NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kathleen Volpi, Planning and 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: 009-282-035 **Case No.**: 22CDH-00000-00032

Location: 1086 Channel Drive

Project Title: Kaliner Trust Additions

Project Applicant: 2019 Kaliner Family Trust

Project Description: The project is a request for a Coastal Development Permit with Hearing to allow for the demolition of 100 gross square feet of the existing single-family dwelling and a 440 gross square foot detached garage and the construction a new 485 gross square foot attached garage, an 85 gross square foot addition to the single-family dwelling, and construction of a new 2,165 gross square foot partially underground basement within the existing understory of the single-family dwelling. The project also includes a new 32' x 12' pool and approximately 2,010 square feet of new outdoor patio areas. Grading will include 515 cubic yards of cut and fill, balanced on-site. No trees are proposed for removal. The parcel will continue to be served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire Protection District. Access is provided off of Fairway Drive. The property is a 0.48-acre parcel zoned 1-E-1 and shown as Assessor's Parcel Number 009-282-035, located at 1086 Channel Drive in the Montecito Community Plan Area, 1st Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Karl Kras, Studio William Hefner

Exempt Status:

_____ Ministerial
_____ Statutory Exemption
__X__ Categorical Exemption
_____ Emergency Project
_____ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: 15301 [Existing Facilities] and 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings:

The project is categorically exempt from environmental review pursuant to Sections 15301 [Existing Facilities] 15303 [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15301 exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. 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. Given that the project is for demoing the existing detached garage, a small portion of the existing single-family dwelling, an addition of an attached garage, a new partially underground basement within existing understory, a first floor addition, a new pool and patio areas the project is exempt under CEQA Sections 15301 and 15303.

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 exemption does not apply since the project will not be located in a designated sensitive environment area. No significant vegetation will be removed to accommodate the project. There are no known landslides, expansive soils, or other environmental resources of hazardous or critical concern designated or precisely mapped within the area of proposed development. The nearest mapped environmentally sensitive habitat area is located over 100 feet north on an adjacent parcel and therefore will not be impacted by the proposed development.

(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 exemption does not apply since the proposed project will be located within an existing developed urban neighborhood where the construction and remodels of single-family residences of this scale are both commonplace and allowable by ordinance. Other similar residential remodel projects built in the same place, over time, and designed in accordance with applicable policies and ordinance regulations on residentially-zoned parcels in the vicinity, will not result in significant cumulative impacts.

(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 exemption does not apply. There is no substantial evidence that the project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. The demolition of the existing detached garage, an addition of an attached garage, a new partially underground basement within existing understory, a first floor addition, a new pool and patio areas constitute continued residential use of the parcel. There are no unusual environmental circumstances associated with the site. All services are available and adequate.

(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 exemption does not apply. The subject property is located in a developed residential neighborhood on Channel Drive and is not visible from any designated scenic highway. Therefore, the development will not result in damage to scenic resources within a highway officially designated as a 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.

This exception to the categorical exemption does not apply. 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.

(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 exemption does not apply because no archaeological or other cultural sites are known to exist on the property. Additionally, a Phase I-II Historic Resources Technical Report (HRTR) was completed to evaluate the historical significance of the existing single-family dwelling. The HRTR concluded that while the residence is eligible for listing as a Place of Historic Merit under the County of Santa Barbara and California Register of Historic Resources criteria, the proposed changes to the building and addition of the pool and patio will not result in a significant impact to the historic nature of the structure. The project will therefore have no impact on any historical resource.

Lead Agency Contact Person: Kathleen Volpi

Phone #: 805-568-2033

Department/Division Representative: Kathleen Volpi

Date: January 10, 2025

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 3/18/2025