

# Executive Summary

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

## Project Synopsis

### Project Applicant

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Planning Division  
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### Project Description

This EIR has been prepared to examine the potential environmental effects of the 2045 General Plan. The following is a summary of the full project description, which can be found in Section 2, *Project Description*.

The City of Solvang (City) proposes a Comprehensive General Plan Update, including eight respective City General Plan elements (referred to in this EIR as “2045 General Plan” or “proposed project”). The 2045 General Plan considers the year 2045 as its horizon year, or the year that buildout is contemplated through. The project involves updates to all of the City’s existing General Plan Elements, except for the Housing Element which was updated as part of a separate project and adopted in 2023. The 2045 General Plan elements include: Land Use; Community Design; Economic Development; Mobility; Public Facilities, Services, and Infrastructure; Environment and Sustainability; and Safety. Although not explicitly its own element, environmental justice considerations are implemented within goals, policies, and implementation programs throughout the General Plan. In addition, the 2045 General Plan includes an Administration chapter which includes all implementation programs that implement each of the individual General Plan element goals and policies.

The 2045 General Plan serves as the long-term blueprint for development across the City’s Planning Area. The Planning Area covered by the 2045 General Plan consists of the corporate limits of the City as well as lands within the City’s Sphere of Influence (SOI). The term “sphere of influence”

applies to the area designated by Santa Barbara County Local Agency Formation Commission (LAFCO) as the probable, future physical boundary or service area of the City.

Since Solvang is primarily a built-out community, a majority of the anticipated growth is located within underutilized land or on parcels built with existing uses. To account for these changes, the 2045 General Plan evaluates the potential for existing developed areas to redevelop (i.e., remove an existing home and replace it with more units, such as a duplex or triplex), or increase the use of a parcel (i.e., adding additional units on a parcel with an existing home). A redevelopment percentage was applied to underutilized and build out parcels to account for the growth through 2045, since it is assumed that not all parcels will fully develop within the planning period. Redevelopment percentages applied to the land use designations under consideration for changes fluctuate between 5 and 10 percent, depending on the designation and the likelihood of future changes. Accessory dwelling units (ADUs) are not considered in the General Plan buildout, as the State does not include ADUs in the density per acre totals.

All designations analyzed were applied with a set of development assumptions applicable density and floor area ratio (FAR) determined as part of the General Plan's Alternatives process and approved by City Council. Applying the density and intensity (FAR) standards allowed for the calculation of the potential net new dwelling units anticipated by 2045. The anticipated 2045 population was then counted using persons per household data averages from the United States Census Bureau's American Community Survey (2019), Department of Finance (2019), and population projections from the Santa Barbara County Association of Governments (SBCAG).

In addition to the anticipated net new housing units and population figures, anticipated new housing units and population based on pending and approved City projects were also added to the total potential. Approved nonresidential projects include the Sansum Medical Clinic and two boutique hotels totaling 20 hotel units. There are currently 88 pending and approved dwelling units (85 multi-family, three single-family), which would accommodate a population increase of 211 residents. Calculating new population for pending and approved projects used the same process for calculating the net new population.

### *Old Lumberyard Site*

One area of potential growth considered by the 2045 General Plan is the Old Lumberyard site, located at 1783 and 1793 Mission Drive and 533 Pine Street and comprised of Assessor's Parcel Numbers (APNs) 139-150-012, 139-150-017, and 139-150-027. The project site is currently developed with existing on-site uses including the Solvang Mill and Lumberyard building, two single-family residences, two garages, and various accessory structures. The site is bounded by Mission Drive to the south, Pine Street to the east, Maple Avenue to the north, and existing community facilities to the west, including the Solvang Library, the Sherriff's Office, the Senior Center, and Veterans Memorial Hall. The site is currently designated as DR-20.

The project would merge APNs 139-150-012, 139-150-017, and 139-150-027 into one lot and demolish most existing on-site buildings, except for the existing single-family residence located at 1793 Mission Drive, which would be relocated. The site would be rezoned to Tourist-related Commercial (TRC), which would allow the proposed hotel and residential apartment uses. The project would construct two, two-story hotel buildings adjacent to Mission Drive which would collectively contain 45 guest rooms. Two, two-story hotel buildings and one, one-story hotel building would be constructed adjacent to Pine Street which would provide a total of five guest rooms. One, three-story multi-family residential building would be constructed adjacent to Maple Avenue and would include 51 micro-studio apartments. In addition, a two-story building comprised

of a hotel lobby and mechanical car parker is proposed at the center of the Mission Drive project site.

*Site B*

Site B is a 0.64-acre site located at the junction of Alamo Pintado Road and Viborg Road that is currently zoned 20-R-1, or low-density single family residential. The site currently has dense foliage that will need to be cleared. The City intends to rezone the parcels to DR-20 with a General Plan land use designation of High Density Residential, allowing 20 dwelling units per acre. At the proposed zoning, the site has realistic capacity for a total of 11 dwelling units, six moderate and five above-moderate income.

*Site C*

Another area of potential growth considered by the 2045 General Plan is the Alamo Pintado site, located at the northwestern corner of Alamo Pintado and Old Mission Drive at APNs 139-530-001 and 139-530-002. The 5.5-acre site is currently vacant. The current land use/zoning designation for this site is 20-R-1 with a potential buildout of 11-14 units.

The City Council authorized the review of the lower half of the site with a land use designation of DR-20 units per acre. The estimated buildout would be 40 to 50 units with the other half of the site designated for 20-R-1 or Open Space as noted in the adopted Housing Element.

The landowner has provided an alternative plan to be considered in the EIR. The project would merge APNs 139-530-001 and 139-530-002 into one lot. The 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 would involve a zone change to Design Residential 20 (DR-20). Under the 2045 General Plan, the project site would have a land use designation of High Density Residential.

*Site D*

Site D, or the Alisal Commons site, is a 3.71-acre portion of a large open space, recreation zoned parcel that encompasses portions of the rights-of-way for Alisal Road, Juniper Avenue, and Fjord Drive. Site D has realistic capacity to accommodate 59 lower-income dwelling units.

*Growth Summary*

Finally, the proposed General Plan analyzes potential projected employment. This analysis assumes that there would be no net loss of commercial square footage. When calculating the potential projected employment through 2045, the analysis uses the overall employment average, applicable FAR for each land use designation, and percentage of acreage by employment type. These multitude of factors allow for the calculation of the total potential projected employment by 2045 as summarized below in Table ES-1.

**Table ES-1 Residential Unit and Employment Growth Summary**

	Existing (2019)	Proposed (2045)	Net Change from Existing to Proposed
Residential Units	2,566 units	3,063 units	497 units
Employment	3,227 employees	3,438 employees	211 employees

## Solvang Comprehensive General Plan Update and Rezoning

The 2045 General Plan would provide the framework for development of up to 497 net new residential units which would result in 2,145 total single-family residences and 918 multi-family residential units in Solvang. Density ranges would be between zero and 20 dwelling units per acre. The 2045 General Plan would provide the framework for the addition of approximately 211 employees to Solvang, spread across the following land uses:

- Tourist Commercial: 97 employees
- Professional/Office: 71 employees
- Retail Commercial: 40 employees
- General Commercial: 2 employees
- Public/Institutional: 1 employee

With relatively limited opportunities for new development in Solvang, the 2045 General Plan emphasizes infill and reuse development within City limits, encourages high-density and mixed-use projects where appropriate, and supports development that compliments the existing natural and built environment. Future development would occur where existing roads, water, and sewer are in place and in a manner that minimizes the impact of development on existing infrastructure and services.

