

NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

SANTA BARBARA COUNTY
CLERK OF THE BOARD OF SUPERVISORS

FROM: Veronica King, Planning and Development Department

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: 075-162-011

Case No.: 22DVP-00000-00010, 22CUP-00000-00018, 22CDP-00000-00091

Location: 971 Embarcadero Del Mar

Project Title: St. George Residential Building

Project Applicant: Ed. St. George

Project Description: The project will allow for the demolition of an existing commercial building of 3,450 gross square feet (SF) and the construction of a new three-story 9,970 SF building to be used as a Single Room Occupancy (SRO) facility. There will be 28 single occupancy rooms divided amongst five room groups. Each group will share restrooms, a kitchen, and common living space. Each bedroom will include one single twin bed. A facility office and trash room are located on the first floor. The maximum height of the building will be 35 feet. Eight parking spaces and 30 bicycle parking spaces are proposed. Grading will consist of 26 cubic yards of cut and 52 cubic yards of fill, with 26 cubic yards of import. No trees are proposed for removal. The parcel will continue to be served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will be provided via a new driveway off Trigo Road. The property is a 0.2-acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-011, located at 971 Embarcadero Del Mar in the Goleta Community Plan area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Lonnie Roy, ON Design Architects

Exempt Status:

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

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

Reasons to support exemption findings:

The project is categorically exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures, including apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas. A dwelling is defined in Article II, the Coastal Zoning Ordinance, as a room or group of rooms having interior access between all habitable rooms, including permanent provisions for living, sleeping, eating, cooking, bathing and sanitary facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by one family on a non-transient basis and having not more than one kitchen. Each pod is made up of one kitchen, and between five and six single occupancy rooms. Based on the definition of a dwelling, each pod is considered a dwelling unit, resulting in five dwelling units. Given that the project is for the construction of a SRO facility with five dwelling units and is located in an urbanized area of the County, the project is exempt under CEQA Section 15303.

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 exemptions does not apply because no significant impacts that threaten the environment would result from the project. There is no mapped Environmentally Sensitive Habitat or other environmental resources of hazardous or critical concern on or nearby the 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 exemptions does not apply because there are no significant incremental or measurable cumulative impacts associated with successive

projects of this type in the same place over time. The project is limited to the demolition of an existing single-story commercial structure and the construction of a new SRO facility consisting of 28 rooms and 5 room groups. The construction of the proposed SRO facility compares to the impacts associated with a new five-unit apartment building. Similar alterations to existing commercial or multifamily residential structures on and adjacent to this parcel will not have a significant impact as the subject property is located in the C-2 Zone District with existing urbanized development surrounding the lot. Therefore, the potential for cumulative impacts of future development is limited.

- (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 exemptions 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. There are no unusual environmental circumstances associated with the site. All services will remain available and adequate.

- (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 proposed project is not viewable from any designated scenic highway area. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (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 Hazardous Waste Site. Therefore, this exception to the Categorical Exemptions 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.**

The subject property does not currently contain any significant historical resources, nor is it located in an area that would qualify as a historically significant resource. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

St. George Residential Building; 22DVP-00000-00010, 22CUP-00000-00018, and 22CDP-00000-00091
April 19, 2024
Attachment C – 4

Lead Agency Contact Person: Veronica King *Veronica King*

Phone #: (805) 568-2513 Department/Division Representative: _____

Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 6/27/24