

**NOTICE OF EXEMPTION**

**TO:** County Clerk (Fax No. 568-2249)  
County of Santa Barbara  
105 East Anapamu St., Room 407  
Santa Barbara, CA 93101

**FROM:** City of Solvang, Rafael Castillo, Planning Manager

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(s):** 139-240-033

**Specific Location:** 1704 Mission Drive, Solvang

**Project Title:** Development Plan for a boutique hotel with nine cottage units

**Project Description:** The Applicant is requesting approval of a Development Plan for a boutique hotel with nine cottage units and meeting room. The cottages are single bedroom hotel units and are only one story in height. The windmill building is 35 feet tall. The proposed new construction requires 10 parking spaces that are proposed to be located off site.

**Name of Public Agency Approving Project:** City of Solvang

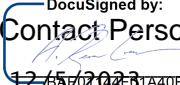
**Exempt Status:** (Check one)

- Ministerial
- Statutory
- Categorical Exemption
- Emergency Project
- No Possibility of Significant Effect [§15061(b,3)]

**Cite specific CEQA Guideline Section:**  
Section 15332 In-Fill Development Projects

**Reasons to support exemption findings:** (attach additional material, if necessary)  
Class 32 consists of projects characterized as in-fill development meeting the conditions described in this section.

- (a) The Project is consistent with the applicable general plan designation and all applicable general plan policies as well as with the applicable zoning designation and regulations.  
*The proposed project is consistent with the General Plan and the TRC Zoning Regulations of the Solvang Municipal Code.*
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.  
*The project is located in an urban setting on a 16,309 sf lot.*
- (c) The project site has no value as habitat for endangered, rare, or threatened species.  
*This site is in an urban setting and does not contain any habitat for endangered, rare, or threatened species.*
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.  
*The approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.*
- (e) The site can be adequately serviced by all required utilities and public services.  
*All required utilities and public services are available.*

Lead Agency Contact Person: Rafael Castillo  
 Signature:   
 Date: 12/15/2023  
 Acceptance Date: \_\_\_\_\_

Telephone: (805) 688-5575 x 221