

**ATTACHMENT C
NOTICE OF EXEMPTION**

[RECEIVED]

2025 MAY 30 P 3: 20

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: 079-272-007

Case No.: 24CDH-00010

Location: 149 Vereda Leyenda Goleta, CA 93117

Project Title: Brallier Family Trust Garage

Project Applicant: Brallier Family Trust

Project Description: This project is a request for a Coastal Development Permit with Hearing to allow for construction of a prefabricated metal garage of 1,300 square feet, and associated site improvements (3,695 square foot driveway with turn around). The garage does not include any plumbing amenities. No grading is proposed and no trees are proposed to be removed. Access will continue to be provided off of Vereda Leyenda. The property is a 1.30-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 079-272-007, located at 149 Vereda Leyenda in the Goleta Community Plan Area, Third Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Don Swann

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings: 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. This exemption includes accessory structures, such as garages. The construction of a relatively small detached accessory structure falls within the boundaries of this Exemption.

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 exemptions does not apply because no significant impacts that threaten the environment will result from the project. The proposed garage will be located within a developed residential parcel and set back approximately 46 ft from the mapped Environmentally Sensitive Habitat area and over 50 feet from the top of the bank of Tecolote Creek. No trees or native vegetation will be impacted by the project or is proposed for removal. The proposed project is located on a developed lot zoned for residential use. The garage and driveway will be located in close proximity to existing development on the parcel.

- (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 residential neighborhood where the construction of garages is 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 would not result in a cumulatively significant impact.

- (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 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 garage will be located on the existing, paved driveway, and will not be located in a sensitive resource area. No removal of protected native or specimen trees/vegetation is proposed.

- (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 proposed project is not adjacent to, or visible from, any highway or state scenic highway.

- (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.**

This exception to the categorical exemptions does not apply because no archaeological or other cultural sites are known to exist on the property. Furthermore, the structures and landscaping on-site are not designated or deemed eligible to be historic resources. The project consists of a 1,300 sf detached garage and driveway, and no grading or ground disturbance are proposed.

Lead Agency Contact Person: Sam Brodersen

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

Date: 5/23/2025

Acceptance Date: _____

Distribution: Hearing Support Staff

Brallier Family Trust Garage, Case No. 24CDH-00010
May 23, 2025
Attachment C – 4

Date Filed by County Clerk: 5-30-2025

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