



CITY OF SOLVANG

Planning & Building Department | Planning Division
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Notice of Availability of a Draft Environmental Impact Report

TO: Responsible Agencies & Interested Parties

SUBJECT: NOTICE OF AVAILABILITY 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) is the Lead Agency and has prepared an Environmental Impact Report (EIR) for the Solvang Comprehensive General Plan Update and Rezoning (project). The City is issuing this Notice of Availability to notify public agencies and the public that the Draft EIR for this project is available for public review and comment. The 47-day public review and comment period for the Draft EIR begins Thursday, February 29, 2024, and ends Monday, April 15, 2024, at 5:00 p.m. Written comments may be submitted to the City's Planning Division, Attn: Rafael Castillo, 411 2nd Street, Solvang, California 93463. Comments may also be submitted by email to plansolvang@cityofsolvang.com.

Project Title: Solvang Comprehensive General Plan Update and Rezoning
State Clearinghouse #: 2023060448

Project Location: The project focuses on the Planning Area, which includes the City of Solvang and its designated sphere of influence in Santa Barbara County, approximately 25 miles northwest of Santa Barbara and six (6) miles north of the Pacific Ocean. Solvang is located in the Santa Ynez Valley in the central part of Santa Barbara County. Solvang has a total Planning Area of approximately 3.1 square miles (1,968 acres) and is one of eight incorporated cities within Santa Barbara County. The city of Buellton is located about three (3) miles to the west, the township of Santa Ynez is located two (2) miles to the east, and the communities of Los Olivos and Ballard are located two to three miles to the north. State Route 246 (also known as Mission Drive) bisects Solvang and provides a regional east-west link between Highway 101 and State Route 154. Solvang is situated primarily along an alluvial plain formed by the Santa Ynez River and on the southeastern edge of the Purisima Hills.

Based on a review of the list of hazardous materials sites compiled pursuant to Government Code Section 65962.5, also referred to as the Cortese list, there are 11 leaking underground storage tank cleanup sites and one cleanup site for volatile organic compounds within the Planning Area. All 12 of these sites are designated as "Completed – Case Closed," meaning remedial action has been undertaken, and following the remedial action the Santa Barbara County Environmental Health Services Division issued a closure letter or other formal closure decision document stating the site does not pose a substantial risk. Please refer to Section 4.8, *Hazards and Hazardous Materials*, of the Draft EIR for further discussion.

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, except for the Housing Element which is being updated as part of a separate project. The City’s existing General Plan contains the following Elements:

- Circulation (adopted 2008)
- Housing (adopted 2023)
- 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 (formerly circulation)
- Public Facilities, Services, and Infrastructure
- Environmental and Sustainability (Formerly Conservation and Open Space)
- Safety (Formerly Noise)

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. Although not explicitly its own element, environmental justice considerations are implemented within goals, policies, and implementation programs throughout the General Plan. Areas of potential growth considered by the 2045 General Plan include: (1) the Old Lumberyard Site, located at 1783 and 1793 Mission Drive and 533 Pine Street; (2) Site B, located at the junction of Alamo Pintado Road and Viborg Road; (3) Site C, or the Alamo Pintado Apartments site, located at the northwestern corner of Alamo Pintado and Old Mission Drive; and (4) Site D, or the Alisal Commons site, a 3.71-acre portion of a large open space, recreation zoned parcel that encompasses portions of the rights-of-way for Alisal Road, Juniper Avenue, and Fjord Drive.

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.

Environmental Effects: The Draft EIR focuses on the below issue areas.

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

The Draft EIR identified significant and unavoidable impacts associated with air quality, cultural resources, construction noise, and transportation (related to vehicle miles traveled). The Draft EIR also identified significant impacts related to biological resources, paleontological resources, construction noise, and tribal cultural resources; however, these impacts would be reduced to less-than-significant levels through the incorporation of the proposed mitigation measures.

Where to Review Draft EIR: The Draft EIR is available for review and/or download on the City's website at: <https://plansolvang.com/>

Printed copies of the Draft EIR, and electronic copies of all documents referenced in the Draft EIR, are also available for review at Solvang City Hall, Planning Division, located at 411 2nd Street. Copies of the Draft EIR are also available for review at the Solvang Public Library, located at 1745 Mission Drive (see <https://www.goletavalleylibrary.org/about/santa-ynez-valley-libraries> for hours).

Consulting firm retained to prepare Draft EIR:

Firm Name: Rincon Consultants, Inc.

Address: 319 East Carrillo Street, Suite 105, Santa Barbara, California 93101

Public Comment Period: Comments on the Draft EIR must be received no later than 45 days after commencement of the public review period. Written comments on the project should be addressed to the below City staff contact. Comments will be accepted from Thursday, February 29, 2024, and ends Monday, April 15, 2024, at 5:00 p.m.

Planning Division, City of Solvang
 c/o Rafael Castillo, AICP, Planning and Building Manager
 411 2nd Street
 Solvang, California
plansolvang@cityofsolvang.com
 (805) 465-9236

Date: February 16, 2024

Signature: 

Rafael Castillo

Title: Planning and Building Manager, City of Solvang

Phone: (805) 465-9236

Project Location

