



# CITY OF SOLVANG

PLANNING & BUILDING DEPARTMENT

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## Notice of Intent to Adopt Mitigated Negative Declaration

<b>PROJECT TITLE</b>	General Plan Amendment and Rezone		
<b>APPLICANT NAME &amp; PHONE NUMBER</b>	City of Solvang (805) 688-5575	<b>Email</b>	lscherman@cityofsolvang.com
<b>MAILING ADDRESS:</b>	411 Second Street	Solvang, CA	93463
<b>STAFF CONTACT:</b>	Lisa Scherman	(805) 688-5575	lscherman@cityofsolvang.com
<b>PROJECT ADDRESS:</b>	1999 Viborg Road and Alisal Commons	Solvang CA 93463	<b>APN:</b> 139-031-020 and 137-260-021

### PROJECT DESCRIPTION:

The project proposes a General Plan Amendment and Re-Zone of two existing parcels from their existing general plan designations to High Density Residential (HDR) and zoned (DR-20) to implement the City's newly adopted Housing Element. The proposed sites are identified in the Housing Element as sites Site B and D. Site B (APN 139-031-020) is a .64-acre parcel zoned low-density single family residential (20-R-1). Site D (APN 137-260-021) is a 3.71-acre parcel zoned recreational (REC). The project does not include a development proposal. The proposed General Plan Amendment and Re-zone does not have any specific development proposal at this time. The proposed re-zone and General Plan Amendment would allow a future proposal of up to a maximum of 20 residential units per acre. Future development proposals would be subject to City review, including environmental review, as applicable, for compliance with CEQA.

**LEAD AGENCY:** City of Solvang  
 Planning & Building Department  
 411 Second Street  
 Solvang, CA 93463

**DOCUMENT AVAILABLE ONLINE:** <http://www.solvang.com/1>

**STATE CLEARING HOUSE REVIEW:**  Yes NO

**REVIEW PERIOD BEGINS:** 01/04/2024 **REVIEW PERIOD ENDS:** 02/04/2024

**PUBLIC HEARING REQUIRED:**  No  Yes

**PUBLIC NOTICE:** The City of Solvang is releasing a draft Initial Study and Mitigated Negative declaration at the above project address for review and comment to all effected agencies, organizations, and interested parties. Reviewers should focus on the content and accuracy of the report and the potential impacts upon the environment. The notice for this project is in compliance with the California Environmental Quality Act (CEQA). Persons responding to this notice are urged to submit their comments in writing. Written comments should be delivered to the City (lead agency) no later than 5pm on the date listed as "review period ends". Submittal of written comments via email is also accepted and should be directed to the staff contact at the above email address. This document may be viewed by visiting the Planning & Building Department, listed under the lead agency address, or accessed via the City's website.



# CITY OF SOLVANG

PLANNING & BUILDING DEPARTMENT

## Initial Study Summary – Environmental Checklist

**PROJECT TITLE:** General Plan Amendment and Rezone

<b>Environmental Factors Potentially Affected:</b> The proposed project could have a “Potentially Significant Impact” for at least one of the environmental factors checked below. Please refer to the attached pages for discussion on mitigation measures or project revisions to either reduce these impacts to less than significant levels or require further analysis.		
<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Geology and Soils	<input type="checkbox"/> Recreation
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hazards / Hazardous Materials	<input type="checkbox"/> Transportation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Noise	<input type="checkbox"/> Wastewater
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Population / Housing	<input type="checkbox"/> Water / Hydrology
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Public Services / Utilities	<input type="checkbox"/> Land Use
		<input checked="" type="checkbox"/> Tribal Cultural Resources

**DETERMINATION:** (To be completed by the Lead Agency)

On the basis of this initial evaluation, the Planning & Building Manager finds that:

- The proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
- Although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
- The proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.
- the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
- Although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

<b>Lisa Scherman</b>	<i>Lisa Scherman</i>	<b>12/28/2023</b>
<b>Prepared by (Print)</b>	<b>Signature</b>	<b>Date</b>

<b>Rafael Castillo</b>	<i>Rafael Castillo</i>	<b>12/28/2023</b>
<b>Reviewed by (Print)</b>	<b>Signature</b>	<b>Date</b>