Specific land use designations are currently proposed by the 2045 General Plan. These land use designation amendments are to ensure consistency with existing land uses, such as public utilities, recreational facilities, and parks. These amendments would change the development potential for some of the land use designations proposed by the 2045 General Plan.

The 2045 General Plan serves as the City's long-term development blueprint through 2045, contains goals and policies guiding land use and infrastructure decisions through 2045, and brings the General Plan up to date in response to latest State and regional plans and regulations related to housing, climate-related hazards,<sup>1</sup> emergency evacuation routes and access, water supply, and mobility.

Given the programmatic nature of the 2045 General Plan, specific projects details and locations that could result in the future within these land use areas are unknown at this time. Future discretionary projects would require project-level environmental review analysis.

## Project Objectives

The City's 2045 General Plan objectives 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, 21<sup>st</sup> century communications infrastructure, and regional collaboration to connect Solvang to the broader economy and enhance the fiscal health of the community.

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<sup>1</sup> Pursuant to Senate Bill 379, which amended California Government Code Section 65302.

- **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.

## Alternatives

As required by the California Environmental Quality Act (CEQA), this EIR examines alternatives to the proposed project. Studied alternatives include the following four alternatives. Based on the alternatives analysis, Alternative 4 was determined to be the environmentally superior alternative.

- Alternative 1: No Project Alternative
- 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)

**Alternative 1 (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. Under this alternative, the City would experience reduced buildout when compared to the 2045 General Plan, and population and housing growth would be within the Santa Barbara County Association of Government’s (SBCAG) 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 (No Old Lumberyard Project)** 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 (No Alamo Pintado Project)** 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 (Neither Project Implemented)** 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.

Refer to Section 6, *Alternatives*, for the complete alternatives analysis.

## Areas of Known Controversy

The EIR scoping process did not identify any areas of known controversy for the proposed project. Responses to the Notice of Preparation of a Draft EIR and input received at the EIR scoping meeting held by the City are summarized in Section 1, *Introduction*.

## Issues to be Resolved

The proposed project would require the Solvang City Council to certify the EIR, adopt the 2045 General Plan, and approve the proposed rezoning.

## Issues Not Studied in Detail in the EIR

Impacts to agricultural resources and mineral resources were found to be less than significant and not requiring detailed analysis. Agricultural resources and mineral resources are discussed in Section 4.18, *Effects Found Not to Be Significant*.

## Summary of Impacts and Mitigation Measures

Table ES-2 summarizes the environmental impacts of the proposed project, proposed mitigation measures, and residual impacts (the impact after application of mitigation, if required). Impacts are categorized as follows:

- **Significant and Unavoidable.** An impact that cannot be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires a Statement of Overriding Considerations to be issued if the project is approved per §15093 of the CEQA Guidelines.
- **Less than Significant with Mitigation Incorporated.** An impact that can be reduced to below the threshold level given reasonably available and feasible mitigation measures. Such an impact requires findings under §15091 of the CEQA Guidelines.
- **Less than Significant.** An impact that may be adverse, but does not exceed the threshold levels and does not require mitigation measures. However, mitigation measures that could further lessen the environmental effect may be suggested if readily available and easily achievable.
- **No Impact:** The proposed project would have no effect on environmental conditions or would reduce existing environmental problems or hazards.

**Table ES-2 Summary of Environmental Impacts, Mitigation Measures, and Residual Impacts**

Impact	Mitigation Measure (s)	Residual Impact
<b>Aesthetics</b>		
<p><b>Impact AES-1.</b> The 2045 General Plan would not facilitate development that would substantially obstruct scenic vistas, and this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact AES-2.</b> There are no designated state scenic highways in Solvang. Therefore, there would be no impact.</p>	<p>None required.</p>	<p>No impact</p>
<p><b>Impact AES-3.</b> The 2045 General Plan would not facilitate development that degrades Solvang’s existing visual character. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact AES-4.</b> New development associated with the 2045 General Plan could increase light and glare effects in and around Solvang. However, new developments would be subject to existing regulations in the City’s Municipal Code and proposed 2045 General Plan policies to protect dark skies at nighttime. Therefore, the project would have a less than significant impact associated with light and glare.</p>	<p>None required.</p>	<p>Less than significant</p>
<b>Air Quality</b>		
<p><b>Impact AQ-1.</b> Growth resulting from the 2045 General Plan is anticipated and would not constitute substantial unplanned population growth. The Santa Barbara County Association of Governments would update their growth projections to be consistent with the 2045 General Plan during the next planning cycle. Through Mitigation Measure AQ-1, the project would incorporate Santa Barbara Air Pollution Control District (SBAPCD) standard fugitive dust control measures that are required by the SBCAPCD Guidelines to be consistent with the Clean Air Plan. Therefore, impacts would be less than significant with mitigation.</p>	<p><b>AQ-1 SBCAPCD’s Construction Impact Mitigation: PM10 Mitigation Measures.</b> The applicant shall require all construction contractors to implement the basic construction mitigation measures recommended by SBCAPCD to reduce fugitive dust emissions. Emission reduction measures will include, at a minimum, the following measures:</p> <ul style="list-style-type: none"> <li>▪ During construction, water trucks or sprinkler systems shall be used to keep all areas of vehicle movement damp enough to prevent dust from leaving the site and from exceeding SBCAPCD’s limit of 20 percent opacity for greater than three minutes in any 30-minute period. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency shall be required whenever the wind speed exceeds 15 miles per hour (mph). Reclaimed water shall be used whenever possible.</li> </ul>	<p>With implementation of Mitigation Measure AQ-1, the project would be consistent with the Clean Air Plan per the SBCAPCD guidelines through implementation of the required standard fugitive dust control measures. Therefore, impacts would be less than significant with mitigation.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>However, reclaimed water shall not be used in or around crops for human consumption.</p> <ul style="list-style-type: none"> <li>▪ The amount of disturbed area shall be minimized.</li> <li>▪ On-site vehicle speeds shall be no greater than 15 mph when traveling on unpaved surfaces.</li> <li>▪ A track-out prevention device shall be installed and operated where vehicles enter and exit unpaved roads onto paved streets. The track-out prevention device can include any device or combination of devices that are effective at preventing track out of dirt such as gravel pads, pipe-grid track-out control devices, rumble strips, or wheel washing systems.</li> <li>▪ If stockpiling of material is involved, soil stockpiled for more than one day shall be covered, kept moist, or treated with soil binders to prevent dust generation.</li> <li>▪ After clearing, grading, earth moving or excavation is completed, the disturbed area shall be treated by watering, or using roll-compaction, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. All driveways and sidewalks to be paved/surfaced shall be completed as soon as possible.</li> <li>▪ The contractor or builder shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust off-site. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the SBCAPCD prior to grading/building permit issuance and/or map clearance.</li> </ul> <p>The project applicant shall comply with SBCAPCD Rule 345: Control of Fugitive Dust from Construction and Demolition Activities, including all applicable standards and measures therein.</p>	

