



City of Solvang  
411 2nd Street  
Solvang, California  
(805) 688-5575  
www.cityofsolvang.com

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COUNTY OF SANTA BARBARA  
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## 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:**



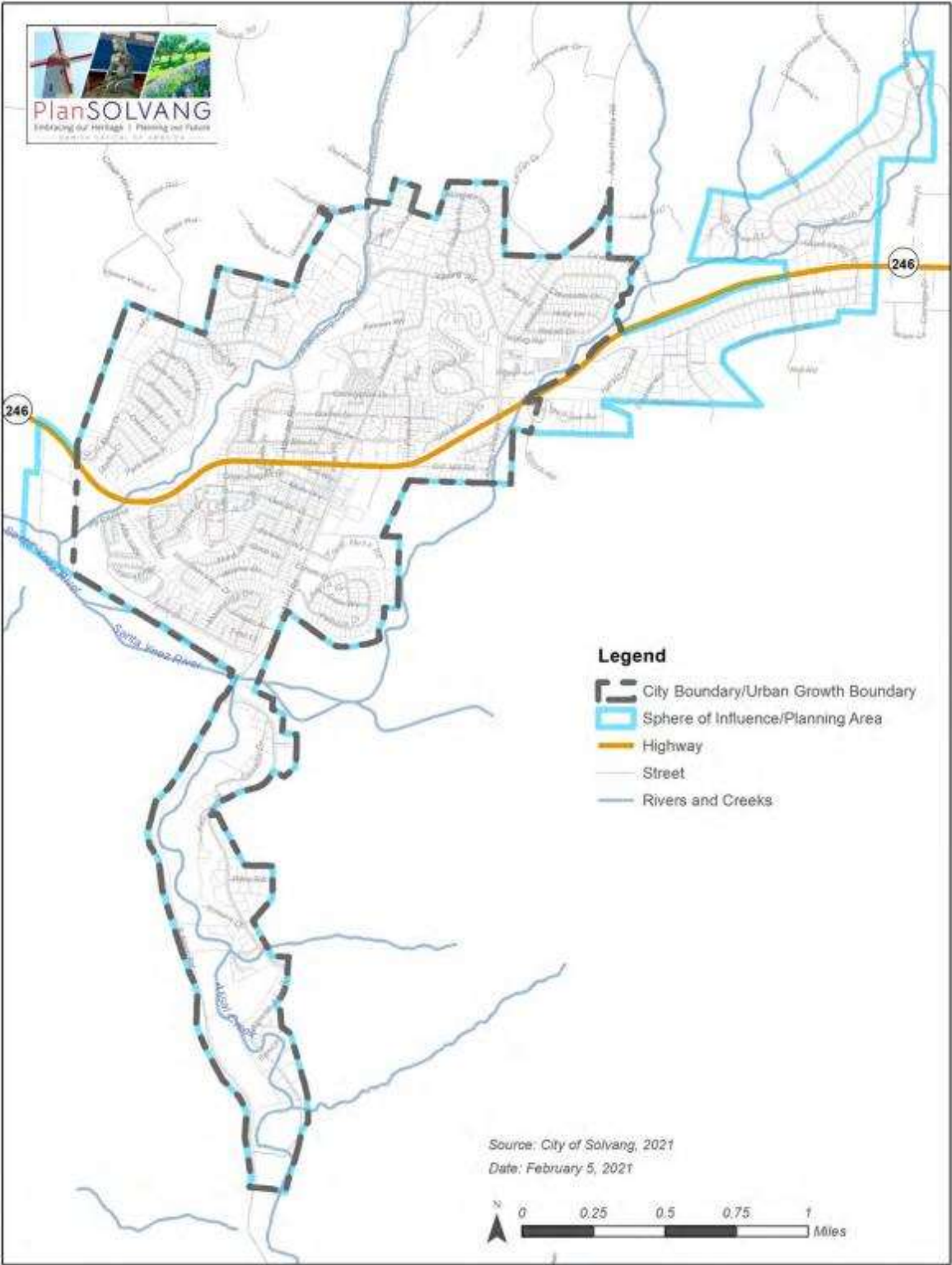
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Sophia Checa

**Title:** Planning Manager, City of Solvang

**Phone:** (805) 688-5575 x 221

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To: Rincon Consultants for Environmental Impact Review of Solvang Housing Element/ General Plan & ALTERNATIVES


From: Stephen C. Martin, 698 Hillside Drive, Solvang CA 93463 EMAIL [Stormyscm@gmail.com](mailto:Stormyscm@gmail.com)

Subject: Areas of Concern to be investigated for EIR PARTICULARLY WITH REGARD TO DEVELOPER'S ALTERNATIVE FOR SITE C

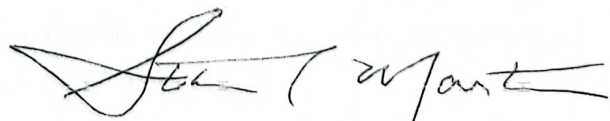
IT IS VERY IMPORTANT FOR CONSULTANTS TO WALK THIS STEEP SITE C WHICH HAS A VERY UNIQUE LOCATION AND TOPOGRAPHY.

Please consider, analyze, and evaluate:

1. Destruction of Solvang City designated view, with highest and densest building construction outside Solvang tourist district
2. Increased erosion and Alamo Pintado Creek and Santa Inez River pollution by flooding,
3. Hilltop removal will level and destroy natural topography
4. Need for replacement of existing unstable soil.
5. Addition of more than 200 vehicles with more traffic congestion for Alamo Pintado, Old Mission Dr. but also Viborg, Alisal; and MAJOR IMPACT ON 246, all with resulting additional pollution from idling vehicles
6. Two intersections will be overburdened with more pollution from idling vehicles
7. 32 new units will soon be built directly across Alamo Pintado from Site C and MUST BE CONSIDERED,
8. Samsung Medical is opening a Clinic on Mission Drive with access from Alamo Pintado and MUST BE CONSIDERED
9. Destruction of welcoming and accessible gateway to Solvang,

  
6/28/22

10. Loss of 'in city' open space and important remaining habitat for many wildlife species, Loss of several very old Valley Oaks
11. Compromised safety for pedestrians as well as drivers,
12. Paving over substantial part of lots causing increased runoff and flooding,
13. No reasonable driveway access without confirmed right to overburden 1985 easement over Mission Oaks open land.
14. Destruction or loss of access to historic Santa Inez Mission Aqueduct.
15. Destruction of neighborhood design and character.
16. Major increase in noise pollution due to increased congestion.
17. Creation of traffic hazard at joint entrance of proposed 109 new units with 84 units of Mission Oaks and 16 new units on Old Mission Drive. Trucks going to Mercantile Center currently park on Old Mission Dr., making entry to OMD difficult and dangerous. Using California's own statistics, the *proposed 109 units will add 1000 trips/day.*
18. ~~Fire and emergency vehicles will have to overcome congestion at joint entrance of proposed 109 units with 84 units of Mission Oaks and 16 new units on Old Mission Drive.~~
19. Ambulances going to Cottage Hospital coming from Mission Drive will have more difficulty and danger in coping with increased traffic congestion.
20. State Regional Housing Needs Assessment is met by Solvang General Plan Housing Element without proposed alternative.

  
6/28/23

June 28, 2023

Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2<sup>nd</sup> Street  
Solvang, California

To Rincon Consultants, Inc.

Site C which is being considered for rezoning for the City of Solvang General Plan is actually 2 parcels of 1 1/2 acres and 4 acres. It is presently zoned 20-R-1, the same as the neighboring Mission Oaks development. (2 units per acre)

The developer is suggesting an alternative for this Site C for the entire 5.48 acres to be rezoned to DR-20, which would create 20 units per acre, or 109 units.

There are many reasons this would not be a good plan. Because of the topography of the larger parcel, the cost of developing this larger parcel would make low-income and lower-income housing non-achievable. Rezoning these 2 parcels could create over 100 units which could add over 100, possibly up to 200 more vehicles to be using the Old Mission Drive and Alamo Pintado Road intersection.

This could also impact the neighboring Creekside Community, traffic on Viborg Street, traffic to and from Los Olivos and Santa Ynez, and could affect our Hospital and Medical Offices on Alamo Pintado Road and Viborg Street.

The City of Solvang approved a plan and **sent on deadline to the State a good plan** that would have added much needed Low and Very Low income housing to the City, and should be accepted as the better plan for the entire City of Solvang.

Dan Martin  
708 Hillside Drive  
Solvang, California  
dmartinsyv@gmail.com

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**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Build on Alamo Pintada  
**Date:** Monday, June 12, 2023 3:36:53 PM

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**From:** mklake1 <mklake1@comcast.net>  
**Sent:** Monday, June 12, 2023 3:28 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Build on Alamo Pintada

Caution! This message was sent from outside your organization.

I truly feel the entire valley would like this project to be looked at very carefully while heeding their concerns. The high school, YMCA , Chumash Casino, 2 shopping centers and affordable housing traffic keep this road very.

Is this truly what we want for the Valley. Don't forget our youth need more places for activities.  
Thank you.

Sent from my Verizon, Samsung Galaxy smartphone



613 Aqueduct Way  
Solvang, CA 93463

To: City of Solvang  
Attention Sophia Checa, Planning Manager  
411 Second Street  
Solvang, CA 93463

**Ref:** Proposed Low Income Housing development on site C

**Subject:** Severe traffic congestion at intersection of Alamo Pintado and Old Mission Drive due to adding 110 units to site C.

Dear Sophia,

I am writing to bring to your attention the potential traffic problems that will occur with the added units proposed for site C.

Currently there are 191 vehicles coming and going onto Alamo Pintado (AP) from Old Mission drive. This includes the contribution of the 16 new homes on the west end of Old Mission Drive (OMD) which account for 38 cars, assuming 2 cars per household. The number of cars using OMD prior to the addition of the 16 homes was 57. The 191 vehicle total includes 48 homes in the Mission Oaks development that use the South Entrance.

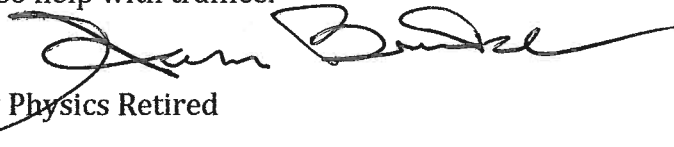
When we add the potential vehicles from the proposed site C development (110 units), this results in a 50% increase in traffic at the intersection of OMD and AP for a total of 402 vehicles going and coming during the day. This does not include the traffic accessing First Bank, CVS Pharmacy and New Frontiers Market.

One solution to the potential congestion would be to install stop-lights at the intersection of OMD and AP. The West end of OMD could be opened up to West bound traffic. Another solution would be to change access to site C from the North end of the property which may require an easement with Mission Oaks.

Limiting development of site C to only 40 units on the lower flat portion of the property would also help with traffic.

Regards,  
Sam Burke EE

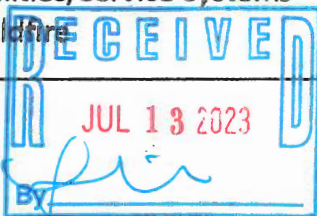
UCSB High Energy Physics Retired



**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire



**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

*Seems like population and housing provision is not taken very seriously by the city. My impression is that the city is more interested in ramrodding state requirements on the populace "just to get it over with," without considering the ramifications of their decisions. The housing decisions are thoughtless. Trying to squeeze more housing units in an area that's already "busting at the seams" to maintain an environmental balance is almost immoral. The land use planning needs to be addressed sensibly and not haphazardly, as seems to be the current approach.*

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk

Representing Agency or Organization: \_\_\_\_\_

Email: Nabramini@gmail.com

**ENVIRONMENTAL ISSUES & IMPACTS**

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Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

**Written Comment Form**

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Rush hour traffic on Rte 246 particularly in the evening/late afternoon hours is horrendous. Cars traveling from Santa Ynez Area towards Solvang in the late afternoon are essentially "stranded" between these two towns, and totally at a standstill at the Alamo Pintado intersection, and going through Solvang center. Adding additional traffic by building new living units at the above crossroads would be wrongful if not corrupt. Not to mention, the contributing noise aspects and most certainly the daily stifling traffic in the business/marketing area at intersection of Alamo Pintado & Rte 246.

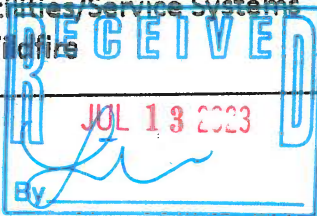
**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk  
 Representing Agency or Organization: \_\_\_\_\_  
 Email: Nabramin@gmail.com

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**Written Comment Form**

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Soils in the area are notably, if not "notoriously" expansive. Building additional homes especially on hilly and sloping ground can be disastrous in this area (eg. Alamo Pintado area adjacent to Rte 246) The designated terrain soil is very sensitive to water and can be a major contributor to foundation settlements and landslides along slopes. These soils are unstable foundation materials subject to removal and replacement with nonexpandable materials or pile foundations, both prohibitive in cost. The best precaution is to avoid <sup>or minimize</sup> building on these expandable materials.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

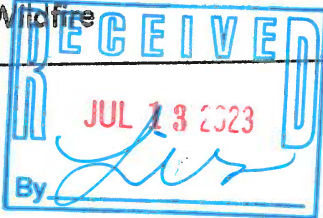
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**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Solvang Area needs to manage our heritage assets. Cultural landscapes and archeological sites in particular. Area particularly at the RTE 246 + Alamo Pintado has some remnants from the Spanish Mission days and area was habitat for Native Americans, and any construction of additional housing may "invade" some of the Tribal Cultural Resources. Thorough Archeological investigations should be conducted to determine status of Archeological artifacts in the area prior to any excavation (construction) operations.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramiyk  
 Representing Agency or Organization: \_\_\_\_\_  
 Email: naabramini@gmail.com

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**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Major concern with Air Quality along highway 246 and intersections coming in from North & South. One example is Alamo Pintado Rd intersecting with 246. High traffic volume, automobile exhaust strong. Any additional traffic to current would be totally unexceptable. Coming into Solvang from East or West is usually stagnant, very slow & promoting high levels of Greenhouse Gas Emissions. Any new <sup>housing</sup> developments particularly on Alamo Pintado & 246 & auto traffic thereby, would be disastrous

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

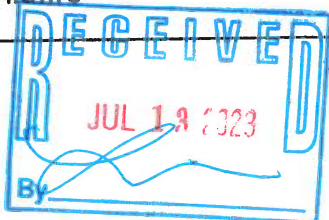
**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk  
 Representing Agency or Organization: \_\_\_\_\_  
 Email: NaBramini@gmail.com

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**Written Comment Form**

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Mitigating Aesthetics/Visual Resources, Energy, Public Services, Recreation, Utilities/Service Systems and all the other concerns on this list will be much more difficult if the additional housing and population proposals are not addressed properly, initially; and not haphazardly as is the case. The city acting as if they were "under the gun" will not lead to any favorable outcome. What also needs to be addressed is Tourism in Solvang; and how it will be affected by major decisions of the City Council.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Nick Abramuk

Representing Agency or Organization: \_\_\_\_\_

Email: Nabramini@gmail.com

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW:  
**Date:** Monday, June 12, 2023 1:50:54 PM

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-----Original Message-----

From: Desiree Russo <dizzyroo@hotmail.com>  
Sent: Monday, June 12, 2023 1:28 PM  
To: City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
Subject:

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

Sent from my iPhone



**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: ALAMO PINTADO / OLD MISSION DR PROJECT  
**Date:** Monday, June 12, 2023 9:35:51 AM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Mariah Montejano <themontejanofamily@gmail.com>  
**Sent:** Sunday, June 11, 2023 9:04 AM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** ALAMO PINTADO / OLD MISSION DR PROJECT

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear City Council,

I am deeply concerned about the proposed project by Alamo Pintado and Old Mission Dr. This is an area that I drive multiple times a day. It is already overly congested and dangerous. I can't tell you how many times I have seen cars blow through the four-way stop on the intersection of Viborg and Alamo Pintado. If this project is approved it will increase the traffic exorbitantly and endanger our kids, adults riding bikes and walking, and the wildlife that lives there.

The scale of this project does not fit the area and neighborhoods proposed. Please do not approve this project. As a resident of this valley where I am raising my children I do not support this project in this location. This would be detrimental to this area of approved.

Kindly,

Mariah Montejano

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado and Mission Drive Development Proposal  
**Date:** Monday, June 12, 2023 1:50:29 PM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

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**From:** Ashley Chapple <aemacinnis@gmail.com>  
**Sent:** Monday, June 12, 2023 1:49 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
**Subject:** Alamo Pintado and Mission Drive Development Proposal

Caution! This message was sent from outside your organization.

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado and Old Mission Drive  
**Date:** Monday, June 12, 2023 1:51:11 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)

**From:** Paula Morehouse <morehouse@yahoo.com>  
**Sent:** Monday, June 12, 2023 1:00 PM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Alamo Pintado and Old Mission Drive



## PROJECT DATA

<b>BUILDING A (3 STORIES)</b>		SITE AREA:	5.48 ACRES
1 BEDROOM APARTMENTS:	13 UNITS	CURRENT ZONING:	20-R-1
2 BEDROOM APARTMENTS:	12 UNITS	PROPOSED ZONING:	DR-20
TOTAL APARTMENTS:	25 UNITS	ALLOWABLE DENSITY:	109 UNITS (5.48 ACRES x 20 UNITS/ACRE)
<b>BUILDING B (3 STORIES)</b>			
1 BEDROOM APARTMENTS:	27 UNITS		
2 BEDROOM APARTMENTS:	11 UNITS		
TOTAL APARTMENTS:	38 UNITS		
<b>BUILDING C (3 STORIES)</b>			
1 BEDROOM APARTMENTS:	29 UNITS		
2 BEDROOM APARTMENTS:	17 UNITS		
TOTAL APARTMENTS:	46 UNITS		
<b>OVERALL</b>			
1 BEDROOM APARTMENTS:	69 UNITS		
2 BEDROOM APARTMENTS:	40 UNITS		
TOTAL APARTMENTS:	109 UNITS		
<b>PARKING PROVIDED:</b>			
PRIVATE GARAGE SPACES:	24 SPACES		
STANDARD SURFACE SPACES:	81 SPACES		
TANDEM SURFACE SPACES:	38 SPACES		
TOTAL PROVIDED:	143 SPACES		



Dear Council:

This development is such an eyesore. And looks like "project" housing. It is not the reason people come to Santa Ynez and not keeping with the heritage and geography.

