

# 1 Introduction

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This document is a programmatic Environmental Impact Report (EIR) that assesses the potential environmental impacts associated with the implementation of an update to the Solvang General Plan, including eight respective City General Plan elements (collectively referred to in this EIR as the “2045 General Plan” or “proposed project”). A programmatic EIR evaluates the effects of broad proposals or planning-level decisions, such as the 2045 General Plan, with a level of detail sufficient to allow informed decisions among planning-level alternatives and to develop broad mitigation strategies.

This chapter discusses: (1) the legal basis for preparing an EIR, (2) the proposed project and EIR background, (3) the scope and (4) content of the EIR, (5) the lead, responsible, and trustee agencies, and (6) the environmental review process required under the California Environmental Quality Act (CEQA). The 2045 General Plan is described in detail in Section 2, *Project Description*.

## 1.1 EIR Purpose, Type, and Authority

### 1.1.1 Regulatory Purpose

*CEQA Guidelines* Section 15378 defines a project as:

“...the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.”

The 2045 General Plan includes policies and land use designations that could lead to either a direct physical change or indirect physical change in the environment. Further, Section 15378(a)(1) explicitly calls out the “adoption and amendment of local General Plans” as qualifying as a project.

The 2045 General Plan qualifies as a project under CEQA and requires the discretionary approval of the Solvang City Council; therefore, the proposed project is subject to the environmental review requirements of CEQA. In accordance with Section 15121 of the *CEQA Guidelines* (California Code of Regulations [CCR], Title 14), the purpose of an EIR is to serve as an informational document that:

“...will inform public agency decision makers and the public generally of the significant environmental effects of a project, identify possible ways to minimize the significant effects, and describe reasonable alternatives to the project.”

As such, the regulatory purpose of this EIR is to disclose the environmental impacts, including any significant effects, of the proposed project, identify ways to avoid or reduce environmental impacts through planning design or environmental mitigation measures, consider feasible alternatives to the proposed project, and integrate public participation and input into the overall planning process.

### 1.1.2 EIR Type

This EIR has been prepared as a programmatic EIR pursuant to Section 15168 of the *CEQA Guidelines*. A programmatic EIR is appropriate for planning documents or other long-term programs. As stated in the *CEQA Guidelines*:

A program EIR is an EIR which may be prepared on a series of actions that can be characterized as one large project and are related either:

1. Geographically,
2. As logical parts in the chain of contemplated actions;
3. In connections with issuance of rules, regulations, plans, or other general criteria to govern the conduct of a continuing program; or
4. As individual activities carried out under the same authorizing statutory or regulatory authority and having generally similar environmental effects which can be mitigated in similar ways.

This EIR is programmatic in nature with a broad comprehensive evaluation to cover the actions taken under the longer-range plan. Some future development projects may require additional project-specific environmental review, given that this program EIR analysis is not parcel- or project-specific.

### 1.1.3 Legal Authority

This EIR is intended to serve as an informational document for the public and City of Solvang decision makers. The approval process will include public hearings before the Planning Commission and the City Council to consider certification of a Final EIR and adoption of the 2045 General Plan. Adoption of the 2045 General Plan may not be considered until this EIR has first been considered by the decision makers and certified by the approving body, in this case the Solvang City Council.

## 1.2 EIR Background

### 1.2.1 Notice of Preparation

The City of Solvang distributed a Notice of Preparation (NOP) of the EIR on July 15, 2023, for a 30-day agency and public review period starting on June 15, 2023, and ending on July 14, 2023. In addition, the City held an EIR Scoping Meeting on June 28, 2023. The meeting was aimed at giving information about the 2045 General Plan to members of public agencies, interested stakeholders, and residents/community members, and at receiving input on the scope of the environmental review.

### 1.2.2 Comments Received in Response to the Notice of Preparation

The City received written and verbal comments in response to the NOP during the public review period. The NOP is included in Appendix A of the EIR, along with the written NOP responses that were received.