**PROJECT ENVIRONMENTAL ANALYSIS**

The City of Solvang’s environmental review process incorporates all of the requirements for completing the Initial Study as required by the California Environmental Quality Act (CEQA) and the CEQA Guidelines. The Initial Study includes Staff’s on-site inspection of the project site and surroundings and a detailed review of the information on file for the proposed project. In addition, available background information is reviewed for each project. Relevant information regarding soil types and characteristics, geological information, significant vegetation and/or wildlife resources, water availability, wastewater disposal service, existing land uses and surrounding land use categories and other information relevant to the environmental review process are evaluated for each project. Exhibit A includes the references used, as well as the agencies or groups that were contacted as a part of this initial study. The City of Solvang uses the checklist to summarize the results of the research accomplished during the initial environmental review of the project.

Persons, agencies, or organizations interested in obtaining more information regarding the environmental review process for a project should contact the Planning & Building Department, 411 Second Street, Solvang, CA 93463 or call (805) 688-5575.

**A. PROPOSED PROJECT**

**Description:**

The project proposes a General Plan Amendment and Re-Zone of two existing parcels into high-density residential uses, (DR-20) to implement the City’s newly adopted Housing Element. The proposed sites are identified in the Housing Element as sites Site B and D. Site B (APN 139-031-020) is a .64-acre parcel zoned low-density single family residential (20-R-1). Site D (APN 137-260-021) is a 3.71-acre parcel that has a General Plan and Zoning designation of recreational (REC). The project does not include a development proposal. The proposed General Plan Amendment and Re-zone does not have any development proposed at this time. The proposed rezone and General Plan Amendment would allow a future proposal of up to a maximum of 20 residential units per acre. Future development proposals would be subject to City review, including environmental review, as applicable, for compliance with CEQA.

**Assessor parcel number(s):** 139-031-020 and 137-260-021  
**Latitude:** 34.603268 **Longitude:** -120.128356  
**Other public agencies whose approval is required:**  
 None. [08]

**B. EXISTING SETTING**

**Land use designation:** Site B is currently low medium residential. Site D is currently open space/recreation.  
**Zoning district**  
**Parcel size:** Site B:64 acres. Site D: 3.71 acres.  
**Topography:** Both Site B and Site D are entirely flat.  
**Vegetation:** Site B has dense foliage. Site D is a large open space.  
**Existing use:** Both sites are currently vacant land.



**C. ENVIRONMENTAL ANALYSIS**

During the initial study process, at least one issue was identified as having a potentially significant environmental effect (see following Initial Study). The potentially significant items associated with the proposed project can be minimized to less than significant levels.



**CITY OF SOLVANG  
INITIAL STUDY CHECKLIST**

**1. AESTHETICS – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect on an adopted scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** Site B is vacant land, surrounded by single family homes and professional offices. Site B is on the north end of a major roadway. Site D is vacant land, surrounded by single family homes and on the south end of a major roadway. Each of the locations provides walking distance access to Solvang’s primary employment zone. area around each parcel varies in levels of density. Furthermore, the project does not propose any development. The proposed rezone will not decrease visibility and will not degrade scenic resources.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**2. AGRICULTURE RESOURCES – Will the project:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forest land, timberland, or timberland zoned Timberland Production?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forest land or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** Sites B and D are both on vacant land surrounded by urban uses.

**PROPOSED PROJECT:** Sites B and D are classified as urban and built-up land as identified by The California Farmland Conservancy accessed on December 27, 2023. There is no proposed development, nor any prime farmland. No impact.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**3. AIR QUALITY – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The Santa Barbara County APCD CEQA Guidelines establishes air quality impact significance thresholds, as follows. A proposed project will not have a significant air quality effect on the environment, if operation of the project will:

1. Emit (from all project sources, mobile and stationary) less than the daily trigger for offsets set in the APCD New Source Review Rule for any pollutant (currently 55 pounds per day for NOx and ROC, and 80 pounds per day for PM10); and
2. Emit less than 25 pounds per day of oxides of nitrogen (NOx) or reactive organic compounds (ROC) from motor vehicle trips only; and
3. Not cause or contribute to a violation of any California or National Ambient Air Quality Standard (except ozone); and
4. Not exceed the APCD health risk public notification thresholds adopted by the APCD Board; and
5. Be consistent with the adopted federal and state Air Quality Plans.

