

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: General Services Department/Real Property 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) 099-150-057 **Case No.** Real Property File No. 003672

LOCATION: 2025 Sweeney Road, Lompoc, CA 93436

PROJECT TITLE: Bridgehouse Second Amendment to License Agreement

PROJECT DESCRIPTION: The proposed action is to amend the License Agreement to extend the term, acknowledge a modular unit on premises, and add language that the Licensee is responsible for all related costs, inspections, operation, maintenance, as well as removal of the modular unit upon termination. The amendment also replaces the Exhibit A map reflecting the addition of the modular within the boundary of the licensed area.

EXEMPT STATUS: (Check One)

- Ministerial
- Statutory
- Categorical Exemption [Section 15301 and 15303]
- Emergency Project
- No Possibility of Significant Effect

Cite specific CEQA Guideline Section: 15301 [*Existing Facilities*]; 15303 [*New Construction or Conversion of Small Structures*]

Reasons to support exemption findings: The proposed action is categorically exempt from environmental review pursuant to Section 15301 [*Existing Facilities*] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). The CEQA Existing Facilities exemption at Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. Further, Section 15303 [*New Construction or Conversion of Small Structures*] allows the proposed action of the amendment of a license agreement for the purpose of adding a small facility or structure. Therefore, approval of this amendment is exempt from CEQA in accordance with Sections 15301 and 15303.

With regard to the proposed project, the exceptions to the Existing Facilities categorical exemption that must be considered 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 in all instances, except where the project may impact on an*

environmental resources of hazardous or critical concern where designated, precisely mapped, and official adopted pursuant to law by federal, state, or local agencies.

The modular unit shall be placed within the existing boundary of the licensed area adjacent to an existing sidewalk and asphalt driveway and approximately twenty feet (20') away from an existing building. The modular is in an area that will not impact an environmental resource of hazardous or critical concern, and no federal, state or local agency has identified a resource at this location as being of hazardous or critical concern.

- (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.*

There are no successive projects of the same type in the same place anticipated for this location. There is no cumulative impact and, therefore this exception does not apply.

- (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.*

The County's proposed License Amendment will not result in any physical changes outside the licensed area or impacts to the environment and therefore will not result in a significant effect on the environment.

- (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.*

There are no state scenic highways in the project area. This exception does not apply.

- (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.*

This proposed project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, it is not located on a hazardous waste site and this exception does not apply.

- (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.*

This proposed project does not involve any historical resources. This exception does not apply.

The Section 15303 is a Class 3 Categorical Exemption, therefore this exemption is not applicable.

Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the

conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.*
- (b) A duplex or similar multi-family residential structure, totaling no more than four dwelling units. In urbanized areas, this exemption applies to apartments, duplexes and similar structures designed for not more than six dwelling units.*

This project is not a residential dwelling, therefore, the previous two exemptions do not apply.

(c) A store, motel, office, restaurant or similar structure not involving the use of significant amounts of hazardous substances, and not exceeding 2500 square feet in floor area. In urbanized areas, the exemption also applies to up to four such commercial buildings not exceeding 10,000 square feet in floor area on sites zoned for such use if not involving the use of significant amounts of hazardous substances where all necessary public services and facilities are available and the surrounding area is not environmentally sensitive.

(d) Water main, sewage, electrical, gas, and other utility extensions, including street improvements, of reasonable length to serve such construction.

(e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.

(f) An accessory steam sterilization unit for the treatment of medical waste at a facility occupied by a medical waste generator, provided that the unit is installed and operated in accordance with the Medical Waste Management Act (Section 117600, et seq., of the Health and Safety Code) and accepts no offsite waste.

As described above, none of the exceptions to the categorical exemptions contained within Section 15300.2 of the State CEQA Guidelines apply to this project.

Lead Agency Contact Person: Janette D. Pell

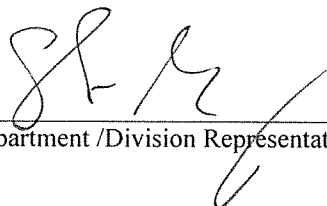
Phone: (805) 560-1011

Department/Division Representative: Janette D. Pell

NOTE: A copy of this document must be posted with the County's Planning and Development Department at least 6 days prior to consideration of the activity by the decision-makers to comply with County CEQA guidelines, and a copy must be filed with the County Clerk of the Board after project approval to begin a 35 day statute of limitations on legal challenges.

Distribution: Board of Supervisors

DATE FILED WITH CLERK OF THE BOARD


Department /Division Representative 6/26/19 Date