



**City of Solvang**  
411 2nd Street  
Solvang, California  
(805) 688-5575  
[www.cityofsolvang.com](http://www.cityofsolvang.com)

## Notice of Preparation

**TO:** Responsible Agencies & Interested Parties

**SUBJECT: NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE CITY OF SOLVANG COMPREHENSIVE GENERAL PLAN UPDATE AND REZONING**

**NOTICE IS HEREBY GIVEN** that the City of Solvang (City) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Solvang Comprehensive General Plan Update and Rezoning (project). We need to know your views as to the scope and content of the environmental information that is germane to your agency's statutory responsibilities in connection with the proposed project. The City is issuing this Notice of Preparation to notify public agencies and the public to request input regarding the scope and content of the Draft EIR for this project.

The public review and comment period for this Notice of Preparation begins Thursday, June 15, 2023, and ends Friday, July 14, 2023, at 5:00 p.m. No Initial Study is attached because the Lead Agency has already determined that an EIR is clearly required for the project and is therefore not required to prepare an Initial Study per California Environmental Quality Act (CEQA) Guidelines Section 15063(a).

Written comments may be submitted to the City's Planning Division, Attn: Lisa Scherman, 411 2nd Street, Solvang, California 93463. Comments may also be submitted electronically to [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com). In addition, because the project is of regional and areawide significance, a scoping meeting will be held by the City on Wednesday, June 28, 2023, at 5:30 p.m. The scoping meeting will be hybrid allowing attendance both in-person and virtual via videoconference. The in-person meeting will be held in the City Council Chambers at Municipal Hall at **1644 Oak Street, Solvang, California 93463**. To access the videoconference, visit <https://zoom.us/j/3066529195> or use the call-in number (888) 788-0099 and enter the meeting ID 306 652 9195# on Wednesday, June 28, 2023, at 5:30 p.m.

**Project Title:** Solvang Comprehensive General Plan Update and Rezoning

**State Clearinghouse #:** *Pending*

**Project Location:**

The project focuses on the land area within the City of Solvang, including the Housing Element and its designated sphere of influence in Santa Barbara County, approximately 33 miles northwest of Santa Barbara and 15 miles north of the Pacific coast. Solvang is located in the Santa Ynez Valley in the central part of Santa Barbara County. Solvang has a total area of approximately 2.5 square miles and is one of eight incorporated cities within Santa Barbara County. Buellton is located to the west, the community of Santa Ynez to the east, and the communities of Los Olivos and Ballard to the north. Solvang is surrounded by the Purisima Hills to the north, the upper Santa Ynez Valley to the east, the Santa Ynez Mountains to the south, and the lower Santa Ynez Valley to the west. Solvang is situated primarily along an alluvial plain formed by the Santa Ynez River and on the southeastern edge of the Purisima Hills. State Route 246 bisects Solvang and provides a regional east-west link between Highway 101 and State Route 154.

**Project Sponsor:** City of Solvang, Planning Division  
411 2nd Street, Solvang, California

**Brief Project Description:**

The project involves a comprehensive update to the City of Solvang General Plan, which presents the community's vision for Solvang through the General Plan horizon (year 2045). The General Plan serves as the City's primary guide for land use and development decisions and is a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the "blueprint" for future development and conservation of a community. The General Plan will also influence the rezoning of properties to be consistent with the Housing Element and other proposed zoning changes.

Under State law, the General Plan must serve as the foundation upon which all land use decisions are to be based, and must also be comprehensive, internally consistent, and have a long-term perspective. State law further mandates that the General Plan:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to future growth and development;
- Provide a basis for local government decision-making, including decisions on development approvals and exactions;
- Provide citizens the opportunity to participate in the planning and decision-making process of their communities; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

According to State law, General Plans are required to cover nine topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topic that are relevant to planning its future. The project involves updates to all of the City's existing General Plan Elements. The City's existing General Plan contains the following Elements:

- Circulation (adopted 2008)
- Housing (adopted 2015)
- Community Design (adopted 1988)
- Conservation and Open Space (adopted 2016)
- Land Use (adopted 2008)
- Noise (adopted 2013)
- Parks and Recreation (adopted 2009)
- Safety (adopted 2016)

The Comprehensive General Plan Update includes the following elements:

- Land Use
- Community Design
- Economic Development
- Mobility
- Public Facilities, Services, and Infrastructure
- Environmental and Sustainability (Formerly Conservation and Open Space)
- Safety (Formerly Noise)
- Housing

The General Plan Update would include all State required topics; however, some topics, including conservation, open space, noise, air quality, and environmental justice, would not be standalone elements but instead would be covered in the above elements.

The General Plan Update was developed through an extensive public outreach and involvement process, including careful analysis by advisory committees, City staff, elected officials, and the community. Each element of the plan addresses different aspects of the community and identifies measurable actions to guide residents, decision-makers, businesses, and City staff toward achieving the community vision.

Updates regarding scheduled public meetings and published General Plan products and documents can be found on the PlanSolvang website: <https://plansolvang.com/>. Updates are made to the PlanSolvang website as documents related to this project are released, so please check back regularly.

**Potential Environmental Effects:**

Potential environmental effects of the project include, but are not necessarily limited to, impacts related to aesthetics, air quality, biological resources, cultural and tribal cultural resources, energy, geology and soils, greenhouse gas emissions, hazards and hazardous materials, hydrology/water quality, land use and planning, noise, population and housing, public services and recreation, transportation, utilities and service systems, and wildfire. In addition to analyzing the proposed project’s environmental effects, the EIR will also include a reasonable range of alternatives to the project. As part of the alternatives analysis, the City will contemplate land use changes at two particular sites: the Alamo Pintado site, located at the northwestern corner of Alamo Pintado and Old Mission Drive, and the Mission Drive site, located at 1783 and 1793 Mission Drive and 533 Pine Street.

**Consulting firm retained to prepare Draft EIR:**

**Firm Name:** Rincon Consultants, Inc.

**Address:** 1530 Monterey Street, Suite D, San Luis Obispo, California 93401

Written comments on the project should be addressed to the below City staff contact. Comments will be accepted from Thursday, June 15, 2023 until Friday, July 14, 2023 at 5:00 p.m.

Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California  
plansolvang@cityofsolvang.com  
(805) 688-5575 x 220

**Date:** June 12, 2023      **Signature:**   
\_\_\_\_\_  
Sophia Checa

**Title:** Planning Manager, City of Solvang  
**Phone:** (805) 688-5575 x 221

