NOTICE OF EXEMPTION

TO: Santa Barbara County Clerk of the Board of Supervisors

FROM: Daisey Miranda, Associate Planner, City of Santa Maria

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 Guidelines for the implementation of CEQA.

APN: 128-139-015

Project No.: U2025-0009

Location: 1431 South Bradley Santa Maria, CA 93454

Project Title: 101 Crab Beer and Wine Sales

Project Applicant: Xing Xian Wang

Project Description: Review of a Conditional Use Permit (U2025-0009) for 101 Crab to permit the serving of beer and wine for on-site consumption at a restaurant on a 1.77-acre lot in a PD/C-2 (Planned Development/ General Commercial) district.

Name of Public Agency Approving Project: City of Santa Maria

Name of Person or Entity Carrying Out Project: Xing Xian Wang, Owner of 101 Crab

Exempt Status:

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

Cite specific CEQA and/or CEQA Guidelines Section: This is a Class 1 (Existing Facilities) Categorical Exemption pursuant to Section 15301 of the California Environmental Quality Act (CEQA) State Guidelines.

Reasons to support exemption findings: The project is to permit the serving of beer and wine to restaurant patrons in a tenant space within an existing building (previously used as a Hometown Buffet) in an existing retail commercial center. The project site occupies 5,558 square feet of an existing 10,600 square foot building. Th existing building is shared with Pacifica Realty (office space) and is surrounded by other commercial uses.

The 1.77-acre site is located at 1431 South Bradley, in the east portion of the city, west of Highway 101, north of Battles Road and south of Stowell Road.

The project has been determined to be categorically exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities) of Title 14 of the California Code of Regulations. CEQA Guidelines Section 15301 applies to projects that consist of 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 existing or former use.

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.**
The project site is not a designated, precisely mapped, and officially adopted sensitive environment, pursuant to law by federal, state, or local agencies, but instead is a developed site surrounded by urban development, and therefore the project will not impact on an environmental resource of hazardous or critical concern.

(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 is a single proposal with no associated future phases. No cumulative impacts would be generated.

(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.**
No unusual circumstances are posed by the site or the proposed project, and no significant environmental effects are anticipated.

(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.
No, scenic resources or official designated scenic highways exist on or near the site, therefore no such resources would be impacted by the project.

(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.
The project site is not included on any Gov. Code Section 65962.5 listing.

(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.
No historical or archaeological resources are located at the project site.

Lead Agency Contact Person: Daisey Miranda, Associate Planner

Phone #: 805-925-0951 ext. 2016

Department/Division Representative: _____

Date: October 27, 2025

Acceptance Date: _____

Date Filed by County Clerk: _____