

**ATTACHMENT C
NOTICE OF EXEMPTION**

[REDACTED]

TO: Santa Barbara County Clerk of the Board of Supervisors

2026 APR -7 P 4: 41

FROM: Henry Wakamiya, Planner

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: 009-352-009

Case No.: 25AMD-00011 and 26CDP-00024

Location: 1260 Channel Drive, Montecito, CA 93108

Project Title: 1260 BB Property, LLC – Development Plan Amendment

Project Applicant: 1260 BB Property, LLC

Project Description: The project is a request for an Amendment to the Biltmore Hotel and Coral Casino Revised Development Plan (03DVP-00000-00002) and the associated Coastal Development Permit to allow the following scope of work:

- Construction of six driveways on the south side of Hill Road to provide access to 20 proposed parking spaces for Biltmore Hotel Cottage guests (four 4-car parking areas for Cottage guests, conversion of one guest room in Cottage G into a 2-car garage, and conversion of one guest room in Cottage H into a 2-car garage)
- Construction of six gates for Biltmore Hotel Cottage Parking
- New Fencing up to 42 inches in height and new landscaping up to 36 inches in height
- Construction of new curb, gutter, and sidewalk along the south side of Hill Road, and the establishment of thirty-two public parking spaces along the north side of Hill Road, in addition to landscaping
- Pursuant to Section 35-174.8.1 of Article II, the project requests the modification of the required front setback standards (50 feet from the centerline and 20 feet from the right-of-way line of any street) to allow parking up to approximately 3 feet of the Hill Road right-of-way line

Grading includes 300 cubic yards of cut and 200 cubic yards of fill. Two pine trees and two eucalyptus trees are proposed for removal, and nine palm trees will be relocated. The parcel will continue to be served by the Montecito Water District, Montecito Sanitary District, and Montecito Fire Protection District. Access will continue to be provided off Channel Drive and Hill Road. The subject property is a 12.32-acre parcel zoned C-V and shown as assessor's parcel number 009-352-009, located at 1260 channel drive.

1260 BB Property, LLC – Development Plan Amendment
Case Nos. 25AMD-00011 and 26CDP-00024
Hearing Date: April 1, 2026
Attachment C

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Mark Lloyd, Agent

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: Section 15301 [Existing Facilities] and Section 15303 [New Construction or Conversion of Small Structures]

Reasons to support exemption findings: The project is categorically exempt from environmental review pursuant to Section 15301 [Existing Facilities] and Section 15303 [New Construction or Conversion of Small Structures] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). Section 15301 [Existing Facilities] exempts the minor alteration of existing public and private facilities and structures involving negligible or no expansion of existing use. This includes, but is not limited to, interior or exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances, as well as alterations to existing streets, sidewalks, gutters, bicycle and pedestrian trails, and similar facilities (this includes road grading for the purpose of public safety). Section 15303 [New Construction or Conversion of Small Structures] exempts construction and location of limited numbers of new, small facilities or structures and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure.

These exemptions apply to the proposed project because the proposed project minor changes to existing facilities and construction of new small structures. The project includes the conversion of existing space within Cottages G and H into two-car garages, which will require minor exterior changes including door, window, and siding changes. The project includes the construction of six new gated driveways, parking areas, and landscaping that is consistent with existing development on the property and in the surrounding neighborhood. Additionally, the project include the construction of new curb, gutter, and sidewalk along the south side of Hill Road, and the establishment of thirty-two public parking spaces along the north side of Hill Road.

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.**

This exception to the categorical exemptions does not apply because no significant impacts that threaten the environment will result from the project. There is no mapped Environmentally Sensitive Habitat (ESH) or Critical Habitat on the subject parcel.

- (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.**

This exception to the categorical exemptions does not apply because the project is located within the C-V Zone District and a residential neighborhood where gated driveways with parking are both commonplace and allowable by ordinance. The project consists of minor changes to existing facilities and the construction of new, small structures including gated driveways, parking, sidewalk, curb, gutter, and landscaping improvements. Additional development of the same type in the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on C-V zoned parcels in the vicinity will not result in a cumulatively significant impact.

- (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.**

This exception to the categorical exemptions does not apply because there is not a reasonable possibility that the activity proposed will have a significant effect on the environment due to unusual circumstances. The project will result in minor renovations to the existing hotel use of the parcel, as allowed on C-V zoned parcels. There is no mapped Environmentally Sensitive Habitat (ESH) or Critical Habitat on the subject parcel.

- (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.**

This exception to the categorical exemptions does not apply because the project is not located within an area visible from a highway officially designated as a state scenic

highway and will not result in damage to any protected or scenic resource. No native or specimen trees will be removed as part of this project. There will not be damage to any historic resources.

- (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.**

This exception to the categorical exemptions does not apply because the project site is not included on any list compiled pursuant to Section 65962.5 of the Government Code (hazardous and toxic waste sites). In addition, there is no evidence of historic or current use or disposal of hazardous or toxic materials on 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.**

This exception to the categorical exemptions does not apply because the project will not cause a substantial adverse change in the significance of any historic or archaeological resources, as there are none present on the property. A Phase 2 Impact Assessment was prepared and analyzed the proposed project. The report concluded that the Biltmore Hotel is eligible for listing on the California Register of Historic Resources as a historic district under Criterion 3 for the architectural design by Reginald Johnson and the Spanish Revival style. It is also eligible as a County Historic Landmark under criteria A, C, D, and E, and as a County Place of Merit. The report analyzed the project for consistency with the Secretary of the Interior's Standards for Rehabilitation and was found to be consistent with all 10 standards. The project is located within non-historic structures and with the implementation of specific recommendations for the preservation and protection of historic resources provided in the report, no impacts are expected. Additionally, there are no known archaeological resources on the project site.

Lead Agency Contact Person: Henry Wakamiya

Phone #: 805-568-3017

Department/Division Representative: Henry Wakamiya

Date: March 24, 2026

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 4-7-2026