

ATTACHMENT C

ENVIRONMENTAL DOCUMENT: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Ciara Ristig, Planning & 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: 009-352-019

Case Nos.: 18CDH-00000-00026

Location: 1154 Channel Drive, Montecito, CA 93108

Project Title: Oxnard Properties Trust Alterations

Project Description: The project includes a request for a Coastal Development Permit with Hearing to allow interior and exterior alterations to an existing 3,802 net square feet (sf) single-family dwelling, 531 net sf attached garage and demolition of an existing swimming pool. A new 780 sf attached unenclosed porch would be constructed at the south elevation of the single-family dwelling. A new pool, hardscaping, pedestrian gates, generator and landscaping are also proposed. No grading is proposed with the exception of 40 cubic yards of excavation for the new pool. The parcel will continue to be served by the Montecito Sanitary District, the Montecito Water District and the Montecito Fire Protection District. Access will continue to be provided off of Channel Drive.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Agency Carrying Out Project: Oxnard Properties Trust

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption(s)
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Sections: The project can be found exempt from environmental review based upon Sections 15301 (Existing Facilities) and 15303 (New Construction or Conversion of Small Structures) of the California Environmental Quality Act (CEQA) Guidelines.

Reasons to support exemption findings:

The project can be found exempt from environmental review based upon Section 15301 [Existing Facilities] and Section 15303 [New Construction or Conversion of Small Structures] of the State CEQA Guidelines.

Section 15301(a) exempts interior and exterior alterations involving such things as interior partitions, plumbing and electrical conveyances. Specifically, subsection e.1 exempts additions to existing structures provided that the addition will not result in an increase of more than 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. Subsection 1.4 exempts the demolition of accessory structures, including garages, carport, patios, swimming pools and fences. The proposed project includes the addition of a 780 sf attached unenclosed porch and the demolition of an existing in-ground swimming pool and, therefore, qualifies for this exemption.

Section 15303(e) exempts the construction and location of limited numbers of new, small facilities or structures. Specifically, subsection e exempts the construction of accessory (appurtenant) structures, including but not limited to garages, carports, patios, swimming pools and fences. The proposed project includes the construction of a new swimming pool and, therefore, qualifies for this exemption.

There is no substantial evidence that there are 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 in all instances, except where the project may have 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.

There are no designated or mapped environmental sensitive habitats (ESH), biological or cultural resources, or other resources of hazardous or critical concern located in, or within close proximity to, the proposed project site. The nearest mapped ESH area (Monarch Butterfly roosting site) is located approximately 750 feet west of the proposed project site and is separated from the project site by existing dwellings and roads. Impacts associated with the project would be insignificant as all proposed development would be located on already disturbed portions of the site and all exterior lighting would be conditioned to be low-wattage, hooded and directed downward in order

to minimize any impacts off-site. Therefore, this exception to the categorical exemptions would 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 includes interior and exterior alterations to an existing 3,802 net sf single-family dwelling, 531 net sf attached garage, demolition of an existing swimming pool, a new 780 sf attached unenclosed porch at the south elevation, a new pool, hardscaping, pedestrian gates, generator and landscaping on a legal lot. The proposed development meets all applicable criteria of the Article II Coastal Zoning Ordinance and the Comprehensive Plan, including the Coastal Land Use Plan. The proposed project would create no significant impacts to protected resources. Additional minor 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 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 are no designated or mapped sensitive biological, cultural, or other environmental resources or any other resources of hazardous or critical concern located in, or within close proximity to, the area of the proposed development. Additionally, all proposed development would be located on portions of the subject parcel that are already developed. Furthermore, the circumstances under which the proposed project is requested and under which construction is proposed are not unusual. The proposed project consists of typical residential development and there is no reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances. The nearest mapped ESH area (Monarch Butterfly roosting site) is located approximately 750 feet west of the proposed project site and is separated from the proposed project site by existing dwellings and roads. Therefore, this exception to the categorical exemptions would not apply.

(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 proposed project would not cause damage to any designated scenic resources and there is no development proposed within a highway officially designated as a state scenic highway.

Therefore, this exception to the categorical exemptions 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 exemptions 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.

The proposed development would have no impact on any historical resource. Neither the proposed project site nor the existing structures qualify as significant historical landmarks or resources. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: C. Ristig, Planner

Phone #: (805) 568-2077

_____/_____/2019
Signature: Department/Division Representative Date

Date of Final Action on Project: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin a 35 day statute of limitations on legal challenges.

Distribution: Hearing Support Staff

Project file (when P&D permit is required)

Date Filed by County Clerk: _____.