



*Posting Start Date (Above)*

*Posting End Date (Above)*

County Clerk of the Board Signature \_\_\_\_\_

## NOTICE OF EXEMPTION

**TO:** COUNTY CLERK OF THE BOARD  
COUNTY OF SANTA BARBARA  
105 E. ANAPAMU STREET  
SANTA BARBARA, CA 93101

**FROM:** CITY OF SANTA BARBARA  
PLANNING DIVISION  
P.O. BOX 1990  
SANTA BARBARA, CA 93102-1990

---

**Project Title:** 128 W. Mission Street

**Project Applicant:** Farmacy SB, Inc.

**Application Number:** N/A

**Assessor's Parcel Number:** 025-302-016

**Land Use Zone:** C-G Commercial General

**Project Address:** 128 W. Mission Street

**City:** City of Santa Barbara

**Zip Code:** 93101

**Cross Streets:** W. Mission Street and De La Vina

**Coordinates:** 34.429°N, 119.717°W

**Township:** 4N **Range:** 27W

**Total Acres:** 0.24 acres

**Within Two Miles:**

**State Highways:** U.S. 101

**Airport:** None

**Railroad:** Union Pacific Railroad

**Waterways:** Mission Creek

**Schools:** Roosevelt Elementary Adams Elementary, Harding University Partnership, La Cumbre Jr High, Notre Dame School, Fieldings Graduate University

**Project Description:** Renewal of Commercial Cannabis Business License. See attached.

**Name of Public Agency Approving Project:** CITY OF SANTA BARBARA

**Name of Person or Agency Carrying Out Project:** Pharmacy SB, Inc.

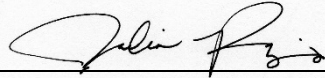
**Lead Agency Contact:** Julia Pujó, Environmental Analyst **Telephone:** (805) 564-5470

**Exempt Status:** Exempt under CEQA Section § 15301, Existing Facilities

**Reason Why Project is Exempt:** The project meets criteria for an exemption under CEQA Guidelines Section § 15301. CEQA Section § 15301 consists of 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.

The project consists of license renewal only and would result in the continuance of existing operations. No new construction is proposed. See attached Categorical Exemption Evaluation Form.

Environmental Analyst Signature: \_\_\_\_\_



Date: 3/1/2024

**Categorical Exemption  
Evaluation Form**

**Class 1: Existing  
Facilities**

Attachment A

**Lead Agency:** City of Santa Barbara

**Applicant Entity/Business Name:** Farmacy SB, Inc. – 128 W. Mission Street

**License Type(s):** Commercial Cannabis Business License

**Date:** March 1, 2024

---

**Project Description:**

Renewal of Commercial Cannabis Business License. See attached Project Description Questionnaire.

- 1. Is the project site currently operating as a cannabis activity site or a similar use, or has it recently operated for this purpose? (If no, skip to Eligibility Conclusion.)**

Yes  No

Yes. Project site is currently operating as a cannabis retail site. The renewal of the Commercial Cannabis Business License would result in the continuation of the existing use.

- 2. Does the project involve an expansion of existing structures that would be considered only minor? (If no, skip to Question 6)**  
No. No expansion of existing structures is proposed.

Yes  No

- 3. Project Expansion:  
Size of expansion in square feet:**  
N/A

- a. Would the expansion be less than or equal to 2,500 square feet or 50% of the floor area before expansion? (If yes, skip to Question 6.)**

Yes  No

- b. Would the expansion be more than 2,500 square feet or 50 percent of the floor area before expansion? (If yes, skip to Question 4.)**

Yes  No

- c. Would the expansion be greater than 10,000 square feet? (If yes, skip to Eligibility Conclusion.)**

Yes  No

4. **Is the project site served by all public services sufficient to serve the project (e.g., water, sewer, electricity, gas)?** (If no, skip to Eligibility Conclusion.)  
N/A  Yes  No
5. **Is there evidence that the project site is located in an environmentally sensitive area?** (If yes, skip to Eligibility Conclusion.)  
No. The project site is located in an urban area.  Yes  No
6. **Does the project require a water right permit or another environmental permit that could result in physical changes to the environment?**  
(If yes, see instructions.)  Yes  No  
No. No construction is proposed.