**PROPOSED PROJECT:** There is no proposed project. The proposed re-zone will not conflict or obstruct implementation of the applicable air quality plan. The proposed re-zone will not violate any air quality standard or contribute substantially to an existing or projected air quality violation. The proposed re-zone will not result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors). The proposed re-zone will not expose sensitive receptors to substantial pollutant concentrations. The proposed re-zone will not create objectionable odors affecting a substantial number of people. The project sites are within Santa Barbara County, which has relatively low CalEnviroScreen percentile scores. Solvang is between 1-10 and 11-20 percentile range. No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**4. GREENHOUSE GAS EMISSIONS – Will the project:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases? b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** Global climate change is a cumulative impact; a project participates in this potential impact through its incremental contribution combined with the cumulative increase of all other sources of greenhouse gases. Regulatory setting and Impact thresholds: Environmental Review Guidelines for the Santa Barbara County APCD (revised April 30, 2015) indicate a proposed stationary source project will not have significant GHG impact, if operation of the project will emit less than the screening significance level of 10,000 metric tons per year (MT/yr) CO<sub>2</sub>e. However, Santa Barbara County has not established thresholds for projects other than stationary industrial projects.

The City of Solvang has also not adopted impact significance thresholds for GHG. However, in April 2020, the Sacramento Metro Air Quality Management District (AQMD) issued updated thresholds of significance for GHG emissions. The AQMD establishes a threshold of 1,100 MT CO<sub>2</sub>e/yr for Residential, Commercial, Retail, and Educational land use projects. Santa Barbara County area land use patterns differ from the Sacramento region as a whole, but Santa Barbara County is similar to the Sacramento region in terms of population growth, land use patterns, and industry. Therefore, the methodologies used by the Sacramento AQMD to develop their GHG emission significance threshold, as well as the thresholds themselves, have applicability to Santa Barbara County, and by extension, the City of Solvang.

The city of Solvang is part of Central Coast Community Energy (3CE) which allows residents to enroll for their power to come from renewable resources and reduce the reliance on fossil fuels and reduce greenhouse gas emissions.

**PROPOSED PROJECT:** The city of Solvang is part of Central Coast Community Energy (3CE) which allows residents to enroll for their power to come from renewable resources and reduce the reliance on fossil fuels and reduce greenhouse gas emissions. This is a rezone, there is no proposed development. No impact. Any future development would need to examine future greenhouse gas emissions.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**5. BIOLOGICAL RESOURCES – Will the project:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife (CDFW) or U.S. Fish and Wildlife Service (USFWS)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or CDFW and USFWS?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Conflict with policies or ordinances protecting biological resources, such as the tree native tree ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

Site B is vacant land, surrounded by single family homes and professional offices. Site B is on the north end of a major roadway. Site D is vacant land, surrounded by single family homes and on the south end of a major roadway. The location provides walking distance access to Solvang’s primary employment zone.

**PROPOSED PROJECT:** There are not any sensitive habitats mapped in the project areas as Identified by the California Natural Diversity Database. Additionally, the proposed project is a general plan amendment for a designation change and re-zone, with no proposed development. Any future development based on the re-zone will need to complete a site evaluation and analysis for critical species and biological habitat, therefore no impact.





**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**6. CULTURAL RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a historical resource?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The assessment of potential impacts to historic, archaeological, and tribal cultural resources were assessed based on a review of readily available information from sources including, but not limited to, the State Office of Historic Preservation website and the National Parks Service. In addition, pursuant to AB 52 and SB 18 Tribal consultations were completed. Solvang is within the traditional Chumash ethnographic territory. The Chumash traditionally occupy the central and southern coastal regions of California, ranging from Malibu to north beyond San Luis Obispo, along the Channel Islands, and inland areas. A subset of the Chumash known as the Ynezeño, occupied the Alisos Canyon area of the Santa Ynez Valley, which includes modern-day Solvang.

