

ATTACHMENT C
NOTICE OF EXEMPTION

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BOARD OF SUPERVISORS

TO: Santa Barbara County Clerk of the Board of Supervisors
FROM: Sam Brodersen, Planning & Development Department

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: 003-422-010 **Case No.:** 24CDH-00003

Location: 4581 Avenue Del Mar Carpinteria, CA 93013

Project Title: IWC Liberty Trust Addition

Project Applicant: IWC Liberty Trust

Project Description: The project is a request for a Coastal Development Permit to allow for construction of a 164 sq ft second floor addition with a new 55 sq ft balcony, along with exterior alterations consisting of new juliet balconies and new doors within existing window openings. No grading is proposed and no trees are proposed to be removed. The parcel will continue to be served by the Carpinteria Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire Protection District. Access will continue to be provided off of Avenue del Mar. The property is a 0.13-acre parcel zoned 7-R-1 and shown as Assessor's Parcel Number 003-422-010, located at 4581 Avenue del Mar, First Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Valerie Froscher

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: The project can be found exempt from environmental review based upon Sections 15301 [Existing Facilities] of the State Guidelines for Implementation of the California Environmental Quality Act.

Reasons to support exemption findings: Section 15301 allows for minor alterations to existing structures and topographical features, involving negligible or no expansion of the existing use. Specifically, subsection (a) exempts interior and exterior alterations such as the proposed addition and deck. Subsection (e) allows for additions to an existing structure that will not result in an increase of 50% of the floor area, or 2,500 square feet, whichever is less. This exempts the proposed 164 sf second floor addition and 55 sf balcony.

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 will not result in significant impacts to protected resources and this exception to the categorical exemptions does not apply. The project is not located within Environmentally Sensitive Habitat (ESH), and therefore direct impacts to ESH will not occur. No known archaeological or historical resources will be affected by the project. No trees will be impacted by the project or are proposed for removal. The proposed project is located on a developed lot zoned for residential use. 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.**

This exception to the categorical exemptions does not apply because the proposed project is located within an existing developed rural neighborhood where construction of single-family residences are both commonplace and allowable by ordinance. Additional structural development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on residentially-zoned parcels in the vicinity will 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. The proposed project consists of typical residential development and will not have a significant effect on the environment due to unusual circumstances. The project has been conditioned to control noise, offsite parking, and exterior lighting to prevent impacts to the Avenue Del Mar community and nearby Carpinteria Salt Marshes, which is located approximately 35-feet away. 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 site is not located near a state scenic highway. No protected scenic views are impacted by the project. Accordingly, 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 project site is not included on the DTSC EnviroStor database, DTSC Cortese List, SWRCB GeoTracker database, or U.S. Environmental Protection Agency (USEPA) Envirofacts database. 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. 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.

No archaeological or other cultural sites are known to exist on the property. Furthermore, no historic structures exist on the site. Therefore, this exception does not apply.

Lead Agency Contact Person: Sam Brodersen

Phone #: (805) 568-2079 Department/Division Representative : Sam Brodersen

Date: 4/9/25

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4/9/25
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Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 4-14-25

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