**Table 1-1 NOP Comments and EIR Location Information**

<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
<b>Agency Comments</b>		
Native American Heritage Commission	<ul style="list-style-type: none"> <li>▪ Notes consultation pursuant to Senate Bill 18 and Assembly Bill 52.</li> <li>▪ Notes confidentiality of information submitted by a Tribe during the environmental review process.</li> <li>▪ Recommends consideration of feasible mitigation.</li> </ul>	Section 4.15, <i>Tribal Cultural Resources</i>
Santa Barbara County Air Pollution Control District	<ul style="list-style-type: none"> <li>▪ Requests the EIR evaluates consistency with the 2022 Ozone Plan</li> <li>▪ Requests the EIR examines air quality impacts to sensitive land uses</li> <li>▪ Requests the EIR evaluates potential impacts related to ozone precursor emissions, nitrogen oxide, and particulate matter</li> <li>▪ Requests the EIR evaluate air quality impacts associated with construction</li> <li>▪ Requests EIR include discussion of asbestos removal if the General Plan update will address issues of development which may involve demolition and renovation</li> <li>▪ Requests the EIR evaluate greenhouse gas impacts</li> <li>▪ Requests EIR evaluate measures that promote the use of alternate modes of transportation and reducing vehicle miles traveled</li> </ul>	<p>Section 4.2, <i>Air Quality</i></p> <p>Section 4.2, <i>Air Quality</i></p> <p>Section 4.2, <i>Air Quality</i></p> <p>Section 4.2, <i>Air Quality</i></p> <p>The proposed project does not include specific developments that would result in the demolition of buildings containing asbestos.</p> <p>Section 4.7, <i>Greenhouse Gas Emissions</i></p> <p>Section 4.14, <i>Transportation</i></p>
<b>Native American Tribes Comments</b>		
Santa Ynez Band of Chumash Indians	<ul style="list-style-type: none"> <li>▪ Requested formal consultation on project</li> </ul>	Section 4.15, <i>Tribal Cultural Resources</i>
<b>Public Comments – Scoping Meeting</b>		
Stephen Martin	<ul style="list-style-type: none"> <li>▪ Concern with regard to development at Site C, Alamo Pintado at Old Mission, identified in the Housing Element</li> </ul>	Section 6, <i>Alternatives</i>
Dan Martin	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact to traffic, water, wildfire, flooding, hazards, aesthetics, cultural resources, and public services</li> <li>▪ Note Site C is two parcels of 1.5 acres and 4 acres</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Commented is noted. Comment does not pertain to the analysis presented in the EIR.</p>
Kent Lockhart	<ul style="list-style-type: none"> <li>▪ Concern with increases in traffic and impacts to streets in residential neighborhoods</li> <li>▪ Potential impacts to the City’s gateway</li> <li>▪ Potential impacts to existing parks</li> <li>▪ Adequate concentration of urgent care, hospital, grocery, pharmacy, and gas station facilities</li> </ul>	<p>Section 4.14, <i>Transportation</i></p> <p>Section 4.1, <i>Aesthetics</i></p> <p>Section 4.13, <i>Public Services and Recreation</i></p> <p>Section 4.13, <i>Public Services and Recreation</i></p>

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<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
Karen Waite	<ul style="list-style-type: none"> <li>▪ Agrees with comments made by Stephen Martin, Dan Martin, and Kent Lockhart</li> <li>▪ Concern with regard to development at Site C, Alamo Pintado at Old Mission, identified in the Housing Element, for impacts to historical resources</li> </ul>	<p>Comment is noted.</p> <p>Section 6, <i>Alternatives</i></p>
Lansing Duncan	<ul style="list-style-type: none"> <li>▪ Concern with potential congestion at Mission Drive and Interstate 246</li> <li>▪ Concern with water supply issues</li> <li>▪ Concern with wildfire issues with the combined effects of climate change</li> <li>▪ Concern with the creation of impervious surfaces and flooding</li> <li>▪ Concern with proper emergency access and egress</li> <li>▪ Concern with regard to development at Site C, Alamo Pintado at Old Mission, identified in the Housing Element</li> <li>▪ Concern with the potential demand for public services and recreation</li> <li>▪ Figure LU-1 of the Land Use element is not consistent with the Housing Element</li> </ul>	<p>Pursuant to Senate Bill 743, traffic congestion and level of service is no longer considered in CEQA analyses. This comment does not pertain to the analysis within the EIR.</p> <p>Section 4.16, <i>Utilities and Service Systems</i></p> <p>Wildfire is addressed in Section 4.18, <i>Effects Found Not to Be Significant</i>. Greenhouse gas emissions are addressed in Section 4.7, <i>Greenhouse Gas Emissions</i></p> <p>Section 4.9, <i>Hydrology and Water Quality</i></p> <p>Section 4.14, <i>Transportation</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Section 4.13, <i>Public Services and Recreation</i></p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p>
Jennifer Dryden Hess	<ul style="list-style-type: none"> <li>▪ Concern with regard to development at Site C, Alamo Pintado at Old Mission, identified in the Housing Element</li> <li>▪ Concern with pedestrian infrastructure</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 4.14, <i>Transportation</i></p>
Denise Johns	<ul style="list-style-type: none"> <li>▪ Innovative design guidelines should be developed for housing including architecture, landscaping, and circulation guidelines</li> </ul>	<p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p>
<b>Public Comments – Written</b>		
Sam Burke	<ul style="list-style-type: none"> <li>▪ Concern with increases in traffic as a result of development at Site C</li> </ul>	<p>Section 6, <i>Alternatives</i></p>
Nick Abramiuk	<ul style="list-style-type: none"> <li>▪ Concern with adding housing to Solvang</li> <li>▪ Concern with increase in traffic in Solvang and potential air quality and greenhouse gas impacts from traffic</li> <li>▪ Concern with expansive soils in Solvang</li> </ul>	<p>Section 4.12, <i>Population and Housing</i></p> <p>Traffic is addressed in Section 4.14, <i>Transportation</i>. Air quality is addressed in Section 4.2, <i>Air Quality</i>. Greenhouse gas emissions are addressed in Section 4.7, <i>Greenhouse Gas Emissions</i>.</p> <p>Section 4.6, <i>Geology and Soils</i></p>

Commentor	Issue Area/Issues Raised	Where Addressed in the EIR
	<ul style="list-style-type: none"> <li>▪ Concern with impacts to cultural and tribal cultural resources</li> <li>▪ Potential impacts regarding tourism in Solvang and how City Council decisions will affect tourism.</li> <li>▪ Potential impacts to aesthetics/visual resources, energy, public services, recreation, and utilities and service systems</li> </ul>	<p>Section 4.4, <i>Cultural Resources</i>, and Section 4.15, <i>Tribal Cultural Resources</i></p> <p>Tourism is not an environmental issue area as identified by <i>CEQA Guidelines</i> Appendix G and is therefore not discussed as a standalone issue within the EIR. Impacts that would arise from additional people visiting Solvang for tourism are accounted for throughout the impact analyses of the EIR.</p> <p>Aesthetics and visual resources are discussed in Section 4.1, <i>Aesthetics</i>. Energy is discussed in Section 4.5, <i>Energy</i>. Public service and recreation and discussed in Section 4.13, <i>Public Services and Recreation</i>. Utilities and service systems are discussed in Section 4.16, <i>Utilities and Service Systems</i>.</p>
Desiree Russo	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts on water supply, sewer, and increased traffic</li> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Mariah Montejano	<ul style="list-style-type: none"> <li>▪ Concern with development site on Alamo Pintado and Old Mission Drive and impacts to traffic</li> <li>▪ Scale of development on Alamo Pintado and Old Mission Drive is not compatible with existing neighborhoods</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Ashley Chapple	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts on water supply, sewer, and increased traffic</li> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Paula Morehouse	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts on water supply, sewer, and increased traffic</li> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Cari Jackson	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts on water supply, sewer, and increased traffic</li> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Jeremy Glatz	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>

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<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
Michelle Glatz	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact to pedestrian and cyclists and increased traffic</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact to wildlife</li> </ul>	Section 6, <i>Alternatives</i>
Nancy Maljan	<ul style="list-style-type: none"> <li>▪ Concern with increasing residential density and adding traffic congestion</li> </ul>	Pursuant to Senate Bill 743, traffic congestion and level of service is no longer considered in CEQA analyses. This comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Concern with increasing residential density and conflicting with existing aesthetics of Solvang</li> </ul>	Section 4.1, <i>Aesthetics</i>
Margie Hunt	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact to traffic</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact to wildlife</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development conflict with existing aesthetics</li> </ul>	Section 6, <i>Alternatives</i>
Macy Weiser	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on water supply and sewer capacity</li> </ul>	Section 6, <i>Alternatives</i>
Lynn Gendian	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact to water supply, sewer capacity, and parking</li> </ul>	Section 6, <i>Alternatives</i>
Melanie Wizan	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to aesthetics</li> </ul>	Section 6, <i>Alternatives</i>
Theodora Stephan	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on water supply</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on aesthetics</li> </ul>	Section 6, <i>Alternatives</i>
Lisa Anter	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development compatibility with existing neighborhoods</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on water supply and sewer capacity</li> </ul>	Section 6, <i>Alternatives</i>
Robert Snyder	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on aesthetics and tourism</li> </ul>	Section 6, <i>Alternatives</i>
Andrew Montejano	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on water supply</li> </ul>	Section 6, <i>Alternatives</i>

<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
Randi Rossi	▪ Concern with Alamo Pintado development impacts to traffic	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development compatibility with existing neighborhoods	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development impact on water supply and sewer capacity	Section 6, <i>Alternatives</i>
Jack Williams	▪ Asked about timing of review of the 2045 General Plan	Comment is noted. Comment does not pertain to the analysis within the EIR.
Stephanie Statom	▪ Concern with Alamo Pintado development impacts to traffic	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development compatibility with existing neighborhoods	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development impact on water supply and sewer capacity	Section 6, <i>Alternatives</i>
Samantha Werk	▪ Concern with Alamo Pintado development impacts to traffic	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development compatibility with existing neighborhoods	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development impact on water supply and sewer capacity	Section 6, <i>Alternatives</i>
Sarah Spisak	▪ Concern with Alamo Pintado development impacts to traffic	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development compatibility with existing neighborhoods	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development impact on water supply and sewer capacity	Section 6, <i>Alternatives</i>
Kathleen Day	▪ Supports the City's Draft Housing Element and limiting rezoning of Site C identified in the Housing Element	Comment is noted. Comment does not pertain to the analysis within the EIR.
Morgan Casey	▪ Concern with Alamo Pintado development impacts to traffic	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development compatibility with existing neighborhoods	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development impact on water supply and sewer capacity	Section 6, <i>Alternatives</i>
Ellen Hall	▪ Concern with Alamo Pintado development impacts to traffic	Section 6, <i>Alternatives</i>
	▪ Concern with Alamo Pintado development impact on visual quality	Section 6, <i>Alternatives</i>
John LaViolette	▪ Opposes changes favoring development	Comment is noted. Comment does not pertain to the analysis within the EIR.
Kelly Persson	▪ Opposes zoning change	Comment is noted. Comment does not pertain to the analysis within the EIR.