Present day Solvang consists of land that was once part of the Rancho San Carolos de Jonata, a land grant given to Joaquin Carrillo and Jose Maria Covarrubias by Mexican Governor Pio Pico in 1845. The land grant covered approximately 26,600 acres and was predominately used for agriculture and cattle. In 1872, Carrillo and Covarrubias sold the entire Rancho to Vermont native Rufus Thompson Buell, who was forced to sell approximately 11,000 acres of the Rancho due to severe drought in the late 1870s.

In 1910, three Danish immigrants (Reverend Benedict Nordentoft, Reverend J.M. Gregersen and Professor P.P. Hornsyld) established the Danish American Colony corporation in hopes of creating the first Danish-American colony on the west coast. In January 1911, the corporation purchased nearly 9,000 acres of land once owned by Buell from the Santa Ynez Development Company. The new colony was named Solvang, meaning “Sunny Fields” in Danish (City of Solvang 2021).



**PROPOSED PROJECT:** Although the proposed project proposes no development, the city of Solvang recognizes that any activity to these undisturbed sites may uncover potential archaeological artifacts, or tribal cultural resources, which includes preliminary studies for future site development, including but not limited to site scrubbing, soil samples, etc. To ensure the protection of potential archaeological resources or potential remains, mitigation measures are proposed to ensure any potential resources are protected. With implementation of the mitigation measures, the impact is considered less than significant.

**MITIGATION / CONCLUSION:**

CR-1. Prior any proposed ground disturbance activities in native or previously undisturbed soils that may include, but are not limited to, pavement removal, potholing, grubbing, tree removal, excavation or grading, an archaeological resources assessment shall be prepared under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. If the Phase I archaeological survey identifies resources that may be affected by the project, the archaeological resources assessment shall also include Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures shall include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less-than-significant levels by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.

CR-2. In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative(s) shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the CEQA Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the CHRIS at the NWIC, per CEQA Guidelines Section 15126.4(b)(3)(C).

**7. GEOLOGY AND SOILS – Will the project:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the exposure to or production of unstable earth conditions including the following: <ul style="list-style-type: none"> <li>• Landslides;</li> <li>• Earthquakes;</li> <li>• Liquefaction;</li> <li>• Land subsidence or other similar hazards?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Be within a California Geological Survey “Alquist-Priolo” Earthquake Fault Zone, or other known fault zone? (consultant Division of Mines and Geology Special Publication #42)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in soil erosion, topographic changes, loss of topsoil or unstable soil conditions from proposed improvements such as grading, vegetation removal, excavation or use of fill soil?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Include any structures located on known expansive soils?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Be inconsistent with the goals and policies of the City’s Safety element relating to geologic and seismic hazards?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** Site B is mostly flat with soil type sandy loam. Site D is mostly flat with soil type elder loam. The project sites are not located within an earthquake, liquefaction, or landslide hazard zone as identified by the Cal OES My Hazards map accessed on December 19, 2023. The proposed re-zone will be consistent with the City’s adopted safety element, and any proposed development will need to obtain a soils report to determine site specific expansive soils, types, etc.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**8. HAZARDS AND HAZARDOUS MATERIALS – Will the project:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** Both sites B and D are vacant land for a proposed re-zone. There is no proposed development. Sites B and D are not located near an airport, since there is not proposed development, it would not interfere with evacuation plans or loss of structures due to wildland



fires. The project sites are not identified as hazardous materials sites pursuant to section 65962.5 of the Government Code. Identified by the California Department of Toxic Substances Control, Hazardous Waste and Substances Site List accessed December 15, 2023.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**9. WATER QUALITY / HYDROLOGY – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of preexisting nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The City Water Master Plan identifies adequate municipal water supply, including groundwater and state water sources to meet current demands, and proposed future projects required to meet General Plan Build Out water demand. Projects to deliver additional water supply are currently under development, and additional future water supply projects are planned with no certain completion date. The proposed re-zone and General Plan Amendment does not include a specific project, therefore no water impacts can be measured at this time, and will be reviewed as a part of a future CEQA analysis..

