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: 2 N Calle Cesar Chavez (PLN2026-00019)

Project Applicant: DMI Commercial & Residential Real Estate Services on behalf of Station Annex, LLC

Assessor Parcel Number: 017-030-014

Land Use and Zone District: Industrial and M-1/S-D-3 (Light Manufacturing)

Project Address: 2 N Calle Cesar Chavez

Project Location: City of Santa Barbara, Santa Barbara County

Cross Streets: Calle Cesar Chavez and Quinientos Street

Township: 4N Range: 27W

Coordinates: Lat: 34.41889 N, Lon: 119.68224 W Total Acres: 0.77 acres

State Highways within 2 miles (Check all that apply):

☒U.S. 101 ☐S.R. 192 ☐S.R. 154 ☐None

Airports within 2 miles: None

Railways within 2 miles: Union Pacific Railroad

Waterways within 2 miles (Check all that apply):

☒Pacific Ocean ☐Arroyo Honda ☐Cieneguitas Creek

☐Arroyo Burro ☐Chelham Creek ☐Coyote Creek

☐Laguna Creek	☐Mission Creek	☐Sycamore Creek
☐Las Positias Creek	☐Old Mission Creek	☐Toyon Creek
☐Lighthouse Creek	☐Rattlesnake Creek	☐Westmont Creek
☐Mesa Creek	☐San Roque Creek	☐None

Schools within 2 miles (Check all that apply):

☒Santa Barbara Unified School District	☐ Cold Spring School District
☐Hope Elementary School District	☐Montecito Union School District

Project Description: Proposal to demolish the parking lot and construct a 32,716-square-foot warehouse / research and development building with 22 uncovered parking spaces. The first floor consists of a 20,009-square-foot warehouse with a 5,696-square-foot mezzanine, and the second floor consists of a 7,011-square-foot research and development space. The project includes a roof deck, mechanical enclosure, solar photovoltaic array, and a steel solar photovoltaic canopy over some of the parking spaces. Additional improvements include new landscaping and planting of street trees. The project includes 50 cubic yards of cut and 1,450 cubic yards of fill, with approximately 1,400 cubic yards of import.

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: Categorical

Exempt Status: Exempt under CEQA Section 15332 [In-Fill Development Projects]

Reasons Why Project is Exempt: The project qualifies for an exemption from further environmental review under CEQA Guidelines Section 15332 [In-Fill Development Projects], because the project meets all criteria under this exemption. The project involves infill development on a 0.78-acre lot that is surrounded by urban uses. The project is consistent with the applicable Industrial Coastal Land Use Plan designation and applicable policies as well as the zoning designation and regulations; the project site has no value as habitat for endangered, rare or threatened species; the project would not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services. None of the exceptions to the exemption under CEQA Guidelines Section 15300.2 apply.

Recoverable Signature

X

Julia Pujo
Environmental Analyst
Signed by: 598cf24a-ea12-41db-9800-fb785f1c95f3

Date: 10/26/2026