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<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
Kelly LaViolette	<ul style="list-style-type: none"> <li>▪ Concerns with impacts to traffic</li> <li>▪ Concerns with impacts to sewer capacity</li> </ul>	<p>Section 4.14, <i>Transportation</i></p> <p>Section 4.16, <i>Utilities and Service Systems</i></p>
Mark Frank	<ul style="list-style-type: none"> <li>▪ Noted he did ground survey of natural aqueduct on Alamo Pintado development site. Noted depth of aqueduct ranges from 3 to 8 feet deep</li> <li>▪ Requested height of project at Alamo Pintado and Old Mission Road</li> <li>▪ Concern with Alamo Pintado development impacts to unstable soils</li> <li>▪ Concern with grocery delivery trucks blocking entrance to residences at Old Mission Road</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Grocery delivery trucks are not directly addressed; however, a discussion of the alternatives' impacts on transportation is provided in Section 6, <i>Alternatives</i></p>
Mission Oaks Owners Association	<ul style="list-style-type: none"> <li>▪ Oppose zoning or land use changes to APN 139-530-001, -002</li> <li>▪ Requested to be notified of changes to APN 139-530-001, -002</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p>
Pamela Sagawinia	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to slope</li> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> <li>▪ Concern with Alamo Pintado development impact on visual quality</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Jack and Elizabeth Clymer	<ul style="list-style-type: none"> <li>▪ Concern with increases in traffic in Solvang</li> <li>▪ Concern with Alamo Pintado development impacts to traffic</li> <li>▪ Suggest involving Caltrans in project</li> <li>▪ Request Solvang traffic engineer provide solutions for traffic increases</li> </ul>	<p>Section 4.14, <i>Transportation</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p>
Jack Clymer	<ul style="list-style-type: none"> <li>▪ Concern with increased noise levels</li> <li>▪ Concern with increased population and housing</li> <li>▪ Concern with impacts to aesthetics and visual resources</li> <li>▪ Concern with impacts to deer</li> <li>▪ Concern with impacts to parking</li> <li>▪ Concern with road congestion due to traffic increases</li> </ul>	<p>Section 4.11, <i>Noise</i></p> <p>Section 4.12, <i>Population and Housing</i></p> <p>Section 4.1, <i>Aesthetics</i></p> <p>Section 4.3, <i>Biological Resources</i></p> <p>Section 4.14, <i>Transportation</i></p> <p>Pursuant to Senate Bill 743, traffic congestion and level of service is no longer considered in CEQA analyses. This comment does not pertain to the analysis within the EIR.</p>

<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
Elaine Morris	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impacts to traffic noise, pollution, and vehicular accidents</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development compatibility with existing views</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on open space</li> </ul>	Section 6, <i>Alternatives</i>
Craig Kent	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on traffic and parking</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on drainage</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on aesthetics</li> </ul>	Section 6, <i>Alternatives</i>
Mary Gerlach	<ul style="list-style-type: none"> <li>▪ Concern with affordable housing</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
Carol Frizzell	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on infrastructure capacity</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on traffic and parking</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on air quality</li> </ul>	Section 6, <i>Alternatives</i>
Kathleen Rosenthal (WeWatch)	<ul style="list-style-type: none"> <li>▪ Notes Figure LU-1 of the General Plan Update is not consistent with the Council's direction in the Housing Element</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Notes flatter parcel in Alamo Pintado development site better suitable for development than hillside</li> </ul>	Section 6, <i>Alternatives</i>
	<ul style="list-style-type: none"> <li>▪ Requests corrections to Figures LU-7.2, CD-1, CD-2, and CD-3 of the General Plan Update</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Requests Dark Sky Design Standards included in design standards for parking lots and structures</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Requests inclusion of waste reduction measures for visitor-serving amenities</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Requests edits to Policy MOB-6.3</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Requests edits to Policy MOB-4.5</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>▪ Requests the City to meet a higher LOS in the future</li> </ul>	Pursuant to Senate Bill 743, traffic congestion and level of service is no longer considered in CEQA analyses. This comment does not pertain to the analysis within the EIR.

