

NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Cody Graybehl, Community 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 Guidelines for the implementation of CEQA.

APN: 128-065-008 **Project No.:** A2023-0004

Location: 1314 S Broadway

Project Title: Vandenberg Senior Residences Planned Development Amendment

Project Applicant: Michael Song, EZ Plans

Project Description: Review of a Permit Amendment (A2023-0004) to a Planned Development Permit (PD2017-0002) for Vandenberg Senior Residences to establish an addition of 31 senior units and administrative office area to an existing senior complex, as well as the construction of a new three-story 54 unit senior housing apartment building with common interior and exterior amenities on a 4.9-acre site in a PD/C-1 (Planned Development/Central Business) district of the Entrada Specific Plan.

Name of Public Agency Approving Project: City of Santa Maria

Name of Person or Entity Carrying Out Project: Michael Song, EZ Plans

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: Class 32 Categorical Exemption pursuant to Section 15332 (In-fill Development) of the California Environmental Quality Act State Guidelines.

Reasons to support exemption findings: The project is consistent with all applicable General Plan policies and the Community Commercial land use designation, the C-1 zoning designation and general zoning requirements. The project site is within the City's incorporated area on a parcel that is less than five acres substantially surrounded by urban uses. The project is within a developed commercial area of the city and does not

contain habitat for endangered, rare, or threatened species. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality. The project is adequately served by all required utilities.

The proposed project does not involve 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.**

No environmental resource of hazardous or critical concern where designated, precisely mapped, and officially adopted pursuant to law by federal, state, or local agencies are located on the developed industrial site.

- (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.**

No cumulative impact would occur as this project is proposing a minor conversion of non-office space to office space in an existing industrial building.

- (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.**

No unusual circumstances exist that would cause a significant effect as this site has already been developed and the project only proposes a minor tentative improvement to convert non-office area to office space.

- (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 adjacent to a scenic highway.

(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.

No hazardous waste sites are located at the project site.

(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 historical resources are located at or near the site.

Lead Agency Contact Person : Cody Graybehl

Phone #: (805) 925-0951 x 2552 *Cody Graybehl*

Department/Division Representative:

Date: February 19, 2026

Acceptance Date:

Date Filed by County Clerk: