is a channelized creek located along the western project site boundary. The east bank of the creek was armored from Padaro Lane to the beach with hard bank protection (cemented rip-rap and rock revetment wall) in accordance with an engineered creek bank protection plan approved by the County Flood Control District in 1991. The cemented rip-rap creek bank supports no vegetation. Therefore, this exception to the Categorical Exemption 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.**

The proposed project is located within an existing developed rural neighborhood where remodels, additions, and alterations are both commonplace and allowable by ordinance. Additional remodels, additions, and alterations of existing single-family dwellings that are developed in conformance with applicable ordinance and policy regulations on parcels in the vicinity would not result in a cumulatively significant impact. Accordingly, the cumulative impact of successive projects of the same type in the same place, over time, would not be significant.

- (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.**

There are no unusual circumstances associated with this project or this property. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

- (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 will not be visible from any highway officially designated as a state scenic highway. The site is located approximately 100 feet from Highway 101, but the proposed additions and alterations will not increase visibility and will not degrade scenic resources. Highway 101 is bordered by a sound wall and landscaping that screen the project site from the highway. Additionally, the proposed addition to the existing SFD and the

proposed accessory structures are located in the rear of the yard, opposite of Highway 101. Therefore, this exception to the Categorical Exemption 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.

The proposed project is not located on a site that is included on any list compiled pursuant to Section 65962.5 of the Government Code. 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.

There are no known historical resources in the project vicinity that would be affected by the proposed project. A Historic Resources Report prepared by Post/Hazeltine Associates, dated June 28, 2022, confirmed the property and the existing SFD proposed for demolition is not historically significant. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

Lead Agency Contact Person: Kevin De Los Santos

Phone #: 805-884-8051 Department/Division Representative: 

Date: 11/20/2023

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: _____