ATTACHMENT C
NOTICE OF EXEMPTION

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2025 APR 22 P 1:55
BOARD OF SUPERVISORS

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Katie Nall, 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.

APN: 005-390-056 **Case No.:** 24CDH-00022

Location: 3230 Beach Club Road, Carpinteria, CA 93013

Project Title: Barber Beach Trust Addition

Project Applicant: Stephen Ekegren

Project Description: The project is a request for a Coastal Development Permit for changes to the previously approved Case No. 19CDH-00000-00018, to allow construction of a new 119-square-foot enclosed space with attached storage on the roof deck, replacement of cedar roof deck rail with glass, replacement of post and beam north deck with a smaller 209-square-foot cantilevered deck, a south patio layout modification and added outdoor cooking area, garage door modification, window changes, added gas fire place to bedroom 1, and added dumb waiter at kitchen to the roof deck room. The rooftop addition will have a maximum height of 22-feet above existing grade. No grading or tree removal is proposed. The parcel will be served by the Carpinteria-Valley Water District, the Carpinteria Sanitary District, and the Carpinteria-Summerland Fire District. Access will continue to be provided off of Beach Club Road. The property is a 0.25-acre parcel zoned 8-R-1 and shown as Assessor's Parcel Number 005-390-056, located at 3230 Beach Club Road in the Toro Canyon Community Plan Area, First Supervisorial District.

Name of Public Agency Approving Project: Santa Barbara County

Name of Person or Entity Carrying Out Project: Carl Bryant

Exempt Status:

_____ Ministerial
_____ Statutory Exemption
__X__ 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 roof deck railing, door, window, and fencing modifications. 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 119 square foot enclosed space.

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 create significant impacts to protected resources and this exception to the categorical exemptions does not apply. The proposed project is located on a developed lot zoned for residential use. The project is not located within Environmentally Sensitive Habitat (ESH), and therefore direct impacts to ESH will not occur. The project includes decreasing the size of the patio and decks which currently extend over critical root zones of the existing oak trees. Standard best management practices are currently in place from the previously approved permit, to protect the onsite oak trees during patio removal. No other sensitive habit or resources will be impacted by the project. 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 and accessory structures 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, dust, offsite parking, and exterior lighting to prevent impacts to the Beach Club Road community and nearby Garrapata Creek, which is located approximately 130-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 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.

The subject parcel contains no landmarked structures or potential structures of historic merit. Therefore, this exception to the categorical exemptions does not apply.

Lead Agency Contact Person: Katie Nall

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Date: 1/15/2025

Acceptance Date: 1/15/2025

Distribution: Hearing Support Staff

Date Filed by County Clerk: 4-22-2025