**PROPOSED PROJECT:** The proposed project sites are not located in a flood, seiche or tsunami hazard area identified by the Federal Emergency Management Agency Flood Insurance Rate Map effective December 12, 2012. There is no proposed development, therefore, no impact.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**10. LAND USE & PLANNING – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The Proposed Project would not physically divide the community or conflict with any land use or habitat conservation plans or policies. Therefore, there would be no impacts due to land use or planning changes due to the proposed project.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**11. MINERAL RESOURCES – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The existing sites are currently vacant and surrounded by residential uses on all sides. Site “D” is located near the Santa Ynez River. There are no mineral resource operations on or adjacent to the proposed project sites.

**PROPOSED PROJECT:** The project parcels do not contain any known mineral resources as identified by the United States Geological Survey accessed on December 15, 2023, therefore no impact.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**12. NOISE – Will the project result in:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** Ambient noise within the project area is characterized and dominated by highway and roadway traffic from the direction of Highway 246, Alamo Pintado, and Alisal Road. Both sites are not located near highway 246 and are vacant.

The project does not propose any development and therefore will not generate any noise. Any future construction would be regulated by the Solvang Municipal Code noise ordinance. The proposed project sites are not within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

**PROPOSED PROJECT:** The project does not propose any development and therefore will not generate any noise. Any future construction would be regulated by the Solvang Municipal Code noise ordinance. The proposed project sites are not within the vicinity of a private airstrip or an airport land use plan, or within two miles of a public airport or public use airport.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**13. POPULATION & HOUSING – Will the project:**





	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The proposed project site B (1999 Viborg Road) has capacity for a maximum of 12 units, site D (Alisal Commons) has capacity for a maximum of 116 units to accommodate additional future housing units. There is currently no housing on either site, the project will not result in the displacement of substantial numbers of existing people or housing.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**14. PUBLIC SERVICE:**

Will the proposed project have an effect upon, or result in the need for new or altered public services in any of the following areas:

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Emergency Services (Santa Barbara County Fire Department)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Police Services (Santa Barbara County Sherrif Department)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Public Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The City of Solvang contracts both fire and police services to Santa Barbara County. Public Schools districts that serve the project sites are the Solvang School District and Santa Ynez Valley High School District. The City of Solvang provides park and recreation facilities.



**PROPOSED PROJECT:** Site D is zoned recreation. There is no active plan to utilize the space. Any future development will be required to analyze impacts created and pay any required development impact fees. There is no proposed development, therefore no impact.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**15. RECREATION:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting:** Site B is vacant land, currently zoned low-density single family residential (20-R-1). It is not developed and there is no master plan for development. Site D is currently zoned recreation and open space with no active recreation. It is not developed with any walking trails or structures and facilities to support recreational activities. There is no proposed master plan or uses No development is proposed to the existing sites.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**16. TRANSPORTATION / TRAFFIC – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersections, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
b) Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**[ The street network surrounding the sites includes: Alamo Pintado Road and Virborg Lane (Site B) and Alisal Road (Site D). State Highway 246 is in the vicinity of both project sites. There is no airport or runway near the project sites. The City does not have an adopted congestion management plan, but does have an adopted circulation element.

**PROPOSED PROJECT:** No impact. There is no proposed development.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**17. UTILITIES AND SERVICE SYSTEMS – Will the project:**

	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**EXISTING SETTING:** The proposed project sites are located within the City of Solvang, which is a purveyor of water and sewer services. An area with established City services and utilities. The scale of the project would not unduly impact utilities or City services to the point of requiring system upgrades. The project would construct all necessary on-site and public right-of-way improvements in order to connect to existing utilities infrastructure. Both sites are served by the Santa Ynez Valley Recycling and Transfer station for landfill needs which ultimately goes to the Tajiguas Landfill, operated by Santa Barbara County.

**PROPOSED PROJECT:** The proposed project does is a re-zone and General Plan Amendment to change land use designations to residential uses. Future development proposals on the site will analyze impacts to the water and sewer system. At this time, there is sufficient capacity for the maximum number of units allowed on each site (Site B, 12 units and Site D, 116units). Therefore, no impact is anticipated.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

**18. TRIBAL CULTURAL RESOURCES – Will the project:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape, sacred place, or object with cultural value to a California Native American tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b) Impact a listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code Section 5020.1(k)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Impact a resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. the lead agency shall consider the significance of the resource to a California native American Tribe?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:**

The assessment of potential impacts to historic, archaeological, and tribal cultural resources were are assessed based on a review of readily available information from sources including, but not limited to, the State Office of Historic Preservation website and the National Parks Service. In addition, pursuant to AB 52 and SB 18 Tribal consultations were completed. Solvang is within the traditional Chumash ethnographic territory. The Chumash traditionally occupy the central and southern coastal regions of California, ranging from Malibu to north beyond San Luis Obispo, along the Channel Islands, and inland areas. A subset of the Chumash known as the Ynezeño, occupied the Alisos Canyon area of the Santa Ynez Valley, which includes modern-day Solvang.