**EXCEPTIONS TO EXEMPTIONS:**

7. **Scenic Highways**
- a. **Is the project visible from an official State Scenic Highway?**  
(If no, skip to Question 8.)  Yes  No  
No. The project site is not visible from any State Highway.
- b. **If yes, would the project result in damage to scenic resources?** (If yes, skip to Eligibility Conclusion.)  
N/A  Yes  No
8. **Is the project located on a site included on any list compiled pursuant to Government Code § 65962.5 (Cortese List)?** (If yes, skip to Eligibility Conclusion.)  Yes  No  
No. The project site is not located on any list pursuant to Government Code 65962.5 based upon data on the State Water Resources Control Board GeoTracker website.
9. **Would the project result in a substantial adverse change in the significance of a historic resource?** (If yes, skip to Eligibility Conclusion.)  Yes  No  
No. The project site does not contain any historic structures. Further, the project does not involve construction.

**10. Is there evidence of the potential for the project to contribute to a significant cumulative impact? (If yes, skip to Eligibility Conclusion.)**

Yes  No

No. The 2017 Addendum to the certified 2011 General Plan EIR (SCH2009011031) for the Cannabis Regulation Ordinances did not identify cumulative impacts related to commercial cannabis.

**11. Is there evidence of a reasonable possibility of a significant environmental impact due to unusual circumstances?**

Yes  No

No. There are no unusual circumstances associated with the project. The project does not involve construction. The project site is located within an urban area.

**Class 1 Eligibility Conclusion:**

Yes  No

Based on information contained in the administrative record, as reflected in the answers provided to Questions 1-11 above, the project is eligible for a Class 1 categorical exemption. The project fits within the parameters included in CEQA Guidelines Section 15301, and none of the exceptions to this exemption defined in Section 15300.2 apply.



ATTACHMENT A  
**Project Description Questionnaire**

**Lead Agency:**

**Applicant Entity/Business Name:**

**License Type(s):**

**Date:**

---

**1. Source(s) of Information:**

*Indicate the document(s) or other sources of information reviewed to complete this form.*

**2. Project Location and Surrounding Land Use:**

*Provide additional detailed information about the project location, including street address, city, county, Assessor's Parcel Number, major cross streets, general plan designation, zoning designation, and any other physical description that clearly indicates the project site location.*

**Maps to be Included:** *Provide a vicinity map and aerial image to show the project location. Indicate the precise location and boundaries of the proposed project. Provide an address and the location of the project on an appropriately scaled map. Include photographs, not larger than 8 ½ by 11 inches, of existing visual conditions as observed from publicly accessible vantage point(s).*

**Project Location:** *Provide the street address, city, county, Assessor's Parcel Number, and major cross streets.*

**Project Size:** *Quantify the project size (total floor area of the project), and the lot size on which the project is located, in square feet.*

**Existing Land Uses/Zoning:** *Describe the current land uses on the project site and any existing buildings and structures. Describe the surrounding land uses and zoning designations within a one-half mile radius of the project and list all abutting land uses;*

**Previous Use:** *Describe the previous use of the Project site or facility, if known. Include an estimate of the time such previous operations ceased, if such information is available.*

**Was the site previously used for a similar use?** *The key consideration is whether the project involves negligible or no expansion of an existing use.*

### **3. Project Operations:**

*Provide the following information about project operation and maintenance activities. If more than one type of cannabis activity is occurring on-site, provide a description of the project operations for each activity. This should include the following relevant information:*

**Activities Occurring Onsite:** *Describe the activities included in the project application and identify any other commercial cannabis activity or activities occurring at the proposed premises, including other proposed cannabis activities occurring on the property. Describe the cannabis business operation methods and activities (e.g. cultivation methods, manufacturing and/or distribution operations).*



**Cannabis Operation Activities Owned by the Same or Different Businesses:** *Describe any additional cannabis operation activities existing or proposed either owned by the same or different businesses on the property.*

**Number of Employees (total and by shift):** *Estimate the number of anticipated employees onsite and occupancy during operating hours for each cannabis activity.*

**Hours of Operation/Work Shifts:** *Identify the hours of operation/work shifts for the project. If different cannabis activities have different work shifts you may indicate that here.*

**Estimated Daily Trip Generation:** *Estimate the frequency of deliveries or shipments originating from and/or arriving to the project site. Identify the approximate number of vehicle trips per day to be generated by the project and information regarding the days and times most trips are expected to occur.*

**Will the project result in an increase in employees or trips?** *Discuss whether the project will increase the number of employees and daily trips to the project location.*

**Manufacturing Activities:** *If the project involves the manufacturing of commercial cannabis products, specify the use of volatile and/or non-volatile solvents, such as butane, propane, or ethanol.*

**Odor Mitigation:** *Describe odor mitigation methods, strategies, and/or equipment such as carbon filtration systems that will be part of the project.*

**Source(s) of Water and Estimate of Use:** *Name all sources of water, and indicate whether a new or amended water right must be obtained from the State Water Resources Control Board. Estimate monthly or annual water usage that would be required for irrigation, processing, and domestic use for each water source.*

**Wastewater Treatment Facilities:** *Describe the facilities for treatment of wastewater (e.g. leach field, City wastewater collection facilities).*

**Will the project results in an increase in water use?** *Discuss whether the project will require an increase the amount of water used and discuss any changes in water source as a result of the proposed project.*

**Sources of Energy and Estimate of Use:** *Name all existing and proposed sources of electricity including any generators that may be used, including the purpose and duration of use. Estimate monthly or annual electricity use that would be required for all cannabis activities for each electricity source.*

**Electricity Upgrades and Improvements:** *Indicate whether utility connections or other electricity sources (such as solar) need to be upgraded or added at the project site.*

**Will the project result in an increase in energy use:** *Discuss whether the project will require an increase in energy demand and the need for additional energy resources.*

**Hazardous Material:** *Identify the location, type, and quantity of hazardous materials, as defined by Health and Safety Code section 25260, that are stored, used, or disposed of at the project site and a copy of the Hazardous Material Business Plan (HMBP) prepared for the proposed premises, if any.*

**Will the project results in an increase in hazardous material:** *Discuss whether the project will increase the quantity and type of solid waste, as defined by Public Resources Code section 40191, or hazardous waste, as defined by Health and Safety Code section 25117, that is generated or stored onsite.*

#### 4. Required Site Improvements (Construction Activities):

*Include details of all improvements that will be made to the project property as part of the proposed project. This should include the following relevant information:*

**New small or accessory structures:** *For each new structure describe the location (on the premises map), dimensions, purpose, how long their construction is expected to last, and what types of equipment will be used for each.*

**Replacement or reconstruction of existing structures:** *For replacement or reconstruction of existing features or buildings, describe the changes.*

**New facilities, including infrastructure improvements or upgrades:** *Describe whether those improvements are located on the project site or off site (e.g., extension of water line, upgrades to electrical equipment and panels).*

**Modifications or improvements to existing buildings or facilities:** *Describe the nature of the improvements, such as installation of HVAC systems, odor mitigation equipment, irrigation equipment, electrical upgrades, etc.*

**Modifications to the exterior of the buildings:** *Describe any modifications to the exterior of the buildings.*

**Modifications to the interior of the buildings:** *Describe any modifications to the interiors of the buildings.*

**Grading:** *Describe any grading that will be required and the anticipated amounts of cut and fill.*

**Location of construction equipment and materials storage (staging) areas:** *Describe where construction equipment and material storage areas will be located, where appropriate.*

## **5. Environmental Setting:**

*Describe the following natural characteristics on the project site. This should include the following relevant information:*

**Topographic Features:** *Described the general topographic features (slopes and other features).*

**Natural Characteristics:** *Describe the natural characteristics of the project site (general vegetation types, vegetation, drainage, soil stability, habitat, etc).*

**Water Features:** *Identify whether there are any watercourses and riparian habitats within 150-feet of the proposed premises (e.g., drainage swales, stream courses, springs, ponds, lakes, creeks, tributary of creeks, wetlands).*

**Scenic, Rare, or Unique Characteristics:** *Identify whether the property contains natural features of scenic value of rare or unique characteristics (e.g., rock outcroppings, mature trees).*

**Historic Designations or Archeological Remains:** *Identify whether the property has any historic designations or archeological remains onsite.*

**Habitat for Special Status Species:** *Identify whether the property contains habitat for special status species.*

**Resources of Hazardous or Critical Concern or Unusual Circumstances:** *Identify whether the property has any environmental resources of hazardous or critical concern or any unusual circumstances.*

**6. Environmental Commitments:**

*List any environmental commitments agreed to by the applicant to the protection of biological or cultural resources, energy efficiency, water efficiency, noise abatement, lighting, or other aspects of the project that may reduce impacts on the environment.*