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact AQ-2.</b> Individual development projects carried out under the 2045 General Plan would generate construction and operational-related emissions. Such emissions may result in adverse impacts to regional air quality. Implementation of policies in the proposed 2045 General Plan Update and compliance with existing regulations would reduce construction and operational emissions. Operational emissions generated from the 2045 General Plan would not exceed SBCAPCD operational emissions thresholds. However, specific project-level details for construction are unknown at this level of planning and individual projects may exceed SBCAPCD thresholds. Therefore, impacts would be significant and unavoidable.</p>	<p>Mitigation Measure AQ-1 (refer to Impact AQ-1)</p>	<p>While consistency with SBCAPCD’s Guidelines through implementation of fugitive dust control measures would reduce impacts from construction emissions to less than significant for the majority of projects, specific project-level details are unknown at this level of planning and individual projects may still exceed SBCAPCD thresholds. Therefore, construction impacts would be significant and unavoidable.</p>
<p><b>Impact AQ-3.</b> Development facilitated by the 2045 General Plan could result in construction activity that could produce toxic air contaminant emissions in proximity to residential receptors. Mitigation Measure AQ-2 would require large construction projects to use equipment meeting California Air Resources Board (CARB) Tier 3 or higher for off-road heavy-duty diesel engines, which would reduce toxic air contaminant emissions. However, Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters cannot be guaranteed to be commercially available. Therefore, impacts would be significant and unavoidable.</p>	<p><b>AQ-2 Construction Equipment Exhaust Control Measures.</b> For individual residential projects facilitated by the 2045 General Plan that would develop three or more units, would involve demolition, mass grading, or excavation and trenching phases longer than two months and would be located within 1,000 feet of existing sensitive receptors, the City shall enforce a project specific Condition of Approval requiring off-road heavy-duty diesel engines to meet CARB-certified Tier 3 or higher emission standards or employ CARB-certified Level 3 diesel particulate filters to the extent that this equipment is commercially available. “Commercially available” shall be defined as the availability of required equipment in geographic proximity to the project site and within a reasonable timeframe relative to critical path construction timing. If Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters are not commercially available, documentation shall be provided by the project applicant to the City stating that Tier 3 equipment or higher emission standard or Level 3 diesel particulate filters are not commercially available with supporting evidence from the contractor. If CARB-certified Level 3 diesel particulate filters are utilized, they shall be kept in working order and maintained in operable condition according to manufacturer’s specifications, as applicable.</p>	<p>Implementation of Mitigation Measure AQ-1 would reduce potential residual health risk impacts associated with exposure of sensitive receptors to substantial pollutant concentrations of diesel particulate matter and toxic air contaminants to the extent feasible. However, as Tier 3 or higher emission standard equipment or Level 3 diesel particulate filters cannot be guaranteed to be commercially available, impacts are conservatively assessed as significant and unavoidable.</p>

