



**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:** Addition to Existing Hospital For an MRI Facility

**PROJECT ADDRESS:** 2050 Viborg Road

**ASSESSOR'S PARCEL NO.:** 139-310-051

**PROJECT LOCATION:** City of Solvang

**COUNTY OF:** Santa Barbara

**PROJECT DESCRIPTION:**

The applicant proposes a Conditional Use Permit amendment to allow construction of a new Magnetic Resonance Imaging (MRI) room, which will be an addition to the existing Santa Ynez Valley Cottage Hospital, located at 2050 Viborg Road (APN 139-310-051). The addition would replace the existing mobile MRI trailer with a permanent facility and expand on-site diagnostic services within the established hospital campus that expands services for residents of Solvang and the Santa Ynez Valley. The proposed amendment includes:

- Construction of a 2,160-square-foot, one-story addition for accommodation of an MRI center;
- Removal of the existing mobile MRI trailer;
- Minor site, utility, and landscaping improvements; no changes to existing parking;
- Dark Sky compliant exterior lighting.

**NAME OF PERSON OR AGENCY CARRYING OUT PROJECT:** Santa Ynez Valley Cottage Hospital

**NAME OF PUBLIC AGENCY APPROVING PROJECT:** City of Solvang

**EXEMPT STATUS:** (check one)

- Ministerial Project (Section 2180(b)(1); 15268)
- Categorical Exemption (Section 15301)
- 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.

In accordance with Section 15301 of the CEQA Guidelines, the proposed project qualifies for the Class 1 categorical exemption for Existing Facilities. Class 1 exemptions apply to the operation, repair, maintenance, permitting, or minor alteration of existing public or private structures involving negligible or no expansion of the existing use. The proposed project consists of a 2,160-square-foot addition to the existing Santa Ynez Valley Cottage Hospital, which will relocate the hospital’s MRI services from an outdated mobile trailer into a permanent structure within the existing hospital campus. The addition represents a minor expansion to an existing institutional facility and is well below the 10,000 square foot threshold permitted under Section 15301(e) for additions to existing structures. The project site is located within a developed urban area that is fully served by existing public utilities, roadways, and emergency services, and the project does not introduce a new land use or intensify the existing hospital operations. The project will occur on a previously developed hospital campus and does not involve environmentally sensitive habitat areas. Additionally, none of the exceptions to categorical exemptions identified in CEQA Guidelines Section 15300.2 apply. Therefore, the proposed project qualifies for the Class 1 categorical exemption under CEQA Guidelines Section 15301.

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.*
- 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.*



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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 fire reduction project does not have a cumulative impacts, significant effect on the environment due to unusual circumstances, affect a designated scenic highway, nor is the site considered a hazardous waste site or a historical resources.

**LEAD AGENCY CONTACT PERSON:** Lisa Scherman

**PHONE:** (805) 688-5575

**DEPARTMENT:** Community Development Department

**ADDRESS:** 411 Second Street  
Solvang, CA 93463

**SIGNATURE:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Title:** Assistant Planner

Signed by Lead Agency



## Project Location

