

**Notice of Exemption  
CEQA**

**Lease Agreement Between the  
County of Santa Barbara  
and  
Rippan Property, LLC**

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: General Services Department
(Lead Department/Division)

Based on a preliminary review of the project the following activity 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(s) 051-010-08

LOCATION: 3845 State Street, Santa Barbara, CA 93105

PROJECT TITLE: Sub-Lease Agreement between the County of Santa Barbara and Rippan Property, LLC

PROJECT DESCRIPTION: To lease a vacant building (previously Sears) at La Cumbre Shopping Center located at 3845 La Cumbre Plaza, Santa Barbara for the Alternate Care Site (ACS) activation and operation due to the COVID-19 Incident.

EXEMPT STATUS: (Check One)

- \_\_\_ Ministerial
\_\_\_ Statutory
\_\_\_ Categorical Exemption
[X] Emergency Project
\_\_\_ No Possibility of Significant Effect
\_\_\_ Not a project per Section 15273(a)(1), (2), (3) and (4)

Cite specific CEQA Guideline Sections: Pursuant to CEQA Guidelines Section 15269, the action is necessary to prevent or mitigate an emergency.

Reasons to support exemption findings: The execution of the lease associated with this project and resulting leasehold improvements to the space being leased, is for the purpose of preventing or mitigating a potential pandemic situation. As part of the COVID-19 response, sub-leasing and improving this property will support county wide emergency protective measures during an emergency or disaster for patient healthcare in the event of a surge in COVID-19 cases.

Department/Division Representative Date

NOTE: A copy of this document must be filed with the County Clerk of the Board after project approval to begin a 35 day statute of limitations on legal challenges.

DATE FILED WITH CLERK OF THE BOARD