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact AQ-4.</b> Future development facilitated by the 2045 General Plan would not create objectionable odors that could affect a substantial number of people or expose future residents to odors that would produce a public nuisance or hazard. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Biological Resources</b></p>		
<p><b>Impact BIO-1.</b> The 2045 General Plan could have a substantial adverse effect, either directly or through habitat modifications, on special-status species. Implementation of federal, State, and local regulations and policies, as well as Mitigation Measures BIO-1 through BIO-3 would ensure development facilitated by the 2045 General Plan would not have a substantial adverse effect on candidate, sensitive, or special-status species. This impact would be less than significant with mitigation incorporated.</p>	<p><b>BIO-1 Conduct Pre-construction Bird Surveys and Implement Avoidance and Minimization Measures.</b> For construction activities initiated during the bird nesting season (February 1 through September 15, and as early as January 1 for raptors), involving removal of vegetation, abandoned structures, man-made features, or other nesting bird habitat, a pre-construction nesting bird survey shall be conducted no more than 5 days prior to initiation of ground disturbance and vegetation removal. The nesting bird pre-construction survey shall be conducted on foot and shall include an area on and around the construction site at a distance determined by a qualified biologist, including staging and storage areas. The minimum survey radii surrounding the work area shall be 500 feet. The survey shall be conducted by a qualified biologist familiar with the identification of avian species known to occur in the Solvang region. If construction lapses for 5 days or longer, the qualified biologist shall conduct another focused survey before project activities are reinitiated. If nests are found, an avoidance buffer shall be determined by the biologist dependent upon the species, the proposed work activity, and existing disturbances associated with land uses outside the site. The qualified biologist shall observe the active nest to establish a behavioral baseline of the adults and nestlings, if present. The qualified biologist shall monitor the active nests, while construction activities are happening to detect signs of disturbance and behavioral change as a result of construction impacts, such as noise, vibration, odors, or worker/equipment motion. If signs of disturbance and behavioral changes are observed, the qualified biologist shall stop all construction work causing those changes and until a larger avoidance buffer is established or until it is determined that the nesting period is completed. The buffer shall be demarcated by the biologist with bright orange construction fencing, flagging, construction lathe, or</p>	<p>Implementation of Mitigation Measure BIO-1 would reduce potential impacts to nesting birds to a less-than-significant level by requiring pre-construction surveys for nesting birds and avoidance measures if nesting birds are present on a project site. Implementation of Mitigation Measure BIO-2 would reduce potential impacts to bat species to a less-than-significant level by requiring assessment of potential building and tree removals, and avoidance of roosting bats. Implementation of Mitigation Measure BIO-3 would reduce potential impacts to Crotch’s bumblebee to a less-than-significant level by requiring pre-construction surveys for Crotch’s bumblebee and avoidance measures if Crotch’s bumblebee is present on a project site.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>other means to demarcate the boundary. All construction personnel shall be notified of the buffer zone as an “Nesting Bird Area” and to avoid entering the buffer zone until a biologist determines that the nest is no longer active. No ground-disturbing activities shall occur within the buffer until the biologist has confirmed that breeding/nesting is completed and the young have fledged the nest. A report summarizing the pre-construction survey(s) shall be prepared by a qualified biologist and shall be included on project site plans and submitted to the City prior to the commencement of construction activities.</p> <p><b>BIO-2 Special Status Bat Species Habitat Assessment Survey and Emergence Survey(s).</b> For future projects where trees, abandoned structures, or other habitat for roosting bats is present and construction activities may occur during seasonal periods of bat activity, construction activities shall occur outside the maternity season, as feasible. Should construction timing not allow for it, a special-status bat habitat assessment survey shall be conducted by a qualified biologist prior to any construction activities during the bat maternity season from April 1 through August 31. The survey will document any evidence of special-status bat species that may occur in proposed work areas through direct observation (e.g., roosting bats) and/or sign (e.g., bat guano). If no observance and/or sign of special-status bats are detected during these surveys, then construction-related activities may proceed. If observance or sign of special status bat species are detected during the survey, special-status bat species emergence survey(s) will need to be conducted. If observance and/or sign of special-status bat species use is documented within the project site during implementation of BIO-2, and construction activities occur during the bat maternity season (April 1 through August 31), special-status bat species emergence survey(s) will be conducted. As part of BIO-3, a habitat assessment survey generally outlined in BIO-2 will be conducted on the first night of the emergence survey(s) to document the areas of suitable bat habitat within the Project site. Emergence surveys will be conducted in areas of suitable bat habitat (e.g., near buildings or trees) during the bat maternity season to document any special-status bat species emerging from features identified during the habitat assessment survey. Multiple emergence surveys may be</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>required depending on the size and number of suitable habitat locations. The emergence survey(s) will be conducted one hour prior to sunset and last up to a minimum of two hours after sunset. Depending on potential species that may occur, surveys may need to be conducted until midnight. Passive acoustic monitoring equipment will be utilized during the emergence surveys to determine identify bats to the species level. Any special-status bat species observed maternity roosting within or adjacent to the Project site should be avoided and provided a minimum buffer as determined by the qualified biologist (a 100-foot to 300-foot buffer is recommended) or in consultation with USFWS and/or CDFW prior to the commencement of construction. Should special-status bat species to only be day roosting and not maternity roosting, a bat mitigation and/or management plan should be developed for roost relocation. Mitigation and management plans would also require consultation with USFWS and/or CDFW prior to the commencement of construction.</p> <p><b>BIO-3 Conduct Pre-construction Crotch’s Bumblebee Surveys and Implement Avoidance Measures.</b> For construction activities located in vacant or undeveloped areas containing open grasslands, shrublands, or chaparral, a habitat assessment for Crotch’s bumblebee shall be performed. If it determined that suitable habitat for Crotch’s bumblebee is present, a focused survey shall be performed during the species active flight period for Crotch’s bumblebee and peak blooming period of nectar and pollen sources (May 1 through July 31). The survey shall be conducted by a qualified biologist to determine presence of Crotch’s bumblebee no more than 5 days prior to initiation of construction activities. The Crotch’s bumblebee survey shall be conducted on foot and shall encompass the entirety of a project site and focus on areas that allow for the highest probability of detection, such as high abundance nectar or pollen sources and rodent burrows that may be used for breeding and nesting, subject to the discretion of the qualified biologist. Prior to the start of construction, the qualified biologist shall map areas with abundant nectar or pollen sources that have potential use by Crotch’s bumblebee and active nesting sites. A report summarizing the habitat assessment and pre-construction survey (if required) shall be prepared by the qualified</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>biologist and shall be submitted to the City prior to the commencement of construction activities.</p> <p>If Crotch’s bumblebee is determined to be present, the project proponent shall consult with CDFW and obtain an Incidental Take Permit in accordance with the CESA prior to initiating any ground disturbance on the site.</p>	
<p><b>Impact BIO-2.</b> Development facilitated by the 2045 General Plan would be subject to adopted federal, State, and local policies, including those the 2045 General Plan would implement, which would ensure that riparian habitat, wetlands, and other sensitive natural communities would not be substantially degraded or removed. Therefore, these impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact BIO-3.</b> Implementation of the 2045 General Plan would not substantially impede the movement of native resident or migratory fish or wildlife species, or conflict with established native resident or migratory wildlife corridors with implementation of policies included in the 2045 General plan. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact BIO-4.</b> Development facilitated by the 2045 General Plan would be required to conform with applicable local policies and ordinances protecting biological resources. Therefore, this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact BIO-5.</b> Implementation of the 2045 General Plan would not conflict with the provision of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or State habitat conservation plan. No impact would occur.</p>	<p>None required.</p>	<p>No impact</p>

Impact	Mitigation Measure (s)	Residual Impact
<b>Cultural Resources</b>		
<p><b>Impact CUL-1.</b> Development facilitated by the 2045 General Plan has the potential to cause adverse changes to the significance of historical resources. Impacts would be significant and unavoidable.</p>	<p><b>CUL-1 Historical Resources.</b> Prior to project approval of a development project carried out under the 2045 General Plan, City staff shall determine the age of the structure(s) present. If a structure is determined to be greater than 45 years of age, the project applicant shall submit preliminary information (i.e., photographs) identifying any historical age features (i.e., structures over 45 years of age) proposed to be substantially altered, relocated, or demolished. If a building, structure, object, or other built environment feature that is 45 years of age or older is proposed to be substantially altered, relocated, or demolished, and after reviewing this documentation, the Planning Manager or their designee, supported by an architectural historian as needed, shall make a preliminary determination as to whether the building qualifies as a historical resource. “Historical resource” shall mean a property listed or found eligible for listing in the National Register of Historic Places, the California Register of Historical Resources, or identified as historically and/or architecturally significant by the City pursuant to Section 15064.5(a) of the CEQA Guidelines. A property that is eligible for listing in the National Register of Historic Places or the California Register of Historical Resources must retain its historic integrity and meet one of the following eligibility criteria:</p> <ul style="list-style-type: none"> <li>▪ Is associated with events that have made a significant contribution to the broad patterns of our history.</li> <li>▪ Is associated with the lives of persons significant in our past.</li> <li>▪ Embodies the distinctive characteristics of a type, period or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction.</li> <li>▪ Has yielded, or may be likely to yield, information important in history or prehistory.</li> </ul> <p>If the Planning Manager or their designee determines the built environment resource may have the potential to qualify as a historical resource, then a historical resources evaluation shall be required. The evaluation shall be prepared by a qualified architectural historian or historian who meets the Secretary of the</p>	<p>Implementation of Mitigation Measure CUL-1 would reduce potential adverse impacts on historical resources to the extent feasible by requiring an identification of historic-age built environment features, an evaluation of historical resources in compliance with the State Office of Historic Preservation, and, if necessary, compliance with the Secretary of the Interior’s Standards for the Treatments of Historic Properties. However, it cannot be guaranteed that historical resources would not be demolished as a result of development facilitated by the 2045 General Plan, therefore impacts remain significant and unavoidable.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>Interior’s Professional Qualifications Standards (PQS) in architectural history or history. The qualified architectural historian or historian shall conduct an intensive-level evaluation in accordance with the guidelines and best practices promulgated by the State Office of Historic Preservation to identify potential historical resources within the proposed development site. All properties 45 years of age or older shall be evaluated within their historic context and documented in a report meeting the State Office of Historic Preservation guidelines. All evaluated properties shall be documented on Department of Parks and Recreation Series 523 Forms. The report will be submitted to the City for review and concurrence. If the property is already listed in the NRHP or CRHR, the historical resources evaluation described above shall not be required.</p> <p>If historical resources are identified through the survey and evaluation within the development site of a proposed development, efforts shall be made to the extent feasible to ensure that impacts are mitigated. Application of mitigation shall generally be overseen by a qualified architectural historian or historic architect meeting the PQS, unless unnecessary in the circumstances (e.g., preservation in place). In conjunction with a development application that may affect the historical resource, the historical resources evaluation report shall also identify and specify the treatment of character-defining features and construction activities.</p> <p>Efforts shall be made to the greatest extent feasible to ensure that the relocation, rehabilitation, or alteration of the resource is consistent with the Secretary of the Interior’s Standards for the Treatments of Historic Properties (Standards). In accordance with CEQA, a project that has been determined to conform with the Standards generally would not cause a significant adverse direct or indirect impact to historical resources (14 CCR § 15126.4(b)(1)). Application of the Standards shall be overseen by a qualified architectural historian or historic architect meeting the PQS. In conjunction with any development application that may affect the historical resource, a report identifying and specifying the treatment of character-defining features and construction activities shall be provided to the City for review and concurrence. As applicable, the report shall demonstrate how the project complies</p>	

