

2019089090

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: 261 Alisal General Plan Amendment Rezoning and Hotel Conversion

Lead Agency: City of Solvang

Contact Person: Lindsay Corica (Firma Consultants)

Mailing Address: c/o 187 Tank Fram Road Ste. 230

Phone: 805.781.9800

City: San Luis Obispo

Zip: 93401

County: Santa Barbara

Project Location: County: Santa Barbara County

City/Nearest Community: City of Solvang

Cross Streets: 261 Alisal Road

Zip Code: 93463

Longitude/Latitude (degrees, minutes and seconds): ... Total Acres: ...

Assessor's Parcel No.: 139-234-046 Section: ... Twp.: ... Range: ... Base: ...

Within 2 Miles: State Hwy #: ... Waterways: ... Airports: ... Railways: ... Schools: ...

Document Type:

- CEQA: [ ] NOP [ ] Draft EIR [ ] NEPA: [ ] NOI Other: [ ] Joint Document
[ ] Early Cons [ ] Supplement/Subsequent EIR [ ] EA [ ] Final Document
[ ] Neg Dec (Prior SCH No.) [ ] Draft EIS [ ] Other:
[ ] Mit Neg Dec Other:

Local Action Type:

- [ ] General Plan Update [ ] Specific Plan [ ] Rezone [ ] Annexation
[ ] General Plan Amendment [ ] Master Plan [ ] Prezone [ ] Redevelopment
[ ] General Plan Element [ ] Planned Unit Development [ ] Use Permit [ ] Coastal Permit
[ ] Community Plan [ ] Site Plan [ ] Land Division (Subdivision, etc.) [ ] Other:

Development Type:

- [ ] Residential: Units Acres [ ] Transportation: Type
[ ] Office: Sq.ft. Acres Employees [ ] Mining: Mineral
[ ] Commercial: Sq.ft. Acres Employees [ ] Power: Type MW
[ ] Industrial: Sq.ft. Acres Employees [ ] Waste Treatment: Type MGD
[ ] Educational: [ ] Hazardous Waste: Type
[ ] Recreational: [ ] Other: Renovation- to Existing Building -Tourist / Hotel 0.27 SC
[ ] Water Facilities: Type MGD

Project Issues Discussed in Document:

- [x] Aesthetic/Visual [ ] Fiscal [x] Recreation/Parks [ ] Vegetation
[ ] Agricultural Land [ ] Flood Plain/Flooding [ ] Schools/Universities [ ] Water Quality
[x] Air Quality [ ] Forest Land/Fire Hazard [ ] Septic Systems [x] Water Supply/Groundwater
[x] Archeological/Historical [x] Geologic/Seismic [ ] Sewer Capacity [ ] Wetland/Riparian
[x] Biological Resources [x] Minerals [ ] Soil Erosion/Compaction/Grading [ ] Growth Inducement
[ ] Coastal Zone [x] Noise [ ] Solid Waste [x] Land Use
[ ] Drainage/Absorption [x] Population/Housing Balance [x] Toxic/Hazardous [ ] Cumulative Effects
[ ] Economic/Jobs [x] Public Services/Facilities [x] Traffic/Circulation [ ] Other:

Present Land Use/Zoning/General Plan Designation:

7R-1 RESIDENTIAL

Project Description: (please use a separate page if necessary)

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 from '7-R-1' (7,000sf residential) to 'TRC' (tourist commercial). This project is near the developed urban center of Solvang.

A.H.

