

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors and Office of Planning and Research

FROM: Cody Graybehl, Community 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 Guidelines for the implementation of CEQA.

Project Address: 1423 and 1431 South Bradley Road

Project No.: PD2023-0019, U2023-0019 and TR2023-0004

Location: The site is 3.7-acres, and is infill development. An existing commercial building would be removed.

Project Title: Bradley Commercial Planned Development, Conditional Use Permit and Tentative Parcel Map

Project Applicant: David Marks, Santa Maria South Bradley Investments, LLC

Project Description: Review of a Planned Development Permit (PD2023-0019), Conditional Use Permit (U2023-0019), and Tentative Parcel Map (TR2023-0004) for Santa Maria South Bradley Investments, LLC, to: 1) subdivide a 3.70-acre parcel into three parcels; 2) demolish an existing 7,070-square-foot restaurant and replace it with a new 3,596-square-foot carwash; and 3) construct a new 2,300-square-foot drive-thru coffee shop on a 3.70-acre site in a PD/C-2 (Planned Development/General Commercial) district.

Name of Public Agency Approving Project: City of Santa Maria

Name of Person or Entity Carrying Out Project: David Marks

Exempt Status:
 Statutory Exemption
 Categorical Exemption
 Emergency Project
 Declared Emergency

Cite specific CEQA or CEQA Guidelines Section: This is a Class 32 (Infill Development) categorical exemption based on Section 15332 of the CEQA Guidelines

Reasons to support exemption findings: This is a Class 32 (Infill Development Projects) categorical exemption based on Section 15332 of the California Environmental Quality Act Guidelines. The project is consistent with all applicable General Plan policies and the General Commercial land use designation, the PD/C-2 zoning designation and

general zoning requirements. The project site is within the City's incorporated area on a parcel that is less than five acres substantially surrounded by urban uses. The project is within a developed commercial area of the city and, based on a visual site assessment and a pattern of commercial development surrounding the site, does not contain habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is adequately served by all required utilities. None of the exceptions to the exemption as outlined by Section 15300.2 of the CEQA Guidelines apply. No further environmental review is required.

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 project is a Class 32 exemption. Therefore, this exception 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.**

No cumulative impacts would be generated as this site can be adequately served by existing utilities and the project is of the same scale as development nearby.

- (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.**

No unusual circumstances are present.

- (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.**

No scenic highways would be impacted by the 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.**

No hazardous waste sites are located at the project site.

(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.

No historical resources are located at the project site.

Lead Agency Contact Person: Cody Graybehl, Senior Planner

Signature: *Cody Graybehl*

Phone #: (805) 925-0951 x 2552

Department/Division Representative: Community Development/Planning Division

Date: September 9, 2024

Acceptance Date: _____

Date Filed by County Clerk: _____