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact CUL-2.</b> Ground disturbing activities associated with development facilitated by the 2045 General Plan could result in disturbance or damage to archaeological resources. Implementation of applicable 2045 General Plan policies, State and federal regulations, and the Solvang Municipal Code would minimize or avoid potential adverse impacts to archaeological resources. This impact would be less than significant with mitigation incorporated.</p>	<p>with the Standards and be submitted to the City for review and approval prior to the issuance of permits.</p> <p>If significant historical resources are identified on a development site and compliance with the Secretary of the Interior’s Standards for the Treatments of Historic Properties and or avoidance is not possible, appropriate site-specific mitigation measures shall be established and undertaken. Mitigation measures may include documentation of the historical resource in the form of a Historic American Building Survey report. The report shall comply with the Secretary of the Interior’s Standards for Architectural and Engineering Documentation and shall generally follow the Historic American Building Survey Level III requirements, including digital photographic recordation, detailed historic narrative report, and compilation of historic research. The documentation shall be completed by a qualified architectural historian or historian who meets the Professional Qualifications Standards as defined by 36 CFR Part 61 and submitted to the City prior to issuance of any permits for demolition or alteration of the historical resource.</p> <p><b>CUL-2 Archaeological Resources Assessment.</b> Prior to approval of a project carried out under the 2045 General Plan that will involve ground disturbance activities in native or previously undisturbed soils that may include, but are not limited to, pavement removal, potholing, grubbing, tree removal, excavation or grading, an archaeological resources assessment shall be prepared under the supervision of an archaeologist that meets the Secretary of the Interior’s Professional Qualifications Standards (PQS) in either prehistoric or historic archaeology. Assessments shall include a California Historical Resources Information System (CHRIS) records search at the Central Coast Information Center (CCIC) and of the Sacred Lands File Search maintained by the Native American Heritage Commission (NAHC). The records searches shall characterize the results of previous cultural resource surveys and disclose any cultural resources that have been recorded and/or evaluated in and around the project site. A Phase I pedestrian survey shall be undertaken in proposed project areas that are on previously undeveloped land to locate any surface cultural materials. By performing a records search, consultation with the NAHC, and a Phase I survey, a qualified archaeologist shall be able</p>	<p>Implementation of Mitigation Measures CUL-2 through CUL-4 would reduce potential impacts to a less-than-significant level by requiring the identification and evaluation of any archaeological resources that may be present prior to construction and by providing steps for the evaluation and protection of unanticipated finds encountered during construction.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>to classify the project area as having high, medium, or low sensitivity for archaeological resources.</p> <p>If the Phase I archaeological survey identifies resources that may be affected by the project, the archaeological resources assessment shall also include Phase II testing and evaluation. If resources are determined significant or unique through Phase II testing and site avoidance is not possible, appropriate site-specific mitigation measures shall be identified in the Phase II evaluation. These measures shall include, but would not be limited to, a Phase III data recovery program, avoidance, or other appropriate actions to be determined by a qualified archaeologist. If significant archaeological resources cannot be avoided, impacts may be reduced to less-than-significant levels by filling on top of the sites rather than cutting into the cultural deposits. Alternatively, and/or in addition, a data collection program may be warranted, including mapping the location of artifacts, surface collection of artifacts, or excavation of the cultural deposit to characterize the nature of the buried portions of sites. Curation of the excavated artifacts or samples would occur as specified by the archaeologist.</p> <p><b>CUL-3 Archaeological Monitoring.</b> For projects whose Phase I archaeological survey identifies archaeological resources that may be affected, the applicant shall retain a qualified cultural resource specialist to monitor construction activities that involve ground-disturbing activities greater than 12 inches in depth and occur within 60 feet of a potentially significant cultural resource.</p> <p><b>CUL-4 Unanticipated Discoveries.</b> In the event that archaeological resources are unexpectedly encountered during ground-disturbing activities, work within 50 feet of the find shall halt and an archaeologist meeting the Secretary of the Interior’s Professional Qualifications Standards for archaeology (National Park Service 1983) shall be contacted immediately to evaluate the resource. If the resource is determined by the qualified archaeologist to be prehistoric, then a Chumash representative shall also be contacted to participate in the evaluation of the resource. If the qualified archaeologist and/or Chumash representative determines it to be appropriate, archaeological testing for CRHR eligibility shall be completed. If the resource proves to be eligible for the CRHR and significant impacts to the resource cannot be avoided via project</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>redesign, a qualified archaeologist shall prepare a data recovery plan tailored to the physical nature and characteristics of the resource, per the requirements of the CEQA Guidelines Section 15126.4(b)(3)(C). The data recovery plan shall identify data recovery excavation methods, measurable objectives, and data thresholds to reduce any significant impacts to cultural resources related to the resource. Pursuant to the data recovery plan, the qualified archaeologist and Chumash representative, as appropriate, shall recover and document the scientifically consequential information that justifies the resource’s significance. The City shall review and approve the treatment plan and archaeological testing as appropriate, and the resulting documentation shall be submitted to the regional repository of the CHRIS at the CCIC, per CEQA Guidelines Section 15126.4(b)(3)(C).</p>	
<p><b>Impact CUL-3.</b> Ground disturbing activities associated with development facilitated by the 2045 General Plan could result in disturbance of human remains. Compliance with State Health and Safety Code Section 7050.5 and Public Resources Code Section 5097.8 would ensure the 2045 General Plan’s impact to human remains would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<b>Energy</b>		
<p><b>Impact E-1.</b> Development facilitated by the 2045 General Plan would result in energy usage. Adherence to state regulations and 2045 General Plan policies would ensure these impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<b>Geology and Soils</b>		
<p><b>Impact GEO-1.</b> Construction of new development facilitated by the 2045 General Plan may exacerbate seismic hazards risk, such as liquefaction or landslides. Adherence to requirements of the California Building Code and implementation of 2045 General Plan goals and policies would minimize the potential for loss, injury, or death following a seismic event, landslide, liquefaction, or other geologic hazards. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact GEO-2.</b> Construction of development facilitated by the 2045 General Plan would include ground disturbance that would result in loose or exposed soil that could result in the loss of topsoil. Compliance with the Construction General Permit, the California Building Code, and City Municipal Code would minimize the potential for erosion and loss of topsoil and would ensure this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact GEO-3.</b> Development facilitated by the 2045 General Plan would occur where existing sewer systems are present. Therefore, implementation of the 2045 General Plan would not result in a significant impact to soils that are incapable of supporting septic tanks or alternative wastewater disposal systems. No impact would occur.</p>	<p>None required.</p>	<p>No impact</p>
<p><b>Impact GEO-4.</b> Development facilitated by the 2045 General Plan has the potential to impact paleontological resources. Impacts would be less than significant with mitigation incorporated.</p>	<p><b>GEO-1 Protection of Paleontological Resources.</b> The City of Solvang shall add the following policies providing for the protection of paleontological resources to the 2045 General Plan prior to its adoption. These policies shall include the following stipulations:</p> <ul style="list-style-type: none"> <li>▪ A Qualified Professional Paleontologist, as defined by the Society of Vertebrate Paleontology (SVP), must be retained to conduct a paleontological resources analysis prior to the initiation of projects that may impact sediments with high paleontological sensitivity to determine whether there is a potential for the project to significantly impact paleontological resources.</li> <li>▪ If potential impacts to paleontological resources are found to be significant, then a Qualified Professional Paleontologist shall be retained to develop and implement a Paleontological Resources Mitigation Program (PRMP) to ensure that impacts to paleontological resources are mitigated. This PRMP may include: <ul style="list-style-type: none"> <li>▫ Worker Environmental Awareness Program (WEAP) training;</li> <li>▫ Pre-construction surveys;</li> <li>▫ Paleontological construction monitoring;</li> <li>▫ Retention of an on-call Qualified Professional Paleontologist;</li> <li>▫ Salvage, laboratory preparation, and curation of paleontological resources; and/or</li> </ul> </li> </ul>	<p>Mitigation Measure GEO-1 would require paleontological resources to be protected, if applicable, which would reduce potential impacts to a less than significant level.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<ul style="list-style-type: none"> <li>▫ Reporting to regulatory agencies.</li> <li>▪ Should paleontological resources be encountered during any construction activity, all activity that could damage or destroy the resources shall be suspended until a Qualified Professional Paleontologist has examined the site. Construction shall not resume until the resource is properly evaluated and, if necessary, mitigation actions are carried out to address the impacts of the project on these resources.</li> </ul>	
<b>Greenhouse Gas Emissions</b>		
<p><b>Impact GHG-1.</b> Although construction and operation of projects carried out under the 2045 General Plan would generate greenhouse gas (GHG) emissions, the 2045 General Plan includes policies and actions that reduce GHG emissions and align with the goals of applicable plans, policies, and regulations related to GHG emissions. The 2045 General Plan would therefore not conflict with applicable plans, policies, and regulations adopted for the purpose of reducing GHG emissions. Impacts would be less than significant.</p>	None required.	Less than significant
<b>Hazards and Hazardous Materials</b>		
<p><b>Impact HAZ-1.</b> Implementation of the 2045 General Plan could result in an incremental increase of the overall routine transport, use, storage, and disposal of hazardous materials. Compliance with applicable regulations related to the handling, transport, disposal, and storage of hazardous materials and adherence to 2045 General Plan policies would minimize the risk of spills and the public’s potential exposure to these substances and reduce the risk of adverse impacts of hazardous materials. This impact would be less than significant.</p>	None required.	Less than significant
<p><b>Impact HAZ-2.</b> Development facilitated by the 2045 General Plan could result in an incremental increase of use of hazardous materials in proximity to Solvang Elementary School and Santa Ynez Valley Union High School. Adherence to regulatory requirements would ensure impacts would be less than significant.</p>	None required.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact HAZ-3.</b> Implementation of the 2045 General Plan would comply with applicable regulations and would include a policy to minimize the potential for development to be located on a hazardous materials site. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact HAZ-4.</b> Development facilitated by the 2045 General Plan could occur within the City’s current Sphere of Influence which partially overlaps contours established by the Santa Ynez Airport Land Use Plan. Adherence to regulatory requirements and implementation of 2045 General Plan polices would reduce potential impacts related to airport hazards to a less than significant level.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact HAZ-5.</b> Development facilitated by the 2045 General Plan would adhere to applicable State and local regulations to ensure consistency with adopted emergency response and emergency evacuation plans. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact HAZ-6.</b> The 2045 General Plan includes policies to minimize wildland fire risk. Development facilitated by the proposed project would adhere to the California Fire Code and be reviewed by the Santa Barbara County Fire District to ensure people or structures would not be exposed to significant risk of loss, injury, or death involving wildland fires. Therefore, this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Hydrology and Water Quality</b></p>		
<p><b>Impact HYD-1.</b> Development facilitated by the 2045 General Plan would be required to adhere to existing permitting and Municipal Code requirements which would minimize the potential for development to degrade water quality. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact HYD-2.</b> Development facilitated by the 2045 General Plan would increase the amount of impervious surface area and increase groundwater demand in Solvang. Compliance with the Central Coast RWQCB, Municipal Code, and 2045 General Plan policies would ensure the 2045 General Plan would not substantially</p>	<p>None required.</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
decrease groundwater supplies or interfere substantially with groundwater recharge. This impact would be less than significant.		
<b>Impact HYD-3.</b> Development facilitated by the 2045 General Plan would be required to adhere to existing permitting and Municipal Code requirements which would ensure development would not substantially alter existing drainage patterns. This impact would be less than significant.	None required.	Less than significant
<b>Impact HYD-4.</b> Development facilitated by the 2045 General Plan may occur in flood hazard areas. Compliance with applicable municipal code requirements and proposed Safety Element policies would ensure development within areas subject to inundation would be sited, designed, and constructed as to not exacerbate risks from release of pollutants from inundation. This impact would be less than significant.	None required.	Less than significant
<b>Impact HYD-5.</b> Development facilitated by the 2045 General Plan would use groundwater in compliance with the management strategies set forth by the Eastern Management Area Groundwater Sustainability Agency. Future development would be required to adhere to federal, State, and local regulations to minimize water quality impacts in compliance with the Basin Plan. This impact would be less than significant.	None required.	Less than significant
<b>Land Use and Planning</b>		
<b>Impact LU-1.</b> Implementation of the 2045 General Plan would provide for orderly development in the Planning Area and would not physically divide an established community. Impacts would be less than significant.	None required.	Less than significant
<b>Impact LU-2.</b> Implementation of the 2045 General Plan would be consistent with applicable regional land use plans, policies, or regulations such as SBCAG's <i>Connected 2050</i> . Impacts would be less than significant.	None required.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Noise</b></p> <p><b>Impact NOI-1.</b> Construction of individual projects facilitated by the 2045 General Plan would temporarily increase noise levels, potentially affecting nearby noise-sensitive land uses. Development facilitated by the 2045 General Plan would also introduce new noise sources and contribute to increases in operational noise. Implementation of Mitigation Measure NOI-1 and the continued regulation of noise, consistent with the City Code and implementation of policies from the 2045 General Plan would minimize disturbance to adjacent land uses. stationary operational and mobile noise would not exceed standards. However, short-term construction noise impacts would be significant and unavoidable even with mitigation.</p>	<p><b>NOI-1 Adopt and Implement Construction Noise Reduction Measures.</b> To minimize noise during construction, the City shall adopt a policy to include the following:</p> <p>Construction contractors shall implement the following measures for construction activities conducted within the City. Construction plans submitted to the City shall identify the following minimum measures on demolition, grading, and construction plans submitted to the City. The City Building Department shall verify that grading, demolition, and/or construction plans submitted to the City include these notations prior to issuance of demolition, grading and/or building permits.</p> <ul style="list-style-type: none"> <li>▪ <b>Mufflers.</b> During excavation and grading construction phases, all construction equipment, fixed or mobile, shall be operated with closed engine doors and shall be equipped with properly operating and maintained mufflers consistent with manufacturers’ standards.</li> <li>▪ <b>Stationary Equipment.</b> All stationary construction equipment shall be placed so that emitted noise is directed away from the nearest sensitive receivers.</li> <li>▪ <b>Equipment Staging Areas.</b> Equipment staging shall be located in areas that will create the greatest distance feasible between construction-related noise sources and noise-sensitive receivers.</li> <li>▪ <b>Smart Back-up Alarms.</b> Mobile construction equipment shall have smart back-up alarms that automatically adjust the sound level of the alarm in response to ambient noise levels. Alternatively, back-up alarms shall be disabled and replaced with human spotters to ensure safety when mobile construction equipment is moving in the reverse direction in compliance with applicable safety laws and regulations.</li> <li>▪ <b>Electrically-Powered Tools and Facilities.</b> Electrical power shall be used to run air compressors and similar power tools and to power any temporary structures, such as construction trailers or caretaker facilities, where feasible.</li> <li>▪ <b>Noise Disturbance Coordinator.</b> The project applicant shall designate a “noise disturbance coordinator” responsible for responding to any local complaints about construction noise.</li> </ul>	<p>Implementation of Mitigation Measure NOI-1 would reduce potential impacts from noise during short-term construction and operation to less than significant levels by reducing noise source impacts, however, impacts would remain significant and unavoidable.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>The disturbance coordinator shall determine the cause of any noise complaint and shall require that reasonable measures be implemented to correct the problem. A telephone number for the disturbance coordinator and the City shall be posted at the construction site.</p> <ul style="list-style-type: none"> <li> <b>Temporary Noise Barriers.</b> Erect temporary noise barriers, where feasible, when construction noise is predicted to exceed the acceptable standards (e.g., 80 dBA Leq at residential receivers, schools or other sensitive receptors during the daytime) or when the anticipated construction duration is greater than is typical (e.g., two years or greater) and there are sensitive receptors within 500 feet of the construction site. Temporary noise barriers shall be constructed with solid materials (e.g., wood) with a density of at least 1.5 pounds per square foot with no gaps from the ground to the top of the barrier. If a sound blanket is used, barriers shall be constructed with solid material with a density of at least 1 pound per square foot with no gaps from the ground to the top of the barrier and be lined on the construction side with acoustical blanket, curtain or equivalent absorptive material rated sound transmission class (STC) 32 or higher.         </li> </ul>	
<p><b>Impact NOI-2.</b> Construction of development facilitated by the 2045 General Plan would temporarily generate groundborne vibration, potentially affecting nearby land uses. Operation of development facilitated by the 2045 General Plan would not result in substantial groundborne vibration. This impact would be less than significant with mitigation.</p>	<p><b>NOI-2 Adopt and Implement Vibration Control Measures and Screening Distances.</b> To reduce potential construction vibration impacts, the City shall adopt the following 2045 General Plan policy:</p> <ul style="list-style-type: none"> <li>           Prior to issuance of a building permit for a project requiring pile driving during construction a) within 135 feet of fragile structures (historical resources, 100 feet of non-engineered timber and masonry buildings [e.g., most residential buildings], b) within 75 feet of engineered concrete and masonry (no plaster); c) a vibratory roller within 40 feet of fragile historical resources or 25 feet of any other structure; and/or d) a dozer or other large earthmoving equipment within 20 feet for a fragile historical structure or 15 feet of any other structure, the project applicant shall prepare a groundborne vibration analysis to assess and mitigate potential vibration impacts related to these construction activities. This vibration analysis shall be conducted by a qualified and experienced acoustical consultant or engineer. The vibration levels shall not exceed FTA architectural         </li> </ul>	<p>Implementation of Mitigation Measure NOI-2 would reduce potential impacts from groundborne vibration to less than significant levels by providing screening distances, within which vibration analysis and vibration reductions measures may be required to reduce project vibration impacts to less than significant levels.</p>

