

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Department of Behavioral Wellness
(Lead Department/Division)

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) 085-243-013 and 085-213-017 **Project No.** N/A

LOCATION: 303 South C Street, City of Lompoc, County of Santa Barbara

PROJECT TITLE: Champion Healing Center MHRC Tenant Improvements

PROJECT APPLICANT: County of Santa Barbara Department of Behavioral Wellness

PROJECT DESCRIPTION: This project will consist of the County contributing funds to Crestwood Behavioral Health, Inc. to be used to convert the existing medical facility into an Institutional Group I-3 Condition 2 occupancy pursuant to the California Building Code, including causing the building separations to be compliant for I-3 occupancy to meet licensing requirements for a Mental Health Rehabilitation Center (MHRC). All exterior doors of the facility will be replaced with secured doors through a magnetic lock. All client spaces will also require secured doors to pass through to other spaces. The existing yard will require a ten (10) foot high enclosure. The exiting elevator will require access control for operations. All components of the life safety system(s) may need to be configured to comply with I-3 occupancy. Additionally, ADA upgrades will be made as required.

Name of Public Agency Approving Project: County of Santa Barbara and City of Lompoc

Name of Person or Agency Carrying Out Project: Crestwood Behavioral Health, Inc.

Exempt Status: (Check one)

- Ministerial
- Statutory Exemption
- X** Categorical Exemption {15301(a)}
- Emergency Project
- Declared Emergency

Cite specific CEQA and/or CEQA Guideline Section: 15301(a) Existing Facilities consists of 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. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of use. Examples include but are not limited to interior or exterior alterations involving such things as interior partitions, plumbing and electrical conveyances.

Reasons to support exemption findings: Consistent with this exemption, the proposed project involves negligible or no expansion of the former use. The facility was comprised of a 34-bed medical detoxification unit, a 16-bed inpatient residential treatment unit, and sober living with 30-bed residences, totaling 80 beds. After tenant improvements are complete, the facility will be used as an MHRC also with an 80-bed capacity. The County will also sublease office space for its crisis services staff. There are no unusual circumstances which would create a possibility that there would be a significant effect to the environment between the previous and proposed uses. Therefore, the project can be found to be categorically exempt from CEQA.

There is no substantial evidence that there are 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.**

CEQA Guidelines Section 15301 is a Class 1 exemption; therefore, this exception does 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 project consists of a one-time conversion of the existing medical facility with occupancies of I-2, R-2, R-4, B, F-1, A-3, into an I-3 Condition 2 occupancy. Improvements are planned to be completed in the fall of 2020. Therefore, the cumulative impacts of successive projects of the same type, in the same place, or over time, will not be significant.

- (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. There is nothing unusual about the building, the type of construction proposed, or the future use. The project is located at an existing medical facility. Therefore, this exception does not apply.

- (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 is not visible from a scenic highway and does not involve a scenic highway or a project which may result in damage to a scenic resource, removal of trees, rock outcropping or similar resource.

- (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 archaeological sites or historic structures exist on the site. Therefore, there would be no historical, archaeological, or cultural resource impact associated with the proposed project. Therefore, this exception to the Categorical Exemption is not applicable to the proposed project.

Lead Agency Contact Person: Melanie Johnson, Behavioral Wellness Contracts Manager

Phone: (805) 681-5121

Date: _____

Acceptance Date: _____

Date Filed by County Clerk: _____

NOTE: A copy of this document must be posted 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.