

**ATTACHMENT C  
NOTICE OF EXEMPTION**

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**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Kevin De Los Santos, Planner

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:** 005-430-007      **Case Nos.:** 24DVP-00004 & 24CDP-00061

**Location:** 3798 Via Real, Carpinteria, CA 93013

**Project Title:** 3798 Via Real Fire Suppression Water Tank

**Project Applicant:** Coastal Blooms Nursery, LLC

**Project Description:** The project is a request for a Development Plan to allow construction of a new 181,750-gallon, 45-foot diameter, and 15-foot tall above-ground fire suppression water tank. Also proposed is a 99 square-foot fire pump enclosure. Grading will include three cubic yards of cut and 28 cubic yards of fill. No trees are proposed for removal. The parcel is served by the Carpinteria Valley Water District, an existing septic system, and the Carpinteria-Summerland Fire Protection District. Access is provided via an existing driveway from Via Real. The property is a 7.00-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 005-430-007, located at 3798 Via Real 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:** Coastal Blooms Nursery, LLC

**Exempt Status:**

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

**Cite specific CEQA and/or CEQA Guidelines Section:** 15303 & 15311

**Reasons to support exemption findings:** The Project, Case Nos. 24DVP-0004 and 24CDP-00061, is exempt from environmental review pursuant to CEQA Guidelines Sections 15303 [New

Construction] and 15311 [Accessory Structures]. Section 15303 exempts construction of limited numbers of new structures such as SFDs, commercial buildings, and accessory structures. This exemption applies to the Project because the proposed water tank will be accessory to the processing buildings existing on-site and totals only 1,590 sf. Section 15311 exempts construction of minor accessory structures to commercial, industrial, or institutional facilities. This exemption applies to the Project because the proposed fire suppression water tank will be accessory to the existing processing buildings located on-site. Additionally, the height of the fire suppression water tank will be approximately 10 feet less in height than the maximum height of existing structures on-site and it will be screened for the life of the project by existing landscaping.

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 is a request for construction of a 1,590-sf fire suppression water tank and 99-sf fire pump enclosure. The proposed development is located within a previously disturbed and graded area. Less than 50 cubic yards of grading is proposed and no trees are proposed for removal. No environmentally sensitive habitat area is located on the project site. Therefore, this exception to the categorical exemptions 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.

The proposed project is located within an agriculturally zoned lot where accessory structures are both commonplace and allowable by ordinance. Additional new construction projects of fire suppression water tanks which are developed in conformance with applicable ordinance and policy regulations on parcels in the vicinity, would not result in a cumulatively significant impact. Therefore, this exception to the categorical exemptions does not apply.

- (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 is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. Accordingly, 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 700 feet from Highway 101. This segment of Highway 101 is not a designated scenic highway. Regardless the proposed water tank will not result in scenic damage from this segment of Highway 101 and will not degrade scenic resources. Highway 101 is bordered by landscaping that will help screen the project site from the highway. The proposed water tank will have a maximum height of 15 feet, which is less than the 35-foot height limit of the AG-I Zone District. The proposed water tank is nine feet less in height than the processing buildings located on-site. The proposed water tank was also sited and designed to protect and minimize obstruction of public views by locating the water tank behind existing landscaping. Existing landscaping will screen the proposed water tank. Existing landscaping includes Hollyleaf Cherry (*Prunus ilicifolia*) and Monterey Cypress (*Cupressus macrocarpa*) which will be 35 feet tall and 50 feet tall, respectively, at full maturity. 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. The proposed project consists of constructing a water tank within a previously graded and disturbed area. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

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Hearing Date: November 6, 2024  
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Date: 10/28/2024

Acceptance Date: \_\_\_\_\_

Distribution: Hearing Support Staff

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