Impact	Mitigation Measure (s)	Residual Impact
	<p>damage thresholds (e.g., 0.12 in/sec PPV for fragile or historical resources, 0.2 in/sec PPV for non-engineered timber and masonry buildings, and 0.3 in/sec PPV for engineered concrete and masonry). If vibration levels would exceed these thresholds, alternative uses such as drilling piles as opposed to pile driving, static rollers as opposed to vibratory rollers, and lower horsepower earthmoving equipment shall be used. If necessary, construction vibration monitoring shall be conducted to ensure FTA vibration thresholds are not exceeded.</p>	
<p><b>Impact NOI-3.</b> The 2045 General Plan would not expose people residing or working in the Planning Area to excessive noise levels from airport land use. There would be no impact.</p>	<p>None required.</p>	<p>No impact</p>
<p><b>Population and Housing</b></p>		
<p><b>Impact POP-1.</b> Implementation of the 2045 General Plan would accommodate growth which exceeds the Santa Barbara County Association of Governments’ Regional Growth Forecast. However, growth resulting from the 2045 General Plan is anticipated and would not constitute substantial unplanned population growth. Further, the Santa Barbara County Association of Governments would update their growth projections to be consistent with the 2045 General Plan during the next planning cycle. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact POP-2.</b> Implementation of the 2045 General Plan would not displace substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere. Impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>