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado Development  
**Date:** Monday, June 12, 2023 5:01:13 PM

---

**From:** Cari Jackson <cari\_j11@hotmail.com>  
**Sent:** Monday, June 12, 2023 4:39 PM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Alamo Pintado Development

Caution! This message was sent from outside your organization.

[Allow sender](#) | [Block sender](#)

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo Pintado/Old Mission proposed project  
**Date:** Monday, June 12, 2023 9:39:06 AM

---

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
*Phone:* (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Jeremy Glatz <[jeremy.glatz@yahoo.com](mailto:jeremy.glatz@yahoo.com)>  
**Sent:** Monday, June 12, 2023 9:00 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** Alamo Pintado/Old Mission proposed project

Caution! This message was sent from outside your organization.

Allowing developers to build this project will increase traffic at an intersection that is already packed, increase the risk of cars hitting people in an area with already narrow sidewalks, destroy the feeling of a small town and bring in too many new residents in a town that already has trouble supporting the growth that has occurred in the last few years. A multi story building doesn't fit in the setting of this town. It will create even more traffic around the hospital, both shopping centers on the corner, and the residents of creekside. Please reconsider this project. Thank you, Jeremy Glatz

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Alamo/Mission Project  
**Date:** Monday, June 12, 2023 4:37:59 PM

---

-----Original Message-----

From: michelle glatz <michelle.glatz@yahoo.com>  
Sent: Monday, June 12, 2023 4:35 PM  
To: City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
Subject: Alamo/Mission Project

Dear City of Solvang,

This is a desperate letter asking to reconsider the Alamo Pintado/ Mission housing project.

1. Danger to pedestrian and bicyclist

My family and I are residents of Creekside. We have lived here for 2.5 years. Over the course of this time, there has been an increase risk to pedestrians and bicyclist due to high traffic volume. We constantly hear sirens at this intersection and activity at Cottage Hospital. Our children cannot walk outside Creekside due to the fear I have of getting hit by a car.

2. High traffic volume

Entering and exiting the frontiers parking lot as well as valley fresh lot have become near impossible. There is constant traffic and speeding. This is a hardship on residents and business owners

3. Wildlife

There are dozens of beautiful deer that occupy the corner of Alamo Pintado and Mission. This proposed project threatens their lives and the nearby residents since they will relocate into different areas.

Please please reconsider this project. We love this valley and we want to maintain its beauty, safety, and wildlife.

Sincerely,  
Michelle Glatz  
Creekside resident  
818-359-2167

Sent from outer space



**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: New Development (Alamo Pintado Rd)  
**Date:** Monday, June 12, 2023 9:34:11 AM

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A forward for your records

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** ANDREW MONTEJANO <[ambclaims@gmail.com](mailto:ambclaims@gmail.com)>  
**Sent:** Monday, June 12, 2023 9:07 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Cc:** City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** New Development (Alamo Pintado Rd)

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Dear Council,

This proposal of new development on Alamo Pintado Rd will impact many local residents, including myself and my family as this will increase traffic to an already busy area. Parking in the Nielsen's shopping center and New Frontiers Center will be a nightmare. Having this new development will also strain our water resources. It's just a bad idea.

Please prevent this from happening!

thank you

--

**Andrew Montejano**  
Advanced Medical Billing Services Inc.  
606 Alamo Pintado Rd Ste 3-174  
Solvang, CA, 93463  
(805) 688-7171  
(805) 688-1171 (fax)  
[www.ambClaimsInc.com](http://www.ambClaimsInc.com)

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Concerned Solvang resident  
**Date:** Monday, June 12, 2023 3:38:01 PM

---

**From:** Nancy <nmaljan@gmail.com>  
**Sent:** Monday, June 12, 2023 3:00 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Concerned Solvang resident

Caution! This message was sent from outside your organization.

Dear Council,

I moved to Solvang almost five years ago to be near my family after I retired. The big city traffic was more than I could bare any longer. I was attracted more to Solvang vs. Santa Ynez because the town was so quaint and I could walk to through the town or the outskirts and see the beauty of this area.

You as city council members have the ability to increase the attractions, add things to beautify our streets and shops while keeping the small town feel and quaintness. After all, aren't the people coming here to get away from the hustle and bustle of big cities and the traffic where they live?

Why on earth would you want to further commercialize our town by adding the proposed high-rise apartments and take away the small town Danish look or add to the traffic congestion?

For each apartment built in the high-rise, there could possibly be a need for two parking spaces per unit. Where will all those cars go? For so many reasons other than stated here, the proposed apartments will be way overpriced, eliminate the deer that graze nearby and take away the beauty of nature. Why are you even thinking of passing this new zoning change? What do you have to gain by doing so?

What makes the town so unique and special is that we have mom & pop shops that people come to visit instead of a Starbucks on every corner.

A commercialized city is not what they're coming to see. Look at what's happened to Santa Barbara.

Council members, do what is right for this town. Stand up and represent the people of Solvang as we voted you into office to do! Resist the temptations from the big town developers who have no regard for the betterment of Solvang. Money and greed does not have a place here.

Thank you for listening to one concerned Solvang residents opinion.

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Developing in Alamo Pintado & Old Mission  
**Date:** Monday, June 12, 2023 12:55:15 PM

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**From:** margie hunt <hunt.margie@gmail.com>  
**Sent:** Monday, June 12, 2023 12:53 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; councli@cityofsolvang.com  
**Subject:** Developing in Alamo Pintado & Old Mission

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Hello,

I am a home owner on Honey Locust Ct., the cul-de-sac off of Old Mission near Alamo Pintado. To have a development like the one being proposed by Josh Richman would be devastating to our neighborhood. It would:

- \* Bring too much traffic in a dense area already effected by the shopping center
- \* Bring more traffic to the dangerous intersection at Alamo Pintado and Old Mission
- \* Displace the deer, birds and wildlife that we so enjoy and that call that area their home.
- \* Become an eyesore to a peaceful rolling hill and the height of the buildings does not fit in to the aesthetic of the area and will bring our home values down.

I am not in favor of this development and am hoping that it will be reconsidered.

Thank you for your time,  
Margaret Hunt  
(805) 350-2739

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Development Alamo Pintado  
**Date:** Monday, June 12, 2023 9:47:29 AM

---

Annamarie Porter, CMC  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

-----Original Message-----

From: Macy Weiser <[macyweiser@gmail.com](mailto:macyweiser@gmail.com)>  
Sent: Monday, June 12, 2023 9:42 AM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Development Alamo Pintado

Dear Council Members:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use. I live on Village Lane and see deer on this hill weekly. Yesterday I saw a mama and two fawns as I was admiring the sunset and the way the light reflects on the beautiful land they get to enjoy.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Solvang Resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** FW: Development AP and Old Mission  
**Date:** Monday, June 12, 2023 10:27:22 AM

---

**From:** Lynn A Gendian <lagendian@gmail.com>  
**Sent:** Monday, June 12, 2023 10:15 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Development AP and Old Mission

Caution! This message was sent from outside your organization.

Please no zoning changes for the monster project. No blank checks to the developers, this is our neighborhood not theirs, we pay the taxes for a reason, purchased our homes here for a reason. DO NOT ALLOW THEM TO CHANGE OUR NEIGHBORHOOD. Lowering the standards of water, parking, sewerage I could go on and on.  
NO DO NOT ALLOW THIS TO HAPPEN.

Thank you

Very concerned resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** FW: development pending at Alamo Pintado and OM  
**Date:** Monday, June 12, 2023 10:27:12 AM

---

---

**From:** Melanie wizan <[melaniewiz@yahoo.com](mailto:melaniewiz@yahoo.com)>  
**Sent:** Monday, June 12, 2023 10:20 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Subject:** development pending at Alamo Pintado and OM

Caution! This message was sent from outside your organization.

Please scale down this development. Three stories takes away from the nature of the area.. Please.

*Melanie*

*Melanie Wizan-Laird*

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: For tonight's meeting  
**Date:** Monday, June 12, 2023 4:10:37 PM

---

-----Original Message-----

From: Global Gardens <[theo@globalgardensonline.com](mailto:theo@globalgardensonline.com)>  
Sent: Monday, June 12, 2023 4:10 PM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: For tonight's meeting

Dear Council:

I cannot imagine a more ugly, disgusting project proposed at the corner of Mission and Alamo Pintado Roads. First of all, traffic considerations have not been taken into consideration for this crazy, over populated (with cars!) area. Where is the pride for Spanish or local architecture? This looks like a jail or hospital at best. I am embarrassed as a business owner of 25 years in the region to see you are even considering this concept. Please please reconsider this situation and vote NO on this gross violation of aesthetics, water use and traffic issues.

Sincerely,

Theodora Stephan, owner  
Global Gardens



**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: High Density @ Old Mission & Alamo Pintado  
**Date:** Monday, June 12, 2023 9:35:25 AM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Lisa Anter <lisaanter@gmail.com>  
**Sent:** Monday, June 12, 2023 9:34 AM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
**Subject:** High Density @ Old Mission & Alamo Pintado

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Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density.

Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

Concerned Residents of Santa Ynez Valley,

Lisa Anter, Kristina Anter-Carroll & Denis Carroll

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Housing Element Involving Site C  
**Date:** Monday, June 12, 2023 3:39:29 PM

---

**From:** Robert Snyder <rs21242@yahoo.com>  
**Sent:** Monday, June 12, 2023 2:39 PM  
**To:** Sophia Checa <SCheca@cityofsolvang.com>  
**Cc:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Housing Element Involving Site C

Caution! This message was sent from outside your organization.

This is Robert Snyder, a resident of the Mission Oaks Condo Association (728 Hillside). I just recently learned that the owner and his lawyer sent a letter to the State requesting that the State reject the Solvang Housing Element Plan submitted, and instead accept his plan to rezoning all of Site C to 20 units per acre (109units).

Their plan shows three story buildings of which some are at the crown of the property which look like a monstrosity. It will create a negative impact on the very nature of the City and possibly effect tourism.

I am 100% against this plan and encourage the Council to reject it and stick with the plan they sent to the State.

Respectfully,  
Robert Snyder

PS: I am currently out of town and will not be able to attend this evening's Council meeting.

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Planning Consultant](#); [Rodger Olds](#); [Lisa Scherman](#)  
**Subject:** FW: Mission Santa Ynez Original Aqueduct - Historic and Significant  
**Date:** Monday, June 12, 2023 11:53:06 AM

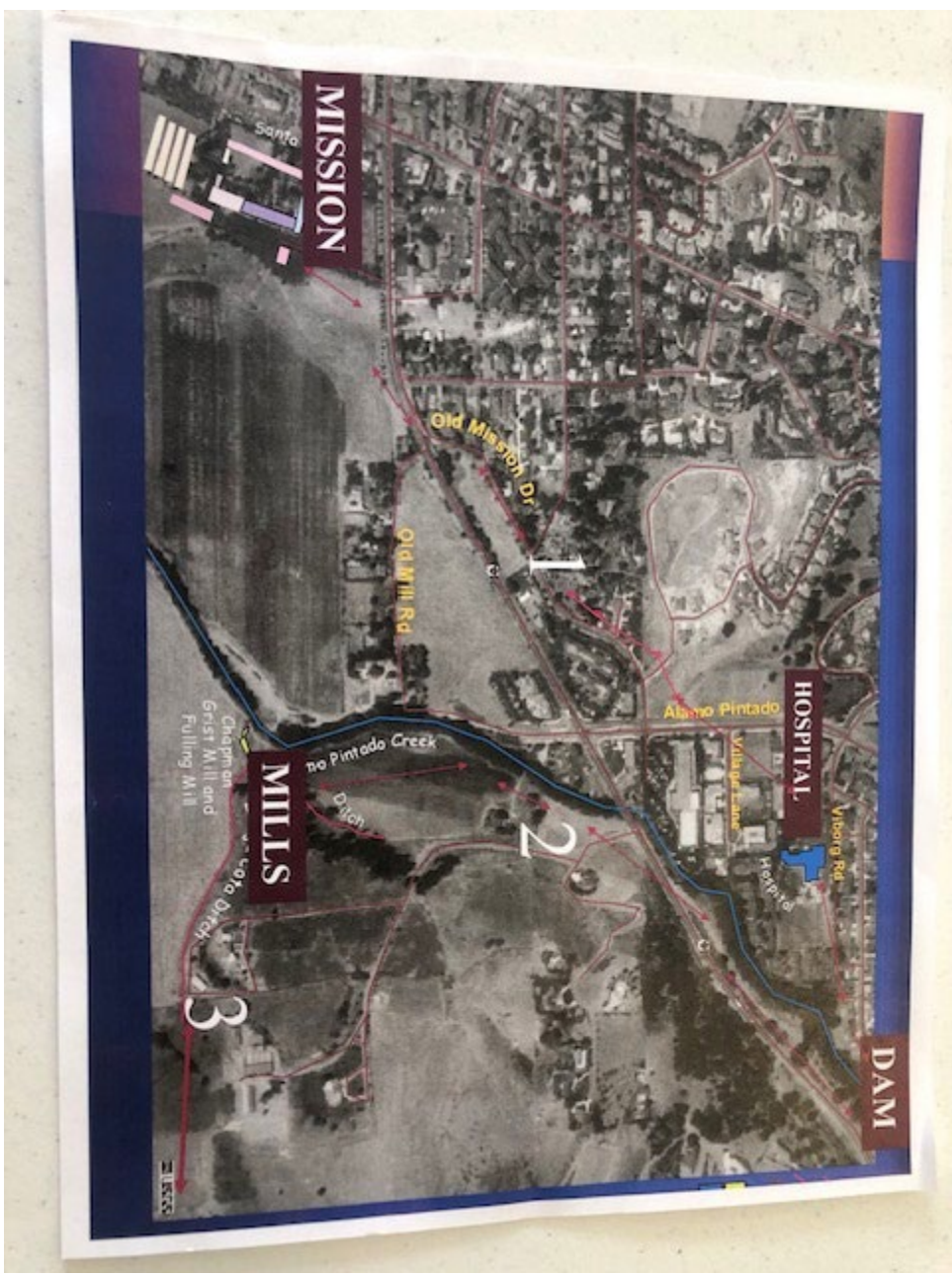
---

**From:** Karen Waite <karenwaite805@gmail.com>  
**Sent:** Monday, June 12, 2023 11:52 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Mission Santa Ynez Original Aqueduct - Historic and Significant

For your records as it pertains to the Solvang Housing Element and the development of that area that had already been submitted.

Again I urge the City to stay the course on the original Housing Development Plan.

Karen Waite  
Former City Council Member  
Solvang MOA Resident





**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Proposed buildings on Alamo Pintado and Old Mission  
**Date:** Monday, June 12, 2023 5:01:06 PM

---

**From:** Ellen Hall <thehallwayeh@gmail.com>  
**Sent:** Monday, June 12, 2023 4:47 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>; Public City Council Group <council@cityofsolvang.com>  
**Subject:** Proposed buildings on Alamo Pintado and Old Mission

Caution! This message was sent from outside your organization.

Please do not approve in any way these structures. They do not compliment any existing neighborhoods. The density is way too much. It needs to be scaled down drastically. The impact they would have on traffic would be horrible plus the visual quality of life in Solvang would be irreparably damaged.

I am a 30 resident of the Santa Ynez Valley. I have lived and worked here all that time. This type of development is just not anything that would enhance our valley, quite the opposite.

Ellen A Hall

Daniel R Hall

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: New Housing Development on Alamo Pintado moon  
**Date:** Monday, June 12, 2023 3:39:41 PM

---

-----Original Message-----

From: Randi <rrobinson805@gmail.com>  
Sent: Monday, June 12, 2023 2:39 PM  
To: Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
Subject: New Housing Development on Alamo Pintado moon

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Solvang Resident  
Randi Rossi

Sent from my iPhone

**From:** [Sophia Checa](#)  
**To:** [Jack](#)  
**Cc:** [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** Fw: New Voice Message from (805) 453-2475 on 06/15/2023 4:14 PM  
**Date:** Monday, June 19, 2023 8:07:48 AM

---

Hi Jack,

It will come before the Planning Commission early next year once the EIR has been drafted; I believe Laurie said sometime in February or March. I have CCed her, so she can clarify. The Scoping Meeting/Notice of Preparation is a first step in the EIR process.

Thank you,

Sophia

---

**From:** Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>  
**Sent:** Friday, June 16, 2023 3:11 PM  
**To:** Sophia Checa <[SCheca@cityofsolvang.com](mailto:SCheca@cityofsolvang.com)>  
**Subject:** FW: New Voice Message from (805) 453-2475 on 06/15/2023 4:14 PM

---

**From:** RingCentral <[notify@ringcentral.com](mailto:notify@ringcentral.com)>  
**Sent:** Thursday, June 15, 2023 4:15 PM  
**To:** Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>  
**Subject:** New Voice Message from (805) 453-2475 on 06/15/2023 4:14 PM

---

This sender is trusted.



Voice Message

---

Dear Lisa Scherman,

You have a new voice message:

**From:** (805) 453-2475  
**Received:** Thursday, June 15, 2023 at 4:14 PM  
**Length:** 00:46  
**To:** (805) 688-5575 \* 220 Lisa Scherman

**Voice Mail Preview:**

"Hello, Lisa. This is Jack Williams. I am the chair of the planning commission and I got the notice of preparation for the draft e I and my question is and I think I know the answer, but my question is, is is going to be coming before the planning commission at our next meeting or after all the the public comment has been put in and organized by mentor Harnish. Uh, if you could either text me back at 805-453-2475 or send me an email with your answer, I would appreciate it. Have a good day, bye." Listen to this message over your phone or log in to your [RingCentral account](#) with your main number,



extension number, and password. You can also manage your voicemails in your RingCentral account.

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**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Old Mission and Alamo Pintado development  
**Date:** Monday, June 12, 2023 1:50:40 PM

---

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Stephanie Statom <[stephaniestatom@yahoo.com](mailto:stephaniestatom@yahoo.com)>  
**Sent:** Monday, June 12, 2023 1:39 PM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** Old Mission and Alamo Pintado development

Caution! This message was sent from outside your organization.

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Dear Council,

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods. It blocks the mountain vistas that are a trademark of Solvang and will obliterate the existing wildlife corridor.

Please represent the Valley wide concerns and impacts when making these decisions.

