

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Santa Barbara

From: (Public Agency): City of Solvang
1644 Oak Street
Solvang, CA 93463

(Address)

Project Title: Exterior and interior tenant improvement and proposed 5,906 square foot addition at 1714 Mission Drive

Project Applicant: SBID, LLC

Project Location - Specific:

1714 Mission Drive, Solvang, CA 93401

Project Location - City: Solvang Project Location - County: Santa Barbara

Description of Nature, Purpose and Beneficiaries of Project:

The applicant seeks an amendment to a previously approved development plan. The approved development plan included a market, deli, and restaurant with a proposed addition of 5,713 square feet.

Name of Public Agency Approving Project: City of Solvang

Name of Person or Agency Carrying Out Project: SBID, LLC

Exempt Status: **(check one):**

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: 15303
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project is exempt under Section 15303 of the Sate CEQA Guidelines (Class 3, New Construction). The project meets the conditions for the new Construction Exemption, as it is a proposed addition to an existing building less than 10,000 square feet, with all services located on-site in the urban area of the City of Solvang. The proposed project included a traffic study that concluded that the proposed addition will not generate additional Vehicle Miles Traveled (VMT), and therefore would not generate significant CEQA impacts

Lead Agency
Contact Person: Rafael Castillo Area Code/Telephone/Extension: 805-688-5575

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: Rafael Castillo Date: 4/11/2025 Title: Planning Manager

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____



**City of Solvang
Notice of Exemption**

TO:

- Clerk-Recorder
County of Santa Barbara
1100 Anacapa Street
Santa Barbara, CA 93101
- Office of Planning and Research
1400 Tenth Street, Room 121
Sacramento, CA 95814
- Project File

FROM: City of Solvang, 411 Second Street, Solvang, CA 93463

PROJECT TITLE: Exterior and interior tenant improvement and proposed 5,906 square foot addition for a proposed market and restaurant at 1714 Mission Drive

PROJECT ADDRESS: 1714 Mission Drive **ASSESSOR'S PARCEL NO.:** 139-240-034

PROJECT LOCATION: City of Solvang **COUNTY OF:** Santa Barbara

PROJECT DESCRIPTION:

The applicant seeks an amendment to a previously approved development plan. The approved development plan included a market, deli, and restaurant with a proposed addition of 5,713 square feet. The applicant proposes the following amendments to the approved development plan:

- Eliminate the deli portion of the proposed project and create a market and restaurant.
- Reconfigure the proposed addition to fit the proposed new operations to avoid costly structural upgrades to the existing building.
- Increase the proposed addition from 5,713 sf to approximately 5,900 sf, a 187 square foot increase in size, which would include a building addition on the western portion of the existing building, as well as an addition on the rear converting the former drive through lanes into commercial space.
- Other previously approved improvements include demolition of side Porte-cochere and entryway.
- Revise the approved exterior brick/stucco mix with all stucco. half timbering. Utilize a lighter "red" hue for the exterior paint and a brown hue for the existing and proposed half-timbers.
- Revise the approved landscaping plan to include landscaping along the southern property boundary (city parking lot) and additional landscaping in the parking lot.

NAME OF PERSON OR AGENCY CARRYING OUT PROJECT: SBID, LLC

NAME OF PUBLIC AGENCY APPROVING PROJECT: City of Solvang



EXEMPT STATUS: (check one)

- Ministerial Project (Section 2180(b)(1); 15268)
- Categorical Exemption (Section 15303)
- Declared Emergency (Section 21080(b)(3); 15269(a))
- Emergency Project (Section 21080(b)(4); 15269(b)(c))
- Statutory Exemption (Code / Section _____)
- The project clearly will not have a significant effect on the environment (15061(b)(3))

REASONS WHY PROJECT IS EXEMPT: CEQA provides several “categorical exemptions” which are applicable to categories of projects and activities that the Lead Agency (the City of Solvang) has determined generally do not pose a risk of significant impacts on the environment. The project is exempt under Section 15303 of the State CEQA Guidelines (Class 3, New Construction). The project meets the conditions for the new Construction Exemption, as it is a proposed addition to an existing building less than 10,000 square feet, with all services located on-site in the urban area of the City of Solvang. The proposed project included a traffic study that concluded that the proposed addition will not generate additional Vehicle Miles Traveled (VMT), and therefore would not generate significant CEQA impacts.

The City further considered whether the project is subject to any of the exceptions to the use of a categorical exemption found at CEQA Guidelines section 15300.2. This section prohibits the use of a categorical exemption under the following circumstances:

- 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.*
- 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.*
- 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.*
- 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.*



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- 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.*
- 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.*

The proposed project does not include any impacts identified in a through f, therefore qualifies for a CEQA exemption.

LEAD AGENCY CONTACT PERSON: Name

PHONE: (805) 688-5575

DEPARTMENT: Planning & Building Department

ADDRESS: 411 Second Street
Solvang, CA 93463

SIGNATURE:  _____

Date: _____

Title: Rafael Castillo, AICP, Planning Manager

Signed by Lead Agency



Project Location