Commentor	Issue Area/Issues Raised	Where Addressed in the EIR
	<ul style="list-style-type: none"> <li>▪ Requests General Plan policies reflect requirement to evaluate geologic hazards, traffic, and runoff</li> <li>▪ Concern with water supply</li> <li>▪ Requests edits to Goal PDF-8 and Policies PFS-8.2 and PFS-8.3</li> <li>▪ Concern with Alamo Pintado development impact on traffic</li> <li>▪ Provides recommended inclusions to General Plan Update to reduce threat of wildfire</li> <li>▪ Concerns with flooding</li> <li>▪ Concern with emergency access impacts</li> <li>▪ Requests adding residential neighborhoods to Policy SAF-11.3</li> <li>▪ Requests advanced notice for plans that will be required under the Administration Section</li> </ul>	<p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p> <p>Section 4.16, <i>Utilities and Service Systems</i></p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p> <p>Section 6, <i>Alternatives</i></p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p> <p>Section 4.9, <i>Hydrology and Water Quality</i></p> <p>Section 4.14, <i>Transportation</i></p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p> <p>Comment is noted. Comment does not pertain to the analysis within the EIR.</p>
Patricia Hedrick	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on aesthetics</li> <li>▪ Concern with Alamo Pintado development impact on land use and planning</li> <li>▪ Concern with Alamo Pintado development impact on air quality and noise</li> <li>▪ Concern with Alamo Pintado development impact on geology and soils</li> <li>▪ Concern with Alamo Pintado development impact on water resources</li> <li>▪ Concern with Alamo Pintado development impact on loss of habitat and oak tree removal</li> <li>▪ Concern with Alamo Pintado development impact on transportation and traffic increases</li> <li>▪ Recommends developing residences on the lower, more level area of the Alamo Pintado site</li> </ul>	<p>Section 6, <i>Alternatives</i></p>
Stephen Martin	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on traffic safety</li> <li>▪ Concern with Alamo Pintado development impact on air quality</li> <li>▪ Concern with Alamo Pintado development impact on noise</li> <li>▪ Concern with Alamo Pintado development impact on hydrology</li> <li>▪ Concern with Alamo Pintado development impact on aesthetics</li> </ul>	<p>Section 6, <i>Alternatives</i></p>

<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact habitat and open space</li> </ul>	Section 6, <i>Alternatives</i>
Chantal Cloutier	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on air quality</li> <li>▪ Concern with Alamo Pintado development impact on noise</li> <li>▪ Concern with Alamo Pintado development impact on population increase</li> <li>▪ Concern with Alamo Pintado development impact on traffic safety</li> <li>▪ Concern with Alamo Pintado development impact on water supply</li> <li>▪ Concern with Alamo Pintado development impact on wildfire</li> <li>▪ Concern with Alamo Pintado development impact on wildlife and oak trees</li> </ul>	Section 6, <i>Alternatives</i>
Laura Buff	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on noise and lighting</li> <li>▪ Concern with Alamo Pintado development impact on traffic congestion</li> <li>▪ Concern with Alamo Pintado development impact on hillside geologic hazards</li> <li>▪ Concern with Alamo Pintado development impact on scenic roads</li> </ul>	Section 6, <i>Alternatives</i>
Jay Orlandi	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on aesthetics</li> <li>▪ Concern with Alamo Pintado development impact on existing habitat</li> <li>▪ Concern with Alamo Pintado development impact on geology and soils</li> <li>▪ Concern with Alamo Pintado development impact on hydrology and water quality</li> <li>▪ Concern with Alamo Pintado development impact on traffic</li> <li>▪ Concern with Alamo Pintado development impact on noise</li> <li>▪ Concern with Alamo Pintado development impact on water supply</li> </ul>	Section 6, <i>Alternatives</i>
Lisa Orlandi	<ul style="list-style-type: none"> <li>▪ Concern with Alamo Pintado development impact on existing habitat</li> <li>▪ Concern with Alamo Pintado development impact on water supply</li> <li>▪ Concern with Alamo Pintado development impact on light pollution</li> <li>▪ Concern with Alamo Pintado development impact on traffic</li> </ul>	Section 6, <i>Alternatives</i>

City of Solvang  
**Solvang Comprehensive General Plan Update and Rezoning**

<b>Commentor</b>	<b>Issue Area/Issues Raised</b>	<b>Where Addressed in the EIR</b>
Karry Rossetti	<ul style="list-style-type: none"> <li>Requested limited density zoning change on the corner of Alamo Pintado and Old Mission Drive</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
Patrick Henry	<ul style="list-style-type: none"> <li>Requests general project info, including EIR status, who has final say on approval of project, and timeline</li> <li>Concern with impacts to water supply</li> </ul>	<p>Comment is noted. Section 2, <i>Project Description</i>, describes the proposed project. The Solvang City Council has final discretionary approval of the proposed project.</p> <p>Section 4.16, <i>Utilities and Service Systems</i></p>
Candy Waldron	<ul style="list-style-type: none"> <li>Concern with impacts on historic preservation</li> <li>Concern with impacts on additional traffic</li> <li>Concern with impact on recreation</li> </ul>	<p>Section 4.4, <i>Cultural Resources</i></p> <p>Section 4.14, <i>Transportation</i></p> <p>Section 4.13, <i>Public Services and Recreation</i></p>
Dennis Casey	<ul style="list-style-type: none"> <li>Concern with Alamo Pintado development impact on traffic</li> <li>Concern with Alamo Pintado development impact on water supply and sewer use</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p>
Sonja Withey	<ul style="list-style-type: none"> <li>Concern with Alamo Pintado development impact on traffic</li> <li>Concern with Alamo Pintado development impact on aesthetics</li> <li>Concern with water supply and sewer use</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Section 4.16, <i>Utilities and Service Systems</i></p>
Karen Waite	<ul style="list-style-type: none"> <li>Requests City choose original Housing Development Plan</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
Trent Casberg	<ul style="list-style-type: none"> <li>Concern with Alamo Pintado development impact on traffic</li> <li>Concern with Alamo Pintado development impact on aesthetics</li> <li>Concern with water supply and sewer use</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Section 4.16, <i>Utilities and Service Systems</i></p>
Susan Arakawa	<ul style="list-style-type: none"> <li>Concern with Alamo Pintado development impact on traffic</li> <li>Concern with Alamo Pintado development impact on aesthetics</li> <li>Concern with water supply and sewer use</li> </ul>	<p>Section 6, <i>Alternatives</i></p> <p>Section 6, <i>Alternatives</i></p> <p>Section 4.16, <i>Utilities and Service Systems</i></p>
Jack Clymer	<ul style="list-style-type: none"> <li>Requests City support the Draft Housing Element sent to the state</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
Debra Lynn Henno	<ul style="list-style-type: none"> <li>Requests contact info to locating a map for cell towers and other equipment which will be emitting radiation</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
Hind Baki	<ul style="list-style-type: none"> <li>Requested information on project at Old Lumberyard site</li> </ul>	Section 6, <i>Alternatives</i>

Commentor	Issue Area/Issues Raised	Where Addressed in the EIR
Steve Fort	<ul style="list-style-type: none"> <li>Request the General Plan Update revise the Guest Ranch land use designation</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
	<ul style="list-style-type: none"> <li>Request the General Plan Update revise the description of the Urban Growth Boundary</li> </ul>	Comment is noted. Comment does not pertain to the analysis within the EIR.
Name Not Provided	<ul style="list-style-type: none"> <li>Concern with Alamo Pintado development impact to traffic</li> </ul>	Section 6, <i>Alternatives</i>

## 1.3 Scope and Adequacy

### 1.3.1 Scope and Sources

This EIR addresses impacts related to all topics listed in CEQA Guidelines Appendix G.

The alternatives chapter of this EIR (Section 6, *Alternatives*) was prepared in accordance with Section 15126.6 of the CEQA Guidelines and focuses on alternatives that are capable of eliminating or reducing significant adverse effects associated with the project while feasibly attaining most of the basic project objectives. In addition, the alternatives chapter identifies the “environmentally superior” alternative among the alternatives assessed. The alternatives evaluated include the CEQA-required “No Project” alternative and three alternative development scenarios for the Planning Area. In preparing this EIR, use was made of pertinent City policies and guidelines, certified EIRs and adopted CEQA documents, and other background documents. References are included as footnote citation references, where relevant, throughout this EIR document.

### 1.3.2 Content Adequacy

The level of detail contained throughout this EIR is consistent with the requirements of CEQA and applicable court decisions. Section 15151 of the *CEQA Guidelines* provides the standard of adequacy on which this document is based. The *CEQA Guidelines* state:

An EIR should be prepared with a sufficient degree of analysis to provide decision-makers with information which enables them to make a decision which intelligently takes account of environmental consequences. An evaluation of the environmental effects of the proposed project need not be exhaustive, but the sufficiency of an EIR is to be reviewed in light of what is reasonably feasible. Disagreement among experts does not make an EIR inadequate, but the EIR should summarize the main points of disagreement among the experts. The courts have looked not for perfection, but for adequacy, completeness, and a good faith effort at full disclosure.

## 1.4 EIR Content

The focus of this EIR is to:

- Provide information about the 2045 General Plan for review and consideration by the City Council in their selection of the 2045 General Plan, an alternative to the proposed 2045 General Plan, or a combination of various elements from the 2045 General Plan and its alternatives, for approval.
- Review and evaluate the potentially significant environmental impacts that could occur as a result of the growth and development envisioned in the 2045 General Plan.

- Identify feasible mitigation measures that may be incorporated into the 2045 General Plan in order to reduce or eliminate potentially significant effects.
- Disclose any potential growth-inducing and/or cumulative impacts associated with the 2045 General Plan.
- Examine a reasonable range of alternative growth scenarios that could feasibly attain the basic objectives of the 2045 General Plan, while eliminating and/or reducing some or all of its potentially significant adverse environmental effects.

Sections 4.1 through 4.17 of this EIR evaluates potential impacts in each of the following issues listed in the CEQA Checklist in Appendix G of the CEQA Guidelines:

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

In addition, agricultural resources and mineral resources are discussed in Section 4.18, *Effects Found Not to Be Significant*.

## 1.5 Lead, Responsible, and Trustee Agencies

### 1.5.1 Lead Agency

The City of Solvang is the lead agency under CEQA for this EIR because it has primary discretionary authority to determine whether or how to approve the 2045 General Plan.

### 1.5.2 Responsible Agencies

Section 15381 of the CEQA Guidelines defines responsible agencies as other public agencies that are responsible for carrying out/implementing a specific component of a project or for approving a project (such as an annexation) that implements the goals and policies of a General Plan. There are no responsible agencies for the 2045 General Plan.

### 1.5.3 Trustee Agencies

Trustee agencies have jurisdiction over certain resources held in trust for the people of California but do not have legal authority over approving or carrying out the project. CEQA Guidelines Section 15386 designates four agencies as trustee agencies:

1. The California Department of Fish and Wildlife (CDFW) with regard to the fish and wildlife of the state, to designated rare or endangered native plants, and to game refuges, ecological reserves, and other areas administered by the department;

2. The State Lands Commission with regard to state owned “sovereign” lands such as the beds of navigable waters and state school lands;
3. The California Department of Parks and Recreation, with regard to units of the State Park System; and
4. The University of California, with regard to sites within the Natural Land and Water Reserves System.

CDFW is a trustee agency for the 2045 General Plan.

