

ATTACHMENT F: ALTERNATIVE CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Planning and 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.

APNs: 135-250-048, -053

Case No.: 17AMD-00000-00003

Location: 2555 W. Highway 154, Santa Ynez, CA 93441

Project Title: Dunn School Staff Residences, Interior Remodel, and As-Built Baseball Tent Structure Amendment

Project Applicant:

Dunn School
Pat Carroll, Director of Facilities
2555 W. Highway 154
Santa Ynez, CA 93441

Project Description:

The request is for an amendment to the Dunn School Master Plan Conditional Use Permit (Case No. 79-CP-47) as revised by Case No. 04RVP-00000-00018. At full build-out under 04RVP-00000-00018, the approved Master Plan includes 211,110 sq. ft. of development. The applicant is proposing to amend the approved project by eliminating 5,936 sq. ft. of development consisting of two 2,968 sq. ft. duplex townhouse staff residences. These four units were approved as a part of the 04RVP-00000-00018 but have not been constructed. The existing 1,463 sq. ft. staff residence located on the west portion of the 46.18-acre parcel which was proposed for removal under the approved Master Plan would be retained. The applicant is proposing to remodel the interior of this residence to convert it into two units consisting of approximately 985 sq. ft. and 478 sq. ft. each. No ground disturbance outside of the footprint of the existing staff residence is proposed. Proposed construction build out is 206,637 sq. ft., which is a 4,473 sq. ft. reduction from the approved Master Plan.

The project also includes legalizing an existing, 20 ft. tall, steel framed, white plastic coated canvas tent structure used to provide shade for baseball practice (batting and pitching) and shelter for other recreational activities when it is raining. The tent structure is 3,500 sq. ft. in size and is located on the east portion of the 10.01-acre parcel, adjacent to the baseball field and approximately 100 ft. north of the lacrosse field. With a rounded roof, the tent structure is enclosed on the west and east ends and is open on the north and south ends. The baseball tent provides a shaded area for three separate batting and pitching cages and is proposed to be used by students year-round. When the inner netting is removed, the tent can also be used to practice other outdoor sports, such as soccer, on rainy days. The tent's covering is made of industry-standard white canvas coated in an opaque white plastic, which allows for reflective light to

illuminate the interior of the tent during the day. Four fully-shielded lights are installed inside the structure to allow for use after dark and before 7 p.m. during late fall, winter, and early spring. Timers are installed on the four light fixtures to ensure that the lights are turned off at 7 p.m.

No grading, tree removal, or vegetation removal is proposed as a part of the project, nor was any performed for the installation of the baseball tent structure. Water would continue to be provided by the Santa Ynez River Water Conservation District. Wastewater treatment would continue to be provided by an on-site private waste water treatment system. Access to the site would continue to be provided by two existing 26 ft. wide paved asphalt driveways off of Santa Ynez Street from the north and Roblar Avenue from the south. The staff residence to be converted to a duplex is located on a 46.18-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 135-250-053, located at 2555 W. Highway 154. The baseball tent structure is located on the adjacent 10.01-acre parcel zoned AG-I-10 and shown as Assessor's Parcel Number 135-250-048, located at 2555 W. Highway 154. Both parcels are located in the Santa Ynez area, Third Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Pat Carroll, Director of Facilities for Dunn School

Exempt Status: (Check one)

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

Cite specific CEQA and/or CEQA Guidelines Section: Sections 15303 [New Construction or Conversion of Small Structures] and 15314 [Minor Additions to Schools].

Reasons to support exemption findings: The proposed project is categorically exempt from environmental review pursuant to Sections 15303 [New Construction or Conversion of Small Structures] and 15314 [Minor Additions to Schools] of the *Guidelines for Implementation of the California Environmental Quality Act (CEQA)*.

Section 15303 (Class 3) exemptions include the construction and location of limited numbers of new, small facilities or 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 15303 specifically exempts accessory 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. The staff residence is proposed to be converted from one unit to two units where only minor modifications would be made to the exterior of the structure. Therefore, Section 15303 applies to the proposed project.

Section 15314 (Class 14) exemptions include minor additions to existing schools within existing school grounds where the addition does not increase original student capacity by more than 25% or 10 classrooms, whichever is less. No increase in student capacity is proposed. Therefore, Section 15314 applies to the project.

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 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 project site is located entirely outside of any designated or existing Environmentally Sensitive Habitat (ESH) areas. There are no other designated or mapped environmental resources of hazardous or critical concern on or adjacent to the project site. Therefore, no significant impacts which threaten the environment would result from 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.**

The project site is located within an existing developed agricultural area where residential and school uses are allowable by ordinance. There are no sensitive resources that would be impacted by the remodeled staff residence and as-built baseball tent, and there is no expectation that other accessory structures proposed on this lot or other adjacent lots in the vicinity would cause significant cumulative impacts. The cumulative impact of successive projects of the same type in the same place, or 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 is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant effects on the environment.

- (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 staff residence is not visible from Highway 154, a state designated scenic highway. As such, there are no protected scenic views impacted by the 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 a hazardous waste site included on any 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.

Dunn School, founded in 1957, has two structures that are of significant historical value located at the center of the upper school academic core. The Red Barn was part of the original Valley School that preceded Dunn School. The students use the Red Barn for theatrical performances and school meetings. Over the years, the interiors have been modified to accommodate safety issues and school uses, but the exterior has been kept historically intact. The School House is a one-room structure moved to the campus in 1982 from Buellton. Dunn School has kept the internal and external structure in its historical condition and it has become the focal point of the campus. No alterations of the Red Barn or School House are proposed as part of this project. Therefore, the project would not have the potential to cause a substantial adverse change in the significance of a historic resource.

Lead Agency Contact Person: Gwen Beyeler, Planner **Phone #:** (805) 934-6269

Department/Division Representative: _____ **Date:** February 6, 2019

Acceptance Date: _____

distribution: Hearing Support Staff

Date Filed by County Clerk: _____