

ATTACHMENT 8

Montecito Land Use and Development Code
CEQA Notice of Exemption

ATTACHMENT 8: NOTICE OF EXEMPTION

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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Dan Klemann, Deputy Director, Long Range Planning Division
Planning and Development Department

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.

Case No.: Case No. 16ORD-00000-00011

Location: The proposed ordinance would apply to the unincorporated area of the County of Santa Barbara located in the inland area within the Montecito Community Plan boundary.

Project Title: Short-Term Rental Ordinance

Project Description:

An ordinance (16ORD-00000-00011) amending Division 35.2, Montecito Zones and Allowable Land Uses, Division 35.3, Montecito Site Planning and Other Project Standards, and Division 35.10, Glossary of the Santa Barbara County Montecito Land Use and Development Code, of Chapter 35, Zoning, of the Santa Barbara County Code, to implement new regulations regarding the land use of Short-Term Rentals.

Name of Public Agency Approving Project: County of Santa Barbara

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

Exempt Status:

- Ministerial
- Statutory Exemption
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect

Cite specific CEQA Guideline Section: CEQA Section 15061(b)(3) states that “the activity is covered by the general rule that CEQA applies only to projects which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.”

Reasons to support exemption findings: The ordinance amendments revise and clarify restrictions pertaining to the land use of Short-Term Rentals which will serve to minimize potential adverse impacts to the surrounding areas. This ordinance amendment is not related to any particular development projects and individual project will be subject to compliance with CEQA, as applicable.

The proposed ordinance identifies where the land use is prohibited in the Residential, Resource Management, Special Purpose Zones and Agriculture zone districts (R-1/E-1, R-2, DR, PRD, RMZ, CN, PU, REC, and AG-I). The ordinance also allows the use in the Resort/Visitor Serving Commercial Zone (C-V) where other transient occupancy uses are allowed with a permit. Approximately 75% of the Short-Term Rentals currently paying transient occupancy tax exist in residential zoning, thus, the results of the ordinances could be a reduction in Short-Term Rentals in the County. Implementation of the ordinance does not increase density or the intensity of use in the allowed zoning district of Commercial.

Therefore, it can be seen with certainty that there is no possibility that this activity may have a significant effect on the environment.

Lead Agency Contact Person: Jessica Metzger, Senior Planner, Long Range Planning Division

Phone #: (806) 568-3532

Department/Division Representative: _____

Date: December 6, 2016

Acceptance Date: _____
[date of final action on project]

Distribution: County Hearing Support Staff

Date Filed by County Clerk: _____