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

Impact	Mitigation Measure (s)	Residual Impact
<b>Public Services and Recreation</b>		
<p><b>Impact PS-1.</b> Development associated with the 2045 General Plan would result in an increase in the City’s population and potentially increase demand for fire protection services. Adherence to proposed 2045 General Plan goals and policies would reduce impacts associated with the provision of fire protection services to less than significant.</p>	None required.	Less than significant
<p><b>Impact PS-2.</b> Development associated with the 2045 General Plan would result in an increase in the City’s population and potentially increase demand for police protection services. Adherence to proposed 2045 General Plan goals and policies would reduce impacts associated with the provision of police protection services to less than significant.</p>	None required.	Less than significant
<p><b>Impact PS-3.</b> Development associated with the 2045 General Plan would add school-aged children to Solvang. However, facilities have adequate capacity and new development would be required to pay impact fees, which would result in less than significant impacts with regards to the provision of school facilities.</p>	None required.	Less than significant
<p><b>Impact PS-4.</b> Development associated with the 2045 General Plan would result in an increase in the City’s population and potentially increase demand for public services, including libraries. Adherence to proposed 2045 General Plan goals and policies would reduce impacts associated with the provision of public services to less than significant.</p>	None required.	Less than significant
<p><b>Impact REC-1.</b> Development associated with the 2045 General Plan would result in an increase in the City’s population and potentially increase demand for parks and recreational facilities. However, compliance with proposed 2045 General Plan policies and payment of mandatory parkland dedication fees would reduce impacts related to parks and recreation to less than significant.</p>	None required.	Less than significant

