ATTACHMENT C
NOTICE OF EXEMPTION

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COUNTY OF SANTA BARBARA
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TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Keanna Lam, Planner, (805) 568 - 2074

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: 075-121-007 **Case No.**: 26CDH-00007

Location: 6530 Pardall Road Suite A, Santa Barbara CA 93117

Project Title: Moko It LLC – Swirla Vista

Project Applicant: Ryan Bradley

Project Description: The project is a request for a Coastal Development Permit to allow for a commercial change of use and interior tenant improvements to convert an existing Wells Fargo bank space of 756 square feet into a frozen yogurt retail shop. No expansion of the building footprint, no exterior structural modifications, and no changes to parking are proposed. No grading or tree removal is proposed. The parcel is served by the Goleta Water District, the Goleta West Sanitary District, and the Santa Barbara County Fire Protection District. Access is provided directly from Pardall Road. The property is a 0.21-acre parcel zoned General Commercial (C-2) and shown as Assessor's Parcel Number 075-121-007, located at 6530 Pardall Road in the Isla Vista Area, 2nd Supervisorial District.

Name of Public Agency Approving Project: County of Santa Barbara

Name of Person or Entity Carrying Out Project: Guillermo Perez, Atom Architects

Exempt Status:

_____ Ministerial
_____ Statutory Exemption
__X__ Categorical Exemption
_____ Emergency Project
_____ Declared Emergency

Cite specific CEQA and/or CEQA Guidelines Section: CEQA Guideline Section 15301 [Existing Facilities]

Reasons to support exemption findings: This project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 [Existing Facilities].

CEQA Guidelines Section 15301 [Existing Facilities] exempts minor alterations to existing structures, involving negligible or no expansion of the existing use. The project consists of a commercial change of use and interior tenant improvements to convert an existing Wells Fargo bank space of 756 square feet into a frozen yogurt retail shop. This exemption applies to the proposed project because subsection (a) exempts interior or exterior alterations which encompasses the extent of the proposed development. Work will include removal of existing bank fixtures and partitions, construction of new interior partitions, installation of frozen yogurt dispensing equipment, a service counter, an ADA-compliant restroom upgrades, and associated mechanical, electrical, and plumbing modifications. Additionally, no increase in floor area or height and no grading or tree removal is proposed as part of the project. Therefore, the project is exempt under CEQA Guidelines Section 15301 [Existing Facilities].

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 exemption does not apply because no significant impacts that threaten the environment will result from the project. There is no designated or mapped environmental resource of hazardous or critical concern, 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 exemption does not apply because the project development is limited to an interior and exterior remodel. No expansion of the building footprint, no exterior structural modifications, and no changes to parking are proposed. No grading or tree removal are proposed. Additional development of the same type in

the same place, over time, that is developed in conformance with applicable ordinance and policy regulations on single-family residential 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 exemption 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 constitute continued commercial use of the parcel. There is no mapped Environmentally Sensitive Habitat on the subject parcel, and no trees are proposed for removal.

(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 exemption does not apply because the new development is not visible from a state 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.

This exception to the categorical exemption 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 exemption 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 no known resources present on the property. The site is located in a neighborhood that is fully developed for residential use.

Lead Agency Contact Person: Keanna Lam

Phone #: (805) 568 - 2074 **Department/Division Representative:** 

Date: July 17, 2026

Acceptance Date: _____

Distribution: Hearing Support Staff

Date Filed by County Clerk: 9-23-2026

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