**PROPOSED PROJECT:** Although the proposed project proposes no development, the city of Solvang recognizes that any activity to these undisturbed sites may uncover potential archaeological artifacts, or tribal cultural resources, which includes preliminary studies for future site development, including but not limited to site scrubbing, soil samples, etc. To ensure the protection of potential tribal resources, mitigation measures are proposed to ensure any potential resources are protected. With implementation of the mitigation measures, the impact is considered less than significant

**MITIGATION / CONCLUSION:**



TR-1. Prior any proposed ground disturbance activities in native or previously undisturbed soils that may include, but are not limited to, pavement removal, potholing, grubbing, tree removal, excavation or grading, an archaeological resources assessment shall be prepared under the supervision of an archaeologist that meets the Secretary of the Interior's Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. If the Phase I archaeological survey identifies resources that may be affected by the project, the archaeological resources assessment shall also include Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures shall include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less-than-significant levels by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.

TR-2. In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior's Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative(s) shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the CEQA Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the CHRIS at the NWIC, per CEQA Guidelines Section 15126.4(b)(3)(C).

## **19. MANDATORY FINDINGS OF SIGNIFICANCE:**



	Potentially Significant	Impact Requires Mitigation	Insignificant Impact	Not Applicable
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**EXISTING SETTING:** The project sites are located in an urbanized area surrounded by professional offices and low to medium density residential. There are not any sensitive habitats mapped in the project areas. Identified by the California Natural Diversity Database.

**PROPOSED PROJECT:** The proposed re-zone would allow for up to 20 dwelling units per acre. Any future development will include analysis of the sites based on the development proposals and the studies conducted. Impact is deemed insignificant. No impact.

**MITIGATION / CONCLUSION:** No impacts are expected to occur. There is no proposed development.

For further information on California Environmental Quality Act (CEQA) or the City's environmental review process, please visit the City's website at [www.cityofsolvang.com](http://www.cityofsolvang.com) under the Community Development Department or the California Environmental Resources Evaluation System at: <http://resources.ca.gov/ceqa/> for additional information on CEQA.



**Exhibit A – Initial Study References & Outside Agency Contacts**

The Community Development Department of the City of Solvang has contacted various agencies for their comments on the proposed project. With respect to the proposed project, the following outside agencies have been contacted (marked with an ☒) with a notice of intent to adopt a proposed negative / mitigated negative declaration.