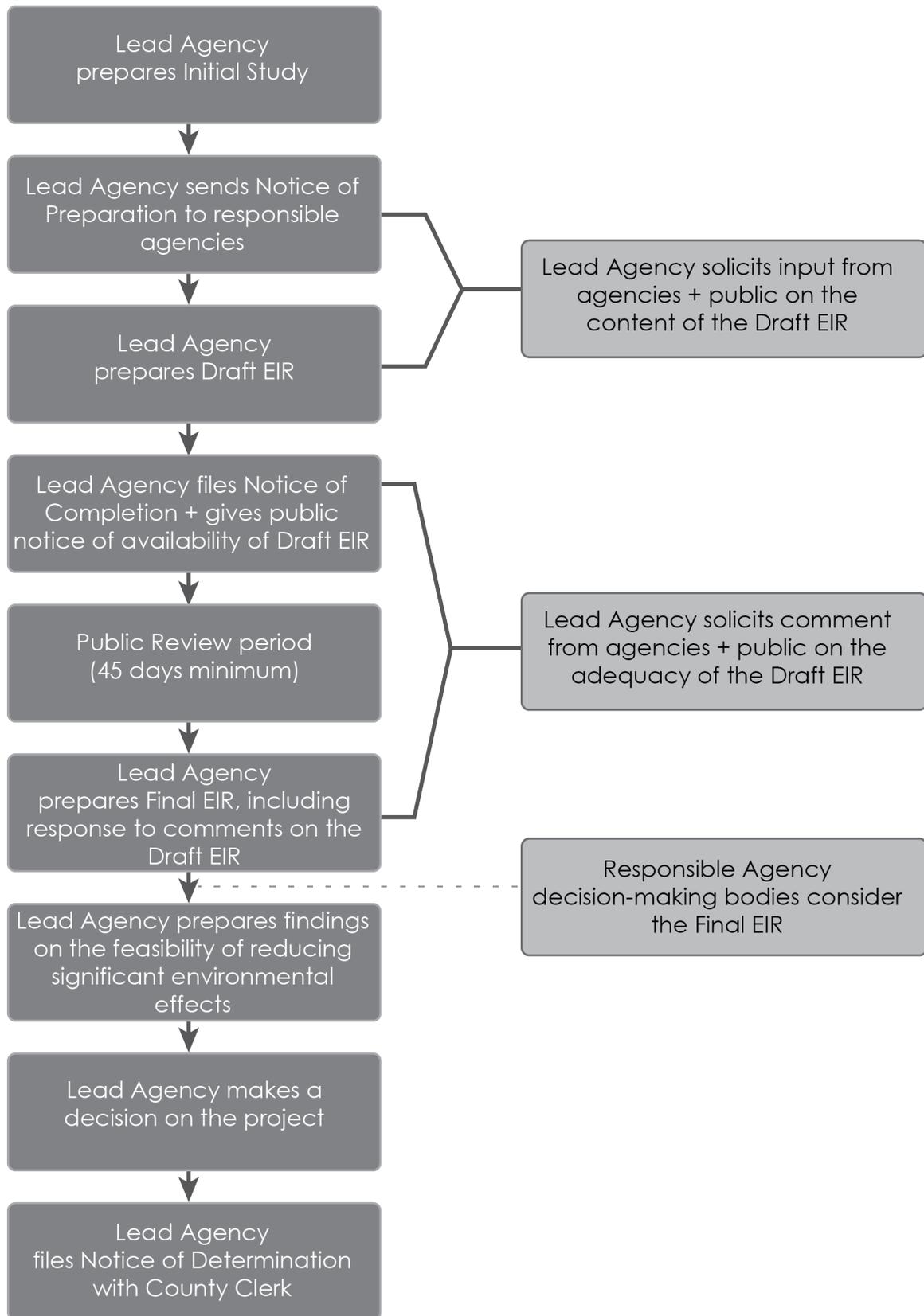
## 1.6 Environmental Review Process

The environmental impact review process required under CEQA is summarized below and illustrated in Figure 1-1. The steps are presented in sequential order.

1. **Notice of Preparation (NOP).** After deciding that an EIR is required, the lead agency (City of Solvang) must file a NOP soliciting input on the EIR scope to the State Clearinghouse, other concerned agencies, and parties previously requesting notice in writing (*CEQA Guidelines* Section 15082; Public Resources Code Section 21092.2). The NOP must be posted in the County Clerk’s office for 30 days.
2. **Draft EIR Prepared.** This Draft EIR contains the following required components: a) table of contents or index, b) summary, c) project description, d) environmental setting as part of the various topical sections, e) discussion of significant impacts (direct, indirect, cumulative, growth-inducing, and unavoidable impacts) as part of the various topical sections, f) a discussion of alternatives, g) mitigation measures as part of the various topical sections, and h) discussion of irreversible change (*CEQA Guidelines* Sections 15120 through 15132).
3. **Public Notice and Review.** A lead agency must prepare a Public Notice of Availability of an EIR. The Notice must be placed in the County Clerk's office for 30 days (Public Resources Code Section 21092) and sent to anyone requesting it. Additionally, public notice of Draft EIR availability must be given through at least one of the following procedures: a) publication in a newspaper of general circulation; b) posting on and off the project site; and c) direct mailing to owners and occupants of contiguous properties. The lead agency must consult with and request comments on the Draft EIR from responsible and trustee agencies, and adjacent cities and counties. The minimum public review period for a Draft EIR is 30 days. When a Draft EIR is sent to the State Clearinghouse for review, the public review period must be 45 days, unless a shorter period is approved by the Clearinghouse (Public Resources Code 21091). Distribution of the Draft EIR may be required through the State Clearinghouse.
4. **Notice of Completion.** A lead agency must file a Notice of Completion with the State Clearinghouse as soon as it completes a Draft EIR.
5. **Final EIR.** A Final EIR must include: a) the Draft EIR; b) copies of comments received during public review; c) list of persons and entities commenting; and d) responses to comments.
6. **Certification of Final EIR.** Prior to making a decision on a proposed project, the lead agency must certify that: a) the Final EIR has been completed in compliance with CEQA; b) the Final EIR was presented to the decision-making body of the lead agency; and c) the decision making body reviewed and considered the information in the Final EIR prior to approving a project (*CEQA Guidelines* Section 15090).

7. **Lead Agency Project Decision.** The lead agency may a) disapprove the project because of its significant environmental effects; b) require changes to the project to reduce or avoid significant environmental effects; or c) approve the project despite its significant environmental effects, if the proper findings and statement of overriding considerations are adopted (*CEQA Guidelines* Sections 15042 and 15043).
8. **Findings/Statement of Overriding Considerations.** For each significant impact of the project identified in the EIR, the lead agency must find, based on substantial evidence, that either: a) the project has been changed to avoid or substantially reduce the magnitude of the impact; b) changes to the project are within another agency's jurisdiction and such changes have or should be adopted; or c) specific economic, social, or other considerations make the mitigation measures or project alternatives infeasible (*CEQA Guidelines* Section 15091). If an agency approves a project with unavoidable significant environmental effects, it must prepare a written Statement of Overriding Considerations that sets forth the specific social, economic, or other reasons supporting the agency's decision.
9. **Mitigation Monitoring Reporting Program.** When the lead agency approves a project and makes findings on significant effects identified in the EIR, it must adopt a reporting or monitoring program for mitigation measures that were adopted or made conditions of project approval to mitigate significant effects.
10. **Notice of Determination (NOD).** The lead agency must file a NOD after deciding to approve a project for which an EIR is prepared (*CEQA Guidelines* Section 15094). A local agency must file the NOD with the County Clerk. The NOD must be posted for 30 days and sent to anyone previously requesting notice. Posting of the NOD starts a 30-day statute of limitations on CEQA legal challenges (Public Resources Code Section 21167[c]).

**Figure 1-1 Environmental Review Process**



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