

ATTACHMENT C
NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kathleen Volpi, Planning and Development

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: 005-410-014

Case No.: 23CDH-00032, 23MOD-00021, 24CUP-00022

Location: 3517 Padaro Lane

Project Title: Cookie Trust Addition

Project Applicant: Cookie Trust

Project Description: The project is a request for a Coastal Development Permit with Hearing, Modification and Minor Conditional Use Permit to allow the following:

Case No. 23CDH-00032: The project is a request for a Coastal Development Permit with Hearing to allow the demolition of an existing 52 square foot (SF) balcony, the construction of a 920 SF addition with a new 32 SF balcony to an existing single-family dwelling, a 27 SF addition to a second balcony, a 27 SF utility platform to elevate mechanical equipment above the flood hazard area and exterior renovations including the replacement of windows and doors. Additionally, the existing elevated 420 SF beach-side deck will be partially demolished, for a new area of 220 SF. A new 205 SF lower beach deck is proposed along with hardscape and landscape improvements. The addition to the single-family-dwelling will be constructed on piers and the understory of the proposed addition will serve as a 2-car carport. Grading will include approximately 35 cubic yards of cut and 75 cubic yards of fill. No trees are proposed for removal.

Case No. 23MOD-00021: The project is a request for a side setback Modification to allow a 2-foot encroachment into both side setbacks. The total area of encroachment is approximately 12 SF of habitable space and approximately 4 SF of decking into the east side setback and approximately 8 SF of habitable space into the west side setback. The encroachment is less than 20 percent of each side setback area.

Case No. 24CUP-00022: The project is a request for a minor Conditional Use Permit to allow an approximately 8-foot tall redwood perimeter fence, 8-foot tall entry gate, and 8-foot tall trash enclosure in the front and side setbacks. The perimeter fencing is approximately 509 linear feet in length and the trash enclosure is approximately 46 SF.

The parcel will continue to be served by the Carpinteria Valley Water District, Carpinteria Sanitary District, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Padaro Lane. The property is a 0.40-acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-410-014, located at 3517 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: SEPPS, Inc

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: The project is categorically exempt from environmental review pursuant to Section 15301 [Existing Facilities], Section 15303 [New Construction or Conversion of Small Structures] and Section 15305 [Minor Alterations in Land Use Limitations] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15301 exempts 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. Section 15303 exempts construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. Section 15305 exempts minor alterations in land use limitations in areas with an average slope of less than 20%, 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. Given that the project is on slopes less than 20% and is for additions to the existing single-family dwelling and deck, new fencing, trash enclosure, front gate, landscape alterations and a minor adjustment to side setbacks the project is exempt under CEQA Section 15301, 15303 and 15305.

Reasons to support exemption findings:

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.

This exception to the categorical exemption does not apply as the project will not be located in a designated sensitive environment area. No significant vegetation will be removed to accommodate the project. The closest mapped ESH is located over 300 feet from the subject parcel. No known archaeological or historical resources will be affected by 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 there are no significant incremental or measurable cumulative impacts associated with successive projects of this type in the same place over time. Future additions to the existing single-family dwelling and accessory structures on this parcel or on adjacent parcels developed in compliance with applicable ordinance requirements would not have a significant cumulative impact and are common place. The subject property is located in the 8-R-1 zone district with similar uses and development density on adjacent properties.

- (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 there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. The project constitutes continued residential use of the parcel. There are no unusual environmental circumstances associated with the site.

- (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 exemptions does not apply because the project site is not visible from any designated state scenic highway. Furthermore, the project additions to the existing single-family dwelling and deck, new fencing, trash enclosure, front gate, and landscape alterations all fall below the maximum height limit for the R-1 Zone. There will be no damage to scenic resources, no native or specimen trees will be removed as part of this 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 exemptions does not apply since 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 of 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 no archaeological or other cultural sites are known to exist on the property. Furthermore, there is no grading or ground disturbance proposed as part of the project.

Lead Agency Contact Person: Kathleen Volpi

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Department/Division Representative: Kathleen Volpi

Date: 10/18/2024

Acceptance Date: _____

Distribution: Hearing Support Staff

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