Thank you for your due diligence;

Stephanie Statom  
404 First st, Solvang

805-574-0061

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Planning Consultant](#); [Lisa Scherman](#)  
**Subject:** FW: Old Mission Drive & Alamo Pintado Development  
**Date:** Monday, June 12, 2023 10:27:27 AM

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**From:** Samantha Werk <samanthawerk@gmail.com>  
**Sent:** Monday, June 12, 2023 9:59 AM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Old Mission Drive & Alamo Pintado Development

Caution! This message was sent from outside your organization.

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Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density. Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

A Concerned Resident of Santa Ynez Valley

**From:** [Annamarie Porter](#)  
**To:** [Lisa Scherman](#); [Planning Consultant](#); [Rodger Olds](#)  
**Subject:** FW: Overbuilding  
**Date:** Monday, June 12, 2023 8:19:41 AM

---

A forward to keep for your records

Annamarie Porter, CMC  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

-----Original Message-----

From: Sarah Spisak <[pothchercheuse@gmail.com](mailto:pothchercheuse@gmail.com)>  
Sent: Monday, June 12, 2023 7:30 AM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Overbuilding

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large and strains water and sewer use.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and in the future and require developers to pay to improve safety measures near their projects.

Also increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Sarah Bergsvik  
Solvang Resident

[MetalRiffs.com](http://MetalRiffs.com)

**From:** [Annamarie Porter](#)  
**To:** [Planning Consultant](#); [Lisa Scherman](#); [Rodger Olds](#)  
**Subject:** FW: Please support the Draft Housing Element as submitted to the State  
**Date:** Monday, June 12, 2023 8:30:13 AM  
**Attachments:** [letter to City Council re development of Site C.docx](#)

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Kathleen Day <[shamrockknits@gmail.com](mailto:shamrockknits@gmail.com)>  
**Sent:** Sunday, June 11, 2023 6:28 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Subject:** Please support the Draft Housing Element as submitted to the State

Caution! This message was sent from outside your organization.

City Council  
Solvang, CA

June 11, 2023

Dear Council Members:

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

As I draft my message to you, I think, 'Here we go, again. Did I and many other citizens not just write letters on this subject, speak at the City Council meeting? Did the Council not already address it and submit a Housing Elements document to the State that would fulfill the State requirements?'

Yes. And now the citizens, the voters, the people who live here and pay taxes find that they were undermined. Perhaps you were, as well.  
We knew nothing of what was happening. Did you? Were you surprised? Were you also horrified and disappointed in the people who did this to you?

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

1) This subject was addressed, there was input by the citizens and an appropriate solution to the low-income housing situation was submitted to the State in the Housing Elements. We understand that we must provide low-income housing in this community. The citizens are not contesting that.

2) The impact of the visual blight on our beautiful tourist town will be huge if 109 new units are built on Site C. Our town, the livelihood of so many depends on the tourist trade. I fear that such a project will transform Solvang into Encino in one project. Please do not allow such a visual blight at one entry to our city.

- 3) The impact on traffic by adding 109 new units is calculable. Please, you must consider it.
- 4) Because of the difficulty of preparing the area and building on the higher site, the chances of offering any low-income housing are drastically cut, completely negating the goals for this project.
- 5) The impact on water usage will be huge.

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

Sincerely,

Kathleen S. Day, Solvang resident/homeowner

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Project planned for Alamo Pintado  
**Date:** Monday, June 12, 2023 9:34:59 AM

---

A forward

Annamarie Porter, CMC  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

-----Original Message-----

From: morgan casey <[morgancasey22@icloud.com](mailto:morgancasey22@icloud.com)>  
Sent: Monday, June 12, 2023 9:11 AM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
Subject: Project planned for Alamo Pintado

Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident



**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Zoning john  
**Date:** Monday, June 12, 2023 12:55:51 PM

---

-----Original Message-----

From: John LaViolette <[john@jlaviolette.com](mailto:john@jlaviolette.com)>  
Sent: Monday, June 12, 2023 12:50 PM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Zoning

Just another email to say we are long-time residents and we oppose changes favoring development. Thank you

Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Zoning Kelly  
**Date:** Monday, June 12, 2023 12:55:06 PM

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**From:** Kelly Persson <kellypersson25@gmail.com>  
**Sent:** Monday, June 12, 2023 12:54 PM  
**To:** City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Zoning

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Don't let developers mess up our city. Zoning is in place for a reason! Don't ruin our town! I am opposed of zoning change for developers and profit!

Thank you Kelly LaViolette

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: Zoning  
**Date:** Monday, June 12, 2023 1:00:05 PM

---

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
*Phone:* (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Kelly LaViolette <kellylaviolette25@gmail.com>  
**Sent:** Monday, June 12, 2023 12:59 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Zoning

Caution! This message was sent from outside your organization.

I am a long time resident of this beautiful valley. Please do not change zoning for greedy developers. The sewer can't take it let alone the traffic is horrible already don't give them free reins !

**From:** [Mark Frank](#)  
**To:** [Planning Consultant](#)  
**Subject:** Fwd: Alamo Pintado & Old Mission Rd Aqueduct  
**Date:** Friday, June 9, 2023 4:27:00 PM  
**Attachments:** [20230609\\_105423.jpg](#)  
[20230609\\_105215.jpg](#)  
[20230609\\_105259.jpg](#)  
[20230609\\_105319.jpg](#)

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Please give this to Laurie Tamura.

Mark A. Frank  
(714) 724-8764

----- Forwarded message -----

**From:** **Mark Frank** <[markafrank61@gmail.com](mailto:markafrank61@gmail.com)>  
**Date:** Fri, Jun 9, 2023, 1:16 PM  
**Subject:** Alamo Pintado & Old Mission Rd Aqueduct  
**To:** Laurie Tamura <[Laurie@cityofsolvang.com](mailto:Laurie@cityofsolvang.com)>

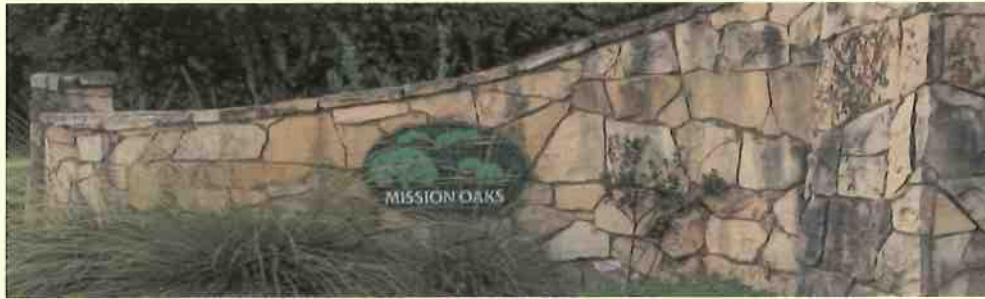
Hi Laurie,

I just went and did ground survey of the natural Aqueduct on the 5 acre parcel.  
The depth ranges from 3 feet to 8 feet deep.

Please let me know if you receive this email.

Thank you,  
Mark A. Frank  
653 Hillside Drive  
Solvang, CA

(714) 724-8764



March 29, 2021

City of Solvang  
Planning Department  
1644 Oak Street  
Solvang, CA 93463

RE: General Plan Update and APN 139-530-001 & APN 139-530-002

We understand that the City is currently undertaking an update of its General Plan that could result in revised land use and zoning designations for various property parcels within the City of Solvang. Mission Oaks is a gated condominium community. It is located on 50 hillside acres at the corner of Alamo Pintado and Old Mission. Dr. It has 60 single-family homes and 24 attached units.

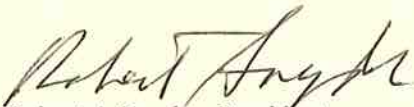
The two parcels noted above are immediately adjacent to Mission Oaks property. (APN 139-530-001) is a 1.0-acre undeveloped parcel at the intersection of Old Mission Drive and Alamo Pintado Road. APN 139-530-002 is a 4.48-acre undeveloped parcel along Alamo Pintado Road. Both are currently zoned for residential use.

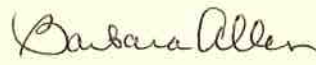
Our organization believes that zone or designation changes to these existing parcels and easements could have a significant impact on the Mission Oaks Association and the 84 homeowners who reside in this development.

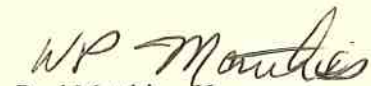
During the previous planning session our Association on July 3, 2019 requested to be notified should the City begin consideration of any changes as it pertains to parcels APN 139-530-001 and/or APN 139-530-002.

At this time, we would like to renew our request that we be notified and kept informed of any consideration for change as it pertains to these two parcels. We would appreciate it if you could let us know what we can do to also keep abreast of possible changes being considered.

Respectfully,

  
Robert A Snyder, President  
Mission Oaks Owners Assoc  
728 Hillside Drive

  
Barbara Allen, Secretary  
Mission Oaks Owners Assoc  
764 Hillside Drive

  
Paul Matthies, Homeowner  
Mission Oaks Owners Assoc  
682 Hillside Drive

RECEIVED

JUN 12 2023

CITY OF SOLVANG

To the Solvang City Council members,

June 11, 2023

I am writing this letter today let you know that I strongly oppose the proposed development that is to be near the Alamo Pintado and Old Mission Street corner.

The list of my concerns are as follows:

\*the site itself is very steep meaning the amount of surveying efforts and leveling, will increase the cost of this project, which will then make the cost of housing that will be built unattainable for low income families.

\* it has come to our attention that there was no council member, who saw this proposal before they voted on it. We are now learning that the rezoning for this project has now doubled in terms of development of the land, and there is to be three times the amount of housing units. This area is not designed for this amount of traffic or development.

\* Speaking of traffic, the congestion that will result in this development will most likely quadruple and increase the amount of possible accidents or other traffic hazards due to the amount of people now going through this intersection.

\* a three-story building in this area, or in any area of Solvang, would not only not go along with the quaint small town feel that we have here, but it will be an absolute eyesore. Solvang is known for its quaint town and beautiful agricultural landscape, and if this project continues, it will be taking away what Solvang is known for and appreciated for.

As much as we understand the need for low income housing, this area is just not able to sustain the impacts. It would certainly create a negative impact not only on the animals and wildlife of this area, but the people who have lived here for years and appreciate the area how untouched much of it still is left.

In closing, I want to reiterate, that I strongly oppose this development and hope that you listen to the people of this community and what they want and what they believe is best for their town.

Thank you.

Pamela Sagawinia

City Council  
Solvang, CA

June 11, 2023

Dear Council Members:

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

As I draft my message to you, I think, 'Here we go, again. Did I and many other citizens not just write letters on this subject, speak at the City Council meeting? Did the Council not already address it and submit a Housing Elements document to the State that would fulfill the State requirements?'

Yes. And now the citizens, the voters, the people who live here and pay taxes find that they were undermined. Perhaps you were, as well.

We knew nothing of what was happening. Did you? Were you surprised? Were you also horrified and disappointed in the people who did this to you?

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

- 1) This subject was addressed, there was input by the citizens and an appropriate solution to the low-income housing situation was submitted to the State in the Housing Elements. We understand that we must provide low-income housing in this community. The citizens are not contesting that.
- 2) The impact of the visual blight on our beautiful tourist town will be huge if 109 new units are built on Site C. Our town, the livelihood of so many depends on the tourist trade. I fear that such a project will transform Solvang into Encino in one project. Please do not allow such a visual blight at one entry to our city.
- 3) The impact on traffic by adding 109 new units is calculable. Please, you must consider it.
- 4) Because of the difficulty of preparing the area and building on the higher site, the chances of offering any low-income housing are drastically cut, completely negating the goals for this project.
- 5) The impact on water usage will be huge.

**I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting any rezoning of Site C to the 2.5 acres of flatter land.**

Sincerely,

  
Kathleen S. Day, Solvang resident/homeowner

Solvang Comprehensive General Plan Update and Rezoning Project

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Noise - building 109 units will take two years. Heavy equipment, dust and non-stop daily disruptions. There is little area for the different stages and 5 question where all of the tradesmen/women will pore on a daily work frame.

Population/Housing - we have expressed our support for low income housing. This housing project will only have the minimum low income housing and will only congest our already busy area.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plans@cityofsolvang.com](mailto:plans@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact Information: (Optional, please print clearly)

Name: JACOB CYMER  
 Representing Agency or Organization: RETIRED MREA, CT  
 Email: SOLVANG@GMAIL.COM  
 CALIFORNIA





Solvang Comprehensive General Plan Update and Rezoning Project

Scoping Meeting - June 28, 2023

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Aesthetics / Visual - the three story apartments will dominate the entire section of town. They will not be pleasing to the eye. They will also block the views of the neighboring homes.

Biological Resources - we have a large community of deer, 4-6 bucks / 20 does and yearlings and currently 10 fawns. Where are they to go? They live in the forested area at Viking and Alamo Pintado.

Land use / Planning - 109 units that do not provide parking that is adequate.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [planning@cityofsolvang.ca.gov](mailto:planning@cityofsolvang.ca.gov)  
Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

Contact information: (Optional, please print clearly)

Name: JACK CLIMER  
Representing Agency or Organization: RETIRED MREA CT  
Email: solvang604@gmail.com

CalTRANS



Scoping Meeting - June 28, 2023

Solvang Comprehensive General Plan Update and Rezoning Project

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
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- Biological Resources
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- Geology and Soils
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- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

Transportation - I have written extensively about how congested our roads are in Solvang. Having worked for CalTRANS for 25 years, I have asked the Construction and Maintenance Design departments to look into what they could do to provide congestion relief on Hwy 246. We are heavily congested and 109 units and 218 more cars/trucks will severely ruin our quality of life. Please contact CalTRANS.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plans@solvang.com](mailto:plans@solvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact information: (Optional, please print clearly)

Name: Jacqie C. Moore  
 Representing Agency or Organization: RETIRED mpeca CalTRANS  
 Email: solvang@caltrans.gov



Solvang Comprehensive General Plan Update and Rezoning Project

Scoping Meeting - June 28, 2023

ENVIRONMENTAL ISSUES & IMPACTS

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
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- Utilities/Service Systems
- Wildfire

Written Comment Form

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

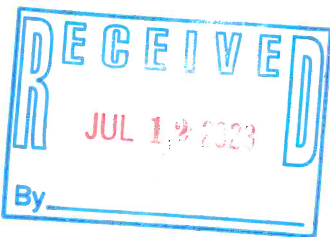
Utilities / Service Systems  
 The City Council just approved a 5% raise for water meters and sewer services on July 1, 2023. These raises continue for the next 5 years. My bill will go from \$140 per month to \$230 per month in 5 years. How are we suppose to afford this for low income housing?  
 Second - where will all of this extra water come from? There simply is not enough.

Please submit comments by July 14, 2023 at 5:00 p.m.:

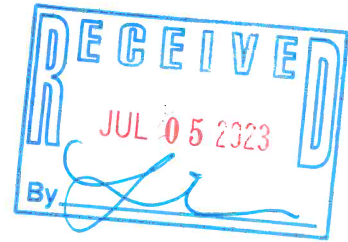
Email: [planning@cityofsolvang.com](mailto:planning@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact information: (Optional, please print clearly)

Name: Jace Clymer  
 Representing Agency or Organization: RETIRED MREA CALIFORNIA  
 Email: [Solvang604@gmail.com](mailto:Solvang604@gmail.com)



Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner



Hello Lisa,

We are Jack & Elizabeth Clymer who live at 604 Hillside Drive, Solvang. The Mission Oaks HOA. We have lived in Solvang since 1994. We lived on Ballard Canyon Road and raised our family there. After the sons left the nest, we downsized and have been here for five years.

Liz practices psychotherapy here on Alisal at a Nielsen Building. I am retired from asphalt construction. 15 years in private industry and the last 27 with Caltrans and MNS.

I served as a construction inspector, tester of materials and surveyor every winter. My offices changed during my employment from Santa Barbara to Buellton to SLO. My last ten years I supported projects from Carpinteria to Santa Cruz and Prunedale. Hwy 1 and the widening of Hwy 46, east and west bound to our county line.

I want you to know that we support the proposal for low-income housing at Lot C by the developer at Hillside Drive and Old Mission. We support the lot line adjustment to 2.5 acres. We support the housing for this 2.5-acre area.

What does trouble us is:

The approval of 32 units at Village Lane and Alamo Pintado- 64 added cars per trip

The proposed 109 units by the developer at Lot C.- 218 added cars per trip

The new Sansum Clinic on the south/west side of Alamo Pintado next to the bank.

The proposal for homes on the two parcels across from the Alisal Golf Course.

The Hotel at the Lumber Yard by Ed Saint George.

The reason for concerns by us is many. First and foremost is traffic. Solvang has changed from a quaint Danish Town into a hugely popular visit for tourist. The Marketing Staff for Solvang have done a magnificent job, dollars are flowing, but we suffer from lack of parking, and congested roads.

Hwy 246 cannot be widened for lack of space and R/W through Solvang. I was the latest inspector who paved through Solvang years ago with Union Asphalt (now CalPortland) and I'm very well aware of the road's limitations.

With three traffic lights and six crosswalks, it's a slow slog from Pine Street to 5<sup>th</sup> Street. Some left hand turns from either side (north or south side of Hwy 246) are practically impossible.

Next, we move to Alamo Pintado and the new traffic that will be arriving from the developments. The proposed 218 cars coming down the Hillside Drive easement at Lot C (109 units) will be a lot of traffic. A queue will develop there at the new developments stop sign, where our mailbox sits currently. Then you move down to the Old Mission intersection. Traffic to and from New Frontiers and the large delivery trucks that park on Old Mission make this a tough spot. I know the city, has spoken to New Frontiers, but the problem continues where they block off the road while they attempt to back into the delivery spot.

Next, the traffic then reaches Alamo Pintado. This is a 4 way stop sign with 9 possible traffic turns. There is currently only one option at Old Mission and Alamo Pintado. Call this queue number 3. A traffic light here is unlikely, here because of the short side at the Valley Fresh Shopping Center. No capacity.

Going towards Hwy 246 will be queue number 4 with all of the new development traffic. Put in a new Sansum Clinic across the road and you can envision the traffic headaches.

This traffic light makes the one at Buellton McMurray Rd. look like child's play. The turn lanes fill up and there's no place for traffic to go until the lights change.

On Hwy 246, traffic gets backed up to Janin-Acre's going west-bound and backed up again reaching Pine Street, leading into town. On Hwy 246, going east-bound, heading down the hill to Alamo Pintado, the left turn lane fills up and cars are crossing the double yellow lines and stopping in a no man's zone to avoid being crashed into.

