

ATTACHMENT C
NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kevin De Los Santos, Planner

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: 153-170-097, -098 Case No.: 25MOD-00001

Location: 1735 N. La Patera Ln., Goleta, CA 93117

Project Title: Slippery Rock Ranch Modification

Project Applicant: Slippery Rock Ranch, LLC

Project Description: The Project is a request for a Modification to reduce the standard 50-ft street centerline setback by 19.1 ft. The new 30.9-ft setback from street centerline will allow development of five agricultural accessory structures being processed under a separate Land Use Permit (Case No. 24LUP-00121). Three of the structures are 198-sf (gross) as-built animal barns, one structure is a 120-sf (gross) as-built animal barn, and the fifth structure is the relocation of a 440 sf (gross) existing haybarn. No trees are proposed for removal. The parcel is served by the Goleta Water District, an existing septic system, and the Santa Barbara County Fire Department. Access is provided off of N. La Patera Lane. The legal lot (07-CC-07) is a 165.93-acre parcel zoned AG-II-100 and shown as Assessor's Parcel Numbers 153-170-097 & 153-170-098, located at 1735 N. La Patera Lane in the Eastern Valley Community Plan area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Mark Lloyd

Exempt Status:

- Ministerial
 Statutory Exemption
 Categorical Exemption
 Emergency Project
 Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: 15305 [Minor Alterations in Land Use Limitations]

Reasons to support exemption findings: The Project is exempt from environmental review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 [Minor Alterations in Land Use Limitations]. Section 15305 exempts minor alterations in land use limitations that do not result in any changes in land use or density. This exemption applies to the Project because the proposed Modification will allow a front setback reduction that will allow development of agricultural accessory structures being processed under a separate Land Use Permit (Case No. 24LUP-00121) and it will not allow a change in land use or density.

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 Project is a request for a Modification that will allow a front setback reduction for development of agricultural accessory structures being processed under a separate Land Use Permit (Case No. 24LUP-00121). There is mapped environmentally sensitive habitat (ESH) on the subject lot, but it is not within the proposed development area. Existing environmentally sensitive habitat on the subject lot will not be impacted by the proposed Modification. 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.

The proposed Modification will allow a front setback reduction for development of agricultural accessory structures in an area that is constrained by a 50-foot from street centerline setback to the west and environmentally ESH and its associated ESH buffer to the east. Additional new setback Modifications on similar lots, that would result in a reduced front setback for construction of agricultural accessory structures, and are developed in conformance with applicable ordinance and policy regulations on 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 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. 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 Project will not be visible from any highway officially designated as a state scenic highway. The project site is located approximately two miles from Highway 101, but Highway 101 is not a designated state scenic highway in this location of the County. Therefore, the Project will not degrade scenic resources.

- (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 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.

There are no known historical resources in the project vicinity that would be affected by the Project. The Modification will allow a front setback reduction for development of agricultural accessory structures in a previously graded and disturbed area. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

Lead Agency Contact Person: Kevin De Los Santos

Phone #: 805-884-8051

Department/Division Representative: 

Date: 7/24/2025

Acceptance Date: _____

Slippery Rock Ranch Modification, Case No. 25MOD-00001
July 24, 2025
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Distribution: Hearing Support Staff

Date Filed by County Clerk: 8-14-2025

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