



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
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Project Title: Paseo Nuevo Redevelopment Project

Project Applicant: City of Santa Barbara

Assessor Parcel Numbers: 037-400-001; 037-400-002; 037-400-003; 037-400-004; 037-400-005; 037-400-006; and 037-400-019

Land Use and Zone District: Commercial-High Density Residential, C-G
(Commercial General)

Project Address: 701, 717, 739, and 817 State Street, and 716 Chapala Street

Project Location: City of Santa Barbara, Santa Barbara County

Cross Streets: W. Canon Perdido Street (north), State Street (east), W. Ortega Street (south), and Chapala Street (west)

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

Coordinates: 34.41870, -119.70029 **Total Acres:** 5.8

Within Two Miles:

State Highways: U.S. 101

Airport: Santa Barbara Airport

Railroad: Union Pacific Railroad

Waterways: Pacific Ocean, Arroyo Honda Creek, Laguna Creek, Mission Creek, Old Mission Creek, Sycamore Creek

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Paseo Nuevo Redevelopment Project

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Schools: Santa Barbara Unified School District

Project Description: The project will convert Paseo Nuevo into a mixed-use development by adaptively reusing the former Macy's building for office space and the former Nordstrom building for 80 to 112 residential units, while retaining existing retail, parking, and other uses. No building footprint expansion, grading, or excavation is proposed, except for minor utility trenching and exterior and interior alterations.

Name of Public Agency Approving Project: City of Santa Barbara

Lead Agency Contact: Julia Pujo, Environmental Analyst

Telephone: (805) 564-5470

Email: JPujo@SantaBarbaraCA.gov

Exemption Type: Statutory

Exempt Status: Exempt under CEQA Section 15183

Reason Why Project is Exempt: See attached 15183 Determination



Recoverable Signature

X

Julia Pujo

Julia Pujo

Environmental Analyst

Signed by: 598cf24a-ea12-41db-9800-fb785f1c95f3

Date: 06/17/2026



CEQA Section 15183 Determination

Streamlined review under CEQA Guidelines Section 15183 applies to projects that are consistent with an adopted General Plan and certified EIR. Additional environmental review is not required unless the project would result in any of the circumstances identified in CEQA Guidelines Section 15183(a).

Lead Agency: City of Santa Barbara, Planning Division

Project Title: Paseo Nuevo Redevelopment Project

Project Applicant: City of Santa Barbara

Project Location: Parcels are generally bounded by W. Canon Perdido Street (north), State Street (east), W. Ortega Street (south), and Chapala Street (west)

Project Address: 701, 717, 739, and 817 State Street, and 716 Chapala Street

Accessor Parcel Number: 037-400-001; 037-400-002; 037-400-003; 037-400-004; 037-400-005; 037-400-006; and 037-400-019

Land Use Designation and Zone: Commercial-High Density Residential, C-G (Commercial General)

Project Description: The project will convert Paseo Nuevo into a mixed-use development by adaptively reusing the former Macy's building for office space and the former Nordstrom building for 80 to 112 residential units, while retaining existing retail, parking, and other uses. No building footprint expansion, grading, or excavation is proposed, except for minor utility trenching and exterior and interior alterations.

Discretionary Approvals: City Council must adopt Disposition and Development Agreements to implement the project. Development of the project is subject to design review by the Historic Landmarks Commission and issuance of building permits for interior and exterior modifications.

Consistency with General Plan and Zoning: The project is consistent with the adopted General Plan and zoning regulations. The project is consistent with applicable goals, policies, and implementation measures of the adopted General Plan because: The project includes continuation of existing retail, parking, and other uses consistent with the City's General Plan and zoning. The proposed mixed-use and residential uses align with the adopted Housing Element goals and the Adaptive Reuse Ordinance, as well as with adopted General Plan land use designation and zoning regulations.

Prior EIR Review: The environmental effects of the project were examined in the certified EIR prepared for the Plan Santa Barbara General Plan Update (State Clearinghouse No. 2009011031). The project is consistent with the density and land use assumptions analyzed in the certified General Plan EIR.

Environmental Resource Evaluation: An Environmental Checklist was prepared to assess the applicable environmental resource topics and determine whether the project would result in any peculiar impacts, substantially more severe impacts, newly feasible mitigation measures or alternatives, or new significant environmental effects. The Environmental Checklist provides the basis for the environmental determination and is part of the administrative record.

Environmental Determination: The City of Santa Barbara finds that impacts are not peculiar to the parcel or project, have been addressed in a prior EIR, or can be substantially mitigated with implementation of uniformly applied development policies or standards. There are no impacts peculiar to the project site that would exceed what was previously disclosed in the General Plan EIR. Further, there are no new direct or cumulatively considerable impacts of the proposed project. Pursuant to Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183, no further environmental review is required.



Recoverable Signature

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Julia Pujo

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Environmental Analyst

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