

ATTACHMENT C  
NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

2026 MAY -5 P 3:57

FROM: Keanna Lam, Planner, (805) 568 - 2074

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: 063-232-001

Case No.: 23CDH-00029

Location: 4178 Creciente Drive

Project Title: Danev Addition

Project Applicant: Slav Danev

**Project Description:** The project is a request for a Coastal Development Permit with Hearing (CDH) to allow demolition of 1,434 square feet (SF) of an existing 3,985 SF single-family dwelling and construction of a 2,813 SF first floor addition and a 2,471 SF second floor addition, resulting in a 7,835 SF residence. The existing 748 SF garage will be replaced by a 587 SF attached two-car garage, and a 197 SF carport. Grading will include 200 cubic yards of cut and 30 cubic yards of fill. New hardscaping and landscaping is proposed, but no trees are proposed for removal. The parcel will be served by the La Cumbre Mutual Water Company, a private septic system, and the Santa Barbara County Fire Department. Access is provided off of Creciente Drive. The property is a 2.0-acre parcel zoned 1.5-EX-1 and shown as Assessor's Parcel Number 063-232-001, located at 4178 Creciente Drive in the Eastern Goleta 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:** Sarah Bronstad, Brownstein Hyatt Farber Schreck

**Exempt Status:**

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

**Cite specific CEQA and/or CEQA Guidelines Section:** CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land].

**Reasons to support exemption findings:** This project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures] and Section 15304 [Minor Alterations to Land].

CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures] exempts construction of new, small facilities or structures, including one single-family residence and garages and carports. This exemption applies to the proposed project because the project is for demolition and construction of new additions to an existing single-family dwelling, and for the construction of a new attached garage and carport. The construction of the new additions will mostly take place in the same building footprint location as the area of demolition and the location of the single-family dwelling will be in the same area on the parcel as before. Additionally, subsection (e) of Section 15303 exempts accessory structures, which includes the construction of the garage and carport. The resulting development on the lot will consist of one single-family dwelling and an attached garage and carport as accessory structures. Section 15304 exempts minor public or private alterations in the condition of land, water, and/or vegetation which do not involve removal of healthy, mature, scenic trees except for forestry or agricultural purposes. This exemption applies to the proposed project because subsection (a) exempts grading on land with a slope of less than 10 percent and subsection (b) exempt new gardening or landscaping. Therefore, the project is exempt under CEQA Guidelines Section 15303 [New Construction or Conversion of Small Structures].

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 because no significant impacts that threaten the environment will result from the project. There is no designated or mapped environmental resource of hazardous or critical concern, Environmentally Sensitive Habitat (ESH), or Critical Habitat on the subject 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 exemption does not apply because the project involves demolition and construction of new additions to the existing single-family dwelling, including an attached two-car garage and carport, and hardscaping and landscaping. Additional development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on single-family residential zoned parcels in the vicinity will 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 exemption does not apply because there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. The project will constitute continued residential use of the parcel. There is no mapped Environmentally Sensitive Habitat on the subject parcel, and no trees are proposed for removal. The project is conditioned to provide a tree protection plan and a tree replacement plan in the event that there are unexpected damages to the oak trees onsite during construction.

- (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 because the new development is not visible from 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 because 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.

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**(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 cause a substantial adverse change in the significance of any historic or archaeological resources, as there are no known resources present on the property. The site is located in a neighborhood that is fully developed for residential use.

Lead Agency Contact Person: Keanna Lam

Phone #: (805) 568 - 2074 Department/Division Representative:



Date: 4/17/2026

Acceptance Date: \_\_\_\_\_

Distribution: Hearing Support Staff

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