

CEQA NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Sylvia Barnard, Executive Director, Good Samaritan Shelter

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: 123-134-14

Location: 614 S. Pine St., Santa Maria

Project Title: Pine Street Bungalows II

Project Applicant: Good Samaritan Shelter, Inc.

Project Description:

Good Samaritan Shelter proposes to demolish the existing garage and reconstruct a 4-bedroom affordable housing unit on the property located at 614 S. Pine Street that will house a large homeless family out of Good Samaritan's shelter system in Santa Maria. The new construction will include one affordable housing unit that will include 4 bedrooms, 3 bathrooms, kitchen, living area, laundry room, and a new garage. The new unit will provide affordable, permanent housing for a large homeless family that is waiting for housing within Good Samaritan Shelter's shelter system in Santa Maria.

Name of Public Agency Approving Project: County of Santa Barbara; City of Santa Maria

Name of Person or Agency Carrying Out Project: Good Samaritan Shelter, Inc.

Exempt Status: (Check one)

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

CEQA Guideline Section 15303 New Construction or Conversion of Small Structures

Reasons to support exemption findings:

Section 15303 exempts the construction and location of limited numbers of new, small facilities or structures, including single family dwellings, utility extensions, accessory structures including garages, carports, patios, swimming pools and fences. Therefore Section 15303 applies to the proposed project.

There is no substantial evidence that the proposed project involves 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.

There are no designated or mapped environmentally sensitive habitats (ESH), biological or cultural resources, or other resources of hazardous or critical concern located in, or within close proximity to, the proposed project site. Fish and Wildlife mapping of endangered species habitat areas, critical habitats, and riparian corridors were reviewed to verify that there were no listed species in the project area. Therefore, this exception to the categorical exemptions would not apply.

- (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.

The proposed project includes Demolition of existing garage at rear of 614 S. Pine Street, and reconstruction of single family home and garage. The proposed project would create no significant impacts to protected resources. Additional minor structural development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on residentially-zoned parcels in the vicinity would not result in a cumulatively significant impact. Therefore, this exception to the categorical exemptions 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.

There is no substantial evidence that the proposed project involves unusual circumstances, including future activities, resulting in or which might reasonably result in significant impacts which threaten the environment. Accordingly, this exception to the Categorical Exemption is not applicable to the proposed project.

- (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 project site is not located near a designated state scenic highway. Accordingly this exception to the Categorical Exemption 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 project site is not a hazardous waste site included on any list compiled pursuant to Section 65962.5 of the Government Code, and therefore this exception to the Categorical Exemption 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.**

No known pre-historic cultural sites exist within the project site. There is no substantial evidence that the proposed project would cause an adverse change in any historical resources, and therefore this exception to the Categorical Exemption is not applicable to the proposed project.

Department/Division Representative: Ted Teyber

Date: 1/6/2020

Date Filed by County Clerk: