

6 Alternatives

As required by Section 15126.6 of the *CEQA Guidelines*, this Environmental Impact Report (EIR) examines a range of reasonable alternatives to the proposed project that would attain most of the basic project objectives but would avoid or substantially lessen the significant adverse impacts. As discussed in Section 2, *Project Description*, the objectives for the 2045 General Plan are as follows:

- **Support strategic land uses.** Strategically accommodate future growth and change while preserving and enhancing the qualities that make Solvang a desirable place to live and work through strategic land use designations and zoning.
- **Foster a distinct community character.** Maintain Solvang’s urban form and architectural style in order to maintain the city’s distinct community character.
- **Promote economic diversity and sustainability.** Promote a vibrant business mix, supportive workforce development, 21st century communications infrastructure, and regional collaboration to connect Solvang to the broader economy and enhance the fiscal health of the community.
- **Improve mobility.** Improve the mobility of people and goods within and through Solvang while emphasizing improving accessibility for visitors to park and move around Solvang.
- **Provide adequate facilities.** Ensure the provision of adequate public facilities, including water, wastewater, stormwater, solid waste and recycling, emergency response, community health, parks and recreation, education, and medical services.
- **Conserve open space.** Conserve and protect open space to preserve the scenic beauty of Solvang’s natural surroundings.
- **Ensure public safety.** Provide a safe community through public safety services, resilient infrastructure, public awareness, preparedness, and action plans for both human-caused and natural disasters.
- **Support diverse housing options.** Conserve and improve the quality of existing housing while facilitating the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community.

Included in this analysis are four alternatives, including the CEQA-required “no project” alternative, that involve changes to the project that may reduce the project-related environmental impacts as identified in this EIR. Alternatives have been developed to provide a reasonable range of options to consider that would help decision makers and the public understand the general implications of revising or eliminating certain components of the proposed project. Alternatives that were considered, but rejected from further analysis, include increasing the density of the High Density Residential land use designation and the Tourist Commercial land use designation. These alternatives are further discussed in Section 6.6, *Alternatives Considered but Rejected*.

The following alternatives are evaluated in this EIR:

- Alternative 1: No Project/No 2045 General Plan
- Alternative 2: No Old Lumberyard Project
- Alternative 3: No Alamo Pintado Project
- Alternative 4: Neither Project Implemented (No Old Lumberyard Project and No Alamo Pintado Project)

Table 6-1 provides a summary comparison of the development characteristics of the 2045 General Plan and each of the alternatives considered. Appendix B provides renderings for the Old Lumberyard Project and the Alamo Pintado Project. Detailed descriptions of the alternatives are included in the impact analysis for each alternative. The potential environmental impacts of each alternative are analyzed in Sections 6.1 through 6.4.

Table 6-1 Comparison of Project Alternatives' Buildout Characteristics

Feature	Proposed Project	Alternative 1: No Project/No 2045 General Plan	Alternative 2: No Old Lumberyard Project	Alternative 3: No Alamo Pintado Project	Alternative 4: Neither Project
2045 Population	7,253	6,300 ¹	7,251	6,997	6,995
2045 Housing Units	3,019	2,700 ¹	3,018	2,912	2,911

¹ Source: SBCAG 2019

6.1 Alternative 1: No Project Alternative

6.1.1 Description

The No Project Alternative involves continued implementation of the City's current General Plan, originally adopted in 1988. The No Project Alternative assumes the 2045 General Plan would not be adopted and therefore future development would be carried out in accordance with the City's existing General Plan policies and land use designations through the horizon year of 2045. Thus, while growth in the region and in the Planning Area would still occur, any new development in Solvang would occur consistent with the existing land use designations and the allowed uses in each designation. Similarly, any new infrastructure would occur as envisioned in the existing General Plan. The Santa Barbara County Association of Governments (SBCAG) has projected Solvang would have a population of approximately 6,300 and a housing stock of approximately 2,700 units in 2045 (SBCAG 2019). The No Project Alternative's build out would occur in accordance with SBCAG's population and housing projections.

In comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, the No Project Alternative would result in 953 fewer additional residents and 319 fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang under the No Project Alternative would be less than under 2045 General Plan.

This alternative would not remove the Agriculture Land Use designation, focus on affordable housing, or result in other updates to comply with current State law, or updates to address preservation of natural resources. Under the No Project Alternative, the existing zoning would not provide adequate residential zones and capacity necessary to meet the housing needs identified under the current Regional Housing Needs Allocation (RHNA) 6th Cycle. This could result in inconsistency between the 2045 General Plan and the adopted Housing Element, which was adopted in December 2023. Considering the 2045 General Plan would guide development through 2045, land use decisions made now would impact the City's ability not only to meet the State's current 6th Cycle RHNA, but also future RHNA cycles through 2045.

The proposed 2045 General Plan includes specific new land use policies that will lead to 497 potential new housing units, which allows the ability to plan for RHNA housing cycles out to 2045. Under the No Project Alternative, proposed 2045 General Plan policies would not be implemented.

6.1.2 Impact Analysis

a. Aesthetics

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan and therefore would introduce less development with the potential to cause a substantial impact related to aesthetics. Growth envisioned in the 2045 General Plan encourages mixed uses through Solvang, focuses on affordability, and would facilitate development for housing and mixed uses on existing vacant and underutilized parcels. In comparison, the No Project Alternative would continue the currently planned development pattern throughout Solvang. For example, the No Project Alternative would not provide a focus on conserving the existing housing stock and character or improving the commercial and pedestrian environment of Solvang, as well as supporting uses such as commercial, mixed-use, high-density residential, and recreation. Thus, under the No Project Alternative, visibility from and of scenic vistas, the city's visual character, and light and glare conditions would not be changed to the extent anticipated under the 2045 General Plan. In addition, the No Project Alternative would not create substantial changes to the existing pattern of development for Solvang as would the 2045 General Plan, impacting fewer aesthetic resources, and reducing the potential change in visual character. Overall, impacts to aesthetic resources would be reduced under the No Project Alternative when compared to the 2045 General Plan. Aesthetic impacts would remain less than significant, similar to the proposed project.

b. Air Quality

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Therefore, the No Project Alternative would involve fewer residents compared to the 2045 General Plan. While the proposed project's exceed SBCAG's 2045 Regional Growth Forecast which would require SBCAG to update their growth projections, the No Project Alternative would be consistent with the growth projections in the SBCAG's 2045 Regional Growth Forecast for the City of Solvang. Therefore, growth under the No Project Alternative would not conflict with the 2022 Ozone Plan. Impacts involving conflict with an air quality management plan under the No Project Alternative would be less than significant, compared to the proposed project's less than significant impact with mitigation incorporated.

The No Project Alternative would result in fewer construction emissions, compared to the 2045 General Plan, as there would be less overall development under the No Project Alternative. SBCAPCD does not have quantitative thresholds of significance for plan-level activity that would apply to the 2045 General Plan. Therefore, construction impacts for the 2045 General Plan are discussed qualitatively. As described in Section 4.2, *Air Quality*, there is not sufficient data to allow project-level construction analysis. Therefore, the No Project Alternative, with adherence to SBCAPCD's fugitive dust control measures, may still exceed SBCAPCD's threshold and construction air quality impacts would be significant and unavoidable, similar to the proposed project.

Using methodology described in Section 4.2, *Air Quality*, California Emissions Estimator Model (CalEEMod) was used to estimate approximate emissions during No Project Alternative operations. As shown in Appendix C, the No Project Alternative would result in an approximate six to eighteen percent decrease in ROC, NO_x, CO, PM₁₀, and PM_{2.5} emissions compared to the proposed project as a result of the reduced buildout. Therefore, similar to the 2045 General Plan, the No Project Alternative would not result in a cumulatively conservable net increase of any criteria pollutant for which the project region is in non-attainment, and impacts would be less than significant, similar to the proposed project.

Similar to the 2045 General Plan, the No Project Alternative would potentially expose sensitive receptors to substantial pollutant concentrations in the form of toxic air contaminants (TACs) during construction. Considering the No Project Alternative would involve reduced buildout when compared to the 2045 General Plan, impacts would be lesser than the 2045 General Plan. However, construction impacts from TAC emissions would likely be significant and unavoidable, similar to the proposed project. The buildout of the No Project Alternative would not include land uses that would emit substantial amount of operational TAC emissions, and stationary sources would be required to be permitted by SBCPACD. Therefore, the No Project Alternative would not expose sensitive receptors to substantial operational TAC emissions and impacts would be the similar to the 2045 General Plan. Operational impacts would be less than significant, similar to the proposed project.

Similar to the proposed project, construction-related odors would be short-term and temporary, and the No Project Alternative would not result in other emissions that would adversely affect a substantial number of people. Considering the No Project Alternative would involve reduced buildout when compared to the 2045 General Plan, construction-related odor impacts would be lesser than the 2045 General Plan. Odor impacts would be less than significant, similar to the proposed project.

Overall, impacts related to air quality would be reduced under No Project Alternative compared to the 2045 General Plan; however, impacts would remain significant and unavoidable, similar to the proposed project.

c. Biological Resources

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Therefore, the No Project Alternative would involve less overall new development as compared to the 2045 General Plan. While the existing General Plan includes objectives and policies aimed towards reducing potential impacts to sensitive biological resources from development, several new goals and policies in the proposed 2045 General Plan would minimize, and often avoid, impacts from potential direct and indirect effects to biological resources, such as Policy ENV-3.3, Minimize Impacts of Development. Development under both the No Project Alternative and the 2045 General Plan would be subject to the provisions of federal and State natural resources regulations and their respective permitting processes and would comply with applicable federal and state laws and regulations pertaining to reduce potential impacts to biological resources. Overall, the No Project Alternative would result in reduced impacts to biological resources as compared to the 2045 General Plan because overall development under this alternative is anticipated to be reduced compared to the 2045 General Plan. Additionally, each individual project under the No Project Alternative would be required to implement mitigation to reduce impacts to a less-than-significant level, similar to the 2045 General Plan. Therefore, impacts to biological resources under the No Project Alternative would be less than significant with mitigation incorporated, similar to the proposed project.

d. Cultural Resources

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Therefore, the No Project Alternative would involve less overall new development as compared to the 2045 General Plan. The goals, policies, and actions in the 2045 General Plan that would protect archaeological and historic resources would not be implemented under the No Project Alternative. Although 2045 General Plan updated goals and policies would not be implemented, existing regulations would still be in effect. Development under both the No Project

Alternative and the 2045 General Plan would be required to comply with federal and State regulations as well as the City's Municipal Code, which would require identification, evaluation, and protection of historic resources throughout the City. Overall, the No Project Alternative would result in reduced impacts to archaeological and historic resources compared to the 2045 General Plan because development under this alternative is anticipated to be reduced compared to the 2045 General Plan. Additionally, each individual project under the No Project Alternative would be required to implement mitigation to reduce impacts to a less-than-significant level, similar to the 2045 General Plan. Therefore, impacts to cultural resources under the No Project Alternative would be less than significant with mitigation incorporated, similar to the proposed project.

e. Energy

Overall energy usage would be reduced under the No Project Alternative as compared to the 2045 General Plan because less overall new development would be constructed. Due to the overall reduction in development, the No Project Alternative would result in a reduction in energy usage during construction and operation of new development in Solvang. The No Project Alternative would retain the existing General Plan, and thus would not implement 2045 General Plan updated goals and policies that would reduce inefficient, wasteful, and unnecessary energy consumption during construction and operation of development; encourage infill and compact mixed-use development; encourage multimodal transportation to reduce overall energy consumption and result in greater energy efficiency; promote a reduction in VMT through support of alternative transportation; prioritize upgrades to bicycle facilities, sidewalks, and other amenities for alternative modes of transportation; and, promote greater energy efficiency in municipal and community operations and development. Although 2045 General Plan updated goals and policies would not be implemented, existing regulations, such as the California Energy Code and Building Code, would still be in effect. Development under both the No Project Alternative and the 2045 General Plan would be required to comply with federal and State regulations as well as the City's Municipal Code. Overall, impacts related to energy consumption under the No Project Alternative would be slightly lower than the 2045 General Plan due to the reduction in overall development. Energy impacts would remain less than significant, similar to the proposed project.

f. Geology and Soils

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Reduced construction activities under the No Project Alternative would include a reduction in stockpiling, grading, excavation, paving and other earth-disturbing activities that could result in loose and disturbed soils in Solvang, decreasing the potential for erosion, loss of topsoil, and disturbance to paleontological resources. However, implementation of the 2045 General Plan would, in some cases, replace older buildings that are subject to seismic damage with newer structures built to current seismic standards that could better withstand the adverse effects of strong ground shaking. Both the No Project Alternative and the 2045 General Plan would be required to comply with requirements outlined by the California Building Code and the Solvang Municipal Code and would require compliance with existing State and federal regulatory requirements to avoid and minimize geology and soil hazards associated with new development, which would reduce potential impacts to a less-than-significant level.

Because the No Project Alternative would result in reduced buildout potential, it would result in less ground disturbance. Therefore, the No Project Alternative would result in fewer potential impacts to paleontological resources than the 2045 General Plan. Similar to the 2045 General Plan, mitigation

may be applied to individual projects that require CEQA review to identify and reduce impacts to paleontological resources. Impacts would be less than significant, similar to the proposed project.

g. Greenhouse Gas Emissions

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Therefore, when compared to the 2045 General Plan, the No Project Alternative would generate fewer temporary greenhouse gas (GHG) emissions during construction and long-term increases in GHG emissions associated with operation. As discussed in Section 4.7, *Greenhouse Gas Emissions*, there is no quantitative threshold to assess the impacts of a plan-level documentation such as the 2045 General Plan. Therefore, GHG impacts associated with the implementation of the 2045 General Plan and alternatives are discussed qualitatively by comparing to statewide emission reduction targets established in the California Air Resources Board's (CARB's) 2022 Scoping Plan and SBCAG 2050 Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS). Although the No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan, the No Project Alternative would not implement new policies to reduce GHG emissions, such as prioritizing GHG reduction in development (Policy ENV-10.5) and renewable energy for homes (Policy ENV-13.2). Therefore, the No Project Alternative would be inconsistent with the 2022 Scoping Plan goal to achieve carbon neutrality by excluding strategies that would reduce fossil fuel use and building decarbonization. In addition, new policies from the 2045 General Plan Mobility Element, such as complete streets (Policy MOB-4.1) and Regional Transit Network (Policy MOB-6.2) would not be implemented in the No Project Alternative; therefore, the No Project Alternative would not be consistent with SBCAG 2050 RTP/SCS. Thus, the No Project Alternative impacts would be significant and unavoidable, which would be a greater level of impact than the proposed project's less than significant impact.

h. Hazards and Hazardous Materials

Full buildout of both the No Project Alternative and the 2045 General Plan would facilitate an increase in development in Solvang, which could involve the routine use, storage, and disposal of hazardous materials. Additional development in Solvang could also increase the transport of hazardous materials along the transportation corridors within the City. Therefore, the additional development that would occur under both the No Project Alternative and the 2045 General Plan could result in an increased risk of accidental release of hazardous materials on a transportation route and exposure of hazardous materials to existing development within Solvang. However, the No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Additionally, the 2045 General Plan would increase mixed-use development in Solvang, which could result in new residential units adjacent to commercial land uses. Therefore, impacts related to hazards and hazardous materials would be reduced under the No Project Alternative as compared to the 2045 General Plan. Both the No Project Alternative and the 2045 General Plan would be required to comply with the regulations, standards, and guidelines established by the United States Environmental Protection Agency, the State of California, Santa Barbara County, and the City of Solvang related to storage, use, and disposal of hazardous materials. Under both the No Project Alternative and the 2045 General Plan, compliance with all applicable federal and State laws related to the storage of hazardous materials would maximize containment (through safe handling and storage practices described above), provide for prompt and effective cleanup if an accidental release occurs, and minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials. Overall, the No Project Alternative would result in reduced potential impacts related to hazards and hazardous materials compared to the 2045 General Plan. Impacts

related to hazards and hazardous materials under the No Project Alternative would remain less than significant, similar to the 2045 General Plan.

i. Hydrology and Water Quality

Full buildout of both the No Project Alternative and the 2045 General Plan would facilitate an increase in development in Solvang, which could result in long-term alterations of existing drainage patterns, such as changes in ground surface permeability, and increased soil erosion due to new paving, earth-moving activities, and changes in topography that would result from excavation, cut and fill activities, and grading. However, the No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. Therefore, implementation of the No Project Alternative would involve a reduced amount of construction as compared to the 2045 General Plan. As a result, impacts related to hydrology and water quality would be reduced under the No Project Alternative as compared to the proposed project, as the No Project Alternative would involve less ground disturbance and less addition of impervious surfaces. Under both the No Project Alternative and the 2045 General Plan, individual construction activities that disturb one or more acres would be subject to the requirements of the General Construction Permit, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) that describes the erosion and sediment control Best Management Practices (BMPs), good housekeeping BMPs, runoff water quality monitoring, BMP inspections, means of waste disposal, maintenance responsibilities, and non-storm water management controls to be implemented during construction. The No Project Alternative would also require compliance with existing local, State, and federal regulatory requirements and policies, including the Solvang Municipal Code, which would reduce potential impacts related to hydrology and water quality during construction and operation through implementation of water quality BMPs, similar to the 2045 General Plan. Overall, the No Project Alternative would result in reduced potential impacts to hydrology and water quality compared to the 2045 General Plan. Impacts related to hydrology and water quality under this alternative would remain less than significant, similar to the 2045 General Plan.

j. Land Use and Planning

Development facilitated by the No Project Alternative would be guided by the existing General Plan, which is the basis for SBCAG's growth projections, and new or updated policies included in the 2045 General Plan, such as those that would promote mixed-use design and complete streets that would increase connectivity throughout Solvang, would not be implemented. Under the 2045 General Plan, connectivity would be provided through equitable access for residents, employees, and tourists to address daily needs, strategic land use planning for new development and redevelopment, and reduction in conflict between land uses. Therefore, the No Project Alternative would have greater impacts related to long-term land use and planning compared to the 2045 General Plan, although impacts would remain less than significant, similar to the 2045 General Plan.

k. Noise

Buildout under the No Project Alternative would result in reduced development compared to the 2045 General Plan. Therefore, less construction and associated construction noise and vibration would occur from the No Project Alternative, compared to the 2045 General Plan. Similar to the 2045 General Plan, construction noise under the No Project Alternative could temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses and leading to a significant and unavoidable impact. Similar to the 2045 General Plan, mitigation may be applied to individual

projects that require CEQA review to implement construction noise reduction measures. However, while construction noise impacts would be less than the proposed project, construction noise could still exceed the significance thresholds and like the proposed project, impacts would be significant and unavoidable.

Noise generated by on-site stationary equipment for new development would be subject to the City's noise limits, like the proposed project. Adherence to Solvang Municipal Code noise limits for heating, ventilation, and air conditioning (HVAC) units and other stationary noise sources associated with future development would ensure that operational stationary noise under the No Project Alternative is less than significant. However, the No Project Alternative would not include 2045 General Plan proposed policies designed to reduce operational noise impacts such as proposed SAF-11.3, which includes requirements for considering noise in land use compatibility.

- **SAF-11.3: Sensitive Areas.** The City shall ensure acceptable noise levels are maintained near schools, hospitals and other noise sensitive areas through proper land use decisions and site plan review.

The No Project Alternative would slightly reduce operational noise sources since the No Project Alternative would have reduced buildout potential. Similar to the 2045 General Plan, mitigation may be applied to individual projects that require CEQA review to implement operational noise reduction measures. Therefore, operational noise impacts would be less than the proposed project, but operational noise could still exceed the significance thresholds and like the proposed project, impacts would be significant and unavoidable.

Implementation of the No Project Alternative would result in buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. Estimated traffic noise levels under the No Project Alternative are included in Appendix G. Considering the No Project Alternative would result in reduced buildout when compared to the 2045 General Plan, and thus fewer new vehicle trips, the No Project Alternative would have lesser impacts than the 2045 General Plan. Overall, the No Project Alternative would have a less than significant traffic noise impact, similar to the proposed project.

Development facilitated under the No Project Alternative could temporarily generate groundborne vibration during construction, potentially affecting nearby land uses. Similar to the 2045 General Plan, mitigation may be applied to individual projects that require CEQA review to prepare a construction vibration control plan. However, the No Project Alternative would not include 2045 General Plan proposed policies designed to reduce groundborne vibration noise impacts such as proposed Policies SAF-11.4, which includes requirements for considering vibration impacts during construction activity.

- **SAF-11.4: Vibration Impacts.** For projects involving the use of major vibration generating equipment (e.g. pile drivers, vibratory rollers) that could generate groundborne vibration levels in excess of 0.2 in/sec PPV, the City may require a project-specific vibration impact assessment to analyze potential groundborne vibrational impacts and may require measures to reduce ground vibration levels.

Operation of future development under the No Project Alternative would not involve substantial vibration or groundborne noise. Therefore, impacts would be similar to the 2045 General Plan. Overall, impacts involving groundborne vibration and noise would be less than significant, similar to the proposed project.

The Planning Area is not in a 65 CNEL or higher noise contour of any nearby airport and continued regulation of airport noise consistent with State and federal regulations would minimize disturbance to people residing or working within proximity of the Santa Ynez Airport. Similar to the 2045 General Plan there would be no impact.

The No Project Alternative would not have the benefits associated with implementing the updated policies in the 2045 General Plan. However, when considering the reduced buildout and consequent reduction in construction and operational noise, impacts under the No Project Alternative would be lesser than the 2045 General Plan.

l. Population and Housing

Growth facilitated by the No Project Alternative is anticipated to be less than the 2045 General Plan, consistent with SBCAG's 2045 growth projections for Solvang. Growth would be guided by the policies in the existing General Plan rather than the 2045 General Plan. Because the No Project Alternative's anticipated growth is consistent with SBCAG projections, the No Project Alternative would not result in substantial unplanned population growth, and the No Project Alternative would have fewer impacts on population and housing than the 2045 General Plan. These impacts would be less than significant, similar to the proposed project.

m. Public Services and Recreation

The No Project Alternative would have a reduced buildout potential compared to the 2045 General Plan. Consequently, the increase in demand for public services under the No Project Alternative would be less than the 2045 General Plan due to the smaller increase in population growth. Both the No Project Alternative and growth under the 2045 General Plan are subject to policies that would ensure that public services continue to be provided to the city commensurate with population growth and need. Similar to the 2045 General Plan, buildout of the No Project Alternative would occur in areas served by existing public service facilities and, rather than requiring new facilities, would instead be expected to require the expansion of personnel or improvements to existing facilities, if needed to serve future development. Similar to the 2045 General Plan, the No Project Alternative would not include specific development proposals for parks and recreational facilities. Due to the No Project Alternative's reduced buildout, the No Project Alternative would result in fewer impacts related to the construction of public service and recreational facilities, and these impacts would be less than significant, similar to the proposed project.

n. Transportation

The No Project Alternative would have a reduced buildout potential compared to the 2045 General Plan and therefore would generate less vehicle trips; however, the No Project Alternative would not implement the 2045 General Plan policies and implementation actions to reduce VMT. Unlike the 2045 General Plan, the No Project Alternative would not place an emphasis on mixed-use and infill development in Solvang. Without policies to guide mixed-use and infill development, it is anticipated that regional VMT would increase as residents and employees commute at longer distances. Based on the *Traffic Analysis Data Memorandum* prepared by DKS Associates in December 2023 (Appendix G), the No Project Alternative would result in a VMT per capita of 22.49 and a VMT per employee of 22.14. These VMT values are greater than the VMT per capita and VMT per employee of Solvang with implementation of the 2045 General Plan, which would be 22.18 and 21.52, respectively. Therefore, the No Project Alternative would have greater impacts on

transportation, including VMT, and these impacts would remain significant and unavoidable, similar to the proposed project.

o. Tribal Cultural Resources

Development under both the No Project Alternative and the 2045 General Plan would be subject to laws and regulations requiring Native American consultation and protection of tribal cultural resources. Overall, the No Project Alternative would result in reduced impacts to tribal cultural resources compared to the 2045 General Plan because development under this alternative is anticipated to be reduced compared to the 2045 General Plan. Additionally, each individual project under the No Project Alternative would be required to implement mitigation to reduce impacts to a less-than-significant level, similar to the 2045 General Plan. Therefore, impacts to tribal cultural resources under the No Project Alternative would be less than significant with mitigation incorporated, similar to the proposed project.

p. Utilities and Service Systems

As discussed in Section 4.16, *Utilities and Service Systems*, the 2045 General Plan's potential impacts related to the provision of utilities and service systems would be less than significant. The No Project Alternative would generate less demand for utilities and service systems than the 2045 General Plan due to the No Project Alternative's reduced buildout potential. In addition, the No Project Alternative would facilitate a decrease in anticipated population growth compared to the 2045 General Plan. As a result, the No Project Alternative would result in a reduced demand for water, wastewater treatment capacity, and other utilities. Overall, impacts to utilities and service systems would be reduced in comparison to the 2045 General Plan. Impacts to utilities and service systems would remain less than significant, similar to the proposed project.

q. Wildfire

The No Project Alternative would result in reduced buildout potential compared to the 2045 General Plan. However, the No Project Alternative would not implement the 2045 General Plan's goals and policies, which include additional fire-safety requirements designed to minimize wildfire risks, achieve wildfire resilience, and adequately prepare for wildfire response in Solvang, such as implementation of Policy SAF-5.5, Fire Safety Improvements. Although 2045 General Plan updated goals and policies would not be implemented, existing regulations, such as the California Fire Code and Building Code, would still be in effect. Development under both the No Project Alternative and the 2045 General Plan would be required to comply with federal and State regulations as well as the City's Municipal Code. As a result, the No Project Alternative would have a greater impact related to wildfire than the 2045 General Plan, and these impacts would be significant and unavoidable, in contrast to the proposed project's less-than-significant impact.

