ATTACHMENT C.2: NOTICE OF EXEMPTION

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COUNTY OF SANTA BARBARA
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TO: Santa Barbara County Planning Commission

FROM: Veronica King, Planning & 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: 079-060-024, 079-100-019, 079-090-006, and 079-090-007 **Case No.:** 24LLA-00007

Location: 901 Vereda Leyenda Road, Goleta

Project Title: Wallover LLC Lot Line Adjustment

Project Applicant: Ross Dworman

Project Description: The project is for a Lot Line Adjustment (LLA) to adjust lines between two parcels consisting of 602.42 acres (Existing Parcel 1: APNs 079-100-019, 079-090-006, and 079-090-007) and 34.34 acres (Existing Parcel 2: APN 079-060-024). The resulting parcels will consist of 524.1 acres (Proposed Parcel 1) and 112.66 acres (Proposed Parcel 2). The LLA is summarized as follows:

	Existing (acres)	Proposed (acres)
Parcel 1	602.42	524.10
Parcel 2	34.34	112.66
Total	636.76	636.76

The properties are located in the AG-II-100 Zone District. Both parcels are currently in agricultural production as avocado and lemon orchards, and no development is proposed as a part of this LLA. All existing structural development—consisting of two single-family dwellings, staff quarters, five barns, a staff office, two detached garages, a 10-million-gallon reservoir, a water treatment plant, and six wells—is located on Proposed Parcel 1. Proposed Parcel 2 will be served by water wells and septic systems once development is proposed. Access to Proposed Parcel 1 will continue to be provided off Vereda Leyenda Road, and access to Proposed Parcel 2 will continue to be provided off Farren Road. The application involves two legal parcels shown as Assessor's Parcel Numbers 079-060-024, 079-100-019, 079-090-006, and 079-090-007, located in the Goleta Community Plan area, Third Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Alan McLeod, Agent

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: State CEQA Guidelines Section 15183

Reasons to support exemption findings:

CEQA Guidelines Section 15183 mandates that projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified shall not require additional environmental review, except as may be necessary to examine environmental effects to those which the agency determines, in an initial study or other analysis:

> (1) Are peculiar to the project or the parcel on which the project would be located,
>
> (2) Were not analyzed as significant effects in a prior EIR on the zoning action, general plan or community plan with which the project is consistent,
>
> (3) Are potentially significant off-site impacts and cumulative impacts which were not discussed in the prior EIR prepared for the general plan, community plan or zoning action, or
>
> (4) Are previously identified significant effects which, as a result of substantial new information which was not known at the time the EIR was certified, are determined to have a more severe adverse impact than discussed in the prior EIR.

CEQA Guidelines Section 15183 applies to the project because the lot line adjustment between two legal lots is consistent with the development density established by the Goleta Community Plan, for which the Goleta Community Plan EIR was certified. As demonstrated in Attachment C.1 to the staff report, incorporated herein by reference, the project will not result in any peculiar environmental effects, new significant environmental impacts, or substantially more severe significant impacts than those previously analyzed in the Goleta Community Plan EIR. Therefore,

pursuant to CEQA Guidelines Section 15183, no additional environmental review is required beyond the analysis contained in Attachment C.1.

Lead Agency Contact Person: Veronica King **Phone #**: (805) 568-2513

Department/Division Representative: Veronica King **Date**: August 18, 2026

Acceptance Date:

Distribution: Hearing Support Staff

Date Filed by County Clerk: 10-7-2026