

NOTICE OF EXEMPTION

RECEIVED

2024 JUL 10 A 9 34

TO: Santa Barbara County Clerk of the Board of Supervisors
FROM: General Services Department, Real Property Division

The following activity 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): 139-150-025 (portion)

Case No.: Real Property Division File No. 002121

LOCATION: 1745 Mission Drive, Solvang, CA 93463

Project Title: Solvang Senior Center First Amendment to Service and Ground Lease Agreement.

PROJECT DESCRIPTION: The proposed action is for a first amendment to an existing Service and Ground Lease Agreement between the County and Solvang Senior Center ("Lessee") for the continued operation, repair, maintenance and leasing of the County owned property located at 1745 Mission Drive, in the City of Solvang, for an initial term of 20-years with five options of 15-years each to extend the term through August 31, 2113. Lessee shall receive free rent in lieu of services and programs provided to the senior population in the Santa Ynez and Solvang communities pursuant to California Government Code §26227.

PUBLIC AGENCY APPROVING PROJECT: Board of Supervisors, County of Santa Barbara

AGENCY CARRYING OUT THE PROJECT: General Services Department, Real Property Division

EXEMPT STATUS: (Check one)

- ☐ Ministerial
- ☐ Statutory
- ☒ Categorical Exemption (15301)
- ☐ Emergency Project
- ☐ No Possibility of Significant Effect [15061(b)(3)]

Cite Specific CEQA Guideline Section: 15301 Existing Facilities.

Reasons to support exemption findings: The proposed action is categorically exempt from environmental review pursuant to Section 15301 [*Existing Facilities*] of the Guidelines for Implementation of the California Environmental Quality Act (CEQA). The CEQA Existing Facilities exemption at Section 15301 allows for the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The proposed action is for a First Amendment to Service and Ground Lease Agreement between the County and Solvang Senior Center for the continued use of the portion of the Property located at 1745 Mission Drive, Solvang, CA 93463, which includes reducing the building from 16,000 square feet to approximately 15,750 square feet. It does not involve an expansion of use under the reasonably same parameters as currently exist, therefore, approval of the First Amendment to Service and Ground Lease Agreement is exempt from CEQA in accordance with Section 15301.

With regard to the proposed project, the exceptions to the Existing Facilities categorical exemption that must be considered 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 in all instances, except where the project may impact on an environmental resource of hazardous or critical concern where designated, precisely mapped, and official adopted pursuant to law by federal, state, or local agencies.*

The Section 15301 is a Class 1 Categorical Exemption; therefore, this exception is not applicable.

- (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.*

There are no successive projects of the same type in the same place anticipated for this location. There is no cumulative impact and, therefore this exception does not apply.

- (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.*

The County's proposed First Amendment to Service and Ground Lease Agreement for the Solvang Senior Center in continuing to provide programs and services necessary to meet the health, welfare, and social needs of seniors, including exercise programs including arthritis exercise, chair yoga, tai chi and "pedal power", a daily noontime meal five days a week, book club, mahjong and bridge and poker activities, arts and personal development programs such as painting, cartooning, knitting and introduction to journaling, guidance and advice on tax and legal matters, transport to medical centers, hospice counseling and

other related senior support programs, will not result in any physical changes or impacts to the environment and therefore will not result in a significant effect on the environment.

- (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 proposed project is in an area where a facility currently exists and will be replaced with a new facility. There are no state scenic highways in the project area. This exception does not apply.

- (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 proposed project is not located on a site which is included on any list compiled pursuant to Section 65962.5 of the Government Code. Therefore, it is not located on a hazardous waste site and this exception does not apply.

- (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 proposed project does not involve any historical resources. This exception does not apply.

As described above, none of the exceptions to the categorical exemptions contained within Section 15300.2 of the State CEQA Guidelines apply to this project.