6.2 Alternative 2: No Old Lumberyard Project

6.2.1 Description

Alternative 2, No Old Lumberyard Project, involves implementation of the 2045 General Plan and exclusion of the Old Lumberyard site as an area of potential growth. As described in Section 2, *Project Description*, Subsection 2.6.1, *Land Use Allowance*, the proposed Old Lumberyard Project is a mixed-use development on an approximately 2.5-acre site located at 1783 and 1793 Mission Drive

and 533 Pine Street in Solvang. The existing zoning for the Old Lumberyard Project site is Design Residential (DR-20), which allows for 20 units per acre, for a total potential of 50 residential units. Although the Old Lumberyard Project would not be included under Alternative 2, this would not preclude development from occurring on the site in the future.

As part of the Old Lumberyard Project, three existing parcels would be merged into one lot. The Old Lumberyard Project includes demolition of the existing uses on site, including the Solvang Mill and Lumberyard building and several accessory structures. The existing single-family home at 1793 Mission Drive would not be demolished, but instead would be relocated to a different location. The six proposed hotel buildings on the site would include a total of 50 guest rooms. One, three-story, multiple-family residential building would be constructed along Maple Avenue and would include 51 micro-studio apartments. The Old Lumberyard Project would include amenities, a courtyard, a trash enclosure, and 107 parking spaces, and the project site would have a land use designation of Tourist Commercial.

Under Alternative 2, the proposed Old Lumberyard Project would not be implemented, and the zoning and General Plan designations would not change from the existing designations. However, housing could still be built on the Old Lumberyard Project site, for a total of 50 units and 120 new residents. Therefore, in comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, and assuming the Old Lumberyard site would be developed under existing conditions, Alternative 2 would result in 2 fewer residents and 1 fewer housing unit in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. Furthermore, Alternative 2 would not fulfill the Project Objectives of supporting strategic land uses and diverse housing options.

6.2.2 Impact Analysis

a. Aesthetics

Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan and therefore would introduce less development with the potential to cause a substantial impact related to aesthetics, specifically through the exclusion of the proposed multi-story hotel buildings and residential apartments on the Old Lumberyard site. The Old Lumberyard site is currently developed with single-story buildings, and the addition of multi-story hotel buildings and residential apartments, as proposed in the 2045 General Plan, may detract from northward scenic views experienced by travelers on SR 246. Under Alternative 2, these buildings would not be constructed, and the existing views would be preserved. Although the Old Lumberyard Project would not be included under Alternative 2, this would not preclude development from occurring on the site in the future. Both the 2045 General Plan and Alternative 2 would include policies that could facilitate the enhancement of visual gateways, preserve hillsides and scenic views, expand the network of parks and trails, and maintain Solvang's urban form and architectural style to preserve the city's distinct community character. Therefore, Alternative 2 would have fewer impacts than the 2045 General Plan, and this alternative's impact on aesthetics would be less than significant, similar to the proposed project.

b. Air Quality

Alternative 2 would result in reduced residential buildout potential compared to the 2045 General Plan. Alternative 2 would not include the Old Lumberyard development project, which would include 50 hotel rooms, 51 micro-apartment units, and 107 parking spaces; therefore, growth under

Alternative 2 would be less than under the 2045 General Plan. Alternative 2 would not conflict with or obstruct implementation of the 2022 Ozone Plan since the 2045 General Plan is designed for planned and orderly growth, as mandated by the State, and SBCAG would update their growth projections to be consistent with the 2045 General Plan during the next planning cycle. In addition, similar to the proposed project, Alternative 2 would implement Mitigation Measure AQ-1, SBCAPCD's fugitive dust control measures; therefore, growth from the Alternative 2 would not conflict with the 2022 Ozone Plan and impacts would be less than significant with mitigation, similar to the proposed project.

SBCAPCD does not have quantitative thresholds of significance for plan-level activity that would apply to the 2045 General Plan. Therefore, construction impacts for the 2045 General Plan are discussed qualitatively. As described in 4.2, *Air Quality*, there is not sufficient data to allow project-level construction analysis. Therefore, Alternative 2, with adherence to SBCAPCD fugitive dust control measures, may still exceed SBCAPCD's threshold and impacts would be significant and unavoidable. Although, due to the reduced buildout potential, Alternative 2 would result in a minor emissions reduction compared to the 2045 General Plan. Using methodology described in Section 4.2, *Air Quality*, CalEEMod was used to estimate approximate emissions during Alternative 2 operations. As shown in Appendix C, Alternative 2 would result in an approximate two percent decrease in ROC, NO_x, CO, PM₁₀, and PM_{2.5} emissions compared to the proposed project because of a reduction of area and energy consumption, due to a reduced residential buildout. Therefore, similar to the 2045 General Plan, Alternative 2 would not result in a cumulatively conservable net increase of any criteria pollutant for which the project region is in non-attainment, and impacts would be less than significant, similar to the proposed project.

Similar to the 2045 General Plan, Alternative 2 would potentially expose sensitive receptors to substantial pollutant concentrations in the form of TACs during construction. Mitigation Measure AQ-2 would still be required under Alternative 2 and DPM and TAC emissions would be substantially reduced at sensitive receptors. However, Tier 3 or higher engine tiers or Level 3 diesel particulate filters cannot be guaranteed to be commercially available. Therefore, impacts are conservatively assessed as significant and unavoidable. Although, due to the reduced buildout potential, Alternative 2 would result in a minor TAC emission reduction, specifically near single-family residences that are north and east of the Old Lumberyard site, compared to the 2045 General Plan. The buildout of Alternative 2 would not include land uses that would emit substantial amount of operational TAC emissions, and stationary sources would be required to be permitted by SBCAPCD. Therefore, the Alternative 2 would not expose sensitive receptors to substantial operational TAC emissions. As with the 2045 General Plan, construction-related odors would be short-term and temporary, and the Alternative 2 would not result in other emissions that would adversely affect a substantial number of people.

Overall, impacts related to air quality would be reduced under Alternative 2 compared to the 2045 General Plan; however, impacts would remain significant and unavoidable, similar to the proposed project.

c. Biological Resources

Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan, and would implement policies to enhance the protection of biological resources, such as development review (Policy ENV-3.3) and creek protection (Policy ENV-3.5). Similar to the 2045 General Plan, Alternative 2 would implement Mitigation Measure BIO-1, which requires pre-construction nesting bird surveys and subsequent implementation of avoidance and minimization measures. Therefore,

Alternative 2 would have similar impacts as the 2045 General Plan, and this alternative's impact on biological resources would be less than significant with mitigation, similar to the proposed project.

d. Cultural Resources

Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan. Nonetheless, Alternative 2 would have similar potential as the proposed project to affect historical resources substantially and adversely since this alternative could still facilitate development on parcels containing historic structures. Similar to the 2045 General Plan, Alternative 2 would implement policies to protect historical and culturally significant resources and would implement Mitigation Measure CUL-1 to identify historic-age features that an individual development would alter or demolish. Therefore, Alternative 2 would have similar impacts as the 2045 General Plan, and this alternative's impact on historical resources would be less than significant with mitigation, similar to the proposed project.

As Alternative 2 would result in reduced buildout potential, this alternative would therefore have less potential to disturb subsurface archaeological resources, as development and ground-disturbing activities would not occur on the Old Lumberyard site. Similar to the 2045 General Plan, Alternative 2 would implement Mitigation Measures CUL-2 through CUL-4 and would require archaeological resources assessments, archaeological resources monitoring, or implementation of unanticipated discovery procedures for development involving ground-disturbing activities. Therefore, Alternative 2 would have fewer impacts than the 2045 General Plan, and this alternative's impact on archaeological resources would be less than significant with mitigation, similar to the proposed project.

e. Energy

Overall energy usage would be reduced under Alternative 2 as compared to the 2045 General Plan because less overall new development would be constructed. Due to the overall reduction in development, Alternative 2 would result in a reduction in energy usage during construction and operation of new development in Solvang. Additionally, Alternative 2 would implement 2045 General Plan goals and policies that would reduce inefficient, wasteful, and unnecessary energy consumption during construction and operation of development; encourage infill and compact mixed-use development; encourage multimodal transportation to reduce overall energy consumption and result in greater energy efficiency; promote a reduction in VMT through support of alternative transportation; prioritize upgrades to bicycle facilities, sidewalks, and other amenities for alternative modes of transportation; and, promote greater energy efficiency in municipal and community operations and development. Overall, impacts related to energy consumption under Alternative 2 would be lower than the 2045 General Plan due to the reduction in overall development and decrease in energy consumption related to reduced VMT. Energy impacts would remain less than significant, similar to the proposed project.

f. Geology and Soils

Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan. Reduced construction activities under Alternative 2 would include a reduction in stockpiling, grading, excavation, paving and other earth-disturbing activities that could result in loose and disturbed soils in Solvang, decreasing the potential for erosion, loss of topsoil, and disturbance to paleontological resources. Similar to the 2045 General Plan, implementation of Alternative 2 would, in some cases, replace older buildings that are subject to seismic damage with newer structures

built to current seismic standards that could better withstand the adverse effects of strong ground shaking. Additionally, Alternative 2 would implement 2045 General Plan goals and policies that would further reduce the potential for loss, injury, or death from seismic hazards by prohibiting development in areas of landslide risk or liquefaction without site-specific analysis, or minimize risks associated with potential fault rupture, seismic shaking, and other geologic hazards in the City. Both Alternative 2 and the 2045 General Plan would be required to comply with requirements outlined by the California Building Code and the Solvang Municipal Code, and would require compliance with existing state and federal regulatory requirements to avoid and minimize geology and soil hazards associated with new development, which would reduce potential impacts. Overall, as Alternative 2 would involve reduced buildout potential, and less construction, grading, and stockpiling that may affect erosion or loss of topsoil, this alternative would have fewer impacts to geology and soils than the proposed project.

Similar to the 2045 General Plan, Alternative 2 would implement Mitigation Measure GEO-1, related to protection of paleontological resources. However, Alternative 2 would not develop the Old Lumberyard site to the extent as the proposed project, and would thus involve fewer ground-disturbing activities that may impact subsurface paleontological resources. Therefore, Alternative 2 would have fewer impacts than the 2045 General Plan, and this alternative's impact on geology and soils, including paleontological resources, would be less than significant with mitigation, similar to the proposed project.

g. Greenhouse Gas Emissions

Similar to the 2045 General Plan, Alternative 2 would generate temporary GHG emissions during construction and long-term increases in GHG emissions associated with operation. As discussed in Section 4.7, *Greenhouse Gas Emissions*, there is no quantitative threshold to assess the impacts of a plan-level documentation such as the 2045 General Plan. Therefore, GHG impacts associated with the implementation of the 2045 General Plan and alternatives are discussed qualitatively by comparing to statewide emission reduction targets established in CARB's 2022 Scoping Plan and SBCAG 2050 RTP/SCS. Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan and would implement policies to reduce GHG emissions, such as electric vehicle infrastructure (Policy ENV-9.4), prioritize GHG reduction in development (Policy ENV-10.5), and renewable energy for homes (Policy ENV-13.2). Therefore, development facilitated by the Alternative 2 would be consistent with the 2022 Scoping Plan to reduce fossil fuel use and building carbonization. In addition, Alternative 2 would implement policies from the Mobility Element, such as Bicycle Master Plan (Policy-MOB 2.1), complete streets (Policy MOB-4.1), TDM (Policy MOB-5.2), and Regional Transit Network (Policy MOB-6.2) which would be consistent with SBCAG 2050 RTP/SCS. Therefore, Alternative 2 impacts would be less than significant, similar to the proposed project. In addition, Alternative 2 would emit less GHG during construction and operational activity, due to less overall buildout compared to the 2045 General Plan.

h. Hazards and Hazardous Materials

Full buildout of both Alternative 2 and the 2045 General Plan would facilitate an increase in development in Solvang, which could involve the routine use, storage, and disposal of hazardous materials. Additional development in Solvang could also increase the transport of hazardous materials along the transportation corridors within the City. Therefore, the additional development that would occur under both Alternative 2 and the 2045 General Plan could result in an increased risk of accidental release of hazardous materials on a transportation route and exposure of

hazardous materials to existing development within Solvang. However, Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan. Alternative 2 would not result in the demolition of structures on the Old Lumberyard site, and would thus result in less potential for demolition-related hazards and hazardous materials. Therefore, impacts related to hazards and hazardous materials would be reduced under Alternative 2 as compared to the 2045 General Plan. Overall impacts would remain less than significant.

Both Alternative 2 and the 2045 General Plan would increase mixed-use development in Solvang, which could result in new residential units adjacent to existing commercial and industrial land uses. Alternative 2 would implement 2045 General Plan goals and policies developed to minimize impacts related to the use, storage, transport, and release of hazardous materials in the City. Both Alternative 2 and the 2045 General Plan would be required to comply with the regulations, standards, and guidelines established by the United States Environmental Protection Agency, the State of California, Santa Barbara County, and the City of Solvang related to storage, use, and disposal of hazardous materials. Under both Alternative 2 and the 2045 General Plan, compliance with all applicable federal and State laws related to the storage of hazardous materials would maximize containment (through safe handling and storage practices described above), provide for prompt and effective cleanup if an accidental release occurs, and minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials. Overall, as Alternative 2 would result in less buildout than the 2045 General Plan, Alternative 2 would result in reduced potential impacts related to hazards and hazardous materials compared to the 2045 General Plan. Impacts related to hazards and hazardous materials under Alternative 2 would remain less than significant, similar to the proposed project.

i. Hydrology and Water Quality

Full buildout of both Alternative 2 and the 2045 General Plan would facilitate an increase in development in Solvang, which could result in long-term alterations of existing drainage patterns, such as changes in ground surface permeability, and increased soil erosion due to new paving, earth-moving activities, and changes in topography that would result from excavation, cut and fill activities, and grading. Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan. Therefore, implementation of Alternative 2 would involve a reduced amount of construction as compared to the 2045 General Plan. As a result, impacts related to hydrology and water quality would be reduced under Alternative 2 as compared to the 2045 General Plan. Additionally, Alternative 2 would implement 2045 General Plan goals and policies that would reduce the potential for water quality degradation during construction activities; reduce the potential for hydrology and water quality impacts during operation of new development or redevelopment; reduce discharge of additional stormwater runoff and associated pollutants from new development and redevelopment; and reduce the risk of pollutant release in areas of flood hazard. Under both Alternative 2 and the 2045 General Plan, individual construction activities that disturb one or more acres would be subject to the requirements of the General Construction Permit, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) that describes the erosion and sediment control Best Management Practices (BMPs), good housekeeping BMPs, runoff water quality monitoring, BMP inspections, means of waste disposal, maintenance responsibilities, and non-storm water management controls to be implemented during construction and operation. Alternative 2 would also require compliance with existing local, state, and federal regulatory requirements and policies, including the Solvang Municipal Code, which would reduce potential impacts related to hydrology and water quality, similar to the 2045 General Plan. Overall, Alternative 2 would result in reduced potential impacts to hydrology and water quality compared to

the 2045 General Plan. Impacts related to hydrology and water quality under this alternative would remain less than significant, similar to the proposed project.

j. Land Use and Planning

Development facilitated by Alternative 2 would be guided by the updated policies of the 2045 General Plan, which would provide a framework for the orderly development of Solvang. Similar to the 2045 General Plan, Alternative 2's policies would exceed SBCAG's growth projections, but would assist in meeting the housing needs of Solvang. Therefore, Alternative 2's impacts on land use and planning would be similar to the 2045 General Plan, and these impacts would remain less than significant, similar to the proposed project.

k. Noise

Buildout under Alternative 2 would result in reduced development compared to the 2045 General Plan. Therefore, less construction and associated construction noise and vibration would occur from Alternative 2, compared to the 2045 General Plan, as construction-related noise would not occur in the vicinity of single-family residences that surround the Old Lumberyard site. Like the 2045 General Plan, construction noise under Alternative 2 could temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses and leading to a significant and unavoidable impact. Alternative 2 would implement Mitigation Measure NOI-1 (Include And Implement Construction Noise Reduction Measures), which would reduce construction noise. Although Alternative 2 would entail less construction than the 2045 General Plan, and would thus have fewer impacts to noise than the 2045 General Plan, construction noise could still exceed the significance thresholds and impacts would be significant and unavoidable, similar to the proposed project.

Noise generated by on-site stationary equipment for new development would be subject to the City's noise limits, like the 2045 General Plan. Under Alternative 2, the Old Lumberyard site would not be developed with a hotel land use, and thus, would not result in the potential for on-site noise sources from the proposed hotel use to affect residential receptors in the vicinity of the site. Therefore, operational noise impacts under Alternative 2 would be less than the proposed project. Adherence to Solvang Municipal Code noise limits for HVAC units and other stationary noise sources associated with future development would ensure that operational stationary noise under Alternative 2 is less than significant, similar to the proposed project.

Implementation of Alternative 2 would result in buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. Although Alternative 2 would result in reduced overall operational noise, shown in Appendix F, there would still be an increase in noise compared to existing conditions. Similar to the proposed project, Alternative 2 would implement 2045 General Plan policies and actions that would reduce roadway vehicle noise. Under Alternative 2, impacts involving roadway vehicle noise would be less than the 2045 General Plan due to the reduced buildout and population increase, and less than significant, similar to the proposed project.

Development facilitated under Alternative 2 could temporarily generate groundborne vibration during construction, potentially affecting nearby land uses. Mitigation Measure NOI-2 (Adopt and Implement a New General Plan Policy to reduce Construction Vibration) would require implementation of measures to reduce vibration impacts during construction. Operation of future development under Alternative 2 would not involve substantial vibration or groundborne noise. However, Alternative 2 would not result in development of the Old Lumberyard site, and

groundborne vibration during construction on the Old Lumberyard site would not affect residential receptors in the vicinity of the site. Thus, Alternative 2 would ultimately result in fewer impacts involving groundborne vibration than the proposed project. However, overall impacts would be less than significant with mitigation incorporated, similar to the proposed project.

Residents and businesses facilitated by Alternative 2 would not be served by the Santa Ynez Airport. The Planning Area is not in a 65 CNEL or higher noise contour of any nearby airport and continued regulation of airport noise consistent with State and federal regulations would minimize disturbance to people residing or working within proximity of the Santa Ynez Airport. Similar to the 2045 General Plan, there would be no impact. Therefore, impacts would be similar under this alternative as compared to the 2045 General Plan.

Overall, impacts from Alternative 2 would be reduced compared to the 2045 General Plan due to the reduction in buildout.

I. Population and Housing

In comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,109 units, Alternative 2 would result in 2 fewer additional residents and 1 fewer housing unit in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. Additionally, Alternative 2 would not result in full development of the Old Lumberyard site, including the relocation of the existing single-family residence at 1793 Mission Drive. Similar to the 2045 General Plan, growth under Alternative 2 would be guided by the policies in the 2045 General Plan, and such growth would exceed SBCAG's projections. However, this growth would occur in an orderly and controlled manner, such that Alternative 2 would not result in substantial unplanned population growth. As Alternative 2 would result in less growth in Solvang and would not involve the temporary displacement of an existing residence, Alternative 2 would have fewer impacts involving population and housing than the 2045 General Plan. Under Alternative 2, impacts would be less than significant, similar to the proposed project.

m. Public Services and Recreation

Alternative 2 would generate less demand for public services and recreational opportunities compared to the 2045 General Plan due to Alternative 2's reduced buildout potential. Additionally, Alternative 2 would implement policies included in the 2045 General Plan that ensure adequate public services are provided in Solvang. Similar to the 2045 General Plan, buildout of Alternative 2 would occur in areas served by existing public service facilities and, rather than requiring new facilities, would instead be expected to require the expansion of personnel or improvements to existing facilities, if needed to accommodate this future development. Similar to the 2045 General Plan, Alternative 2 would not include specific development proposals for parks and recreational facilities. Due to the Alternative 2's reduced buildout, Alternative 2 would result in fewer impacts related to the construction of public service and recreational facilities, and these impacts would remain less than significant, similar to the proposed project.

n. Transportation

Alternative 2 would have a reduced buildout potential compared to the 2045 General Plan and therefore would generate less overall vehicle trips. However, Alternative 2 would result in reduced density, as the proposed hotel use on the Old Lumberyard site would not be implemented. This reduced density would result in visitors and residents of Solvang traveling greater lengths to reach

destinations, as the Old Lumberyard site is located in close proximity to several commercial areas to which visitors and residents would be expected to travel. Based on the *Traffic Analysis Data Memorandum* prepared by DKS Associates in December 2023 (Appendix G), Alternative 2 would result in a VMT per capita of 22.19 and a VMT per employee of 21.54. These VMT values are greater than the VMT per capita and VMT per employee of Solvang with implementation of the 2045 General Plan, which would be 22.18 and 21.52, respectively. Therefore, Alternative 2 would have greater impacts to transportation, including VMT, and these impacts would be significant and unavoidable, similar to the proposed project.

o. Tribal Cultural Resources

Similar to the 2045 General Plan, development facilitated by Alternative 2 would be subject to the requirements of AB 52. Alternative 2 would implement Mitigation Measures TCR-1 through TCR-5, and thus would ensure project-specific tribal cultural resource identification and consultation, and the appropriate avoidance, minimization, or mitigation. Alternative 2 would not result in full development of the Old Lumberyard site, and thus would involve less ground-disturbing activities that may have the potential to affect subsurface tribal cultural resources. Therefore, Alternative 2 would have fewer impacts than the 2045 General Plan, and this alternative's impact on tribal cultural resources would be less than significant with mitigation, similar to the proposed project.

p. Utilities and Service Systems

Alternative 2 would generate demand for utilities and service systems similar to the 2045 General Plan due to Alternative 2's reduced buildout potential. Additionally, similar to the 2045 General Plan, Alternative 2 would implement 2045 General Plan policies to ensure citywide utility infrastructure supports development. Alternative 2's anticipated growth would exceed SBCAG's growth projections that function as the basis for water providers serving Solvang to project future water demand; however, similar to the 2045 General Plan, implementation of 2045 General Plan policies, which require the City to restrict development until adequate water supplies are available to serve additional development, would reduce impact to water supplies. In addition, development facilitated by Alternative 2 would comply with existing State and local water conservation and water efficiency requirements, including drought resilience measures. As a result, Alternative 2 would not place additional burdens on water purveyors serving the city in comparison to the 2045 General Plan. Therefore, Alternative 2 would have fewer impacts on utilities and service systems. These impacts would be less than significant, similar to the proposed project.

q. Wildfire

Alternative 2 would result in reduced buildout potential compared to the 2045 General Plan. Similar to the 2045 General Plan, Alternative 2 would implement 2045 General Plan policies that provide necessary prevention services to reduce loss and damage due to wildfire. Accordingly, development facilitated by Alternative 2 would meet the 2045 General Plan's additional fire-safety requirements designed to minimize wildfire risks, achieve wildfire resilience, and adequately prepare for wildfire response in Solvang. However, the Old Lumberyard site is located in a moderate Fire Hazard Severity Zone, as identified by the 2045 General Plan. As Alternative 2 would not result in redevelopment of this site with high-density hotel use, Alternative 2 would result in fewer potential impacts involving wildfire when compared to the 2045 General Plan, as less exposure to wildfire hazards would occur. Under Alternative 2, impacts would be less than significant, similar to the proposed project.

6.3 Alternative 3: No Alamo Pintado Project

6.3.1 Description

Alternative 3, No Alamo Pintado Project, involves implementation of the 2045 General Plan and exclusion of the Alamo Pintado site as an area of potential growth. As described in Section 2, *Project Description*, Subsection 2.6.1, *Land Use Allowance*, the proposed Alamo Pintado Project is a multiple-family residential development on an approximately 5.5-acre site located at the northwestern corner of Alamo Pintado and Old Mission Drive. The Alamo Pintado Project site is currently vacant. The Alamo Pintado Project involves construction of three, three-story apartment buildings featuring one- and two-bedroom units. Building A would include 25 units, Building B would include 38 units, and Building C would include 46 units (for a total of 109 units). The project would include amenities, an open space/drainage basin area, trash enclosures, and 143 parking spaces including 24 private garages. The project site is currently zoned Residential, 20,000 square feet (20-R-1), which allows for single-family residential development, and has a General Plan land use designation of Low/Medium Residential (2 dwelling units per acre). The project would involve a zone change to Design Residential 20 (DR-20). Under the proposed General Plan Update, the project site would have a land use designation of High Density Residential. Although the Alamo Pintado Project would not be included under Alternative 3, this would not preclude development from occurring on the site in the future.

Under Alternative 3, the proposed Alamo Pintado Project would not be implemented, and the zoning and General Plan designations would not change from the existing designations. However, housing could still be built on the Alamo Pintado Project site, for a total of 2 units and 5 new residents. Therefore, in comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, Alternative 3 would result in 256 fewer additional residents and 107 fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. Furthermore, Alternative 3 would not fulfill the Project Objectives of supporting strategic land uses and diverse housing options.

6.3.2 Impact Analysis

a. Aesthetics

Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan and therefore would introduce less development with the potential to cause a substantial impact related to aesthetics, specifically through the exclusion of the proposed multi-story residential buildings on the Alamo Pintado site. The Alamo Pintado site is currently vacant, and the addition of multi-story residential apartments, as proposed in the 2045 General Plan, may detract from westward scenic views of vegetation experienced by travelers on Alamo Pintado Road and northward scenic views of vegetation and mountains experienced by travelers on Old Mission Drive. Under Alternative 3, these buildings would not be constructed, and the existing views would be preserved. Although the Alamo Pintado Project would not be included under Alternative 3, this would not preclude development from occurring on the site in the future. Both the 2045 General Plan and Alternative 3 would include policies that could facilitate the enhancement of visual gateways, preserve hillsides and scenic views, expand the network of parks and trails, and maintain Solvang's urban form and architectural style to preserve the city's distinct community character. Therefore, Alternative 3 would have fewer impacts than the 2045 General Plan, and this alternative's impact on aesthetics would be less than significant, similar to the proposed project.

b. Air Quality

Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan. Alternative 3 would not include the Alamo Pintado development project, which would include 109-apartment units, 119 parking lot spaces, and 24 enclosed parking spaces; therefore, growth under Alternative 3 would be less than under the 2045 General Plan. Alternative 3 would not conflict with or obstruct implementation of the 2022 Ozone Plan since the 2045 General Plan is designed for planned and orderly growth, as mandated by the State, and SBCAG would update their growth projections to be consistent with the 2045 General Plan during the next planning cycle. In addition, similar to the proposed project, Alternative 3 would implement Mitigation Measure AQ-1, SBCAPCD's fugitive dust control measures; therefore, growth from Alternative 3 would not conflict with the 2022 Ozone Plan and impacts would be less than significant with mitigation, similar to the proposed project.