State Clearinghouse Contact:

(916) 445-0613

State Review Began:

8 - 27 - 2019

SCH COMPLIANCE

9 - 25 - 2019

Project Sent to the following State Agencies

- X Resources Boating & Waterways Central Valley Flood Prot. Coastal Comm Colorado Rvr Bd Conservation CDFW # 5 Cal Fire Historic Preservation Parks & Rec Bay Cons & Dev Comm. DWR
Cal EPA ARB: Airport & Freight ARB: Transportation Projects ARB: Major Industrial/Energy Resources, Recycl.& Recovery SWRCB: Div. of Drinking Water SWRCB: Div. Drinking Wtr # SWRCB: Div. Financial Assist. SWRCB: Wtr Quality SWRCB: Wtr Rights X Reg. WQCB # 3 Toxic Sub Ctrl-CTC
Yth/Adlt Corrections Corrections
Independent Comm Delta Protection Comm Delta Stewardship Council Energy Commission X NAHC Public Utilities Comm Santa Monica Bay Restoration State Lands Comm Tahoe Rgl Plan Agency Conservancy Other:

Please note State Clearinghouse Number (SCH#) on all Comments

SCH#: 2019089090

Please forward late comments directly to the Lead Agency

AQMD/APCD 30

(Resources: 8 / 31)

**Reviewing Agencies Checklist**

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

- Air Resources Board
- Boating & Waterways, Department of
- California Emergency Management Agency
- California Highway Patrol
- Caltrans District # 5
- Caltrans Division of Aeronautics
- Caltrans Planning
- Central Valley Flood Protection Board
- Coachella Valley Mtns. Conservancy
- Coastal Commission
- Colorado River Board
- Conservation, Department of
- Corrections, Department of
- Delta Protection Commission
- Education, Department of
- Energy Commission
- Fish & Game Region # 3
- Food & Agriculture, Department of
- Forestry and Fire Protection, Department of
- General Services, Department of
- Health Services, Department of
- Housing & Community Development
- Native American Heritage Commission

- Office of Historic Preservation
- Office of Public School Construction
- Parks & Recreation, Department of
- Pesticide Regulation, Department of
- Public Utilities Commission
- Regional WQCB # \_\_\_\_\_
- Resources Agency
- Resources Recycling and Recovery, Department of
- S.F. Bay Conservation & Development Comm.
- San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
- San Joaquin River Conservancy
- Santa Monica Mtns. Conservancy
- State Lands Commission
- SWRCB: Clean Water Grants
- SWRCB: Water Quality
- SWRCB: Water Rights
- Tahoe Regional Planning Agency
- Toxic Substances Control, Department of
- Water Resources, Department of
- Other: \_\_\_\_\_
- Other: \_\_\_\_\_

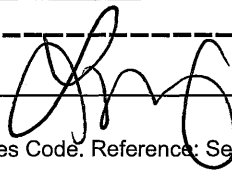
**Local Public Review Period (to be filled in by lead agency)**

Starting Date August 23, 2019 Ending Date September 29, 2019

**Lead Agency (Complete if applicable):**

|   |  |
|---|--|
| Consulting Firm: <u>Firma Consultants, Inc.</u>   | Applicant: <u>City of Solvang</u>        |
| Address: <u>187 Tank Farm Road, Ste. 230</u>      | Address: <u>261 Alisal Road</u>          |
| City/State/Zip: <u>San Luis Obispo, CA, 93401</u> | City/State/Zip: <u>Solvang, CA 93463</u> |
| Contact: <u>Lindsay Corcia</u>                    | Phone: <u>805.688.5575</u>               |
| Phone: <u>805.781.9800</u>                        |  |

Signature of Lead Agency Representative: \_\_\_\_\_ Date: 8/23/2019

 LINDSAY CORCIA

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.



**Existing Stairs Retained  
South Side of Property**



**Existing Building  
East Side of Property**



**Adjacent Property  
to the North**



**View from Alisal Road  
East Side of Property**



**View from Driveway  
of North Side of Property**



**View along Driveway  
of North Side of Property**



**Interior Entry  
North Side of Property**



**Interior Entry  
Northwest Side of Property**



**View of  
South Side of Property**



**View along Driveway  
of North Side of Property**



**View from Parking Lot  
of West Side of Property**



**View from Parking Lot  
of West Side of Property**

**PROJECT  
SITE: 261 ALISAL ROAD**

**Source: Project Application  
Date: 03/12/19**

source: Existing Conditions Photos



# EXISTING SITE CONDITIONS

**FIG  
3**