Caltrans is going to improve the Creek Bridge at Alamo Pintado, but it adds no capacity. No extra lanes. Nothing that helps move traffic along.

So, there we are. I know this paints a poor picture, but it is because the road infrastructure is overburdened. Too much traffic for such a small road.

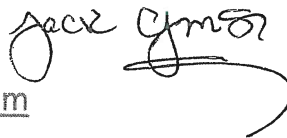
My goodness. Wait until Saint George builds his hotel. We'll be in bad shape.

I do have a couple of thoughts.

- 1- The parking on Old Mission from Hillside Drive to Alamo Pintado could be removed and a right turn lane could be installed for cars going towards Alamo Pintado and a right lane only could be installed for cars entering Old Mission. The other two lanes would be straight through or left turns.
- 2- Does the City of Solvang have a traffic engineer who could study and come up with some thoughts for relief with more traffic coming?
- 3- Is it possible to involve Caltrans? The Construction Resident Engineer in Buellton is Dave Ballentine and he can be reached at [daveballentine@dot.ca.gov](mailto:daveballentine@dot.ca.gov). Maybe he could move any ideas up the chain in SLO.

Thank you for your time, Lisa. We appreciate how difficult it is going to be to satisfy all parties. If the developer at Lot C would be content with 50 low-income homes at the lower 2.5 acres, we would give a huge sigh of relief, and support that.

Sincerely, Jack and Elizabeth Clymer



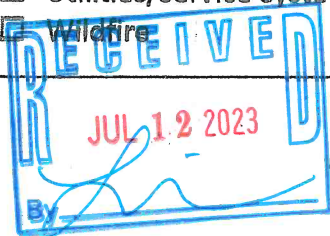
[solvang604@gmail.com](mailto:solvang604@gmail.com)

805-895-5736.

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire



**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The proposed addition of 109 units at the intersection of Alamo Pintado Road and Old Mission Drive will result in an environmental disaster because of overcrowding, traffic noise and pollution, the potential for vehicular accidents, and the destruction of views and open space.

The City of Solvang has been remiss in not monitoring this busy intersection. Previous expansion of the New Frontiers shopping area, the approved addition of a condominium development, the recent addition of several new rental units with only way of entrance and exit, and the approved construction of a Sansum Medical clinic all within one block of this intersection already points to overcrowding. Because of city design, it is impossible to control traffic here, as any study would establish.

An in-depth evaluation of this area is required before any approvals are given. A real look. There is insufficient parking now. The streets are narrow. There is only one stop light in the area. Commercial trucks are crowding the roadways and contributing to the pollution and traffic incidents.

The city is considering the addition of 109 new units on 5 acres that is currently zoned for two units per acre. Any look at this area will show how disastrous such a change would be. It is not necessary or needed to crowd this much living space into this already over trafficked area.

The need for more housing in Solvang is a fact; but this is overkill, and in no way is environmentally reasonable.

*Elaine Morris*

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

Mail: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Contact Information: (Optional, please print clearly)**

Name: Elaine Morris  
 Representing Agency or Organization: Self - Solvang Citizen  
 Email: luvszin@hotmail.com



7/13/23

Planning Division, City of Solvang  
c/o Lisa Sherman, Assistant Planner  
411 2<sup>nd</sup> Street  
Solvang, CA 93463



*RE: Scoping Comments for the Environmental Review of Solvang's General Plan Update and the developer's Alternative Proposal for Site C of the Housing Element that assumes all of the 5.48-acre site will be rezoned DR-20.*

Dear Ms Sherman,

There is no doubt that the issues of great concern to the community now will be even bigger issues during the life of the General Plan.

Traffic and Water Supply stand out as issues that will only get worse as the City and the surrounding area grows, the bottleneck of Hwy. 246 / Mission Drive remains, the climate warms, the water table drops, and average local and statewide rainfall drops.

Wildfire will become an even greater threat as the size and intensity of fires steadily increase. The threat of Flooding will worsen as storms become more intense and even more impermeable surfaces are created. Last winter pointed out that vegetated slopes that were considered to be stable, were not stable when enough rain fell on them, and their collapse could easily close roads and flood homes and businesses.

Emergency access and egress will become even more important than it is now.

The developer's "Alternative" that is proposed for Site C of the Housing Element, at the intersection of Alamo Pintado Road and Old Mission Road, will have many very serious impacts including Traffic, Water, Wildfire, Flooding, and Hazard impacts that will exacerbate those the City already has problems with. It will also have serious Aesthetic, Cultural Resource, and Public Service impacts.

The 109 units proposed will generate an immense amount of traffic in an area that is already impacted by congestion. Standard vehicle ownership and trip generation rates suggest at least 1,000 additional vehicle trips per day, overburdening Hillside Drive, the southern access road for Mission Oaks, that connects with Old Mission Drive. The new traffic must be added to the traffic of the Merkantile Shopping Center and the residences on Old Mission Drive, and that of Mission Oaks.

Almost all of these vehicles will have to exit/enter on Old Mission Drive and use the 10 lane 4-way stop at Old Mission Drive and Alamo Pintado Road. This intersection also serves as the primary access / egress for the Nielsen's Shopping Center. Delivery trucks use this intersection to access both shopping centers and delivery trucks often block Old Mission Drive waiting to use the Merkantile's difficult-to-access loading dock.



This intersection is already heavily impacted because the traffic at Alamo Pintado Road and Hwy. 246 / Mission Drive is often at a standstill during peak hours. Traffic attempting to turn right or left on Hwy. 246 / Mission Drive waiting for the light, fills the dedicated lanes and backs up into the Alamo Pintado / Old Mission Drive intersection.

It should be noted that emergency vehicles including police, ambulance, and fire trucks regularly pass through both these already impacted intersections. The headquarters for the Valley's ambulance service is nearby on Mission Drive, as is the Sheriff's Substation. The hospital is located just a few blocks away on Viborg Road so almost all ambulances pass through the Old Mission Drive / Alamo Pintado intersection.

There is no question that 109 residences and 5.48 acres of landscaping will substantially increase the demand for water. Although recent rains have relieved short-term concerns, the City's water supply remains seriously constrained and overly focused on groundwater. State Water cannot be relied upon when we have regional droughts.

The steep topography of Site C contributes to the danger of Wildfire and having a single point of ingress / egress from the proposed development compounds the problem. The fact that Old Mission Drive has only a single point of public ingress / egress compounds the problem even more. This was demonstrated when construction equipment punctured a gas line during the construction of the Merkantile and the entire neighborhood, businesses and residences, had to be evacuated.

The addition of large impermeable surfaces such as roofs and parking lots contributes to the risk of flooding and erosion. This is compounded when you have steep slopes such as those proposed for this development. The project proposes a retention basin on the flattest part of the property but that displaces residences from that part of the site that would be most economical to develop and therefore most suitable for affordable housing. Placing residences on the steeper parts of the site adds to the grading impacts, the risk of erosion, and the expense of development. One way to mitigate runoff is to provide permeable paving surfaces but that is expensive and further undercuts the affordability of the residences provided.

The steep slopes facing Old Mission Drive and Alamo Pintado Road will be particularly prone to erosion since they face south and east, and our most damaging storms come in from the southeast. This will contribute to the likelihood of runoff and mudslides on the roadways. It should be noted that the Alamo Pintado Road / Mission Drive intersection was impacted by flooding that occurred during last winter's rainstorms and Hwy. 246 was temporarily closed.

The developer's Alternative proposal will have very serious aesthetic impacts on a highly visible site at two gateways to Solvang. The project includes three three-story structures on three tiered pads that will loom over Alamo Pintado Road on their heavily graded unnatural pads. There is no comparable development in Solvang because the City attempts to preserve natural topography and look like a small town.

Building C will sit about 34' above the roadway and will be seen as you come into Solvang from the east on Highway 246 and the north on Alamo Pintado Road. Alamo Pintado Road curves so that the view of this hillside / hilltop will be very prominent for southbound drivers.

Building A sits about 25 feet above the low point of the retention basin that will be in front of it. The longest elevation of A will face Old Mission Drive and Mission Drive and will be seen from the intersection of Hwy. 246 and Alamo Pintado Road as one enters Solvang. In fact, you will see all three buildings stacked on top of each other, so that you will see the equivalent of a six-story structure, with the base of the structure 27' above the corner of Old Mission Drive and Alamo Pintado Road.

The steep slopes that surround these buildings will make it very difficult to establish screening landscaping for these massive three-story structures and there is no existing screening vegetation on the site that will be preserved. Almost all of the natural topography on the site will be regraded in order to place the out-of-scale structures on the steepest part of the site that is the most expensive to develop.

Adding to the expense and impacts of the project is the presence of the expansive clay soil (Diablo Series) noted in the US Department of Agriculture Soil Survey, that will require over excavation and removal, and replacement with new imported non-expansive material that will need to be compacted. This will involve additional grading, traffic, air quality and noise impacts apart from the extensive grading and associated impacts that will be required to build up the steep slopes and create the tiered pads.

The intense and extensive development of Site C depicted in the developer's Alternative cannot be done without impacting the historic Santa Ines Mission Aqueduct that crosses the site from east to west. It carried water diverted from Alamo Pintado Creek just east of the hospital, to the basin that still exists in front of Santa Ines Mission. Residents have repeatedly pointed out the need to protect this irreplaceable historic Cultural Resource.

There is no question that the development and residents of the 109-unit project depicted in the developer's Alternative will cause an increased demand for Public Services from the City and the County that will not be offset by the revenues the development generates.

The City's Written Comment Form asks commenters to offer "alternatives and/or measures to avoid or reduce environmental impacts." The Mission Oaks Owner's Association suggests that the City Council's vision for Site C contained within the HCD Review Draft of the Housing Element, is an excellent way to reduce the environmental impacts of the development of Site C, by confining high-density residential development to the flattest 2.5 acres of the site, that is easiest to develop and most supportive of affordable housing.

Thank you for your consideration.

  
Dan Martin,  
Mission Oaks Owner's Association, President

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** not in favor  
**Date:** Monday, June 12, 2023 3:39:11 PM

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----- Forwarded message -----

From: margie hunt <[hunt.margie@gmail.com](mailto:hunt.margie@gmail.com)>  
To: [cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com), [councili@cityofsolvang.com](mailto:councili@cityofsolvang.com)  
Cc:  
Bcc:  
Date: Mon, 12 Jun 2023 12:52:37 -0700  
Subject: Developing in Alamo Pintado & Old Mission

Hello,

I am a home owner on Honey Locust Ct., the cul-de-sac off of Old Mission near Alamo Pintado. To have a development like the one being proposed by Josh Richman would be devastating to our neighborhood. It would:

- \* Bring too much traffic in a dense area already effected by the shopping center
- \* Bring more traffic to the dangerous intersection at Alamo Pintado and Old Mission
- \* Displace the deer, birds and wildlife that we so enjoy and that call that area their home.
- \* Become an eyesore to a peaceful rolling hill and the height of the buildings does not fit in to the aesthetic of the area and will bring our home values down.

I am not in favor of this development and am hoping that it will be reconsidered.

Thank you for your time,  
Margaret Hunt  
(805) 350-2739

June 28, 2023

Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2<sup>nd</sup> Street  
Solvang, California

To Rincon Consultants, Inc.

Site C which is being considered for rezoning for the City of Solvang General Plan is actually 2 parcels of 1 1/2 acres and 4 acres. It is presently zoned 20-R-1, the same as the neighboring Mission Oaks development. (2 units per acre)

The developer is suggesting an alternative for this Site C for the entire 5.48 acres to be rezoned to DR-20, which would create 20 units per acre, or 109 units.

There are many reasons this would not be a good plan. Because of the topography of the larger parcel, the cost of developing this larger parcel would make low-income and lower-income housing non-achievable. Rezoning these 2 parcels could create over 100 units which could add over 100, possibly up to 200 more vehicles to be using the Old Mission Drive and Alamo Pintado Road intersection.

This could also impact the neighboring Creekside Community, traffic on Viborg Street, traffic to and from Los Olivos and Santa Ynez, and could affect our Hospital and Medical Offices on Alamo Pintado Road and Viborg Street.

The City of Solvang approved a plan and sent on deadline to the State a good plan that would have added much needed Low and Very Low income housing to the City, and should be accepted as the better plan for the entire City of Solvang.

Dan Martin  
708 Hillside Drive  
Solvang, California  
dmartinsyv@gmail.com

July 3, 2023

Lisa Scherman  
Planning Division  
City of Solvang  
411 2<sup>nd</sup> Street  
Solvang, CA 93463

Sent Via Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)

**Re: Santa Barbara County Air Pollution Control District Response to Notice of Preparation of an Environmental Impact Report for the City of Solvang Comprehensive General Plan Update and Rezoning**

Dear Lisa Scherman:

The Santa Barbara County Air Pollution Control District (District) appreciates the opportunity to provide comments on the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the City of Solvang Comprehensive General Plan Update and Rezoning. The City proposes to update the City of Solvang General Plan which presents the community's vision for Solvang through 2045. The General Plan serves as the City's primary guide for land use and development decisions and will influence the rezoning of properties to be consistent with the Housing Element and other proposed zoning changes. The General Plan update will include the following elements: Land Use; Community Design; Economic Development; Mobility; Public Facilities, Services, and Infrastructure; Environmental and Sustainability; Safety; and Housing. The General Plan update will include all state required topics; however some topics such as conservation, open space, noise, air quality, and environmental justice will be covered in other elements rather than be a standalone element.

District staff reviewed the NOP of a Draft EIR, and concurs that air quality impacts should be addressed in the EIR. The District's guidance document, entitled *Scope and Content of Air Quality Sections in Environmental Documents* (updated January 2022), is available online at [www.ourair.org/land-use](http://www.ourair.org/land-use). This document should be referenced for general guidance in assessing air quality impacts in the Draft EIR. The EIR should evaluate the following potential impacts related to the City of Solvang Comprehensive General Plan Update:

**1. Attainment Status and Consistency with the District's Ozone Plan.** Attainment status for the County is posted on the District website at [www.ourair.org/air-quality-standards](http://www.ourair.org/air-quality-standards). The most recent Ozone Plan (previously known as the Clean Air Plan) was adopted in December 2022 and is available at [www.ourair.org/clean-air-plans](http://www.ourair.org/clean-air-plans). The District website should be consulted for the most up-to-date air quality information prior to the release of the Public Draft EIR.

Consistency with local and regional plans, including the District's 2022 Ozone Plan, is required under CEQA for all projects. Consistency with the Ozone Plan should be evaluated on a case-by-case basis, and

the EIR should include an assessment of whether direct and indirect emissions associated with the project are accounted for in the Ozone Plan's emissions growth assumptions, and whether the project is consistent with policies adopted by the Ozone Plan. The Ozone Plan relies primarily on land use, population, and on-road emissions projections provided by the California Air Resources Board (CARB) as a basis for vehicle emission forecasting.

**2. Land Use Conflicts Related to Mixed Use Incompatibility and Air Pollutant Emissions.** The EIR should examine whether proposed changes to the General Plan and rezoning will result in air quality impacts to sensitive land uses such as residential, childcare facilities, schools, or senior living communities. As individual projects move forward, it is important to keep in mind that some uses may not be compatible and could result in potential nuisance problems and/or health risk impacts (i.e. odors, dust, toxic air contaminants, diesel emissions). Therefore, we recommend that siting of uses near sensitive receptors be carefully evaluated to avoid potential nuisance issues and minimize exposure to air pollutant emissions.

**3. Increase in Criteria Pollutant Emissions from Proposed Project.** The EIR should present significance thresholds for ozone precursor emissions (reactive organic compounds [ROC], and oxides of nitrogen [NO<sub>x</sub>]) and particulate matter and determine whether the proposed project will produce emissions in excess of the thresholds. The District's *Environmental Review Guidelines for the Santa Barbara County APCD* (available at [www.ourair.org/landuse/](http://www.ourair.org/landuse/)) contains the District Board-adopted criteria for evaluating the significance of air quality impacts for District projects. In the absence of locally-adopted thresholds, the District recommends that these thresholds be used to determine significance of air quality impacts.

If the proposed project exceeds the significance thresholds for air quality, mitigation should be applied to reduce those emissions as appropriate under CEQA. Section 6 of the District's *Scope and Content* document offers ideas for air quality mitigation. However, project-specific measures should be developed that are pertinent to the specific project. Mitigation measures should be enforceable through permit conditions, agreements, or other legally binding instruments. The EIR should include a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigations and establishes a mechanism for enforcement.

**4. Construction Impacts.** The EIR should include a description and quantification of potential air quality impacts associated with construction activities for the proposed project. The District's January, 2022 *Scope and Content* document, Section 6, presents recommended mitigation measures for fugitive dust and equipment exhaust emissions associated with construction projects. Construction mitigation measures should be enforced as conditions of approval for the project. The EIR should include a Mitigation Monitoring and Reporting Plan that explicitly states the required mitigation and establishes a mechanism for enforcement.

**5. Asbestos Reporting Requirements.** If the General Plan update will address issues of redevelopment which may involve demolition and renovation activities, the EIR should include a discussion of how materials will be removed in compliance with District Rule 1001 – National Emission Standards for Hazardous Air Pollutants (NESHAP) – Asbestos. Advance notification to the District may be required before asbestos is disturbed and/or removed. For additional information regarding asbestos notification requirements, please visit our website at [www.ourair.org/asbestos](http://www.ourair.org/asbestos).

**6. Global Climate Change/Greenhouse Gas Impacts.** The EIR should include a quantification of greenhouse gas (GHG) emissions from all project sources (direct and indirect), present significance thresholds, and make a determination regarding the significance of impacts. In addition, we recommend that climate change impacts be mitigated to the extent reasonably possible, whether they are determined to be significant.

At a minimum, the project should include any feasible GHG reduction measures as applicable from the following sector-based list:

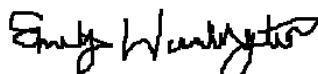
- Energy use (energy efficiency, low carbon fuels, renewable energy)
- Water conservation (improved practices and equipment, landscaping)
- Waste reduction (material re-use/recycling, composting, waste diversion, waste minimization)
- Architectural features (green building practices, cool roofs)
- Transportation (reduce vehicle miles traveled, compact and transit-oriented development, pedestrian- and bicycle-friendly communities)
- Electric Vehicle Infrastructure (EV charger installation, installation of pre-wiring for future EV chargers) see [www.ourair.org/sbc/plug-in-central-coast/](http://www.ourair.org/sbc/plug-in-central-coast/) for more information.

For guidance regarding GHG analysis for CEQA environmental documents, please refer to the *CAPCOA CEQA & Climate Change* document available at [www.capcoa.org](http://www.capcoa.org). CAPCOA has also published *Handbook for Analyzing Greenhouse Gas Emission Reductions, Assessing Climate Vulnerabilities, and Advancing Health and Equity*, an extensive sector-by-sector compendium of project-specific mitigation measures, including quantification methods to calculate GHG reductions. The Handbook is available at [www.caleemod.com/handbook/index.html](http://www.caleemod.com/handbook/index.html). In addition, the District has identified some potential strategies for local GHG mitigation that could be implemented in Santa Barbara County; these strategies are summarized and posted on the District's website at [www.ourair.org/ghgmitigation-sbc](http://www.ourair.org/ghgmitigation-sbc).

**7. Transportation Measures to Reduce Air Quality Impacts.** The Comprehensive General Plan Update and the associated EIR should include measures that promote the use of alternate modes of transportation and focus on reducing vehicle miles traveled, vehicle trips, and peak-hour travel. The District is supportive of programs to improve access to mass transit and zero emission vehicle travel as well as methods to improve bicycle and pedestrian facilities in the City, such as the adoption of a complete streets policy.

We hope you find our comments useful. We look forward to reviewing the Draft EIR. Please contact me at (805) 979-8334 or via email at [WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org) if you have questions.

Sincerely,



Emily Waddington,  
Air Quality Specialist  
Planning Division

cc: Planning Chron File

**From:** [Mary Gerlach](#)  
**To:** [General Plan](#)  
**Subject:** Affordable Housing Units  
**Date:** Friday, January 12, 2024 11:49:52 PM

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Caution! This message was sent from outside your organization.

Affordable housing units are being developed in Solvang.

Please Please make sure that when people apply for affordable housing units, they are selected because they live in the area. I would be very sad, if residents outside of Santa Barbara County were given precedence, and began using the housing as a vacation residence. This, would defeat the purpose. Also, if residents are currently residing in neighboring communities like Lompoc and Santa Maria - and working in those communities - Lompoc and Santa Maria - they should not be able to qualify for affordable housing in Solvang, because they already have affordable housing in their communities, and they would be taking away housing that is meant for Solvang residents.

“Affordable housing” to me, means our community. Solvang. (including Santa Ynez Valley)

I believe this type of housing is meant:

1. To house Solvang workers that are living in homes with multiple family members.
2. To house Solvang workers that are having to commute.

Homeless

1. To house homeless individuals (transients) who are currently residing within Solvang residences (Couch surfing, living in their cars, living in an RV (Rancho Oso) or living with local family members because they can't afford their own space.
2. To house homeless vets.
3. To house people that are being foreclosed on in Santa Ynez Valley, because they can't afford their mortgage payments
4. To house Local single moms and dads.
5. To house a diverse population, people that work on local Santa Ynez vineyards or farms.

If you supply “Affordable” housing to anyone, the community will continue to suffer.

To ensure that local residents have an opportunity to be housed, the City should send a survey to all Santa Ynez Valley residents and local businesses. To qualify, local residents/business owners/schools, will direct the surveys only to their employees. When the surveys are received by the City, Proof of local employment will allow them to proceed to the next round, the application. For SY Valley teachers, if they want to live closer, they qualify. For homeless, if they are a Vet, they automatically qualify. For SY Valley residents facing foreclosure, they qualify. For local resident's on Disability, they qualify. For local Farm/Vineyard workers, they qualify. For adult children, who are having to live with their parents because they can't afford housing, they qualify.

When a Community, builds affordable housing for their community, they thrive, because they are taking care of their people.

Thank you for listening.

Mary



**From:** [Stephen Martin](#)  
**To:** [planning@cityofsolvang.com](mailto:planning@cityofsolvang.com); [General Plan](#)  
**Subject:** Citizen comment on environmental impact review  
**Date:** Thursday, July 13, 2023 1:19:54 PM

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Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, CA 93463

DEAR LADIES AND GENTLEMEN:

Please accept this as a comment about reviewing the environmental impact of the Solvang Housing Element of the General Plan and the Developer's 'alternative proposal' for Site C in particular.

AIR QUALITY, SAFETY and HEALTH.

The intersection at Mission Drive (Route 246) and Alamo Pintado Road has effectively become another town center for Solvang. This center has most of the doctors offices, physical therapy offices, the Cottage Hospital with emergency room, medical laboratories, and Emergency Medical Technician Ambulance dispatch center, all within a few hundred yards of each other. It has 2 shopping centers with Solvang's only 2 grocery stores, 3 banks, 4 restaurants, 2 pharmacies, UPS store and our only veterinary. 2 four way stop signs and a traffic light attempt but do not succeed to control existing traffic on Route 246 and on Alamo Pintado between Viborg Road and 246. On the weekends and when Santa Ynez High School opens and closes the inbound traffic on 246 often backs up almost half a mile at the traffic light and traffic into the Solvang tourist district does likewise. On Alamo Pintado, in order to enter the Merkantile shopping center, cars and trucks must do a dangerous UTURN at the Old Mission Drive stop sign. Not only is there presently a great deal of traffic congestion at this location, in addition there soon will be a Samsun Medical clinic built on the south side of 246 and 32 new housing units on the corner of Alamo Pintado and Village Lane. The Developer's alternative proposal for Site C would add over 200 cars plus delivery, mail, garbage and service trucks all coming and going at the Old Mission Drive stop signs to Alamo Pintado, and then on to the traffic light at 246. This will substantially increase congestion and in turn cause much more unhealthy emissions from idling vehicles, as well as increased risks of accidents, and increased noise pollution. An additional 109 housing units would also substantially increase pedestrian crosswalk traffic causing even more congestion and risk of accidents. There already has been one recent pedestrian fatality and several near misses. Even now vehicles seeking to avoid congestion at this intersection travel alternate routes over Solvang residential streets to come and go to and from downtown. Any further development at this intersection should therefore be kept to the minimum necessary to provide a reasonable number of affordable housing units, not unnecessary higher income dwellings.

DRAINAGE, FLOODING AND WATER POLLUTION.

Alamo Pintado Creek passes under 246 withIn 100 yards of the intersection with Alamo Pintado. The Creek receives water from a ditch running across Site C draining the south side

of Allisal road, most of Mission Oaks' 84 units and the entire steep Site C, as well as water from the shopping centers and other developments along Old Mission Drive, Alamo Pintado and Viborg Roads. This year the Creek flooded the 246 intersection. Site C drainage ditch runoff also carried stones and silt onto the roads. All of this left nearly 6 inches of silt on the intersection and made it impassable for two days. The flooding destroyed the veterinary clinic and damaged other businesses. Flooding carried even more silt downstream, depositing it in an olive grove and silting up crossings to a public park and a vineyard, ultimately depositing the silt into the Santa Inez River. The Developer's alternative proposal for Site C will cause even more runoff due to new impermeable surfaces and would at least require construction of piping under the roadway and other expensive flood and silt control infrastructure. Even assuming such infrastructure would be possible, its high cost would make it unlikely that the 109 proposed units would add affordable housing inventory, which is the sole public purpose for allowing high density development at this location. Site C development should therefore be limited to the flatter land and as proposed by the City's Housing Element as submitted.

### HILLTOP REMOVAL AND DESTRUCTION OF VIEW SHED AND HISTORIC AQUEDUCT

In order to achieve his alternative proposal the Developer would need to cut off the hill top of the steep 4.48 ac. lot (along with destroying several old valley oak trees). Unstable clay would likely need to be removed and replaced with more compactible soil. The Developer would likely push great quantities of soil down the hill onto MISSION OAKS PROPERTY where he plans to build an access road over a 60 foot easement granted in 1985. This soil would cover the existing 8 foot deep drainage ditch, requiring underground piping for continued drainage. It would also deeply bury the historic Santa Inez Mission Aqueduct which is currently visible at one location. Cutting off the top of the hill and erecting three 3 story structures, the highest apartments in the City, would destroy a Solvang designated viewshed and the natural rolling character at the gateway to our small city. Other parts of the General Plan call for preserving viewsheds, avoiding building on steep slopes, avoiding alteration of natural topography, and specifically allowing high density land use on only the flatter part of Site C. The alternative proposal for Site C is inconsistent with and counter to these elements of the General Plan.

### DESTRUCTION OF REMAINING 'IN TOWN' WILDLIFE HABITAT AND UNIQUE NEIGHBORHOOD OPEN SPACE.

Site C is at the foot of the highest hill in Solvang and adjacent to the ONLY subdivision in Solvang that set aside 30 acres of open space to preserve and care for several hundred oak trees which help purify the air, and to provide habitat for various wildlife. Several herds of deer, hawks, heron, owls, racoons, bobcats, and coyotes live there and provide human contact with nature. A trail with viewing bench currently enhances that contact for many families. Placing the highest density and tallest housing in all of Solvang next to this open space a few feet from the trail, and paving over more than an acre of the open space to build a road over an easement will destroy the designated viewshed over the valley and create a high rise environment for the first impression given to people entering Solvang from the north and south. It also will go a long way toward destroying a model (the only model in Solvang) for how good development should take place to successfully integrate humans and the environment.

Current zoning of Site C allows 2 dwellings per acre. The Developer's proposal to increase density to 20 or more units per acre over the entire site would increase the profitability of

developing Site C, but at the expense of permanently damaging the physical, visual and natural environments of this important gateway neighborhood. Any increase in density should therefore be limited to the flattest land and used ONLY to meet our minimum affordable housing goals.

I URGE YOU TO VISIT AND WALK SITE C.

Thank you for your consideration.

Stephen C. Martin  
698 Hillside Drive  
Solvang, CA 93463

**From:** [Chantee Sea Sea](#)  
**To:** [General Plan](#)  
**Subject:** Clarification re: Planning Attn: Lisa Scherman  
**Date:** Wednesday, July 12, 2023 7:51:39 PM

---

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Dear Ms.Scherman,  
My comments below “are focused on the Developer’s Alternative for Site C of the Housing Element that assumes all 5.48 acres will be rezoned to DR-20.”Please let me know when you receive this email.  
Thank you

July 12, 2023

Planning Division City of Solvang  
c/o Lisa Scherman, Assistant Planner  
411 2nd Street  
Solvang, California 93463

**Comments:** Environmental Issues and Impacts:

**Air Quality:** This large-size development will change our air quality forever.

**Noise and Fumes:** nearby residences and the town of Solvang will be subject to increased fumes, and our quiet village will be no more. Two hundred 200 cars, trucks, visitors, gardeners, and contractors must maneuver through a compacted dense area.

**Population/Housing/Public Services:** Safe access to Cottage Hospital by ambulances will be impacted by the increase of congestion on Hwy 246, creating one more life-and-death concern. The additional population will overwhelm our small medical facilities, doctors, nurses, labs, and service providers, many of whom are already overwhelmed, with appointments taking anywhere from a day to weeks to weeks to months in particular facilities.

**Alamo Pintado and Old Mission:** Cars, pedestrians people on bicycles have to navigate a 4-way stop with 10 in and out lanes, including turning lanes. It's become one more life-and-death intersection—intersections overburdened by the increased number of vehicles. The proposed 109 units will add 1000 daily trips using California's statistics.

**Water:** We are in an ongoing drought, with water bills increasing yearly, and where will the water come from to support this development and the two significant proposed Solvang developments on Hwy 246?

**Wildfire:** Wildfire season is almost year-round. Access to dwellings will become more complex; evacuation routes will be problematic and hazardous.

**Wildlife and the Oak Trees:** Should be preserved at all costs. Please don't take away the few remaining open space in Solvang or further removal of trees.

**Added Points**

There is a need for consultants to walk the site  
Hilltop removal will destroy the natural topography.  
Please consider: There is **NO** going back once the Destruction of the neighborhood's design  
and character is lost.

Chantal Cloutier  
Solvang Resident.

**From:** [Patricia Hedrick](#)  
**To:** [General Plan](#)  
**Subject:** COMMENT: Solvang Comprehensive General Plan Update and Rezoning Project  
**Date:** Wednesday, July 12, 2023 2:52:18 PM

---

Particular areas of concern regarding the Developer's Alternative for Site C of the Housing Element:

Aesthetics/Visual Resources ( Alamo Pintado Rd and Hwy 246 Corridor)  
Land Use/Planning  
Air Quality/Noise Pollution (Hazardous air and noise pollution due to excessive construction grading/hundreds of additional car and truck trips)  
Geology and Soils (Flood history)  
Water Resources  
Greenhouse Gas Emissions  
Biological Resources (loss of habitat, Oak tree removal)  
Transportation (increase in traffic)

High Density development on the hillside portion of this property will trigger potential serious impacts, with just a few listed above.

There is currently no comparable development in Solvang - in either density, scale, or visual impact.

Appropriate Mitigation for the impacts of the Developer's Alternative / Site C Plan is to follow through with Solvang City Council's direction to develop high density affordable residences on the lower, more level area of Site C.

Patricia Hedrick  
Solvang, CA

**From:** [Kathleen Day](#)  
**To:** [General Plan](#)  
**Subject:** Comments re: Environmental Issues proposed development  
**Date:** Wednesday, July 12, 2023 5:00:27 PM  
**Attachments:** [Planning Commission July 2023Document 20230628 0001.pdf](#)

---

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To: Lisa Sherman, Assistant Planner:  
Please see the attached form re: Draft EIR.  
Thank you.  
Kathleen Day, Solvang

**From:** [laura buff](#)  
**To:** [General Plan](#)  
**Subject:** development of lots adjacent 632 Hillside Solvang CA  
**Date:** Friday, July 7, 2023 1:49:14 PM

---

Hello,

I have been made aware that there is a large apartment development under review adjacent our property. When we purchased our home, the empty lots were zoned for far less use. There are deer, rabbits, raptors and many butterflies in this area. Also there are archeology ruins ie: the Santa Ines Mission aquaduct system remnants.

The noise, lighting and congestion of apartment buildings will impact my daily life, my quality of sleep and ease of accessing services and goods. The traffic alone will be unbearable and emergency services reaching Mission Oaks or the hospital will be impacted.

The view from my home will be ruined and probably my property values as well. I am all for affordable housing in a less dense setting and also not on a hill which has had slides and other stabilization issues.

This plan is an assault on my retirement, standard of living and the value of my property. I hope you can find a more suitable area to build an apartment building. There are many flat lots in downtown Solvang which provide much easier builds.

How will anyone ever be able to turn on or off of Alamo Pintado? Is this how Solvang wants to look at the beginning or end of the Scenic Road designation?

Please rethink this. We do not have to bail Santa Barbara County out of its housing crisis.

Best regards

Laura Buff  
632 Hillside Dr  
Solvang



**From:** [Patrick Henry](#)  
**To:** [General Plan](#)  
**Subject:** Development plans for Alamo Pintado Road  
**Date:** Monday, July 10, 2023 12:35:47 PM

---

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Good afternoon.

An interesting housing development near Alamo Pintado Rd and the Old Mission Road in Solvang has been brought to my attention, a development where Josh Richman is planning about 109 apartment units. What can you tell me about this interesting project?

I missed this in the council agenda;

- Was there a report done?
- Is there an environmental impact report being requested?
- What information can you share or provide about the project?
- Who has the final say (City or County)?
- What is the timeline to address this matter?
- Water impact? Limited resources.....

Anything that I miss that you could add to the mix would be appreciated.

Thank you for your assistance.

Pat

Patrick Henry  
2129 Village Lane  
Solvang CA  
805-708-0744

**From:** [Carol Frizzell](#)  
**To:** [General Plan](#)  
**Subject:** Draft EIR comments on alternative proposal for Site C  
**Date:** Friday, July 14, 2023 11:33:55 AM

---

Planning Division, City of Solvang  
C/O Lisa Scherman, Assistant Planner:

This email is in response to the proposed housing element at Site C, Alamo Pintado Road and Old Mission Drive.

I would like to address several environmental issues and impact of this proposed project in it's current draft, 109 apartments.

\* I understand development of this property is inevitable, however the infrastructure capacity in that area does not support the development being proposed.

\* The proposed 109 apartments will create a substantial negative impact to the character of the surrounding community for years to come. Some of which are construction, limited parking spaces, and traffic flow.

\* The 143 proposed parking spaces is grossly inadequate and the overflow parking needs will affect neighboring residential and commercial areas.

\* The proposed access road for the apartments dumping onto Hillside Drive is a poorly thought out idea and will create additional traffic congestion at the entrance gate for Mission Oaks.

\* Construction will create enormous congestion to the adjacent roadways to include the intersection of Alamo Pintado Road and Old Mission Drive, which is already a hazardous intersection.

\* The grading necessary for construction will create a tremendous amount of dust and dirt which will have a negative impact on the air quality of the entire area.

A solution is to support the city's draft housing element sent to the state, limiting any rezoning of Site C to the 2.5 acres of the more level land. The other solution is to have the entrance/exit of the development onto Alamo Pintado Road or Viborg Road.

Respectfully,  
Paul Frizzell & Craig Frizzell

Sent from my iPad

**From:** [Candy Waldron](#)  
**To:** [General Plan](#)  
**Subject:** Is lot 72 involved?  
**Date:** Friday, June 16, 2023 6:48:02 AM

---

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It is still leased to Historic Preservation!

What about the 2 lots at the foot of Alisal hill on the west side. One belongs to the Alisal Ranch I understand (encourage them to develop it). But we would all hate the additional traffic on Alisal Road.

The other lot I believe is owned by the City of Solvang designated as a park! Not much of a park and we could certainly use another or additional soccer fields!

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Sophia Checa](#); [Planning Consultant](#)  
**Subject:** FW: 5.5-acre property at the northwest corner of Alamo Pintado and Old Mission Drive known as Site C,  
**Date:** Monday, June 12, 2023 10:03:12 AM  
**Attachments:** [Final Draft Letter to Solvang City Council - 5 30 23 re, May 8 Council Meeting consent agenda item 4 D - EIR update and Lot C.docx](#)

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
*Phone:* (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Craig <ckent323@verizon.net>  
**Sent:** Sunday, June 11, 2023 6:27 PM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Cc:** City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** 5.5-acre property at the northwest corner of Alamo Pintado and Old Mission Drive known as Site C,

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The attached letter is for the Mayor and City Council for the City of Solvang.

I found it unsent in my email outbox today. I thought I had transmitted it on May 31.

If possible please get this email and the attached document to the Mayor and City Council members in time for the Monday night meeting on June 12. Thank you.

The owners of four neighboring properties on Old Mission Dr and I have discussed the recent consent agenda item 4 d on the May 8 City Council agenda: "Approve Amendment 5 to the Agreement with Mintier Harnish LP to complete the General Plan Update process and include analysis of a conceptual development of the 5.5-acre property at the northwest corner of Alamo Pintado and Old Mission Drive known as Site C, for the additional..." .

Please find our concerns elucidated in the attached email letter.

As we have previously communicated, we are very concerned about the potential significant negative impacts of this proposed development on traffic circulation, parking, drainage, visual appearance among other issues.

P.S. Drafts as well as the final version of the attached letter were previously circulated among the owners of six residences on Old Mission Dr.

Respectfully,

Craig Kent

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Development project at Alamo Pintado and Old Mission Rd. Does not fit SYV standards!  
**Date:** Monday, June 12, 2023 6:01:37 PM

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**From:** Dennis Casey <dencasey@yahoo.com>  
**Sent:** Monday, June 12, 2023 5:42 PM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Development project at Alamo Pintado and Old Mission Rd. Does not fit SYV standards!

Caution! This message was sent from outside your organization.

Dear Council:

While I can appreciate the need to develop housing in Santa Ynez Valley, the plan put forth for the development at Alamo Pintado and Old Mission Rd creates more problems than it solves.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valley-wide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#); [Sophia Checa](#)  
**Subject:** FW: Letter opposing zoning change for corner of Alamo Pintado and Old Mission  
**Date:** Monday, June 12, 2023 12:00:22 PM

---

**From:** Sonja Withey <[DotterofTheKing@outlook.com](mailto:DotterofTheKing@outlook.com)>  
**Sent:** Monday, June 12, 2023 11:24 AM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
**Subject:** Letter opposing zoning change for corner of Alamo Pintado and Old Mission

Caution! This message was sent from outside your organization.

Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density. Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

A Concerned Resident of Santa Ynez Valley

Sonja Withey  
1999 High Meadow Road  
Solvang, CA 93463  
(805) 698-0102

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Mission Santa Ines Original Aqueduct - Historic and Significant  
**Date:** Monday, June 12, 2023 12:00:56 PM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Karen <karenwaite805@gmail.com>  
**Sent:** Monday, June 12, 2023 11:57 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Re: Mission Santa Ines Original Aqueduct - Historic and Significant

This sender is trusted.

\*Mission Santa Ines ( correction)

On Mon, Jun 12, 2023 at 11:51 Karen Waite <[karenwaite805@gmail.com](mailto:karenwaite805@gmail.com)> wrote:

For your records as it pertains to the Solvang Housing Element and the development of that area that had already been submitted.

Again I urge the City to stay the course on the original Housing Development Plan.

Karen Waite  
Former City Council Member  
Solvang MOA Resident

Karen M. Waite



**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Planning Consultant](#); [Rodger Olds](#); [Lisa Scherman](#)  
**Subject:** FW: Mission Santa Ynez Original Aqueduct - Historic and Significant  
**Date:** Monday, June 12, 2023 11:53:06 AM

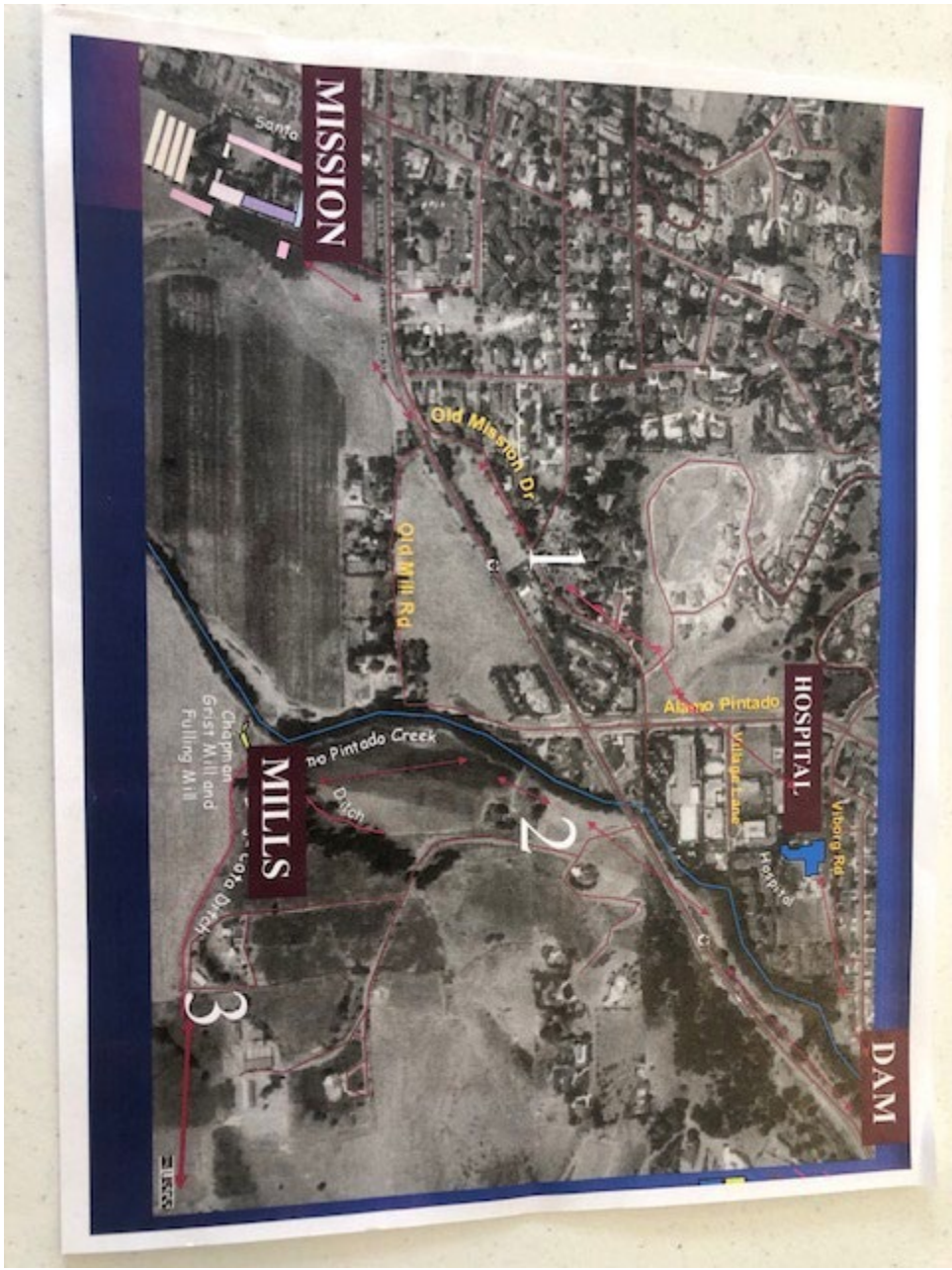
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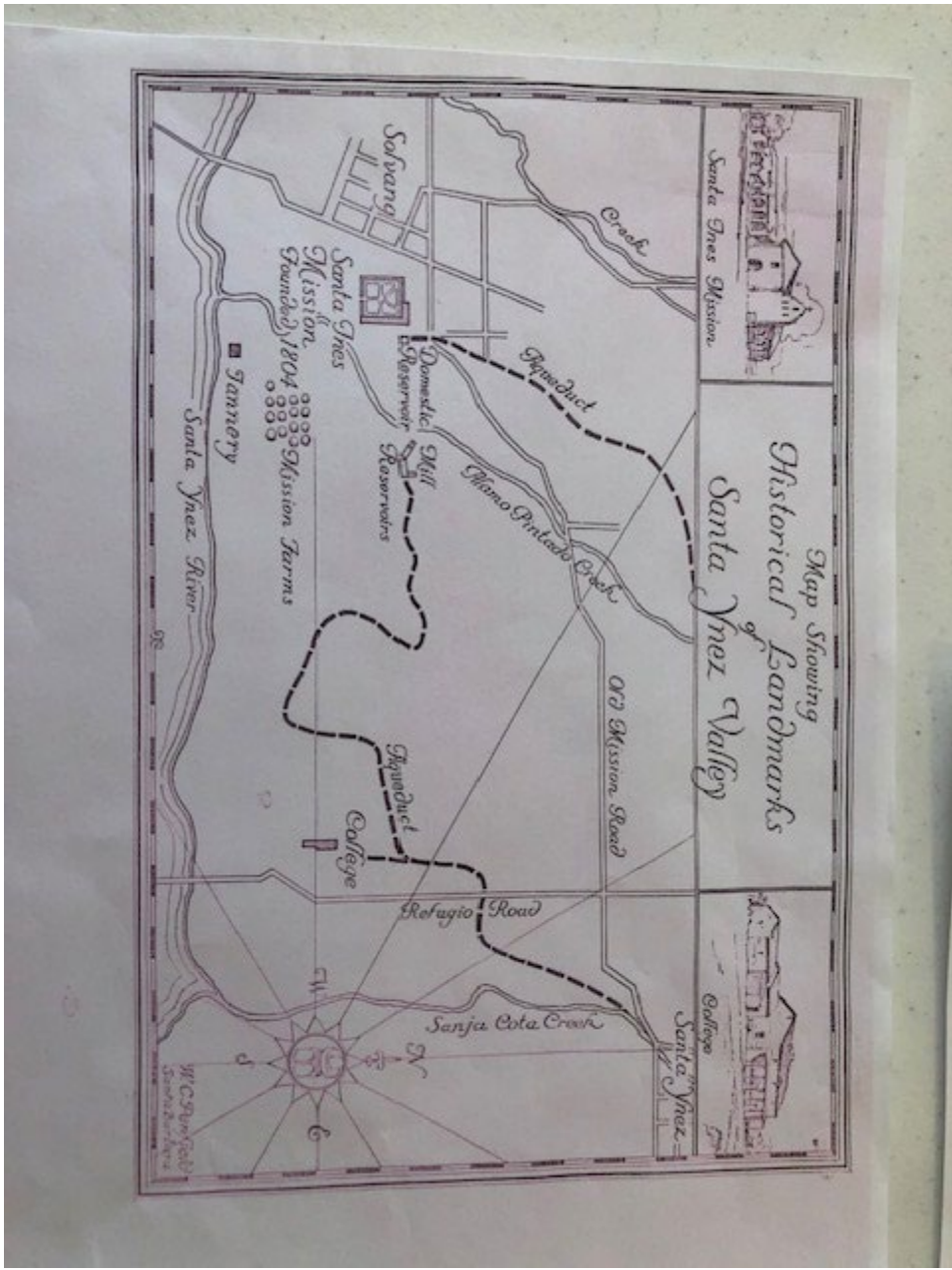
**From:** Karen Waite <karenwaite805@gmail.com>  
**Sent:** Monday, June 12, 2023 11:52 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Mission Santa Ynez Original Aqueduct - Historic and Significant

For your records as it pertains to the Solvang Housing Element and the development of that area that had already been submitted.

Again I urge the City to stay the course on the original Housing Development Plan.

Karen Waite  
Former City Council Member  
Solvang MOA Resident





Karen M. Waite

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Solvang Housing Element  
**Date:** Monday, June 12, 2023 12:46:50 PM

---

**From:** Jack Clymer <[solvang604@gmail.com](mailto:solvang604@gmail.com)>  
**Sent:** Monday, June 12, 2023 12:45 PM  
**To:** Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>  
**Subject:** Fwd: Solvang Housing Element

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Limiting.

----- Forwarded message -----

From: **Jack Clymer** <[solvang604@gmail.com](mailto:solvang604@gmail.com)>  
Date: Mon, Jun 12, 2023 at 12:33 PM  
Subject: Solvang Housing Element  
To: <[Council@cityofsolvang.com](mailto:Council@cityofsolvang.com)>

Dear City Council,

I urge Solvang to stand strong and support the City's Draft Housing Element sent to the State, particularly as to limiting and rezoning of Site C to the 2.5 acres of flatter land. Thank you for your work and your time. Sincerely, Jack & Elizabeth Clymer

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Proposed Zoning Change for Intersection of Alamo Pintado and Old Mission Drive  
**Date:** Monday, June 12, 2023 9:54:42 AM

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**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

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**From:** susan@arakawa.ws susan@arakawa.ws <susan@arakawa.ws>  
**Sent:** Monday, June 12, 2023 9:51 AM  
**To:** Public City Council Group <council@cityofsolvang.com>  
**Subject:** Proposed Zoning Change for Intersection of Alamo Pintado and Old Mission Drive

Caution! This message was sent from outside your organization.

Dear Council,

I kindly request that you refrain from granting developers unrestricted authority when it comes to changing zoning to high density. Implementing lower parking standards, increasing building height, utilizing city funds and grants, and expediting approvals will not benefit the future or the community as a whole. These actions will place excessive strain on water and sewer resources while exacerbating traffic problems.

It is crucial that this proposal be downsized to a lower density. The already hazardous and congested intersection at Old Mission and Alamo Pintado will be significantly affected. I urge you to stand firm on these matters, both now and in future projects.

Furthermore, expanding the scope of this type of development is incompatible and inconsistent with the existing neighborhoods. I implore you to genuinely represent the concerns and impacts on the entire Santa Ynez Valley when making these decisions.

Thank you for your diligent consideration.

Sincerely,

Susan Arakawa,  
Solvang resident

**From:** [Annamarie Porter](#)  
**To:** [Rodger Olds](#); [Sophia Checa](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Zoning change  
**Date:** Monday, June 12, 2023 12:47:23 PM

---

-----Original Message-----

From: Kiwi Lee <[fitkiwi@aol.com](mailto:fitkiwi@aol.com)>  
Sent: Monday, June 12, 2023 12:24 PM  
To: Public City Council Group <[council@cityofsolvang.com](mailto:council@cityofsolvang.com)>; City Clerk <[cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com)>  
Subject: Zoning change

Dear Council:

Please stand by your previous direction to staff to limit the density zoning change on the corner of Alamo Pintado and Old Mission Drive.

It appears the developer is trying to circumvent the decisions made previously that involved public input by contacting the state directly and applying pressure to push for 109 units to be built instead of only what is necessary to meet the mandate.

We are a small community with tourism and charm as one of our highest priorities. It's always a challenge to balance growth with our existing roadways and infrastructure.

Please stand your ground and don't be intimidated or swayed by over zealous developers that look only to short term profits.

Thank you for your support!

Solvang resident Karry Rossetti

**From:** [Debra Lynn Henno](#)  
**To:** [General Plan](#)  
**Subject:** Information  
**Date:** Friday, January 12, 2024 8:08:16 AM

---

Caution! This message was sent from outside your organization.

Dear City of Solvang,

We've lived here for over 30 years and have enjoyed every minute of it. I am of Danish descent, Swedish as well, and have a great appreciation for the Scandinavian flavor of our beautiful city!

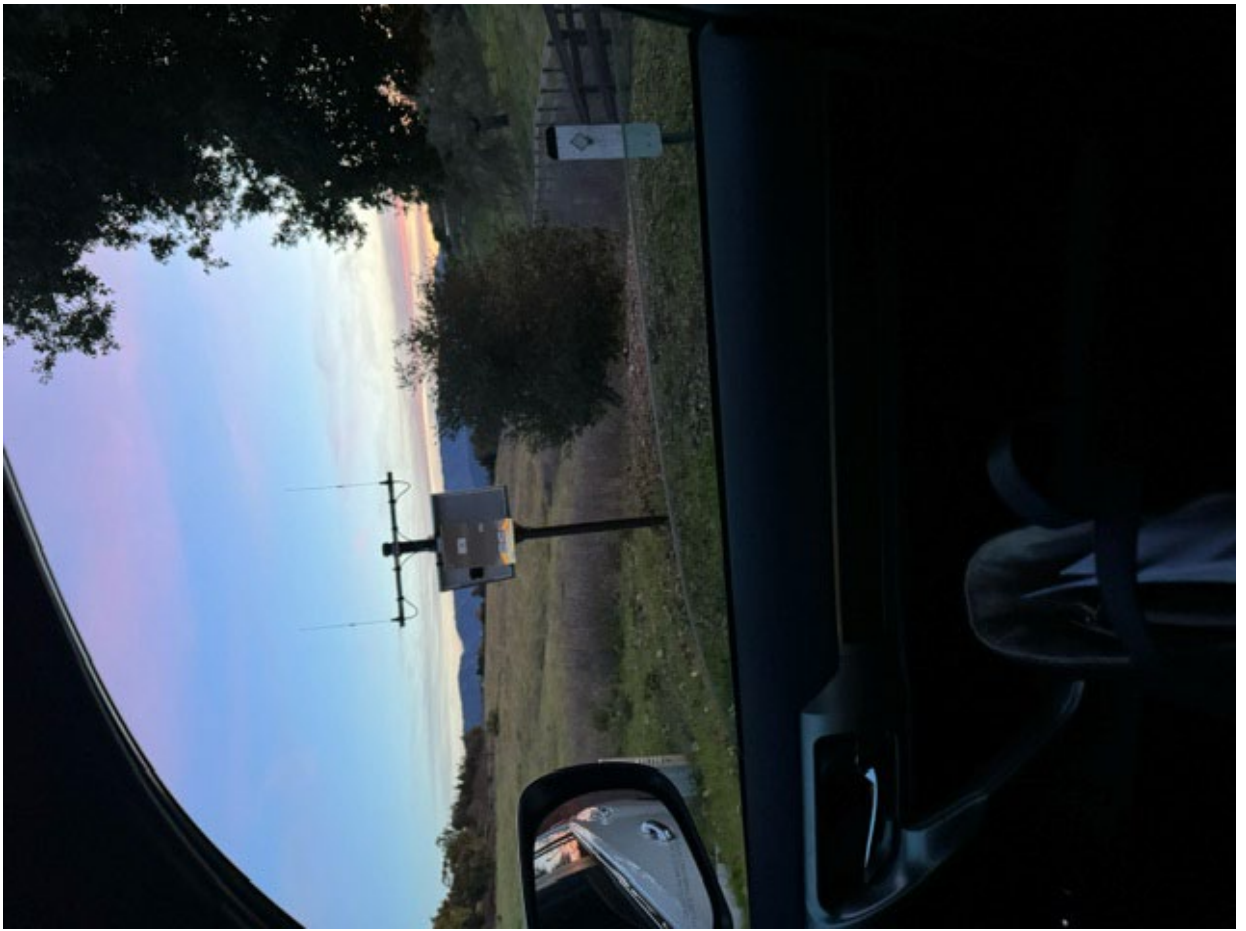
We recently have learned of the 5G towers and additional equipment were added in different locations to the city of Solvang and Santa Ynez, Los Olivos, etc.

Can you please let us know who to talk to in regards to locating a map for the cell towers and other equipment which will be emitting radiation. We spoke with Roger in the planning department, and he did not have any information to provide us other than contacting a state entity-CPUC-California public utilities commission.

We are concerned to have found these devices recently near our home. The green box is on our property, and the tower is near our property. Please provide a contact who can help us determine what these devices are, who to contact in regards to the devices and provide a map of cell towers and other devices /equipment of the same nature as the cell towers.

We look forward to hearing from you. Thank you very much and have a beautiful day.!

Debra Lynn Henno







Sent from my iPhone

**From:** [Annamarie Porter](#)  
**To:** [Sophia Checa](#); [Rodger Olds](#); [Lisa Scherman](#); [Planning Consultant](#)  
**Subject:** FW: Proposed development  
**Date:** Monday, June 12, 2023 9:33:44 AM

---

A forward for your records

**Annamarie Porter, CMC**  
City Clerk  
City of Solvang  
Phone: (805) 688-5575 x206  
[aporter@cityofsolvang.com](mailto:aporter@cityofsolvang.com)

---

**From:** Trent Casberg <trentcasberg@hotmail.com>  
**Sent:** Monday, June 12, 2023 9:28 AM  
**To:** Public City Council Group <council@cityofsolvang.com>; City Clerk <cityclerk@cityofsolvang.com>  
**Subject:** Proposed development

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Dear Council:

Please do not give developers a blank check when changing zoning to high density.

Allowing lower parking standards; increasing the height; using city funds and grants, streamlining approvals do nothing for the future and the community at large. It will strain water & sewer use and increase traffic issues.

This proposal needs to be scaled down to less density. The already dangerous and congested intersection at Old Mission and Alamo Pintado will be gravely impacted.

Stand your ground on these issues and future projects.

Also, increasing the scale of this type of development is incompatible and inconsistent with the existing neighborhoods.

Please represent the Valleywide concerns and impacts when making these decisions.

Thank you for your due diligence.

Concerned Santa Ynez Valley Resident

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

The Housing element proposes to develop a roughly 5-acre site below Mission Oaks on Alamo Pintado between Old Mission and Village. It also includes a 60 foot easement across the length of the Mission Oaks Property. All of this is ~~to~~ provide extremely high density dwelling units in an area not intended or structured to be used as such. There are flat areas throughout Solvang and this development will require significant grading and elimination of hills. This will provide significant impacts to the flora and fauna in the community. Mission Oaks has 84 units over 50 acres. Placing a 3-story building complex with 180 units and 143 parking spaces in 5 acres at an ~~important~~ important intersection will disrupt the delicate ecosystem, impact erosion, challenge water service, quality, and cost, change the aesthetics of the surrounding community, present safety issues due to substantial increases in traffic flow, and cause increases in noise. Views into the valley will be irrevocably harmed. Please don't destroy the beautiful and sacred lands.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact Information: (Optional, please print clearly)

Name: Jay Orlandi  
 Representing Agency or Organization: Mission Oaks Owners' Association  
 Email: [JayOrlandi@gmail.com](mailto:JayOrlandi@gmail.com)

**From:** [Jay Orlandi](#)  
**To:** [General Plan](#)  
**Subject:** Draft EIR Comments in response to Solvang Comprehensive General Plan Update and Rezoning Project  
**Date:** Monday, July 10, 2023 12:26:12 PM  
**Attachments:** [Doc Jul 10, 2023, 12.21.pdf](#)

---

To: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner

From: Jay Orlandi, 736 Hillside Dr.

Sent from my iPhone

**From:** [Lisa Orlandi](#)  
**To:** [General Plan](#)  
**Subject:** Draft EIR Comments in response to Solvang Comprehensive General Plan Update and Rezoning Project  
(Resending with Attachment)  
**Date:** Monday, July 10, 2023 12:38:30 PM  
**Attachments:** [Doc Jul 10, 2023, 12.25.pdf](#)

---

To: Planning Division, City of Solvang  
c/o Lisa Scherman, Assistant Planner

From: Lisa Orlandi, 736 Hillside Dr.

Attached, please find my concerns and potential alternatives for the development of this property. Many thanks for your time and efforts to balance the competing interests of different landowners, and to maintain the beauty and tranquility of our beautiful town.

Respectfully,  
Lisa Orlandi

>  
>  
>  
>  
>

**ENVIRONMENTAL ISSUES & IMPACTS**

What key issues or potential impacts of concern should be addressed for the proposed project in the Draft EIR?

- Aesthetics/Visual Resources
- Agricultural and Forest Resources
- Air Quality
- Biological Resources
- Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards/Hazardous Materials
- Hydrology/Water Quality
- Land Use/Planning
- Mineral Resources
- Noise
- Population/Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities/Service Systems
- Wildfire

**Written Comment Form**

Use the space below to comment on areas of concern regarding the content of the Draft EIR and offer potential alternatives and/or measures to avoid or reduce environmental impacts.

To whom it may concern, please be advised of my great concern regarding the proposed development of the hillside on Alamo Pintado below Mission Oaks. First, it will greatly impact the natural habitats of the local wildlife by over-developing that land. Second, it will put excessive pressure on the water availability in the coming years. And third, the overdevelopment of this small lot will cause noise and light pollution, traffic and pedestrian issues in an already busy intersection at Alamo Pintado and Old Mission. Without eliminating or relocating the project, one viable option to reduce the above concerns is to limit the development by only allowing 1 or 2 story buildings and to build an entrance/driveway on the specified property and not using the proposed easement on Mission Oaks property.

Please submit comments by July 14, 2023 at 5:00 p.m.:

Email: [plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)  
 Mail: Planning Division, City of Solvang  
 c/o Lisa Scherman, Assistant Planner  
 411 2nd Street  
 Solvang, California 93463

Contact Information: (Optional, please print clearly) Thank you for considering my concerns.

Name: Lisa Orlando  
 Representing Agency or Organization: Mission Oaks Owners Association  
 Email: LisaAnnOrlandi@gmail.com

**From:** [Planning Consultant](#)  
**To:** [Crystal Mendoza](#); [General Plan](#)  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); [Rodger Olds](#); [Lisa Scherman](#); [Randy Murphy](#); [Wendy Teeter](#); [Sam Cohen](#); [Allison McAdams](#); [Nakia Zavalla](#) -  
**Subject:** Solvang GPU and Rezoning August 21, 2023 2:00  
**Date:** Monday, August 7, 2023 1:37:14 PM

---

To all

On July 21, 2023, we had the first tribal consultant meeting to discuss the City of Solvang General Plan Update and Rezoning effort.

In attendance at that meeting was

Wendy Teeter, Tribal Representative

Laurie Tamura , Planning Consultant for City of Solvang

Shelby Cramton, Rincon Consultants  
Courtney Montgomery, Rincon Consultants  
Matt Maddox, Rincon Consultants

The first part of the meeting we reviewed the schedule and projected timeline:

Public Draft EIR is scheduled to be releases on December 15, 2023  
45-day public review period is estimated to end on January 30, 2024  
Planning Commission meetings are estimated to be held in April 2024  
City Council meetings are estimated to be help in June 2024.

The rest of the meeting involved reviewing the Draft General Plan elements along with the Housing Element. These documents are available on the Plan Solvang website.

<https://plansolvang.com/documents.html>

We would like to set up the second consultation meeting on **Monday August 21, 2023, at 2:00** . At that meeting we will review the General Plan and discuss related policies in the various elements with a focus on 3. Community Design and 7. Environment and Sustainability.

Please confirm that this meeting will work for the representatives of the Chumash.

Thank you.

Laurie Tamura, AICP  
Planning Consultant



411 Second Street  
Solvang, CA 93463

---

**From:** Crystal Mendoza <cmendoza@chumash.gov>  
**Sent:** Thursday, July 6, 2023 1:07 PM  
**To:** Planning Consultant <planningconsultant@cityofsolvang.com>; General Plan <plansolvang@cityofsolvang.com>  
**Cc:** scamton@rinconconsultants.com; cmontgomery@rinconconsultants.com; mmaddox@rinconconsultants.com; Rodger Olds <rolds@cityofsolvang.com>; Lisa Scherman <lscherman@cityofsolvang.com>; Randy Murphy <randym@cityofsolvang.com>; Wendy Teeter <wteeter@chumash.gov>; Sam Cohen <scohen@chumash.gov>; Allison McAdams <amcadams@chumash.gov>  
**Subject:** RE: {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

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Hi Laurie,

Thank you, please see the list below for the contacts email address to add to the invite. Let me know if anything else is needed.

Wendy Teeter - [wteeter@chumash.gov](mailto:wteeter@chumash.gov)  
Sam Cohen - [scohen@chumash.gov](mailto:scohen@chumash.gov)  
Allison McAdams - [Amcadams@chumash.gov](mailto:Amcadams@chumash.gov)  
Nakia Zavalla - [nzavalla@chumash.gov](mailto:nzavalla@chumash.gov)

Thank you,

Crystal Mendoza  
**Administrative Assistant | Cultural Resources**  
Santa Ynez Band of Chumash Indians | Tribal Hall  
Phone: 805-325-5537  
[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)  
[www.sycculture.com](http://www.sycculture.com)

---



**From:** Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>  
**Sent:** Thursday, July 6, 2023 12:16 PM  
**To:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>; General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>; Randy Murphy <[randym@cityofsolvang.com](mailto:randym@cityofsolvang.com)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>; Sam Cohen <[scohen@chumash.gov](mailto:scohen@chumash.gov)>; Allison McAdams <[amcadams@chumash.gov](mailto:amcadams@chumash.gov)>  
**Subject:** RE: {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

Crystal

Monday July 21<sup>st</sup> at 2:00 looks like the best time for the city to meet with Sam and Wendy.

Can you forward the link to the contacts above for this first meeting.

Thank you for setting this up.

All the best.

Laurie Tamura, AICP  
Planning Consultant



411 Second Street  
Solvang, CA 93

---

**From:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>  
**Sent:** Wednesday, July 5, 2023 3:01 PM  
**To:** Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>; General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>; Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>; Sam Cohen <[scohen@chumash.gov](mailto:scohen@chumash.gov)>; Allison McAdams <[amcadams@chumash.gov](mailto:amcadams@chumash.gov)>  
**Subject:** RE: {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

Good afternoon Laurie,

Sam and Wendy are available for a virtual meeting for the below days and times.

Monday, July 24th: 9:00am, 10:00am, 2:00pm

Friday, July 28th: 10:00am, 1:00pm, 2:00pm

Thank you,

Crystal Mendoza

**Administrative Assistant | Cultural Resources**

Santa Ynez Band of Chumash Indians | Tribal Hall

Phone: 805-325-5537

[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)

[www.sycculture.com](http://www.sycculture.com)

---

**From:** Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>

**Sent:** Monday, July 3, 2023 2:32 PM

**To:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>; Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>;  
Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>; Sam Cohen <[scohen@chumash.gov](mailto:scohen@chumash.gov)>

**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com);  
[mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>; Lisa Scherman  
<[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>; Rodger Olds <[rolds@cityofsolvang.com](mailto:rolds@cityofsolvang.com)>

**Subject:** {EXTERNAL} RE: Solvang Comprehensive General Plan Update and Rezoning

Crystal

Thank you for your letter requesting tribal consultation for the City of Solvang General Plan Update.

We have sent out the Notice of Preparation for the EIR and the comment period ends on July 14, 2023.

Based on that timing we would like to set up a meeting with Tribal Representatives the week of July 24<sup>th</sup>.

Could you please offer several days and times that work for them? We can arrange to come to the Tribal Hall, or we can have the meeting here in Solvang.

Thank you for assisting us on this matter.

Laurie Tamura, AICP

Planning Consultant



411 First Street  
Solvang, CA 93

---

**From:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Sent:** Wednesday, June 21, 2023 3:55 PM  
**To:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com);  
[mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>;  
Rodger Olds <[rols@cityofsolvang.com](mailto:rols@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>  
**Subject:** Re: Solvang Comprehensive General Plan Update and Rezoning

Hi Crystal,

Thank you for sending the formal letter of consultation.

Thank you,

Sophia

---

**From:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>  
**Sent:** Wednesday, June 21, 2023 7:00 PM  
**To:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Subject:** Solvang Comprehensive General Plan Update and Rezoning

Good afternoon,

Please find attached a formal letter of consultation regarding the above-mentioned project. We apologize for the delay in our response.

Thank you,

Crystal Mendoza  
**Administrative Assistant | Cultural Resource Management**  
Santa Ynez Band of Chumash Indians | Tribal Hall  
Phone: 805-325-5537  
[cmendoza@santaynezchumash.org](mailto:cmendoza@santaynezchumash.org)  
[www.sycculture.com](http://www.sycculture.com)

**Caution:** This message is from an EXTERNAL source. Please report suspicious messages by clicking the "Report Phish" button.

**From:** [Planning Consultant](#)  
**To:** [General Plan](#); [Crystal Mendoza](#); [Wendy Teeter](#); [Sam Cohen](#)  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); [Rodger Olds](#); [Lisa Scherman](#); [Rodger Olds](#)  
**Subject:** RE: Solvang Comprehensive General Plan Update and Rezoning  
**Date:** Monday, July 3, 2023 2:31:37 PM

---

Crystal

Thank you for your letter requesting tribal consultation for the City of Solvang General Plan Update.

We have sent out the Notice of Preparation for the EIR and the comment period ends on July 14, 2023.

Based on that timing we would like to set up a meeting with Tribal Representatives the week of July 24<sup>th</sup>.

Could you please offer several days and times that work for them? We can arrange to come to the Tribal Hall, or we can have the meeting here in Solvang.

Thank you for assisting us on this matter.

Laurie Tamura, AICP  
Planning Consultant



411 First Street  
Solvang, CA 93

---

**From:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Sent:** Wednesday, June 21, 2023 3:55 PM  
**To:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>; Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Cc:** [scramton@rinconconsultants.com](mailto:scramton@rinconconsultants.com); [cmontgomery@rinconconsultants.com](mailto:cmontgomery@rinconconsultants.com); [mmaddox@rinconconsultants.com](mailto:mmaddox@rinconconsultants.com); Planning Consultant <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>; Rodger Olds <[rols@cityofsolvang.com](mailto:rols@cityofsolvang.com)>; Lisa Scherman <[lscherman@cityofsolvang.com](mailto:lscherman@cityofsolvang.com)>  
**Subject:** Re: Solvang Comprehensive General Plan Update and Rezoning

Hi Crystal,

Thank you for sending the formal letter of consultation.

Thank you,

Sophia

---

**From:** Crystal Mendoza <[cmendoza@chumash.gov](mailto:cmendoza@chumash.gov)>  
**Sent:** Wednesday, June 21, 2023 7:00 PM  
**To:** General Plan <[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)>  
**Cc:** Wendy Teeter <[wteeter@chumash.gov](mailto:wteeter@chumash.gov)>  
**Subject:** Solvang Comprehensive General Plan Update and Rezoning

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Good afternoon,

Please find attached a formal letter of consultation regarding the above-mentioned project. We apologize for the delay in our response.

Thank you,

Crystal Mendoza  
**Administrative Assistant | Cultural Resource Management**  
Santa Ynez Band of Chumash Indians | Tribal Hall  
Phone: 805-325-5537  
[cmendoza@santaynezchumash.org](mailto:cmendoza@santaynezchumash.org)  
[www.sycculture.com](http://www.sycculture.com)

**From:** [Sophia Checa](#)  
**To:** [Hind Baki](#); [Planning Consultant](#); [Planning Dept Public List](#); [Armita Ariano](#); [Mitchell Tsai](#); [Mitchell M. Tsai Attorney at Law, P.C.](#)  
**Subject:** Re: SWMSRCC - City of Solvang - 1783 & 1793 Mission Drive hotel project - project status inquiry  
**Date:** Thursday, April 6, 2023 6:03:49 AM

---

Good morning,

We have to received anything. We will add you to the notification list for this project.

Thank you,

Sophia

---

**From:** Hind Baki <hind@mitchtsailaw.com>  
**Sent:** Wednesday, April 5, 2023 4:54:37 PM  
**To:** Planning Consultant <planningconsultant@cityofsolvang.com>; Planning Dept Public List <planningdept@cityofsolvang.com>; Sophia Checa <SCheca@cityofsolvang.com>; Armita Ariano <armita@mitchtsailaw.com>; Mitchell Tsai <mitch@mitchtsailaw.com>; Mitchell M. Tsai Attorney at Law, P.C. <info@mitchtsailaw.com>  
**Subject:** SWMSRCC - City of Solvang - 1783 & 1793 Mission Drive hotel project - project status inquiry

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Good afternoon,

Our Firm is interested in the above-mentioned project at the Old Lumberyard Site (APN 139-150-017, 027, 012) and wanted to check with you all on any updates or changes. We would appreciate any information regarding upcoming city public meetings where this project may be discussed. Our understanding is that there is no application yet for this project, but a preconceptual design review came before the Planning Commission on 9/6/2022.

Thank you, in advance, for your help.

Best wishes,  
--Hind

**Hind Baki**

Paralegal  
Mitchell M. Tsai, Attorney At Law  
139 South Hudson Avenue, Suite 200  
Pasadena, CA 91101  
Office: (626) 314-3821  
Fax: (626) 389-5414  
Email: [hind@mitchtsailaw.com](mailto:hind@mitchtsailaw.com)

Website: <http://www.mitchtsailaw.com>

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**From:** [Mark Frank](#)  
**To:** [Sophia Checa](#)  
**Subject:** Richman Project - Alamo Pintado & Old Mission Road  
**Date:** Wednesday, June 7, 2023 8:53:18 AM  
**Attachments:** [Site Plan.cdr](#)  
[SteepSlopes.pdf](#)

---

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Hi Sophia,

Please see attached (3 documents)....Do you know what the overall height from the street level to the top of the proposed 3 story building is?

I see numbers listed on the slopes of the proposed site plan ranging from 400 to 525 listed on the middle to upper highest point of the slopes.

My guest is that the current highest point of the hilltop is approximately 20 to 24 feet from the street level.

If they build this 3 story building as proposed, it will appear like a 5 story structure from the street level.