**7. Permits Required:**

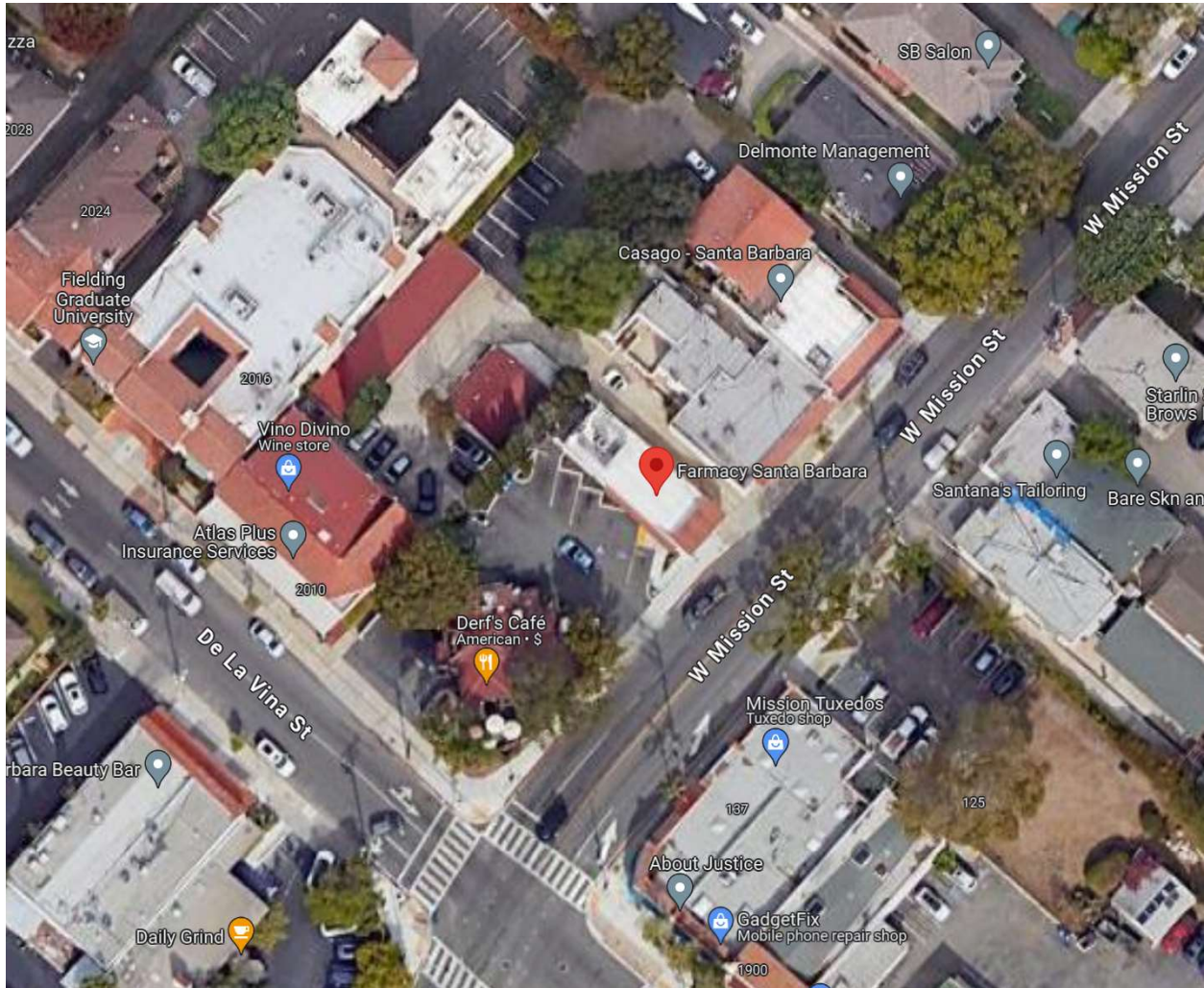
*List all required federal, state, and local permits required, including all entitlements required for this project by a planning commission, local air district, or regional water board. Identify whether the commercial cannabis business(es) is licensed by or has applied for licensure from the Department, or one of the prior state cannabis licensing authorities: the Bureau of Cannabis Control, the California Department of Food and Agriculture, or the State Department of Public Health, to engage in commercial cannabis activity at the proposed premises.*

<b>Agency</b>	<b>Permit</b>	<b>Status</b>
California Department of Fish and Wildlife	Section 1602 Lake or Streambed Alteration Agreement	
State Water Resources Control Board / Regional Water Quality Control Board	Water quality protection program	
Local Air District		

**Farmacy SB, Inc**  
**C10-0000293-LIC**  
**128 W. Mission St. Santa Barbara, CA 93101**

**SECTION 2. PROJECT LOCATON AND SURROUNDING USES**

Provide a vicinity map and aerial image to show the project location. Indicate the precise location and boundaries of the proposed project.





Provide photographs, not larger than 8 ½ by 11 inches, of the of existing visual conditions as observed from the publicly accessible vantage point(s).