SBCAPCD does not have quantitative thresholds of significance for plan-level activity that would apply to the 2045 General Plan. Therefore, construction impacts for the 2045 General Plan are discussed qualitatively. As described in 4.2, *Air Quality*, there is not sufficient data to allow project-level construction analysis. Therefore, Alternative 3, with adherence to SBCAPCD fugitive dust control measures, may still exceed SBCAPCD's threshold and impacts would be significant and unavoidable. Although, due to the reduced buildout potential, Alternative 3 would result in a minor emissions reduction compared to the 2045 General Plan. Using methodology described in Section 4.2, *Air Quality*, CalEEMod was used to estimate approximate emissions during Alternative 3 operations. As shown in Appendix C, Alternative 3 would result in an approximate one to six percent decrease in ROC, NO_x, CO, PM₁₀, and PM_{2.5} emissions compared to the proposed project because of a reduction of area and energy consumption, due to a reduced residential buildout. Therefore, similar to the 2045 General Plan, Alternative 3 would not result in a cumulatively conservable net increase of any criteria pollutant for which the project region is in non-attainment, and impacts would be less than significant, similar to the proposed project.

Similar to the 2045 General Plan, Alternative 3 would potentially expose sensitive receptors to substantial pollutant concentrations in the form of TACs during construction. Mitigation Measure AQ-2 would still be required under Alternative 3 and DPM and TAC emissions would be substantially reduced at sensitive receptors. However, Tier 3 or higher engine tiers or Level 3 diesel particulate filters cannot be guaranteed to be commercially available. Therefore, impacts are conservatively assessed as significant and unavoidable. Although, due to the reduced buildout potential, Alternative 3 would result in a minor TAC emission reduction, specifically near single-family residences that are north, west, and southwest of the Alamo Pintado site, compared to the 2045 General Plan. The buildout of Alternative 3 would not include land uses that would emit substantial amount of operational TAC emissions, and stationary sources would be required to be permitted by SBCAPCD. Therefore, Alternative 3 would not expose sensitive receptors to substantial operational TAC emissions. As with the proposed project, construction-related odors would be short-term and temporary, and the Alternative 3 would not result in other emissions that would adversely affect a substantial number of people.

Overall, impacts related to air quality would be reduced under Alternative 3 compared to the 2045 General Plan; however, impacts would remain significant and unavoidable, similar to the proposed project.

c. Biological Resources

Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan, and would implement policies to enhance the protection of biological resources, such as development review (Policy ENV-3.3) and creek protection (Policy ENV-3.5). Similar to the 2045 General Plan, Alternative 3 would implement Mitigation Measure BIO-1, which requires pre-construction nesting bird surveys and subsequent implementation of avoidance and minimization measures. The Alamo Pintado site is vacant, are several mature trees on the site, which may provide habitat for nesting birds. Under Alternative 3, this site would not be developed, and the removal of mature trees during development (and subsequent, potential impacts to nesting birds) would not occur. Therefore, Alternative 3 would have fewer impacts than the 2045 General Plan, and this alternative's impact on biological resources would be less than significant with mitigation, similar to the proposed project.

d. Cultural Resources

Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan; however, the Alamo Pintado site is currently vacant and therefore does not contain historical resources. Therefore, both the 2045 General Plan and Alternative 3 would have a similar potential impact on historical resources, as development that could impact pre-existing historical resources would be identical in location. Similar to the 2045 General Plan, Alternative 3 would implement policies to protect historical and culturally significant resources, and would implement Mitigation Measure CUL-1 to identify historic-age features that an individual development would alter or demolish. Therefore, Alternative 3 would have a similar level of impact when compared to the 2045 General Plan, and this alternative's impact on historical resources would be less than significant with mitigation, similar to the proposed project.

As Alternative 3 would result in reduced buildout potential, this alternative would therefore have less potential to disturb subsurface archaeological resources, as development and ground-disturbing activities would not occur on the Alamo Pintado site. Similar to the 2045 General Plan, Alternative 3 would implement Mitigation Measures CUL-2 through CUL-4 and would require archaeological resources assessments, archaeological resources monitoring, or implementation of unanticipated discovery procedures for development involving ground-disturbing activities. Therefore, Alternative 3 would have fewer impacts than the 2045 General Plan, and this alternative's impact on archaeological resources would be less than significant with mitigation, similar to the proposed project.

e. Energy

Overall energy usage would be reduced under Alternative 3 as compared to the 2045 General Plan because less overall new development would be constructed. Due to the overall reduction in development, Alternative 3 would result in a reduction in energy usage during construction and operation of new development in Solvang. Additionally, Alternative 3 would implement 2045 General Plan goals and policies that would reduce inefficient, wasteful, and unnecessary energy consumption during construction and operation of development; encourage infill and compact mixed-use development; encourage multimodal transportation to reduce overall energy consumption and result in greater energy efficiency; promote a reduction in VMT through support of alternative transportation; prioritize upgrades to bicycle facilities, sidewalks, and other amenities for alternative modes of transportation; and, promote greater energy efficiency in municipal and community operations and development. Overall, impacts related to energy consumption under Alternative 3 would be lower than the 2045 General Plan due to the reduction in overall

development and decrease in energy consumption related to reduced VMT. Energy impacts would remain less than significant, similar to the 2045 General Plan.

f. Geology and Soils

Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan. Reduced construction activities under Alternative 3 would include a reduction in stockpiling, grading, excavation, paving and other earth-disturbing activities that could result in loose and disturbed soils in Solvang, decreasing the potential for erosion, loss of topsoil, and disturbance to paleontological resources. Similar to the 2045 General Plan, implementation of Alternative 3 would, in some cases, replace older buildings that are subject to seismic damage with newer structures built to current seismic standards that could better withstand the adverse effects of strong ground shaking. Additionally, Alternative 3 would implement 2045 General Plan goals and policies that would further reduce the potential for loss, injury, or death from seismic hazards by prohibiting development in areas of landslide risk or liquefaction without site-specific analysis, or minimize risks associated with potential fault rupture, seismic shaking, and other geologic hazards in the City. Both Alternative 3 and the 2045 General Plan would be required to comply with requirements outlined by the California Building Code and the Solvang Municipal Code, and would require compliance with existing state and federal regulatory requirements to avoid and minimize geology and soil hazards associated with new development, which would reduce potential impacts. Overall, as Alternative 3 would involve reduced buildout potential, and less construction, grading, and stockpiling that may affect erosion or loss of topsoil, this alternative would have fewer impacts to geology and soils than the proposed project.

Similar to the 2045 General Plan, Alternative 3 would implement Mitigation Measure GEO-1, related to protection of paleontological resources. However, Alternative 3 would not develop the Alamo Pintado site, and would thus involve fewer ground-disturbing activities that may impact subsurface paleontological resources. Therefore, Alternative 3 would have fewer impacts than the 2045 General Plan, and this alternative's impact on geology and soils, including paleontological resources, would be less than significant with mitigation, similar to the proposed project.

g. Greenhouse Gas Emissions

Similar to the 2045 General Plan, Alternative 3 would generate temporary GHG emissions during construction and long-term increases in GHG emissions associated with operation. As discussed in Section 4.7, *Greenhouse Gas Emissions*, there is no quantitative threshold to assess the impacts of a plan-level documentation such as the 2045 General Plan. Therefore, GHG impacts associated with the implementation of the 2045 General Plan and alternatives are discussed qualitatively by comparing to statewide emission reduction targets established in CARB's 2022 Scoping Plan and SBCAG 2050 RTP/SCS. Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan and would implement policies to reduce GHG emissions, such as electric vehicle infrastructure (Policy ENV-9.4), prioritize GHG reduction in development (Policy ENV-10.5), and renewable energy for homes (Policy ENV-13.2). Therefore, development facilitated by Alternative 3 would be consistent with the 2022 Scoping Plan to reduce fossil fuel use and building carbonization. In addition, Alternative 3 would implement policies from the new Mobility Element, such as Bicycle Master Plan (Policy-MOB 2.1), complete streets (Policy MOB-4.1), TDM (Policy MOB-5.2), and Regional Transit Network (Policy MOB-6.2) which would be consistent with SBCAG 2050 RTP/SCS. Therefore, Alternative 3 impacts would be less than significant, similar to the proposed project. In

addition, Alternative 3 would emit less GHG during construction and operational activity, due to less overall buildout compared to the 2045 General Plan.

h. Hazards and Hazardous Materials

Full buildout of both Alternative 3 and the 2045 General Plan would facilitate an increase in development in Solvang, which could involve the routine use, storage, and disposal of hazardous materials. Additional development in Solvang could also increase the transport of hazardous materials along the transportation corridors within the City. Therefore, the additional development that would occur under both Alternative 3 and the 2045 General Plan could result in an increased risk of accidental release of hazardous materials on a transportation route and exposure of hazardous materials to existing development within Solvang. However, Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan. Therefore, impacts related to hazards and hazardous materials would be reduced under Alternative 3 as compared to the 2045 General Plan. Overall impacts would remain less than significant.

Both Alternative 3 and the 2045 General Plan would increase mixed-use development in Solvang, which could result in new residential units adjacent to existing commercial and industrial land uses. Alternative 3 would implement 2045 General Plan goals and policies developed to minimize impacts related to the use, storage, transport, and release of hazardous materials in the City. Both Alternative 3 and the 2045 General Plan would be required to comply with the regulations, standards, and guidelines established by the United States Environmental Protection Agency, the State of California, Santa Barbara County, and the City of Solvang related to storage, use, and disposal of hazardous materials. Under both Alternative 3 and the 2045 General Plan, compliance with all applicable federal and State laws related to the storage of hazardous materials would maximize containment (through safe handling and storage practices described above), provide for prompt and effective cleanup if an accidental release occurs, and minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials. Overall, Alternative 3 would result in reduced potential impacts related to hazards and hazardous materials compared to the 2045 General Plan. Impacts related to hazards and hazardous materials under Alternative 3 would remain less than significant, similar to the proposed project.

i. Hydrology and Water Quality

Full buildout of both Alternative 3 and the 2045 General Plan would facilitate an increase in development in Solvang, which could result in long-term alterations of existing drainage patterns, such as changes in ground surface permeability, and increased soil erosion due to new paving, earth-moving activities, and changes in topography that would result from excavation, cut and fill activities, and grading. Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan. Therefore, implementation of Alternative 3 would involve a reduced amount of construction as compared to the 2045 General Plan. As a result, impacts related to hydrology and water quality would be reduced under Alternative 3 as compared to the 2045 General Plan. Additionally, Alternative 3 would implement 2045 General Plan goals and policies that would reduce the potential for water quality degradation during construction activities; reduce the potential for hydrology and water quality impacts during operation of new development or redevelopment; reduce discharge of additional stormwater runoff and associated pollutants from new development and redevelopment; and reduce the risk of pollutant release in areas of flood hazard. Under both Alternative 3 and the 2045 General Plan, individual construction activities that disturb one or more acres would be subject to the requirements of the General Construction Permit, including the

development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) that describes the erosion and sediment control Best Management Practices (BMPs), good housekeeping BMPs, runoff water quality monitoring, BMP inspections, means of waste disposal, maintenance responsibilities, and non-storm water management controls to be implemented during construction and operation. Alternative 3 would also require compliance with existing local, state, and federal regulatory requirements and policies, including the Solvang Municipal Code, which would reduce potential impacts related to hydrology and water quality, similar to the 2045 General Plan. Overall, Alternative 3 would result in reduced potential impacts to hydrology and water quality compared to the 2045 General Plan. Impacts related to hydrology and water quality under this alternative would remain less than significant, similar to the proposed project.

j. Land Use and Planning

Development facilitated by Alternative 3 would be guided by the updated policies of the 2045 General Plan, which would provide a framework for the orderly development of Solvang. Similar to the 2045 General Plan, Alternative 3's policies would exceed SBCAG's growth projections, but would assist in meeting the housing needs of Solvang. Therefore, Alternative 3's impacts on land use and planning would be similar to the 2045 General Plan, and these impacts would remain less than significant, similar to the proposed project.

k. Noise

Buildout under Alternative 3 would result in reduced development compared to the 2045 General Plan. Therefore, less construction and associated construction noise and vibration would occur from Alternative 3, compared to the 2045 General Plan, as construction-related noise would not occur in the vicinity of single-family residences that border the Alamo Pintado site to the north, west, and southwest. Like the 2045 General Plan, construction noise under Alternative 3 could temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses and leading to a significant and unavoidable impact. Alternative 3 would implement Mitigation Measure NOI-1 (Include And Implement Construction Noise Reduction Measures), which would reduce construction noise. Although Alternative 3 would entail less construction than the 2045 General Plan, and would thus have fewer impacts to noise than the 2045 General Plan, construction noise could still exceed the significance thresholds and impacts would be significant and unavoidable, similar to the proposed project.

Noise generated by on-site stationary equipment for new development would be subject to the City's noise limits, like the 2045 General Plan. Under Alternative 3, the Alamo Pintado site would not be developed with a high-density residential land use, and thus, would not result in the potential for on-site noise sources from the proposed residential use to affect single-family residential receptors in the vicinity of the site. Therefore, operational noise impacts under Alternative 3 would be less than the proposed project. Adherence to Solvang Municipal Code noise limits for HVAC units and other stationary noise sources associated with future development would ensure that operational stationary noise under Alternative 3 is less than significant, similar to the proposed project.

Implementation of Alternative 3 would result in buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. Although Alternative 3 would result in reduced overall operational noise, shown in Appendix F, there would still be an increase in noise compared to existing conditions and a less than significant traffic noise impact would occur.

Development facilitated under Alternative 3 could temporarily generate groundborne vibration during construction, potentially affecting nearby land uses. Mitigation Measure NOI-2 (Adopt and Implement a New General Plan Policy to reduce Construction Vibration) would require implementation of measures to reduce vibration impacts during construction. Operation of future development under Alternative 3 would not involve substantial vibration or groundborne noise. However, Alternative 3 would not result in development of the Alamo Pintado site, and groundborne vibration during construction on the Alamo Pintado site would not affect residential receptors in the vicinity of the site. Thus, Alternative 3 would ultimately result in fewer impacts involving groundborne vibration than the proposed project. However, overall impacts would be less than significant with mitigation incorporated, similar to the proposed project.

Residents and businesses facilitated by Alternative 3 would not be served by the Santa Ynez Airport. The Planning Area is not in a 65 CNEL or higher noise contour of any nearby airport and continued regulation of airport noise consistent with State and federal regulations would minimize disturbance to people residing or working within proximity of the Santa Ynez Airport. Similar to the 2045 General Plan, there would be no impact. Therefore, impacts would be similar under this alternative as compared to the 2045 General Plan.

Overall, impacts from Alternative 3 would be reduced, compared to the 2045 General Plan due to the reduction in buildout.

I. Population and Housing

In comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, Alternative 3 would result in 256 fewer additional residents and 107 fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. Similar to the 2045 General Plan, growth under Alternative 3 would be guided by the policies in the 2045 General Plan, and such growth would exceed SBCAG's projections. However, this growth would occur in an orderly and controlled manner, such that Alternative 3 would not result in substantial unplanned population growth. As growth in Solvang would be lesser under Alternative 3 than the 2045 General Plan, Alternative 3 would have fewer impacts on population and housing than the 2045 General Plan, and these impacts would be less than significant, similar to the proposed project.

m. Public Services and Recreation

Alternative 3 would generate less demand for public services and recreational opportunities compared to the 2045 General Plan due to Alternative 3's reduced buildout potential. Additionally, Alternative 3 would implement policies included in the 2045 General Plan that ensure adequate public services are provided in Solvang. Similar to the 2045 General Plan, buildout of Alternative 3 would occur in areas served by existing public service facilities and, rather than requiring new facilities, would instead be expected to require the expansion of personnel or improvements to existing facilities, if needed to accommodate this future development. Similar to the 2045 General Plan, Alternative 3 would not include specific development proposals for parks and recreational facilities. Due to the Alternative 3's reduced buildout, Alternative 3 would result in fewer impacts related to the construction of public service and recreational facilities, and these impacts would remain less than significant, similar to the proposed project.

n. Transportation

Alternative 3 would have a reduced buildout potential compared to the 2045 General Plan and therefore would generate less overall vehicle trips. However, Alternative 3 would result in reduced density, as the proposed high-density residential land use on the Alamo Pintado site would not be implemented. This reduced density would result in residents of Solvang traveling greater lengths to reach destinations, as the Alamo Pintado site is located in close proximity to several commercial areas to which residents would be expected to travel. Based on the *Traffic Analysis Data Memorandum* prepared by DKS Associates in December 2023 (Appendix G), Alternative 3 would result in a VMT per capita of 22.21 and a VMT per employee of 21.55. These VMT values are greater than the VMT per capita and VMT per employee of Solvang with implementation of the 2045 General Plan, which would be 22.18 and 21.52, respectively. Therefore, Alternative 3 would have greater impacts to transportation, including VMT, and these impacts would be significant and unavoidable, similar to the proposed project.

o. Tribal Cultural Resources

Similar to the 2045 General Plan, development facilitated by Alternative 3 would be subject to the requirements of AB 52. Alternative 3 would implement Mitigation Measures TCR-1 through TCR-5, and thus would ensure project-specific tribal cultural resource identification and consultation, and the appropriate avoidance, minimization, or mitigation. Alternative 3 would not result in redevelopment of the Alamo Pintado site, and thus would involve less ground-disturbing activities that may have the potential to affect subsurface tribal cultural resources. Therefore, Alternative 3 would have fewer impacts than the 2045 General Plan, and this alternative's impact on tribal cultural resources would be less than significant with mitigation, similar to the proposed project.

p. Utilities and Service Systems

Alternative 3 would generate less demand for utilities and service systems than the 2045 General Plan due to Alternative 3's reduced buildout potential. Additionally, similar to the 2045 General Plan, Alternative 3 would implement 2045 General Plan policies to ensure citywide utility infrastructure supports development. Alternative 3's anticipated growth would exceed SBCAG's growth projections that function as the basis for water providers serving Solvang to project future water demand; however, similar to the 2045 General Plan, implementation of 2045 General Plan policies, which require the City to restrict development until adequate water supplies are available to serve additional development, would reduce impact to water supplies. In addition, development facilitated by Alternative 3 would comply with existing State and local water conservation and water efficiency requirements, including drought resilience measures. As a result, Alternative 3 would not place additional burdens on water purveyors serving the city in comparison to the 2045 General Plan. Therefore, Alternative 3 would have fewer impacts on utilities and service systems. These impacts would be less than significant, similar to the proposed project.

q. Wildfire

Alternative 3 would result in reduced buildout potential compared to the 2045 General Plan. Similar to the 2045 General Plan, Alternative 3 would implement 2045 General Plan policies that provide necessary prevention services to reduce loss and damage due to wildfire. Accordingly, development facilitated by Alternative 3 would meet the 2045 General Plan's additional fire-safety requirements designed to minimize wildfire risks, achieve wildfire resilience, and adequately prepare for wildfire response in Solvang. However, the Alamo Pintado site is located in a moderate Fire Hazard Severity

Zone, as identified by the 2045 General Plan. As Alternative 3 would not result in redevelopment of this site with high-density land uses, Alternative 3 would result in fewer potential impacts involving wildfire when compared to the 2045 General Plan, as less exposure to wildfire hazards would occur. Under Alternative 3, impacts would be less than significant, similar to the proposed project.

6.4 Alternative 4: Neither Project Implemented

6.4.1 Description

Under Alternative 4, both the proposed Old Lumberyard Project and the Alamo Pintado Project would not be implemented, and the zoning and General Plan designations would not change from the existing designations. Although the Old Lumberyard Project and the Alamo Pintado Project would not be included under Alternative 4, this would not preclude development from occurring on these sites in the future. Therefore, in comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, Alternative 4 would result in 258 fewer additional residents and 108 fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. Furthermore, Alternative 4 would not fulfill the Project Objectives of supporting strategic land uses and diverse housing options.

6.5 Impact Analysis

a. Aesthetics

Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan and therefore would introduce less development with the potential to cause a substantial impact related to aesthetics, specifically through the exclusion of the proposed multi-story hotel and residential buildings on the Old Lumberyard site, and the proposed multi-story residential buildings on the Alamo Pintado site. Development of multi-story buildings on both of these sites, as proposed under the 2045 General Plan, would potentially detract from scenic views experienced by travelers on adjacent roadways. Under Alternative 4, these buildings would not be constructed, and the existing views would be preserved. Both the 2045 General Plan and Alternative 4 would include policies that could facilitate the enhancement of visual gateways, preserve hillsides and scenic views, expand the network of parks and trails, and maintain Solvang's urban form and architectural style to preserve the city's distinct community character. Therefore, Alternative 4 would have fewer impacts than the 2045 General Plan, and this alternative's impact on aesthetics would be less than significant, similar to the proposed project.

b. Air Quality

Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan. Alternative 4 would not include the Alamo Pintado and Old Lumberyard development projects, which would include 160-apartment units, 50 hotel rooms, 226 parking lot spaces, and 24 enclosed parking spaces; therefore, growth under Alternative 4 would be less than under the 2045 General Plan. Accordingly, Alternative 4 would not conflict with or obstruct implementation of the 2022 Ozone Plan since the 2045 General Plan is designed for planned and orderly growth, as mandated by the State, and SBCAG would update their growth projections to be consistent with the 2045 General Plan during the next planning cycle. In addition, similar to the proposed project, Alternative 4 would implement Mitigation Measure AQ-1, SBCAPCD's fugitive dust control measures; therefore, growth

from Alternative 4 would not conflict with the 2022 Ozone Plan and impacts would be less than significant with mitigation, similar to the proposed project.

SBCAPCD does not have quantitative thresholds of significance for plan-level activity that would apply to the 2045 General Plan. Therefore, construction impacts for the 2045 General Plan are discussed qualitatively. As described in 4.2, *Air Quality*, there is not sufficient data to allow project-level construction analysis. Therefore, Alternative 4, with adherence to SBCAPCD fugitive dust control measures, may still exceed SBCAPCD's threshold and impacts would be significant and unavoidable. Although, due to the reduced buildout potential, Alternative 4 would result in a minor emissions reduction compared to the 2045 General Plan. Using methodology described in Section 4.2, *Air Quality*, CalEEMod was used to estimate approximate emissions during Alternative 4 operations. As shown in Appendix C, Alternative 4 would result in an approximate one to seven percent decrease in ROC, NO_x, CO, PM₁₀, and PM_{2.5} emissions compared to the proposed project because of a reduction of area and energy consumption, due to a reduced residential buildout. Therefore, similar to the 2045 General Plan, Alternative 4 would not result in a cumulatively conservable net increase of any criteria pollutant for which the project region is in non-attainment, and impacts would be less than significant, similar to the proposed project.

Similar to the 2045 General Plan, Alternative 4 would potentially expose sensitive receptors to substantial pollutant concentrations in the form of TACs during construction. Mitigation Measure AQ-2 would still be required under Alternative 4 and DPM and TAC emissions would be substantially reduced at sensitive receptors. However, Tier 3 or higher engine tiers or Level 3 diesel particulate filters cannot be guaranteed to be commercially available. Therefore, impacts are conservatively assessed as significant and unavoidable. Although, due to the reduced buildout potential, Alternative 4 would result in a minor TAC emission reduction, specifically near single-family residences that are adjacent to the Old Lumberyard and Alamo Pintado sites, compared to the 2045 General Plan. The buildout of Alternative 4 would not include land uses that would emit substantial amount of TAC emissions, and stationary sources would be required to be permitted by SBCPACD. Therefore, Alternative 4 would not expose sensitive receptors to substantial TAC emissions. As with the 2045 General Plan, construction-related odors would be short-term and temporary, and the Alternative 4 would not result in other emissions that would adversely affect a substantial number of people.

Overall, impacts related to air quality would be reduced under Alternative 4 compared to the 2045 General Plan; however, impacts would remain significant and unavoidable, similar to the proposed project.

c. Biological Resources

Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan, and would implement policies to enhance the protection of biological resources, such as development review (Policy ENV-3.3) and creek protection (Policy ENV-3.5). Similar to the 2045 General Plan, Alternative 4 would implement Mitigation Measure BIO-1, which requires pre-construction nesting bird surveys and subsequent implementation of avoidance and minimization measures. However, there are several mature trees on both the Old Lumberyard site and the Alamo Pintado site, which may provide habitat for nesting birds. Under Alternative 4, these sites would not be developed, and the removal of mature trees during development (and subsequent, potential impacts to nesting birds) would not occur. Therefore, Alternative 4 would have fewer impacts than the 2045 General Plan, and this alternative's impact on biological resources would be less than significant with mitigation, similar to the proposed project.

d. Cultural Resources

Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan. Additionally, the existing Solvang Mill, Lumberyard building, and single-family residence located on the Old Lumberyard site would not be demolished or relocated. These buildings are not listed on the National Register of Historic Places or the California Register of Historic Resources (See Section 4.4, *Cultural Resources*); however, these structures could meet the age threshold (45 years or older) for potential historical resources, pursuant to CEQA. Additionally, the Alamo Pintado site is vacant and does not contain historical resources. Nonetheless, Alternative 4 would have similar potential as the proposed project to affect historical resources substantially and adversely since this alternative could still facilitate development on parcels containing historic structures. Similar to the 2045 General Plan, Alternative 4 would implement policies to protect historical and culturally significant resources, and would implement Mitigation Measure CUL-1 to identify historic-age features that an individual development would alter or demolish. Therefore, Alternative 4 would have a similar level of impact when compared to the 2045 General Plan, and this alternative's impact on historical resources would be less than significant with mitigation, similar to the proposed project.

