

ATTACHMENT D: NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Heather Allen, Redevelopment Agency

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(s): 075-112-016

Case Nos.: 05DVP-00000-00027, 07CUP-00000-00036, 07ORD-00000-00009, & 07DPA-00000-00001

Location: 909 Embarcadero Del Mar, Isla Vista area

Project Title: Paradise Ivy Mixed Use Building

Project Description: The Paradise Ivy Mixed Use Project is a public/private partnership to redevelop a key corner of downtown Isla Vista with a mixed use residential and commercial project. The project provides new community-serving commercial space on the ground floor and twenty four residential studio units on the remaining two levels. Six studios would be price restricted affordable units available for rent to low income households earning less than 75% of the Area Median Income. The remaining eighteen studios would be market rate rental units. Authorization of the attached agreements (Owner Participation Agreement, Regulatory Agreement, and Parking Agreement) effectuates County Planning Commission approval, permit numbers 05DVP-00000-00027, 07CUP-00000-00036, 07ORD-00000-00009, 07DPA-00000-00001, of the proposed mixed-use project with six affordable units in downtown Isla Vista.

Name of Public Agency Approving Project: County of Santa Barbara Redevelopment Agency Board of Directors

Name of Person or Agency Carrying Out Project: Paradise Ivy, LLC

Exempt Status: (Check one)

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [§15061(b,3)]
- CEQA Statute Section 21090(b)

Cite specific CEQA Statute Section: CEQA Statute Section 21090(b) [Redevelopment Plan Deemed Single Project].

Reasons to support exemption findings: CEQA Statute Section 21090(b) exempts projects “if the environmental impact report for a redevelopment plan (IVMP EIR) is a project EIR and all public and private activities or undertaking pursuant to, or in furtherance of a redevelopment plan shall be deemed a single project. Additionally, the events specified in CEQA Statutes Section 21166 shall not have occurred with respect to the project including:

- a) Substantial changes are not proposed in the project which will require major revisions of the environmental impact report.
- b) Substantial changes would not occur with respect to the circumstances under which the project is being undertaken which will require major revisions in the environmental impact report.
- c) No new information, which was not known and could not have been known at the time the environmental impact report was certified as complete, becomes available.”

Environmental review of the proposed project was undertaken and addressed within the Isla Vista Master Plan EIR, a project EIR. The project comprises a mixed-use, urban infill development with 24 residential studios and 8,450 square feet (gross) of commercial space as described in the Isla Vista Master Plan and EIR. Implementation of the project would not include any of the above-described substantial changes or new information which was not addressed in the Isla Vista Master Plan EIR.

Department/Division Representative

Date

Acceptance Date: _____

Note: A copy of this form must be posted at P&D 6 days prior to a decision on the project. Upon project approval, this form must be filed with the County Clerk of the Board and posted by the Clerk of the Board for a period of 30 days to begin 35-day statute of limitations on legal challenges.

distribution: Errin Briggs, P&D
Project file (when P&D permit is required)
Jeff Lindgren, RDA
Mary McMaster, County Counsel
Date Filed by County Clerk: 7/14/09