

**ATTACHMENT D: NOTICE OF EXEMPTION**

**TO:** Santa Barbara County Clerk of the Board of Supervisors

**FROM:** Glenn Russell, Director, Planning & Development

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):** NA Case No.: NA

**Location:** 909 Embarcadero del Mar, Isla Vista area

**Project Title:** Public-Private Partnership for Six Affordable Housing Units

**Project Description:** Second Amendment to an Owner Participation Agreement with Paradise Ivy, LLC (“Develop”), which includes a \$717,000 loan of Redevelopment Agency funds for development of six affordable housing units, and an Inter-creditor Agreement authorizing Developer’s lender to hold remaining balance of committed funds (\$617,000) and to disburse in accordance with Agency-approved performance milestones.

**Name of Public Agency Approving Project:** County of Santa Barbara

**Name of Person or Agency Carrying Out Project:** County of Santa Barbara  
Redevelopment Agency

**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:** 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:

- 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, or 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. Neither the amendments to the Owner Participation and Inter-Creditor Agreements, nor implementation of the project would constitute any of the above-described substantial changes or new information which was not previously addressed in the Isla Vista Master Plan EIR.

Lead Agency Contact Person: Vicki Parker Phone #: (805) 568-2057

Department/Division Representative: County of Santa Barbara Redevelopment Agency

Date: April 20, 2011

Acceptance Date: May 3, 2011

**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.**