As Alternative 4 would result in reduced buildout potential, this alternative would therefore have less potential to disturb subsurface archaeological resources, as development and ground-disturbing activities would not occur on the Old Lumberyard and Alamo Pintado sites. Similar to the 2045 General Plan, Alternative 4 would implement Mitigation Measures CUL-2 through CUL-4 and would require archaeological resources assessments, archaeological resources monitoring, or implementation of unanticipated discovery procedures for development involving ground-disturbing activities. Therefore, Alternative 4 would have fewer impacts than the 2045 General Plan, and this alternative's impact on archaeological resources would be less than significant with mitigation, similar to the proposed project.

e. Energy

Overall energy usage would be reduced under Alternative 4 as compared to the 2045 General Plan because less overall new development would be constructed. Due to the overall reduction in development, Alternative 4 would result in a reduction in energy usage during construction and operation of new development in Solvang. Additionally, Alternative 4 would implement 2045 General Plan goals and policies that would reduce inefficient, wasteful, and unnecessary energy consumption during construction and operation of development; encourage infill and compact mixed-use development; encourage multimodal transportation to reduce overall energy consumption and result in greater energy efficiency; promote a reduction in VMT through support of alternative transportation; prioritize upgrades to bicycle facilities, sidewalks, and other amenities for alternative modes of transportation; and, promote greater energy efficiency in municipal and community operations and development. Overall, impacts related to energy consumption under Alternative 4 would be lower than the 2045 General Plan due to the reduction in overall development and decrease in energy consumption related to reduced VMT. Energy impacts would remain less than significant, similar to the 2045 General Plan.

f. Geology and Soils

Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan. Reduced construction activities under Alternative 4 would include a reduction in stockpiling, grading, excavation, paving and other earth-disturbing activities that could result in loose and disturbed soils in Solvang, decreasing the potential for erosion, loss of topsoil, and disturbance to

paleontological resources. Similar to the 2045 General Plan, implementation of Alternative 4 would, in some cases, replace older buildings that are subject to seismic damage with newer structures built to current seismic standards that could better withstand the adverse effects of strong ground shaking. Additionally, Alternative 4 would implement 2045 General Plan goals and policies that would further reduce the potential for loss, injury, or death from seismic hazards by prohibiting development in areas of landslide risk or liquefaction without site-specific analysis, or minimize risks associated with potential fault rupture, seismic shaking, and other geologic hazards in the City. Both Alternative 4 and the 2045 General Plan would be required to comply with requirements outlined by the California Building Code and the Solvang Municipal Code, and would require compliance with existing state and federal regulatory requirements to avoid and minimize geology and soil hazards associated with new development, which would reduce potential impacts. Overall, as Alternative 4 would involve reduced buildout potential, and less construction, grading, and stockpiling that may affect erosion or loss of topsoil, this alternative would have fewer impacts to geology and soils than the proposed project.

Similar to the 2045 General Plan, Alternative 4 would implement Mitigation Measure GEO-1, related to protection of paleontological resources. However, Alternative 4 would not develop the Old Lumberyard site and the Alamo Pintado site, and would thus involve fewer ground-disturbing activities that may impact subsurface paleontological resources. Therefore, Alternative 4 would have fewer impacts than the 2045 General Plan, and this alternative's impact on geology and soils, including paleontological resources, would be less than significant with mitigation, similar to the proposed project.

g. Greenhouse Gas Emissions

Similar to the 2045 General Plan, Alternative 4 would generate temporary GHG emissions during construction and long-term increases in GHG emissions associated with operation. As discussed in Section 4.7, *Greenhouse Gas Emissions*, there is no quantitative threshold to assess the impacts of a plan-level documentation such as the 2045 General Plan. Therefore, GHG impacts associated with the implementation of the 2045 General Plan and alternatives are discussed qualitatively by comparing to statewide emission reduction targets established in CARB's 2022 Scoping Plan and SBCAG 2050 RTP/SCS. Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan and would implement policies to reduce GHG emissions, such as electric vehicle infrastructure (Policy ENV-9.4), prioritize GHG reduction in development (Policy ENV-10.5), and renewable energy for homes (Policy ENV-13.2). Therefore, development facilitated by Alternative 4 would be consistent with the 2022 Scoping Plan to reduce fossil fuel use and building carbonization. In addition, Alternative 4 would implement policies from the new Mobility Element, such as Bicycle Master Plan (Policy-MOB 2.1), complete streets (Policy MOB-4.1), TDM (Policy MOB-5.2), and Regional Transit Network (Policy MOB-6.2) which would be consistent with SBCAG 2050 RTP/SCS. Therefore, the Alternative 4 impacts would be less than significant, similar to the proposed project. In addition, Alternative 4 would emit less GHG during construction and operational activity, due to less overall buildout compared to the 2045 General Plan.

h. Hazards and Hazardous Materials

Full buildout of both Alternative 4 and the 2045 General Plan would facilitate an increase in development in Solvang, which could involve the routine use, storage, and disposal of hazardous materials. Additional development in Solvang could also increase the transport of hazardous materials along the transportation corridors within the City. Therefore, the additional development

that would occur under both Alternative 4 and the 2045 General Plan could result in an increased risk of accidental release of hazardous materials on a transportation route and exposure of hazardous materials to existing development within Solvang. However, Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan. Alternative 4 would not result in the demolition of structures on the Old Lumberyard site, and would thus result in less potential for demolition-related hazards and hazardous materials. Therefore, impacts related to hazards and hazardous materials would be reduced under Alternative 4 as compared to the 2045 General Plan. Overall impacts would remain less than significant.

Both Alternative 4 and the 2045 General Plan would increase mixed-use development in Solvang, which could result in new residential units adjacent to existing commercial and industrial land uses. Alternative 4 would implement 2045 General Plan goals and policies developed to minimize impacts related to the use, storage, transport, and release of hazardous materials in the City. Both Alternative 4 and the 2045 General Plan would be required to comply with the regulations, standards, and guidelines established by the United States Environmental Protection Agency, the State of California, Santa Barbara County, and the City of Solvang related to storage, use, and disposal of hazardous materials. Under both Alternative 4 and the 2045 General Plan, compliance with all applicable federal and State laws related to the storage of hazardous materials would maximize containment (through safe handling and storage practices described above), provide for prompt and effective cleanup if an accidental release occurs, and minimize risks from routine use, transport, handling, storage, disposal, and release of hazardous materials. Overall, as Alternative 4 would result in less buildout than the 2045 General Plan, Alternative 4 would result in reduced potential impacts related to hazards and hazardous materials compared to the 2045 General Plan. Impacts related to hazards and hazardous materials under Alternative 4 would remain less than significant, similar to the proposed project.

i. Hydrology and Water Quality

Full buildout of both Alternative 4 and the 2045 General Plan would facilitate an increase in development in Solvang, which could result in long-term alterations of existing drainage patterns, such as changes in ground surface permeability, and increased soil erosion due to new paving, earth-moving activities, and changes in topography that would result from excavation, cut and fill activities, and grading. Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan. Therefore, implementation of Alternative 4 would involve a reduced amount of construction as compared to the 2045 General Plan. As a result, impacts related to hydrology and water quality would be reduced under Alternative 4 as compared to the 2045 General Plan. Additionally, Alternative 4 would implement 2045 General Plan goals and policies that would reduce the potential for water quality degradation during construction activities; reduce the potential for hydrology and water quality impacts during operation of new development or redevelopment; reduce discharge of additional stormwater runoff and associated pollutants from new development and redevelopment; and reduce the risk of pollutant release in areas of flood hazard. Under both Alternative 4 and the 2045 General Plan, individual construction activities that disturb one or more acres would be subject to the requirements of the General Construction Permit, including the development and implementation of a Stormwater Pollution Prevention Plan (SWPPP) that describes the erosion and sediment control Best Management Practices (BMPs), good housekeeping BMPs, runoff water quality monitoring, BMP inspections, means of waste disposal, maintenance responsibilities, and non-storm water management controls to be implemented during construction and operation. Alternative 4 would also require compliance with existing local, state, and federal regulatory requirements and policies, including the Solvang Municipal Code, which would reduce

potential impacts related to hydrology and water quality, similar to the 2045 General Plan. Overall, Alternative 4 would result in reduced potential impacts to hydrology and water quality compared to the 2045 General Plan. Impacts related to hydrology and water quality under this alternative would remain less than significant, similar to the proposed project.

j. Land Use and Planning

Development facilitated by Alternative 4 would be guided by the updated policies of the 2045 General Plan, which would provide a framework for the orderly development of Solvang. Similar to the 2045 General Plan, Alternative 4's policies would exceed SBCAG's growth projections, but would assist in meeting the housing needs of Solvang. Therefore, Alternative 4's impacts on land use and planning would be similar to the 2045 General Plan, and these impacts would remain less than significant, similar to the proposed project.

k. Noise

Buildout under Alternative 4 would result in reduced development compared to the 2045 General Plan. Therefore, less construction and associated construction noise and vibration would occur from the Alternative 4, compared to the 2045 General Plan, as construction-related noise would not occur in the vicinity of single-family residences adjacent to the Old Lumberyard and Alamo Pintado sites. Like the 2045 General Plan, construction noise under Alternative 4 could temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses and leading to a significant and unavoidable impact. Alternative 4 would implement Mitigation Measure NOI-1 (Include And Implement Construction Noise Reduction Measures), which would reduce construction noise. Although Alternative 4 would entail less construction than the 2045 General Plan, and would thus have fewer impacts to noise than the 2045 General Plan, construction noise could still exceed the significance thresholds and impacts would be significant and unavoidable, similar to the proposed project.

Noise generated by on-site stationary equipment for new development would be subject to the City's noise limits, like the 2045 General Plan. Under Alternative 4, the Old Lumberyard and Alamo Pintado sites would not be developed with high-density land uses, and thus, would not result in the potential for on-site noise sources from the proposed high-density uses to affect residential receptors in the vicinity of the site. Therefore, operational noise impacts under Alternative 4 would be less than the proposed project. Adherence to Solvang Municipal Code noise limits for HVAC units and other stationary noise sources associated with future development would ensure that operational stationary noise under Alternative 4 is less than significant, similar to the proposed project.

Implementation of Alternative 4 would result in buildout, which would generate new vehicle trips that could incrementally increase the exposure of land uses along roadways to traffic noise. Although Alternative 4 would result in reduced overall operational noise, shown in Appendix F, there would still be an increase in noise compared to existing conditions. Similar to the proposed project, Alternative 4 would implement 2045 General Plan policies and actions that would reduce roadway vehicle noise. Under Alternative 4, impacts involving roadway vehicle noise would be less than the 2045 General Plan due to the reduced buildout and population increase, and less than significant, similar to the proposed project.

Development facilitated under Alternative 4 could temporarily generate groundborne vibration during construction, potentially affecting nearby land uses. Mitigation Measure NOI-2 (Adopt and Implement a New General Plan Policy to reduce Construction Vibration) would require

implementation of measures to reduce vibration impacts during construction. Operation of future development under Alternative 4 would not involve substantial vibration or groundborne noise. However, Alternative 4 would not result in development of the Old Lumberyard and Alamo Pintado sites, and groundborne vibration during construction on these sites would not affect residential receptors in the vicinity of the sites. Thus, Alternative 4 would ultimately result in fewer impacts involving groundborne vibration than the proposed project. However, overall impacts would be less than significant with mitigation incorporated, similar to the proposed project.

Residents and businesses facilitated by Alternative 4 would not be served by the Santa Ynez Airport. The Planning Area is not in a 65 CNEL or higher noise contour of any nearby airport and continued regulation of airport noise consistent with State and federal regulations would minimize disturbance to people residing or working within proximity of the Santa Ynez Airport. Similar to the 2045 General Plan, there would be no impact. Therefore, impacts would be similar under this alternative as compared to the 2045 General Plan.

Overall, impacts from Alternative 4 would be reduced, compared to the 2045 General Plan due to the reduction in buildout.

