

ATTACHMENT B

NOTICE OF EXEMPTION

RECEIVED

TO: Santa Barbara County Clerk of the Board of Supervisors

2025 FEB 26 P 3: 06

FROM: Veronica King, Planning and Development Department

PLANNING AND DEVELOPMENT DEPARTMENT
SANTA BARBARA COUNTY

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: 075-162-011

Case No.: 22DVP-00000-00010, 22CUP-00000-00018, 22CDP-00000-00091

Location: 971 Embarcadero Del Mar

Project Title: St. George Residential Building

Project Applicant: Ed. St. George

Project Description: The project will allow for the demolition of an existing commercial building of 3,450 gross square feet (SF) and the construction of a new three-story 9,970 SF building to be used as a Single Room Occupancy (SRO) facility. There will be 28 single occupancy rooms divided amongst five room groups. Each group will share restrooms, a kitchen, and common living space. Each bedroom will include one single twin bed. A facility office and trash room are located on the first floor. The maximum height of the building will be 35 feet. Eight parking spaces and 30 bicycle parking spaces are proposed. Grading will consist of 26 cubic yards of cut and 52 cubic yards of fill, with 26 cubic yards of import. No trees are proposed for removal. The parcel will continue to be served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Department. Access will be provided via a new driveway off Trigo Road. The property is a 0.2-acre parcel zoned C-2 and shown as Assessor's Parcel Number 075-162-011, located at 971 Embarcadero Del Mar in the Goleta Community Plan area, Second Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Lonnie Roy, ON Design Architects

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Section 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings:

The project is categorically exempt from environmental review pursuant to Section 15303 [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures, including apartments, duplexes and similar structures designed for not more than six dwelling units in urbanized areas. A dwelling is defined in Article II, the Coastal Zoning Ordinance, as a room or group of rooms having interior access between all habitable rooms, including permanent provisions for living, sleeping, eating, cooking, bathing and sanitary facilities, constituting a separate and independent housekeeping unit, occupied or intended for occupancy by one family on a non-transient basis and having not more than one kitchen. Each pod is made up of one kitchen, and between five and six single occupancy rooms. Based on the definition of a dwelling, each pod is considered a dwelling unit, resulting in five dwelling units. Given that the project is for the construction of a SRO facility with five dwelling units and is located in an urbanized area of the County, the project is exempt under CEQA Section 15303.

The proposed project does not involve unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. 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.**

This exception to the categorical exemptions does not apply because no significant impacts that threaten the environment would result from the project. There is no mapped Environmentally Sensitive Habitat or other environmental resources of hazardous or critical concern on or nearby the parcel.

- (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.**

This exception to the categorical exemptions does not apply because there are no significant incremental or measurable cumulative impacts associated with successive

projects of this type in the same place over time. The project is limited to the demolition of an existing single-story commercial structure and the construction of a new SRO facility consisting of 28 rooms and 5 room groups. The construction of the proposed SRO facility compares to the impacts associated with a new five-unit apartment building. Similar alterations to existing commercial or multifamily residential structures on and adjacent to this parcel will not have a significant impact as the subject property is located in the C-2 Zone District with existing urbanized development surrounding the lot. Therefore, the potential for cumulative impacts of future development is limited.

- (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.**

This exception to the categorical exemptions does not apply because there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. There are no unusual environmental circumstances associated with the site. All services will remain available and adequate.

- (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.**

The proposed project is not viewable from any designated scenic highway area. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed 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.**

The proposed project is not located on a Hazardous Waste Site. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

- (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.**

The subject property does not currently contain any significant historical resources, nor is it located in an area that would qualify as a historically significant resource. Therefore, this exception to the Categorical Exemptions is not applicable to the proposed project.

St. George Residential Building; 22DVP-00000-00010, 22CUP-00000-00018, and 22CDP-00000-00091
April 19, 2024
Attachment C – 4

Lead Agency Contact Person: Veronica King *Veronica King*

Phone #: (805) 568-2513 **Department/Division Representative:** _____

Date: _____

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 02-26-2025



2023 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report or Notice of Exemption.

You will need to submit one original for posting plus one copy for the Department of Fish & Wildlife. A scanned copy including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person Andrew Kish		Phone 805-568-3534	
Lead Agency Santa Barbara County		Lead Agency Email akish@countyofsb.org	
Project Title 971 Embarcadero del Mar- Agreement to Provide Affordable Housing			
Project Applicant Edward St. George	Email lroy@architects-ca.com	Phone 805-896-7896	
Project Applicant Address 831 Cliff Dr. #100	City Santa Barbara	State CA	Zip 93109

DOCUMENT BEING FILED:

- Environmental Impact Report (EIR)
 - 2023 Filing Fee \$3,839.25
 - Previously Paid (must attach receipt) \$0.00
 - No Effect Determination (must be attached) \$0.00

- Negative Declaration or Mitigated Negative Declaration
 - 2023 Filing Fee \$2,764.00
 - Previously Paid (must attach receipt) \$0.00
 - No Effect Determination (must be attached) \$0.00

- Notice of Exemption \$0.00

- County Administrative Handling Fee (required for all filings, effective 7/19/18) \$50.00

TOTAL: \$ 50.00

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

- Cash
 - Credit Card
 - Check # _____
 - Journal Entry # JE-0278126
- (in person only)



State of California - Department of Fish and Wildlife
2025 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
 DFW 753.5a (REV. 01/01/25) Previously DFG 753.5a

RECEIPT NUMBER:
 42 — 02/26/2025 — 034
 STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY Santa Barbara County	LEAD AGENCY EMAIL akish@countyofsb.org	DATE 02/26/2025
COUNTY/STATE AGENCY OF FILING Santa Barbara	DOCUMENT NUMBER	

PROJECT TITLE

971 Embarcadero del Mar - Agreement to Provide Affordable Housing

PROJECT APPLICANT NAME Edward St. George	PROJECT APPLICANT EMAIL Iroy@architects-ca.com	PHONE NUMBER (805) 896-7896
PROJECT APPLICANT ADDRESS 831 Cliff Drive #100	CITY Santa Barbara	STATE CA
		ZIP CODE 93109

PROJECT APPLICANT (Check appropriate box)

- Local Public Agency
 School District
 Other Special District
 State Agency
 Private Entity

CHECK APPLICABLE FEES:

- | | | | |
|---|------------|----|-------|
| <input type="checkbox"/> Environmental Impact Report (EIR) | \$4,123.50 | \$ | 0.00 |
| <input type="checkbox"/> Mitigated/Negative Declaration (MND)(ND) | \$2,968.75 | \$ | 0.00 |
| <input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW | \$1,401.75 | \$ | 0.00 |
|
 | | | |
| <input checked="" type="checkbox"/> Exempt from fee | | | |
| <input checked="" type="checkbox"/> Notice of Exemption (attach) | | | |
| <input type="checkbox"/> CDFW No Effect Determination (attach) | | | |
| <input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy) | | | |
| <hr/> | | | |
| <input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only) | \$850.00 | \$ | 0.00 |
| <input checked="" type="checkbox"/> County documentary handling fee | | \$ | 50.00 |
| <input type="checkbox"/> Other | | \$ | |

PAYMENT METHOD:

- Cash
 Credit
 Check
 Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X *Katherine Douglas*

AGENCY OF FILING PRINTED NAME AND TITLE

Katherine Douglas, Deputy Clerk