

ATTACHMENT C  
NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors  
FROM: Chris Schmuckal

CLERK OF THE BOARD OF SUPERVISORS  
SANTA BARBARA COUNTY  
1000 JALAMA ROAD  
SANTA BARBARA, CA 93101

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: 083-610-035 Case No.: 23CDH-00035

Location: 10,000 Jalama Road near Point Conception

Project Title: TNC Accessory Structure Alterations

Project Applicant: The Nature Conservancy

**Project Description:** The proposed project includes demolition and repair of three agricultural accessory structures (garage, shop, and barn). The existing 765 gross square foot garage will be remodeled and will include foundation improvements that result in 83 additional square feet of interior space, demolition and replacement of the exterior walls, a new barn door, new roof, new paint, and replacement of an existing sink. The existing 836-square-foot shop will be remodeled to include new doors and windows, a new roof, new paint. The existing 1,031-square-foot barn will be remodeled to include new doors, windows, a new roof, and new paint. The project also includes repair of the existing foundations of each structure. No grading and no tree removal is proposed. The parcel will be served by the Las Animas Water System, which diverts water from Las Animas Spring, a legal diversion not subject to State Water Resources Control Board requirements, a private septic system, and the Santa Barbara County Fire Department. Access will continue to be provided off Jalama Road. The property is a 2,622-acre lot consisting of APN 083-610-035 zoned AG-II-320, located at 10,000 Jalama Road, in the Gaviota Coast Plan area, 3<sup>rd</sup> Supervisorial District.

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

**Name of Person or Entity Carrying Out Project:** The Nature Conservancy

**Exempt Status:**

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project

\_\_\_\_\_ Declared Emergency

**Cite specific CEQA and/or CEQA Guidelines Section:** *Section 15301 Existing Facilities. Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use.*

**Reasons to support exemption findings:** The proposed project is consistent with this categorical exemption because the project is a proposal to repair and remodel three existing agricultural accessory structures. The 1,031 square foot barn and 836 square foot shop remain the same size. The 765 square foot garage will expand 83 square feet due to a foundation repair. The three remodeled accessory structures will be substantially the same size as what exists today and thus the repair and remodeling of the structures is consistent with the Class 1 CEQA Exemption.

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 proposed project qualifies for a Class 1 exemption, and therefore this exception to the exemption does not apply.

- (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 exemption is not applicable because the proposed development is an allowed use on the agriculture zoned parcel. The repair and maintenance of three accessory structures that exist on site will not result in a cumulative impact over time based on the small size of the 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 exemption is not applicable because there are no unusual circumstances that exist for this project. The three agriculture accessory structures currently exist and the structures are located on a large AG-II-zoned parcel that supports an existing cattle operation.

- (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 exemption is not applicable because no scenic highways exist on this parcel. The proposed project is not visible from the nearest public road because the parcel is 2,622 acres in size.

- (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 exemption is not applicable because the project site is not located on the list compiled pursuant to Section 65962.5 of the Government Code.

- (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 exemption is not applicable because the existing agriculture structures are not historic resources as described in the Phase 1-2 Historic Technical Report by Jay Carlander, Ph.D. In addition, the project will not cause an adverse significant impact to cultural resources because minimal grading is required do to the fact that the structures already exist onsite.

Lead Agency Contact Person: Chris Schmuckal

Phone #: 805-568-3510      Department/Division Representative: Chris Schmuckal

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Distribution: Hearing Support Staff

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