I. Population and Housing

In comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, Alternative 4 would result in 258 fewer additional residents and 108 fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. Additionally, Alternative 4 would not result in redevelopment of the Old Lumberyard site, including the relocation of the existing single-family residence at 1793 Mission Drive. Similar to the 2045 General Plan, growth under Alternative 4 would be guided by the policies in the 2045 General Plan, and such growth would exceed SBCAG's projections. However, this growth would occur in an orderly and controlled manner, such that Alternative 4 would not result in substantial unplanned population growth. As Alternative 4 would result in less growth in Solvang and would not involve the temporary displacement of an existing residence, Alternative 4 would have fewer impacts involving population and housing than the 2045 General Plan. Under Alternative 4, impacts would be less than significant, similar to the proposed project.

m. Public Services and Recreation

Alternative 4 would generate less demand for public services and recreational opportunities compared to the 2045 General Plan due to Alternative 4's reduced buildout potential. Additionally, Alternative 4 would implement policies included in the 2045 General Plan that ensure adequate public services are provided in Solvang. Similar to the 2045 General Plan, buildout of Alternative 4 would occur in areas served by existing public service facilities and, rather than requiring new facilities, would instead be expected to require the expansion of personnel or improvements to existing facilities, if needed to accommodate this future development. Similar to the 2045 General Plan, Alternative 4 would not include specific development proposals for parks and recreational facilities. Due to the Alternative 4's reduced buildout, Alternative 4 would result in fewer impacts related to the construction of public service and recreational facilities, and these impacts would remain less than significant, similar to the proposed project.

n. Transportation

Alternative 4 would have a reduced buildout potential compared to the 2045 General Plan and therefore would generate less overall vehicle trips. However, Alternative 4 would result in reduced

density, as the proposed hotel and high-density residential land uses on the Old Lumberyard site and Alamo Pintado site would not be implemented. This reduced density would result in visitors and residents of Solvang traveling greater lengths to reach destinations, as the Old Lumberyard and Alamo Pintado sites are located in close proximity to several commercial areas to which visitors and residents would be expected to travel. Based on the *Traffic Analysis Data Memorandum* prepared by DKS Associates in December 2023 (Appendix G), Alternative 4 would result in a VMT per capita of 22.21 and a VMT per employee of 21.55. These VMT values are greater than the VMT per capita and VMT per employee of Solvang with implementation of the 2045 General Plan, which would be 22.18 and 21.52, respectively. Therefore, Alternative 4 would have greater impacts to transportation, including VMT, and these impacts would be significant and unavoidable, similar to the proposed project.

o. Tribal Cultural Resources

Similar to the 2045 General Plan, development facilitated by Alternative 4 would be subject to the requirements of AB 52. Alternative 4 would implement Mitigation Measures TCR-1 through TCR-5, and thus would ensure project-specific tribal cultural resource identification and consultation, and the appropriate avoidance, minimization, or mitigation. Alternative 4 would not result in redevelopment of the Old Lumberyard site and development of the Alamo Pintado site, and thus would involve less ground-disturbing activities that may have the potential to affect subsurface tribal cultural resources. Therefore, Alternative 4 would have fewer impacts than the 2045 General Plan, and this alternative's impact on tribal cultural resources would be less than significant with mitigation, similar to the proposed project.

p. Utilities and Service Systems

Alternative 4 would generate less demand for utilities and service systems than the 2045 General Plan due to Alternative 4's reduced buildout potential. Additionally, similar to the 2045 General Plan, Alternative 4 would implement 2045 General Plan policies to ensure citywide utility infrastructure supports development. Alternative 4's anticipated growth would exceed SBCAG's growth projections that function as the basis for water providers serving Solvang to project future water demand; however, similar to the 2045 General Plan, implementation of 2045 General Plan policies, which require the City to restrict development until adequate water supplies are available to serve additional development, would reduce impact to water supplies. In addition, development facilitated by Alternative 4 would comply with existing State and local water conservation and water efficiency requirements, including drought resilience measures. As a result, Alternative 4 would not place additional burdens on water purveyors serving the city in comparison to the 2045 General Plan. Therefore, Alternative 4 would have fewer impacts on utilities and service systems. These impacts would be less than significant, similar to the proposed project.

q. Wildfire

Alternative 4 would result in reduced buildout potential compared to the 2045 General Plan. Similar to the 2045 General Plan, Alternative 4 would implement 2045 General Plan policies that provide necessary prevention services to reduce loss and damage due to wildfire. Accordingly, development facilitated by Alternative 4 would meet the 2045 General Plan's additional fire-safety requirements designed to minimize wildfire risks, achieve wildfire resilience, and adequately prepare for wildfire response in Solvang. However, both the Old Lumberyard site and the Alamo Pintado site are located in a moderate Fire Hazard Severity Zone, as identified by the 2045 General Plan. As Alternative 4

would not result in development of these sites with high-density land uses, Alternative 4 would result in fewer potential impacts involving wildfire when compared to the 2045 General Plan, as less exposure to wildfire hazards would occur. Under Alternative 4, impacts would be less than significant, similar to the proposed project.

6.6 Alternatives Considered but Rejected

Another alternative considered would involve increasing the density of the High Density Residential land use designation from 20 dwelling units per acre to 24 dwelling units per acre. This alternative would increase infill and medium-density housing throughout Solvang. An additional alternative considered would involve increasing the density of the High Density Residential land use designation from 20 dwelling units per acre to 32 dwelling units per acre, allowing multi-family residential development in the Tourist Commercial land use designation at a maximum density of 32 dwelling units per acre, and increasing the maximum allowable height of buildings designated as Tourist Commercial to 45 feet. This alternative would also increase infill, and would emphasize high-density housing throughout Solvang.

These alternatives were considered but ultimately rejected during the public outreach process, due to public opposition to the proposed degree of increased density.

6.7 Environmentally Superior Alternative

Table 6-2 indicates whether each alternative's environmental impact is greater than, less than, or similar to that of the 2045 General Plan for each of the issue areas studied. Based on the alternatives analysis provided above, Alternative 4 would be the environmentally superior alternative.

The No Project Alternative assumes development in Solvang would occur under the City's current General Plan. Under this alternative, the City would experience reduced buildout when compared to the 2045 General Plan, and population and housing growth would be within SBCAG's anticipated projections. However, this alternative would not implement 2045 General Plan policies and Mitigation Measures BIO-1, CUL-1 through CUL-4, GEO-1, and TCR-1 through TCR-5, and would result in significant and unavoidable impacts to air quality, noise, transportation, and wildfire. The No Project Alternative would fulfill Project Objectives to a lesser extent than the proposed 2045 General Plan. Specifically, while the No Project Alternative would foster a distinct community character, promote economic diversity and sustainability, provide adequate facilities, conserve open space, ensure public safety, improve mobility, support strategic land uses, and support diverse housing options, this alternative would not include new 2045 goals and policies designed to specifically further these objectives in Solvang.

Alternative 2 would involve implementation of the 2045 General Plan and exclusion of the Old Lumberyard site as an area of potential growth. Although the Old Lumberyard Project would not be included under Alternative 2, this would not preclude development from occurring on the site in the future. Under Alternative 2, the proposed Old Lumberyard Project would not be implemented, and the zoning and General Plan designations would not change from the existing designations. However, housing could still be built on the Old Lumberyard Project site, for a total of 50 units and 120 new residents. Therefore, in comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, and assuming the Old Lumberyard site would be developed under existing conditions, Alternative 2 would result in 2 fewer residents and 1 fewer

housing unit in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. This alternative would implement both 2045 General Plan policies and Mitigation Measures BIO-1, CUL-1 through CUL-4, GEO-1, and TCR-1 through TCR-5, and would result in fewer impacts to all environmental issue areas, except for land use and planning, where impacts would be comparable to the 2045 General Plan, and transportation, where impacts would be greater than the 2045 General Plan. Alternative 2 would fulfill Project Objectives of fostering a distinct community character, promoting economic diversity and sustainability, providing adequate facilities, conserving open space, and ensuring public safety. As Alternative 2 would not involve high-density development on the Old Lumberyard site, it would fulfill Project Objectives of supporting strategic land uses, improving mobility, and supporting diverse housing options, to a lesser extent than the 2045 General Plan. Alternative 2 would fulfill these Project Objectives to a lesser extent as the exclusion of the Old Lumberyard site would result in a decreased emphasis on the provision of housing units, an increase in VMT per capita, and less strategic land use decision-making, when compared to the 2045 General Plan.

Alternative 3 would involve implementation of the 2045 General Plan and exclusion of the Alamo Pintado site as an area of potential growth. Although the Alamo Pintado Project would not be included under Alternative 3, this would not preclude development from occurring on the site in the future. Under Alternative 3, the proposed Alamo Pintado Project would not be implemented, and the zoning and General Plan designations would not change from the existing designations. However, housing could still be built on the Alamo Pintado Project site, for a total of 2 units and 5 new residents. Therefore, in comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, Alternative 3 would result in 256 fewer additional residents and 107 fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. This alternative would implement both 2045 General Plan policies and Mitigation Measures BIO-1, CUL-1 through CUL-4, GEO-1, and TCR-1 through TCR-5, and would result in fewer impacts to all environmental issue areas, except for land use and planning, where impacts would be comparable to the 2045 General Plan, and transportation, where impacts would be greater than the 2045 General Plan. Alternative 3 would fulfill Project Objectives of fostering a distinct community character, promoting economic diversity and sustainability, providing adequate facilities, conserving open space, and ensuring public safety. As Alternative 3 would not involve high-density development on the Alamo Pintado site, it would fulfill Project Objectives of supporting strategic land uses, improving mobility, and supporting diverse housing options, to a lesser extent than the 2045 General Plan. Alternative 3 would fulfill these Project Objectives to a lesser extent as the exclusion of the Alamo Pintado site would result in a decreased emphasis on the provision of housing units, an increase in VMT per capita, and less strategic land use decision-making, when compared to the 2045 General Plan. However, Alternative 3 would fulfill the Project Objective of conserving open space to a greater extent than the 2045 General Plan, as the Alamo Pintado site is currently vacant and consists of a grassy field with mature trees that would be preserved.

Alternative 4 would involve implementation of the 2045 General Plan and exclusion of both the Old Lumberyard site and the Alamo Pintado site as areas of potential growth. Under Alternative 4, both the proposed Old Lumberyard Project and the Alamo Pintado Project would not be implemented, and the zoning and General Plan designations would not change from the existing designations. Although the Old Lumberyard Project and the Alamo Pintado Project would not be included under Alternative 4, this would not preclude development from occurring on these sites in the future. Therefore, in comparison to the 2045 General Plan's anticipated 2045 population of 7,253 and housing stock of 3,019 units, Alternative 4 would result in 258 fewer additional residents and 108

fewer housing units in Solvang in 2045. As a result, the anticipated growth in Solvang would be less than the 2045 General Plan. This alternative would implement both 2045 General Plan policies and Mitigation Measures BIO-1, CUL-1 through CUL-4, GEO-1, and TCR-1 through TCR-5, and would result in fewer impacts to all environmental issue areas, except for land use and planning, where impacts would be comparable to the 2045 General Plan, and transportation, where impacts would be greater than the 2045 General Plan. Alternative 4 would fulfill Project Objectives of fostering a distinct community character, promoting economic diversity and sustainability, providing adequate facilities, conserving open space, and ensuring public safety. As Alternative 4 would not involve high-density development on the Old Lumberyard and Alamo Pintado sites, it would fulfill Project Objectives of supporting strategic land uses, improving mobility, and supporting diverse housing options, to a lesser extent than the 2045 General Plan. Alternative 4 would fulfill these Project Objectives to a lesser extent as the exclusion of the Old Lumberyard and Alamo Pintado sites would result in a decreased emphasis on the provision of housing units, an increase in VMT per capita, and less strategic land use decision-making, when compared to the 2045 General Plan. However, Alternative 4 would fulfill the Project Objective of conserving open space to a greater extent than the 2045 General Plan, as the Alamo Pintado site is currently vacant and consists of a grassy field with mature trees that would be preserved.

While Alternative 4 would not fulfill Project Objectives to the same extent as the 2045 General Plan, the decreased buildout associated with Alternative 4, when paired with general furtherance of Project Objectives, would result in Alternative 4 being the environmentally superior alternative. Specifically, Alternative 4 would not involve development to the same extent on the Old Lumberyard site and Alamo Pintado site, and thus would involve a reduced buildout when compared to the proposed project, Alternative 2, and Alternative 3. This reduced buildout would result in lesser impacts to all environmental issue areas except land use and planning (where impacts would be similar) and transportation (where impacts would be greater). Considering Alternative 4 would have fewer overall impacts than the proposed project, Alternative 2, and Alternative 3, and would fulfill Project Objectives to a similar extent as both Alternative 2 and Alternative 3, this alternative would be environmentally superior.

Table 6-2 Impact Comparison of Alternatives

Issue	Proposed Project Impact Classification	Alternative 1: No Project/No 2045 General Plan	Alternative 2: No Old Lumberyard Project	Alternative 3: No Alamo Pintado Project	Alternative 4: Neither Project
Aesthetics	Less than Significant	+	+	+	+
Air Quality	Significant and Unavoidable	+	+	+	+
Biological Resources	Less than Significant with Mitigation Incorporated	+	+	+	+
Cultural Resources	Less than Significant with Mitigation Incorporated	+	+	+	+
Energy	Less than Significant	+	+	+	+
Geology and Soils	Less than Significant with Mitigation Incorporated	+	+	+	+
Greenhouse Gas Emissions	Less than Significant	-	+	+	+
Hazards and Hazardous Materials	Less than Significant	+	+	+	+
Hydrology and Water Quality	Less than Significant	+	+	+	+
Land Use and Planning	Less than Significant	-	=	=	=
Noise	Significant and Unavoidable	+	+	+	+
Population and Housing	Less than Significant	+	+	+	+
Public Services and Recreation	Less than Significant	+	+	+	+
Transportation	Significant and Unavoidable	-	-	-	-
Tribal Cultural Resources	Less than Significant with Mitigation Incorporated	+	+	+	+
Utilities and Service Systems	Less than Significant	+	+	+	+
Wildfire	Less than Significant	-	+	+	+
Overall		13 Superior, 4 Inferior, 0 Similar	15 Superior, 1 Inferior, 1 Similar	15 Superior, 1 Inferior, 1 Similar	15 Superior, 1 Inferior, 1 Similar

+ Superior to the 2045 General Plan (reduced level of impact)
 - Inferior to the 2045 General Plan (increased level of impact)
 = Similar level of impact to the 2045 General Plan