I hope Solvang has some guidelines similar to the Steep Slope Guide developed by the Lehigh Valley Planning Commission in Pennsylvania.

My main concern is this could make our Mission Oaks property unstable if they cut into the hill to cut and fill the slopes.

--

**Mark Frank**  
**653 Hillside Drive**  
**(714) 724-8764**



**From:** [Emily Waddington](#)  
**To:** [General Plan](#)  
**Subject:** APCD Response to NOP of an EIR for the Solvang Comprehensive General Plan Update and Rezoning  
**Date:** Monday, July 3, 2023 2:36:15 PM  
**Attachments:** [07-03-23 Solvang General Plan Update NOP Letter.pdf](#)

---

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Dear Lisa Scherman,

Please find attached APCD's response to the NOP of an EIR for the above-referenced project. Please don't hesitate to reach out if you have any questions.

Best,



**Emily Waddington**

Air Quality Specialist  
Air Pollution Control District  
Santa Barbara County

[WaddingtonE@sbcapcd.org](mailto:WaddingtonE@sbcapcd.org)

Please note new phone number: (805) 979-8334

[ourair.org](http://ourair.org) [@OurAirSBC](#)

[Sign Up for Air Alerts](#)



3 January 2024

City of Solvang  
Planning Division  
Attn: Rafael Castillo, Planning Manager  
411 Second Street  
Solvang, CA 93463

Via email to:  
[plansolvang@cityofsolvang.com](mailto:plansolvang@cityofsolvang.com)  
[rcastillo@cityofsolvang.com](mailto:rcastillo@cityofsolvang.com)

Subject: **Public Comment – Alisal Ranch  
PlanSolvang  
Public Review Draft 2045 General Plan**

Dear Rafael:

On behalf of the owners of Alisal Ranch, SEPPS respectfully submits the following public comment on Solvang's Public Review Draft 2045 General Plan dated April 2023. The area of the Alisal Ranch that lies within the City of Solvang is located at 1054 Alisal Road/APN 137-310-010.

## **Section 2. Land Use – Table 2.1 Land Use Designations**

Alisal Ranch currently has an "Agriculture/Guest Ranch" land use designation in the current General Plan adopted by the City in 2008. This designation is described in the 2008 General Plan as follows:

*"This General Plan designation is intended to recognize the Alisal Ranch as a unique use in the community. The Alisal Ranch is a working ranch that encompasses over 10,000 acres of which only approximately 29.8 acres are within the City of Solvang. The area within the City includes lodging with 66 units, employee housing, equestrian facilities, two dining rooms, a lounge / cocktail lounge, tennis club, golf course, and golf club. The current Conditional Use Permit for the facility allows a total of 75 guest units. This land use designation does not infer expansion of the facility for any kind of commercial or retail use, and limits the number of guest units allowed to 100."*

Upon review of the Public Review Draft 2045 General Plan, we understand the Alisal Ranch property is currently proposed to be designated "Guest Ranch". Table 2-1: Land Use Designations defines Guest Ranch as:

*“**Guest Ranch (GR):** This designation is established to recognize the approximately 30 acres of the Alisal Ranch located within the city. Allowed uses include guest lodging, employee housing, restaurants, and recreation and entertainment.”*

We note this proposed land use definition of “Guest Ranch” excludes a large component of Alisal Ranch’s existing uses and operations on APN 137-310-010; agriculture, including equestrian and cattle uses and ag and equestrian/cattle support facilities and structures. Alisal Ranch has been operating as a working ranch on the subject parcel and adjacent parcels since 1946. Agriculture is a defining component of the Ranch’s operation and long-standing history in the community, and is important to the guest ranch experience which is a cornerstone of the City’s tourism sector. The guest ranch experience also promotes agritourism through equestrian activities on APN 137-310-010 and equestrian activities, hiking, mountain biking, and fishing on adjacent parcels that are not currently within the City’s boundary.

As Alisal Ranch continues to function as a guest ranch and a working agricultural operation, it is critical the 2045 General Plan identify agricultural uses as a key component of their existing and future land use designation. Therefore, we request the 2045 General Plan proposed land use definition of “Guest Ranch” be revised as follows:

*“**Guest Ranch (GR):** This designation is established to recognize the approximately 30 acres of the Alisal Ranch located within the city. Allowed uses include guest lodging, employee housing, restaurants, ~~and~~ recreation and entertainment, and agriculture.”*

This proposed revision is necessary to accurately reflect existing and future land uses at the subject property, but also ensures adoption of the 2045 General Plan does result in the creation of nonconforming uses at Alisal Ranch, which could result in limitations on expanding agricultural uses in the future.

## **Section 2. Land Use – Goals and Policies – Urban Growth Boundary**

The description of the Urban Growth Boundary (UGB) on page LU-20 should be updated to reflect that the UGB does indeed allow for agricultural related development and open space preservation beyond the UGB without a vote of the citizens (in addition to public schools, facilities, and services as currently listed in this Section of the Draft General Plan). For reference, the UGB states the following:

*“Only uses consistent with agriculture and the preservation of open space lands as set forth in Government Code section 65560(h) attached hereto as Exhibit C shall be allowed beyond the UGB, except as provided herein.”*

Therefore, we request the 2045 General Plan description of the UGB be revised as follows:

*"The City will not approve any development beyond the UGB, without a vote of the citizens, apart from certain exceptions described in the UGB (agriculture, public schools, facilities, and services)."*



We appreciate the City's consideration of these comments. We believe the revisions requested in the comments above are appropriate and necessary to accurately characterize existing land uses and operations at Alisal Ranch and the parameters of the UGB. Should you have any questions or require additional information regarding these requested updates, please contact me at (805) 966-2758 x101 or [stevef@sepps.com](mailto:stevef@sepps.com). Please add me to the City's General Plan interested party contact list and we will monitor progress of the General Plan in anticipation of the comments above being reflected in future drafts of the General Plan.

Sincerely,  
**SUZANNE ELLEDGE**  
**PLANNING & PERMITTING SERVICES, INC.**

A handwritten signature in black ink, appearing to read "S M Fort".

Steven M. Fort  
Senior Planner

Cc: Kathleen Cochran, James Jackson, Charles Jackson - Alisal Ranch

**From:** [Steve Fort](#)  
**To:** [General Plan](#)  
**Cc:** [Kaitlyn Earnest](#); [Kathleen Cochran](#); [Jim Jackson](#); [Charles Jackson](#)  
**Subject:** Solvang Public Review Draft 2045 General Plan - Public Comment  
**Date:** Wednesday, January 3, 2024 10:51:42 AM  
**Attachments:** [image001.png](#)  
[Solvang Draft 2045 General Plan - Public Comment .pdf](#)

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Please accept the attached public comment on the Public Review Draft 2045 General Plan. We appreciate your consideration of the comments, and please let me know if you have any questions or would like to discuss.

We would also appreciate it if you would confirm receipt of the attached comments.

Sincerely,

**Steve Fort**

*Senior Planner*



**1625 STATE STREET, SUITE 1**  
**SANTA BARBARA, CA 93101**  
PH: 805-966-2758 x 101  
[www.sepps.com](http://www.sepps.com)

**From:** [Robert Snyder](#)  
**To:** [General Plan](#)  
**Subject:** Written Comments Concerning Environmental StudyFor Site C  
**Date:** Monday, July 10, 2023 9:50:28 AM

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Lisa attached you will find my comments.  
Thank you,  
Robert Snyder  
728 Hillside Drive

**From:** [Mark Frank](#)  
**To:** [Planning Consultant](#)  
**Subject:** Traffic issue at Old Mission Road and Hillside Drive  
**Date:** Monday, June 12, 2023 12:32:11 PM

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Another big issue will be these large grocery delivery trucks will block our entrance at Old Mission Road.

I had to wait 5 minutes before he could back in and I had access to MO entrance.

The truck driver was waiting for another truck to move.

See attached photo.

With another (access) road added for 109 units to our entrance and exit point, we are going to have major backups waiting to enter & exit in the morning hours.

We need to fight them to create their own entrance as not to inconvenience our traffic flow.

Mark A. Frank  
(714) 724-8764

----- Forwarded message -----

**From:** **Mark Frank** <[markafrank61@gmail.com](mailto:markafrank61@gmail.com)>  
**Date:** Fri, Jun 9, 2023, 4:25 PM  
**Subject:** Fwd: Alamo Pintado & Old Mission Rd Aqueduct  
**To:** Laurie Tamura <[planningconsultant@cityofsolvang.com](mailto:planningconsultant@cityofsolvang.com)>

Please give this to Laurie Tamura.

Mark A. Frank  
(714) 724-8764

----- Forwarded message -----

**From:** **Mark Frank** <[markafrank61@gmail.com](mailto:markafrank61@gmail.com)>  
**Date:** Fri, Jun 9, 2023, 1:16 PM  
**Subject:** Alamo Pintado & Old Mission Rd Aqueduct  
**To:** Laurie Tamura <[Laurie@cityofsolvang.com](mailto:Laurie@cityofsolvang.com)>

Hi Laurie,

I just went and did ground survey of the natural Aqueduct on the 5 acre parcel.

The depth ranges from 3 feet to 8 feet deep.

Please let me know if you receive this email.

Thank you,  
Mark A. Frank  
653 Hillside Drive  
Solvang, CA

(714) 724-8764



# WE Watch

PO Box 830  
Solvang, CA 93464  
we-watch.org



July 14, 2023

Planning Division, City of Solvang  
Attn: Ms. Lisa Scherman  
411 Second Street  
Solvang, CA 93463

RE: Draft Solvang General Plan (VIA E-Mail)

Dear Ms. Scherman:

WE Watch, a Santa Ynez Valley land use and environmental organization, thanks the City of Solvang for the opportunity to comment on the Draft 2045 General Plan Update and Rezoning. We have the following comments on the document:

## **Solvang's Place in The Regional Economy:**

Please add "At the same time, Solvang benefits from other attractions in the area such as wine and equestrian country, the Chumash Casino, and beach communities along the coast."

## **Land Use:**

Figure LU-1 Land Use Diagram is not consistent with the Council's direction in the Housing Element. The City Council's direction had been to rezone only the smaller flatter parcel and the flattest 1.5 acres of the steep hilly parcel.

The diagram appears to presume that all of Site C at the northwest corner of Alamo Pintado and Old Mission Drive will be rezoned and designated for High Density Residential use. Please revise the drawing and make it consistent with the City Council's direction.

Also note that this property involves two parcels, both with distinctive characteristics. We suggest distinguishing the characteristics between the two parcels involved. For example, explain that one parcel has very steep topography, problem soils (i.e.: expansive Diablo clay and highly erodible soil requiring over excavation and replacement with non-expansive material), an existing drainage,

presence of the historic Mission Aqueduct, poor access, adds to existing traffic problems, and has a designated Scenic Vista over the property.

The second parcel is a smaller, flatter parcel (1 acre) lends itself to the high-density development proposed, although it too would add to existing traffic. It would likely be much easier and cheaper to develop and therefore lend itself to affordable development.

### **Community Design:**

LU-7.2 would maintain the Veteran's Memorial Building and its Spanish architecture, but it appears on Figure CD-1 and CD-2 the Veteran's Memorial Building would come under the Village Design overlay. It would make more sense to maintain the Spanish architecture as the parcel is directly across Mission Drive from Mission Santa Inez. Please correct the figure.

The Design District Overlay Figure CD-1 and CD-3 does not include the multi-use development near the intersection of Alamo Pintado, and 246, at the northwest corner of Old Mission Drive and Alamo Pintado for Mission overlay design. As this area is defined as one of the four Gateways to Solvang, it makes sense to extend the Mission overlay and design to these parcels in keeping with the Spanish type of architecture envisioned for this area. Please correct the figure.

CD-2.6-2.8. The Dark Sky Design Standards are included as a new policy; however, these standards should also be required in design standards for parking lots and parking structures.

### **Economic Development:**

Please include waste reduction measures for all visitor-serving amenities, including requiring "Zero Waste" at all events.

### **Mobility:**

EO-3.3 and MOB-6.3. Public transportation – currently the General Plan does not require the city to develop a local transportation network for everyday needs shopping, medical appointments, etc. only to support regional transportation under climate change. We would suggest adding "partnering" with regional transportation providers to expand local, reliable public transportation service and to advertise and promote the service to residents and visitors.

MOB-4.5. Looking at the present and future transportation modes for residents and visitors, the plan addresses E-scooters but not E-bikes. Perhaps the wording could be changed to include motorized bikes, scooters, or other individual modes of transportation (IMTs), limit them to roadways and prohibit them from sidewalks and trails in open space areas. This is an important safety issue as government regulations to protect the pedestrian public from fast moving electric scooters and bikes are currently being relaxed at the State level. Expanding where E-Bikes are permitted, including on pedestrian paths and trails, sets a dangerous precedent. E-Bikes as a mode of transportation will continue to grow and will pose pedestrian safety issues into the future. Never have pedestrians been required to walk in the same space as a motorized vehicle or bike.

Another reason to keep individual motorized E-Bikes on streets and not on sidewalks, paths, or trails is that pedestrians are limited to narrow sidewalks and trails, but motorized bikes are allowed everywhere on innumerable streets. ALL vehicles (and bicycles) come under the State vehicle code and are usually prohibited by law on sidewalks for the safety of the pedestrian. Motorized vehicles and bikes should not be allowed in the only safe space designed to protect pedestrians. It is even more dangerous to allow IMVs on trails because trails are not designed to protect walkers from any kind of vehicle.

If pedestrians were allowed to move freely on streets and mingle with motorized vehicles, the situation wouldn't be safe for anyone. Allowing motorized E-Bikes in places meant to keep pedestrians safe makes no sense. The General Plan should include policies to regulate future IMTs and to keep pedestrians safe.

MOB-1.3 cites traffic at LOS D during normal traffic hours and LOS E at peak traffic hours as the City's standard. Currently gridlock is happening daily. The city should strive to meet a higher LOS comparable to other jurisdiction's standard (LOS C during normal traffic hours) in the future.

## **Hazards**

In the Solvang area, there are problematic, expansive Diablo type soils and other erosion prone soils with steep slopes, requiring extensive grading and importation of non-expansive soil necessary for the pads, not to mention the truck trips adding to traffic and circulation concerns. Impermeable surfaces have the potential to increase runoff and impact downstream values. Please ensure policies reflect requirements to evaluate and mitigate these hazards.

## **Public Facilities, Services, and Infrastructure:**

### *Water Supply:*

Water Supply is a significant issue that will only become more critical as time goes on and the City and the surrounding area grows and expands.

We note that there are several requirements in the document that require drought resistant landscaping, however, there is good evidence that an expansion of recycled water use at parks, greenbelts, and street landscaping is feasible. Recycled water is a typical water conservation measure in many California cities. Solvang with its limited options for potable water sources, must add recycled water as a water conservation option to the document to maximize flexibility for future water supply management.

For example, In July 2021, the City Council directed staff to proceed with final design and engineering on an alternative that would allow the sewer treatment facility to produce recycled water for irrigation or percolation pond discharge. It seems that there should be the requirement to explore new uses for recycled water such as parks and street landscaping. Please add this to the requirements of the Water System Master Plan.

Also, in addition to water fountains, please include provisions for water bottle filling stations.

### *Traffic and Circulation:*

Traffic congestion at the Solvang City Gateways at Highway 246 and Alamo Pintado and at Highway 246 and Fifth Street that continues through the Village is a daily occurrence. Traffic becomes worse during any period of increased traffic due to special events or partial or complete closures of either Highway 154 or Highway 101

In addition, proposed development at the intersection of Old Mission Drive and Alamo Pintado Road has the potential to add 1,000 vehicle trips to the intersection per day. Poor access, added to that of Mission Oaks and already constrained Old Mission Drive, will add to the gridlock from 246 and is exacerbated by trucks accessing the shopping center. Emergency access to Santa Ynez Valley Cottage Hospital becomes constrained due to the regular traffic congestion in this area.

Please see comments under Mobility, above for comments and suggestions to reduce traffic trips.

### **Environment and Sustainability**

The General Plan is the blueprint until 2045. In anticipation of continued water shortages, tightening infrastructure and public facility resources (water, roads, landfill space, energy, etc.) there should be an overarching policy to codify the City's commitment to recognize the effects of climate change and pursue conservation of resources and reduce pressure on public infrastructure.

PFS-8 Recreation. Please add that the City shall coordinate with the residents of the surrounding County of Santa Barbara unincorporated areas.

PFS-8.2: Energy Efficient Parks and Facilities. Please delete "to the extent feasible." It's becoming necessary to do everything we can to mitigate the impacts of climate change. Energy reduction and efficiency will only become more critical in the future.

PFS-8.3 Please add a requirement for recycled water use at parks and for street landscaping.

### **Safety**

#### *Wildfire:*

With climate change becoming more apparent with each passing year, wildfires will become an even greater threat as the size and intensity of fires steadily increases. We recommend that the following be included in the General Plan to reduce the threat of wildfire:

- Require building techniques and materials to mitigate fire danger particularly in the urban-wildland interface surrounding the city.
- Landscaping around home in the urban/wildland interface shall be fire resistant, trees and shrubs removed, limbed up or trimmed away from eaves and roofs, and maintenance (weed abatement) required each year.

#### *Flooding:*

In addition, flooding will worsen as storms become more intense and even more impermeable surfaces are created. We recommend policies to evaluate and address soil hazards. Maximum slope grading and overall stability of soils must be considered for development projects to reduce the threat of flooding. Slope failure

could not only impact on-site structures, but close roads and flood other homes and infrastructure.

*Emergency Access:*

Emergency access and egress will become even more important over time as the city grows. Please see our comments under Public Facilities, Services, and Infrastructure, Traffic and Circulation, above.

We also would like to suggest that the city work with the County to clear road rights-of-way (road shoulders) to ensure clear emergency evacuation routes (Figure SAF-1).

For Air Quality, please see comments under Mobility, above, for comments and suggestions to reduce traffic trips and thereby reduce idling cars as a source of air pollution.

*Noise*

SAF-11.3 Noise Sensitive Areas. Please add residential neighborhoods!

**Administration**

Plans that will be required under the Administration Section seem comprehensive. It would be helpful to include a due date (i.e., within a year of adoption of the General Plan) and or update (i.e., every three years) for each plan to ensure each one is completed and is available for use.

Again, WeWatch thanks you for the opportunity to comment and we look forward to collaborating with you on the Final Solving General Plan.

Sincerely,

Susan Bott  
Co-President, WeWatch

Kathy Rosenthal  
Co-President, WeWatch