

**ATTACHMENT C
NOTICE OF EXEMPTION**

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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Kathleen Volpi, Development Review 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.

APN: 009-251-001 **Case No.:** 23CUP-00034 & 24CDH-00025

Location: 1410 N Jameson Lane, Montecito, CA

Project Title: Montecito LLC Walls

Project Applicant: Montecito LLC

Project Description: The project is a request for a Minor Conditional Use Permit and a Coastal Development Permit with Hearing to permit an as-built CMU and plaster soundwall that varies in height from 6'-7" to 7'-10" located within the front setback of the property, for a total wall length of 235'-3", and an entrance gate. Grading includes 13 cubic yards of cut and 13 cubic yards of fill. No trees are proposed for removal. The parcel is served by the Montecito Water District, the Montecito Sanitary District, and the Montecito Fire District. Access will continue to be provided from Jameson Lane. The property is a 0.72-acre parcel zoned 20-R-1 and shown as Assessor's Parcel Number 009-251-001, located at 1410 N Jameson Lane 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: SEPPS, Inc

Exempt Status:

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

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

Reasons to support exemption findings:

The proposed project is categorically exempt from environmental review pursuant to the State CEQA Guidelines Section 15303 which exempts construction and location of limited numbers of new, small structures. Examples of this exemption include “appurtenant structures including garages, carports patios, swimming pools, and fences.” Given that the project is to validate an as-built soundwall and entrance gate, this exemption applies.

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, which consists of validating an as-built soundwall and entrance gate, is located on a parcel with mapped environmentally sensitive habitat. A Biological Assessment Report prepared by Watershed Environmental, Inc. (May 2024) determined that the project does not impact environmentally sensitive habitat areas (ESH). The report includes a request for a buffer reduction of the 50-foot top-of-bank buffer of Montecito Creek to 43 feet. The report concluded that the reduced buffer will not result in erosion, soil disturbance, or instability of Montecito Creek, nor will it adversely affect riparian habitat, wildlife movement, or stormwater runoff. The area that was impacted by replacement of the wooden fence with the as-built soundwall and entrance gate was landscaped with non-native ornamental vegetation and no sensitive flora or fauna were impacted by the project. Therefore, this exception to the categorical exemption 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 project consists of validating an as-built soundwall and entrance gate and is located within an existing developed neighborhood where fences and walls on residential lots are commonplace. The project has been designed in accordance with applicable ordinance and policy regulations. Other similar residential accessory projects developed in compliance with applicable ordinance and policy requirements are not expected to result in a cumulative impact. Therefore, the cumulative impact of successive

projects of the same type in the same place, over time, will not be significant and this exception to the categorical exemption 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. Therefore, 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 as-built soundwall is visible from State Scenic Highway 101; however, its presence does not result in a significant adverse impact to scenic resources. The surrounding area is a fully built-out urban environment characterized by similar soundwalls and fencing. The project site is located on the northern side of Highway 101, while scenic vistas in the area are generally oriented to the south, encompassing views of the Pacific Ocean and coastal bluff areas. No designated scenic resources, including, but not limited to, mature trees, historic structures, rock outcroppings, or other visually significant features, are located on the project site or within its immediate vicinity.

- (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 a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code, and therefore this exception to the Categorical Exemption is not applicable to the proposed project.

- (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 the project will not impact a historical or cultural resource. The proposed project is limited to validation of an as-built soundwall and entrance gate located on an R-1 residential parcel adjacent to other residential parcels. No historic structures would be affected by the project, and no historical or cultural resources are known to exist in the vicinity of the project site.

Montecito LLC Walls, Case Nos. 23CUP-00034 & 24CDH-00025
February 10, 2026
Attachment C-4

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Department/Division Representative: Kathleen Volpi

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Acceptance Date: _____

Distribution: Hearing Support Staff

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