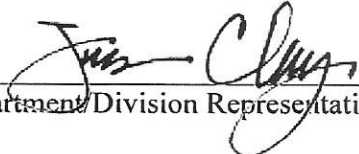
Lead Agency Contact Person: James Cleary, Project Manager

Phone: (805) 568-3072

Department/Division Representative: James Cleary, GS Real Property Phone: (805) 568-3072

Distribution: Board of Supervisors

7/10/24
DATE FILED WITH CLERK OF THE BOARD


Department/Division Representative

26 JUNE 2024
Date



2024 CEQA Transmittal Memorandum

County of Santa Barbara - Clerk of the Board of Supervisors

105 E. Anapamu St. Room 407 • Santa Barbara • CA • 93101

(805) 568-2240

Complete this form when filing a Negative Declaration, Mitigated Negative Declaration, Environmental Impact Report or Notice of Exemption.

You will need to submit one original for posting plus one copy for the Department of Fish & Wildlife. A scanned copy including the date/time of posting will be emailed to the Lead Agency and Project Applicant. If you would like a return copy, please submit an extra copy along with a pre-addressed, stamped envelope.

Contact Person James Cleary	Phone 805-568-3072		
Lead Agency General Services Dept Real Property Division	Lead Agency Email jcleary@countyofsb.org		
Project Title First Amendment Solvang Senior Center (002121)			
Project Applicant Alan Hitt	Email ballardacre@gmail.com	Phone 805-680-4549	
Project Applicant Address 1745 Mission Drive	City Solvang	State CA	Zip 93463

DOCUMENT BEING FILED:

- ☐ Environmental Impact Report (EIR)
 ☐ 2023 Filing Fee\$3,839.25
 ☐ Previously Paid (must attach receipt) \$0.00
 ☐ No Effect Determination (must be attached)..... \$0.00
- ☐ Negative Declaration or Mitigated Negative Declaration
 ☐ 2023 Filing Fee\$2,764.00
 ☐ Previously Paid (must attach receipt) \$0.00
 ☐ No Effect Determination (must be attached)..... \$0.00
- ☒ Notice of Exemption \$0.00
- ☒ County Administrative Handling Fee (required for all filings, effective 7/19/18) \$50.00

TOTAL: **\$ 50.00**

PAYMENT METHOD: ALL APPLICABLE FEES MUST BE PAID AT THE TIME OF FILING

☐ Cash ☐ Credit Card ☐ Check # _____ ☐ Journal Entry # **JE-0267161**
(in person only)



State of California - Department of Fish and Wildlife
2024 ENVIRONMENTAL DOCUMENT FILING FEE
CASH RECEIPT
DFW 753.5a (REV. 01/01/24) Previously DFG 753.5a

Print

Over

Save

RECEIPT NUMBER:

42 — 07/10/2024 — 166

STATE CLEARINGHOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY

General Services Dept Real Property Division

LEAD AGENCY EMAIL

jcleary@countyofsb.org

DATE

07/10/2024

COUNTY/STATE AGENCY OF FILING

Santa Barbara

DOCUMENT NUMBER

PROJECT TITLE

First Amendment Solvang Senior Center

PROJECT APPLICANT NAME

Alan Hitt

PROJECT APPLICANT EMAIL

ballardacre@gmail.com

PHONE NUMBER

(805) 680-4549

PROJECT APPLICANT ADDRESS

1745 Mission Drive

CITY

Solvang

STATE

CA

ZIP CODE

93463

PROJECT APPLICANT (Check appropriate box)

☐ Local Public Agency

☐ School District

☐ Other Special District

☐ State Agency

☒ Private Entity

CHECK APPLICABLE FEES:

☐ Environmental Impact Report (EIR)

\$4,051.25 \$ 0.00

☐ Mitigated/Negative Declaration (MND)(ND)

\$2,916.75 \$ 0.00

☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW

\$1,377.25 \$ 0.00

☒ Exempt from fee

☒ Notice of Exemption (attach)

☐ CDFW No Effect Determination (attach)

☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)

\$850.00 \$ 0.00

☒ County documentary handling fee

\$ 50.00

☐ Other

\$

PAYMENT METHOD:

☐ Cash

☐ Credit

☐ Check

☒ Other

TOTAL RECEIVED \$ 50.00

SIGNATURE

X *Katherine Douglas*

AGENCY OF FILING PRINTED NAME AND TITLE

Katherine Douglas, Deputy Clerk