

ATTACHMENT B: NOTICE OF EXEMPTION

Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, 25RZN-00002

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Lila Spring, Senior Planner
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 of Santa Barbara (County) guidelines for the implementation of CEQA.

APN(s): Not applicable.

Case Nos.: 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002

Location: Countywide

Project Title: Senior Mobile Home Park Overlay Ordinance Amendments Project

Project Description: Case Nos. 25GPA-00002, 25ORD-00003, 25ORD-00004, 25RZN-00001, and 25RZN-00002 amend the Santa Barbara County Land Use and Development Code (LUDC) and the Coastal Zoning Ordinance (CZO) to adopt the Senior Mobile Home Park (SMHP) Overlay and the Mobile Home Park (MHP) Overlay. The amendments also update County land use and zoning maps and implement land use designation changes and consistency rezones. The two overlays will assist in ensuring affordable housing for seniors in senior mobile home parks and for all ages in mobile home parks. The proposed amendments do not enable any development.

Exempt Status:

- ☐ Ministerial
- ☒ Statutory – Section 15265
- ☐ Categorical Exemption
- ☐ Emergency Project
- ☒ No Possibility of Significant Effect – Section 15061(b)(3)

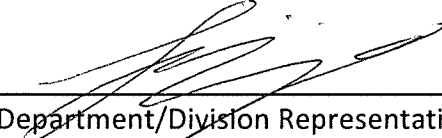
Cite specific CEQA Guideline Section: CEQA Guidelines Sections 15061(b)(3) and 15265.

Reasons to support exemption findings: The following provides a brief discussion of the proposed amendments and why they would be exempt from CEQA. Additional details regarding the proposed amendments are included in the Board Letter.

The proposed mobile home park ordinance amendments, and limited land use designation and zoning designation consistency amendments, apply to existing mobile home park developments throughout unincorporated Santa Barbara County. The project does not authorize new uses or development of land, and no significant environmental impacts would occur as a result of the proposed project. The project is exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3), which states that "the activity is covered by the common sense exemption that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA."

The proposed ordinance amendments are designed to promote the continued use of mobile homes and manufactured homes in the unincorporated County as an accessible housing option for households of all income levels; recognize that senior mobile home parks provide one of the few housing options within Santa Barbara County available to seniors that are affordable and allow for independent living in a detached dwelling; and, preserves a significant source of affordable, senior housing by ensuring that senior mobile home parks within the unincorporated area remain predominantly available to seniors and are not converted to allow occupancy by persons of all ages. The two new overlays, land use designation changes, and rezones are only applied to pre-existing mobile home park properties. No physical development is proposed or approved as part of this project. Therefore, the proposed amendments are exempt from the provisions of CEQA pursuant to CEQA Guidelines Section 15061(b)(3).

In addition, CEQA Guidelines Section 15265 statutorily exempts local government activities involving the preparation and adoption of local coastal program amendments from environmental review. The proposed CZO amendment affects a portion of the county within the Coastal Zone and constitutes an amendment to the County's Local Coastal Program. Therefore, the proposed CZO amendment is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15265.

6/25/25

Department/Division RepresentativeDate

Acceptance Date (date of final action on project): _____

Date Filed by County Clerk: _____