- |   |  |
|---|--|
| <input type="checkbox"/> Solvang School District  | <input type="checkbox"/> Native American Heritage Commission             |
| <input type="checkbox"/> Santa Ynez Valley Unified High School District                                 | <input type="checkbox"/> Santa Barbara Council of Governments            |
| <input type="checkbox"/>  | <input type="checkbox"/> Santa Barbara Air Pollution Control District    |
| <input checked="" type="checkbox"/> AB 52 – Salinan Tribe   | <input type="checkbox"/> Santa Barbara Integrated Waste Management Board |
| <input checked="" type="checkbox"/> AB 52 – Northern Chumash Tribe                                      | <input type="checkbox"/> Regional Water Quality Control Board District 3 |
| <input checked="" type="checkbox"/> AB 52 – Chumash Tribe   | <input type="checkbox"/> Santa Ynez Valley CSD                           |
| <input checked="" type="checkbox"/> AB 52 – Coastal Chumash Tribe                                       | <input type="checkbox"/> US Postal Service                               |
| <input type="checkbox"/> California Highway Patrol  | <input type="checkbox"/> Pacific Gas & Electric (PG&E)                   |
| <input type="checkbox"/> California Department of Fish and Wildlife (Region 4)                          | <input type="checkbox"/> Southern California Gas Co. (SoCal Gas)         |
| <input type="checkbox"/> California Department of Transportation (District 5)                           | <input type="checkbox"/> Santa Barbara Obispo County Assessor            |
| <input type="checkbox"/> Pacific Gas & Electric   | <input type="checkbox"/> LAFCO   |
| <input type="checkbox"/> Santa Barbara County Planning & Building                                       | <input type="checkbox"/> Office of Historic Preservation                 |
| <input type="checkbox"/> Santa Barbara County Environmental Health Department                           | <input type="checkbox"/> Comcast Communications                          |
| <input type="checkbox"/> Cachuma – RCD  | <input type="checkbox"/> CA Housing & Community Development              |
| <input type="checkbox"/> Central Coast Information Center (CA. Historical Resources Information System) | <input type="checkbox"/> CA Department of Toxic Substances Control       |
| <input type="checkbox"/> CA Department of Food & Agriculture  | <input type="checkbox"/> US Army Corp of Engineers                       |
| <input type="checkbox"/> CA Department of Conservation  | <input type="checkbox"/> Other:  |
| <input type="checkbox"/> CA Air Resources Board   | <input type="checkbox"/> Other:  |
| <input type="checkbox"/> Address Management Service   | <input type="checkbox"/> Other:  |





The following checked (“☒”) reference materials have been used in the environmental review for the proposed project and are hereby incorporated by reference into the Initial Study. The following information is available at the Planning and Building Department and requested copies of information may be viewed by requesting an appointment with the project planner at (805) 688-5575.

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Project File / Application / Exhibits / Studies | <input type="checkbox"/> Adopted Solvang Capital Facilities Fee Ordinance  |
| <input checked="" type="checkbox"/> Solvang General Plan / Final EIR                | <input type="checkbox"/> SB APCD Handbook                                  |
| <input checked="" type="checkbox"/> Solvang Municipal Code                          | <input type="checkbox"/> Regional Transportation Plan                      |
|   | <input type="checkbox"/> Flood Hazard Maps                                 |
| <input checked="" type="checkbox"/> Solvang Urban Stormwater Management Plan        | <input type="checkbox"/> CDFW / USFW Mapping                               |
|   | <input checked="" type="checkbox"/> CA Natural Species Diversity Data Base |
|   | <input checked="" type="checkbox"/> Archeological Resources Map            |
|   | <input type="checkbox"/> Solvang Urban Water Management Plan               |
|   | <input checked="" type="checkbox"/> CalEnvironScreen                       |
| <input checked="" type="checkbox"/> Solvang GIS mapping layers                      | <input type="checkbox"/> Other _____                                       |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Other _____                                       |
| <input type="checkbox"/> Other _____  | <input type="checkbox"/> Other _____                                       |



## **EXHIBIT B – MITIGATION SUMMARY TABLE**

### **Housing Element Site Re-Zones**

Per Public Resources Code § 21081.6, the following measures also constitutes the mitigation monitoring and/or reporting program that will reduce potentially significant impacts to less than significant levels. The measures will become conditions of approval (COAs) should the project be approved. The City of Solvang, as the Lead Agency, or other responsible agencies, as specified, are responsible to verify compliance with these COAs.

<b>MITIGATION MEASURE</b>	<b>TIMING</b>
<b>Cultural Resources / Cultural Tribal Resources</b>	
CR-1 / TR-1     Prior any proposed ground disturbance activities in native or previously undisturbed soils that may include, but are not limited to, pavement removal, potholing, grubbing, tree removal, excavation or grading, an archaeological resources assessment shall be prepared under the supervision of an archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. If the Phase I archaeological survey identifies resources that may be affected by the project, the archaeological resources assessment shall also include Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures shall include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less-than-significant levels by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.	Prior to any ground disturbance
CR-2 / TR-2     In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Native American representative(s) shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Native	Prior to any ground disturbance / grading



**MITIGATION MEASURE****TIMING**

American representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the CEQA Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Native American representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource's significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the CHRIS at the NWIC, per CEQA Guidelines Section 15126.4(b)(3)(C).



**Figure 1 – Location Map / General Plan & Zoning**

