

City of Solvang
Community Development Department
411 Second Street
Solvang, CA 93463
(805) 688-4414

DATE: August 23, 2019

TO: INTERESTED PARTIES

SUBJECT: NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION
PROJECT: 261 Alisal General Plan Amendment Rezoning and Hotel Conversion

The overall site is comprised of parcel: APN 139-234-046. The project is located at 261 Alisal Road, in Solvang. The Project is proposing to change the land use from the existing 4,079 sf two-story commercial office building into a hotel with 10 new guest rooms. The redevelopment would occur on the existing developed 0.28acre lot and retain the existing structure (4,079 sf). A general plan amendment would be required to change the land designation from Medium Density Residential to TRC and a Zone Change from '7-R-1' (7,000sf residential) to 'TRC' (tourist related commercial). This project is near the developed urban center of Solvang.

The building will be remodeled and will include the addition of interior walls to accommodate 10 new guest rooms; the re-model is 4,079sf net area, therefore the total building area will remain consistent with the existing condition.

The space below may be used to indicate that your agency has no comments or to state brief comments. If you comment on the MND you will be notified of any public hearing where the adoption of the MND will be considered. If you have any questions, please contact the District's consultant, Lindsay Corica at (805) 781-9800.

Please respond by 5:00 P.M., September 29, 2019.

Return to: Lindsay Corica
c/o *firma*
187 Tank Farm Road suite 230
San Luis Obispo CA 93401
805.781.9800 FAX.805.781.9803

- _____ No Comments provided
- _____ Comments noted below
- _____ Comments provided in separate letter

COMMENTS: _____

From: Agency Name: _____
Contact Person: _____
Phone Number: _____

MITIGATED NEGATIVE DECLARATION

APPLICANT: ~~The City of Solvang, Holly Owens – Director of Planning~~ Dylan Chappell

ADDRESS: ~~261 Alisal Road, Solvang, CA 93463~~ 1436 State Street, Santa Barbara, CA 93101

TELEPHONE NO: ~~(805) 688-5575~~ (805) 205-4760

PROJECT LOCATION:

The property is located in the Village center of Solvang five blocks south of Mission Drive / Highway 246.

PROJECT DESCRIPTION:

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FINDING:

The City of Solvang has reviewed the above project in accordance with the City's Rules and Procedures for Implementation of the California Environmental Quality Act, and has determined that an Environmental Impact Report (EIR) need not be prepared because:

- [X] Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because mitigation measures described on the attached Initial Study are hereby made part of this Mitigated Negative Declaration and have been added to the Project.
- [X] On the basis of the whole record before it, there is no substantial evidence that the Project may have a significant effect on the environment.
- [X] The Initial Study and Mitigated Negative Declaration for the Project reflect the independent judgment and analysis of the City of Solvang.

The Initial Study which provides the basis for this environmental determination is attached. A copy, along with supporting documents referenced in the Initial Study, will be kept on file at the **Community Development Department** 411 Second Street, Solvang, CA 93463.

DRAFT PREPARED BY: Firma Consultants

DATE: August 23, 2019

REVIEW PERIOD: August 29, 2019 through September 29, 2019.

NOTICE:

The public is invited to comment on the Draft Mitigated Negative Declaration during the review period. The appropriateness of the Draft Mitigated Negative Declaration will be reconsidered in light of the comments received.