Posting Start Date (Above) *Posting End Date (Above)*

County Clerk of the Board Signature_____

NOTICE OF EXEMPTION

TO: COUNTY CLERK OF THE BOARD
COUNTY OF SANTA BARBARA
105 E. ANAPAMU STREET
SANTA BARBARA, CA 93101

FROM: CITY OF SANTA BARBARA
PLANNING DIVISION
P.O. BOX 1990
SANTA BARBARA, CA 93102-1990

Project Title: 3139 Sea Cliff Soil Remediation

Project Applicant and Owners: Jason Sunukjian and Deyl Kearin, Managers of the 3139 Sea Cliff, LLC

Application Number: PLN2024-00398

Assessor's Parcel Number: 047-091-014

Land Use and Zone District: A-1/S-D-3

Project Address: 3139 Sea Cliff

City: City of Santa Barbara **Zip Code:** 93109

Cross Streets: Sea Cliff and Braemar Drive

Coordinates: 34.40635540653846, -119.74580947011226

Township: 4N **Range:** 27W

Total Acres: 3.01 (net) / 3.81 (gross)

Within Two Miles:

State Highways: N/A **Airport:** N/A

Railroad: N/A **Waterways:** Arroyo Burro Creek, Pacific Ocean

Schools: N/A

Project Description:

The 3.02-acre lot is developed with an 1,845-square-foot single-unit residence and 480-square-foot attached garage on the southwest corner of the lot. The project proposes soil remediation by removal of contaminated soil. The project would result in excavation and exportation of contaminated soil to an appropriate permitted landfill. Excavations would be backfilled with uncontaminated soil from the site and with fill, balanced on site. The project includes a construction staging area and stabilized construction entrance at the southeast corner of the project site.

Vegetation clearing and grubbing to accommodate the soil remediation includes the removal of approximately seventeen (17) front setback and approximately thirty-eight (38) interior trees. Retained trees would be protected with tree protection measures and removed trees would be replaced per the arborist's recommendations in the report dated February, 13 2025 with approximately fifty-five (55) new trees. Erosion and sediment control measures would be implemented during excavation and grading activities. All areas disturbed would be hydroseeded with a native erosion control mix following completion of grading activities. No changes to the existing residence are proposed.

The project would implement the Remedial Action Plan (RAP) dated October 7, 2025 and approved by Santa Barbara County Environmental Health Services (EHS) on October 10, 2025. The remediation would be completed under permit by the Santa Barbara County Air Pollution Control District (APCD) and the conditions of the Permit to Operate (PTO) issued by APCD on December 13, 2024.

The project requires land use approval by the Staff Hearing Officer and design review approval by the Single Family Design Board.

Name of Public Agency Approving Project: CITY OF SANTA BARBARA

Name of Person or Agency Carrying Out Project: Applicant and Owner: Jason Sunukjian and Deyl Kearin, Managers of the 3139 Sea Cliff, LLC

Lead Agency Contact: Julia Pujo, Environmental Analyst **Telephone:** (805) 564-5470

Exempt Status: Exempt under CEQA Section § 15330

Reason Why Project is Exempt:

The project is exempt from further environmental review under Section 15330 [Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances] of the California Environmental Quality Act (CEQA) Guidelines because the project is consistent with the requirements of this categorical exemption. The project involves excavation and offsite disposal of contaminated soils that meets Title 22 requirements and local air district requirements, and the project costs less than $1 million. The project would adhere to the Remedial Action Plan (RAP) approved by Santa Barbara County Environmental Health Services (EHS) dated October 7, 2025 and the conditions of the Permit to Operate (PTO) issued by Santa Barbara County Air Pollution Control District (APCD) on December 13, 2024.

No significant project-specific or cumulative environmental impacts would result from the project. The project does not have the potential to result in adverse impacts to scenic highways or historic resources, and the project site is not identified as a hazardous waste site pursuant to Government Code section 65962.5. Therefore, none of the exceptions to categorical exemptions (per Guidelines 15300.2) apply.

Environmental Analyst Signature: Date: 12/18/2025