Impact	Mitigation Measure (s)	Residual Impact
<b>Transportation</b>		
<p><b>Impact TRA-1.</b> The 2045 General Plan would not conflict with the Connected 2050 Regional Transportation Plan/Sustainable Communities Strategy, the Santa Ynez Valley Bicycle Master Plan, or the Santa Ynez River Trail Alignment Study, or any other applicable program, plan, ordinance, or policy relevant to the transportation system. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact TRA-2.</b> The future year citywide vehicle miles traveled (VMT) per Capita and VMT per Employee with implementation of the 2045 General Plan would not achieve at least a 15 percent reduction below the existing regional average. As a result, the 2045 General Plan would be inconsistent with CEQA Guidelines Section 15064.3, subdivision (b). Even with implementation of Mitigation Measure TRA-1, this impact would be significant and unavoidable.</p>	<p><b>TRA-1 Achieve VMT Reductions for Development Projects.</b> In the interim, prior to the City establishing VMT thresholds for determining transportation impacts for CEQA, per Policy MOB-1.4 of the 2045 General Plan, for individual projects that exceed the City’s recommended threshold below the VMT average based on project-specific VMT analysis, the City shall require the project applicant to implement project-level VMT reduction strategies. The City shall design strategies for the proposed project to reduce VMT from existing land uses, where feasible, and from new discretionary residential or employment land use projects. The design of programs and project-specific mitigation shall focus on VMT reduction strategies that increase travel choices and improve the comfort and convenience of sharing rides in private vehicles, using public transit, biking, or walking. VMT reduction strategies may include, but are not limited to, the following:</p> <ol style="list-style-type: none"> <li>1) Provision of bus stop improvements</li> <li>2) Pedestrian improvements, on-site or off-site, to connect to nearby transit stops, services, schools, shops, etc. by paying in lieu fees.</li> <li>3) Bicycle programs, including bike rentals, storage, maintenance programs, and on-site education programs</li> <li>4) Enhancements to the citywide bicycle network by paying in lieu fees</li> <li>5) Parking reductions and/or fees set at levels sufficient to incentivize transit, active transportation, or shared modes</li> <li>6) Cash allowances, passes, or other public transit subsidies</li> <li>7) Employee-based housing options</li> </ol>	<p>Although Mitigation Measure TRA-1 would require project applicants of individual projects with potentially significant VMT impacts to implement VMT reduction strategies, because the uncertainty relating to the feasibility of implementing VMT reduction strategies and the timing that it would take to implement VMT reduction strategies for individual projects, the effectiveness of reducing an individual project’s VMT impact is speculative at this programmatic stage. As a result, because specific project-level details are unknown at this level of planning, individual developments facilitated by the 2045 General Plan may exceed VMT thresholds. Adoption and implementation of the City’s VMT thresholds in accordance with Policy MOB-1.4 would ensure that development facilitated by the project would generally be consistent with SB 743. However, individual projects that may occur would not be guaranteed to be below thresholds in the adopted VMT Program nor would feasible mitigation therein necessarily reduce VMT below thresholds. Therefore, the project’s</p>

Impact	Mitigation Measure (s)	Residual Impact
	Following the City’s establishment of VMT thresholds, individual projects shall be evaluated and mitigated in accordance with the procedures outlined in the City’s VMT Program.	impacts related to VMT would be significant and unavoidable.
<p><b>Impact TRA-3.</b> Development facilitated by the 2045 General Plan would comply with State, Santa Barbara County Fire Department, and City requirements related to transportation design safety and emergency access. With adherence to these requirements, the 2045 General Plan would not substantially increase hazards due to a geometric design feature or result in inadequate emergency access, and this impact would be less than significant.</p>	None required.	Less than significant
<b>Tribal Cultural Resources</b>		
<p><b>Impact TRC-1.</b> Development facilitated by the 2045 General Plan may impact previously unidentified tribal cultural resources. Adherence to State and 2045 General Plan regulations would ensure impacts to tribal cultural resources would be less than significant with mitigation incorporated.</p>	<p><b>TCR-1 Workers Environmental Awareness Program.</b> The Applicant will invite a City-approved archaeologist to provide a cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The City will invite consulting Chumash Tribe(s) to provide a tribal cultural resources awareness training program (Worker Environmental Awareness Program [WEAP]) for all personnel involved in project construction, including field consultants and construction workers. The WEAP training shall be conducted prior to any project-related ground disturbing activities in the project area. The WEAP will include relevant information regarding sensitive cultural resources and tribal cultural resources, including applicable regulations, protocols for avoidance, and consequences of violating State laws and regulations. The WEAP will also describe appropriate avoidance and impact minimization measures for cultural resources and tribal cultural resources that could be located at the project site and will outline what to do and who to contact if any potential cultural resources or tribal cultural resources are encountered. The WEAP will emphasize the requirement for confidentiality and culturally appropriate treatment of any discovery of significance to Native Americans and will discuss appropriate behaviors and responsive actions, consistent with Chumash tribal values.</p>	Implementation of Mitigation Measures TCR-1 through TCR-5 would mitigate potential impacts to a less than significant level by requiring the identification and evaluation of any tribal cultural resources that may be present prior to construction and by providing steps for the evaluation and protection of unanticipated finds encountered during construction.

Impact	Mitigation Measure (s)	Residual Impact
	<p><b>TCR-2 Retain Chumash Tribal Monitors.</b> For any project with the potential to encounter tribal cultural resources as determined through consultation, prior to issuance of any City Grading or Construction Permit, the Applicant or its designee shall work with consulting Chumash Tribe(s) to retain Tribal Monitor(s) to assist in the monitoring, mitigation, and curation activities for the specific project.</p> <p>Where multiple areas of work are concurrently permitted for grading or disturbance, or where multiple pieces of equipment are operating within the same work area, there shall be multiple monitors, at least one for each area, and a sufficient number of Tribal Monitors shall be onsite to ensure all concurrent activities are monitored. The tribal monitors may be rotated to ensure that consulting Chumash Tribe(s) can observe the work areas. The City shall be responsible for creating monitoring schedules for the Chumash Tribal Monitors, and specifying the locations where they will monitor in consultation with the consulting Chumash Tribe(s). Any interference with monitoring activities, removal of a monitor from duties , or direction to a monitor to relocate or cease monitoring activities by anyone other than the City shall be considered a non-compliance event. In the event a Chumash Tribal Monitor is dismissed from monitoring and the City determines this to be in error, the Chumash Tribal Monitor will be compensated for time lost by the Applicant. Any disagreements between the Project Archaeologist and Chumash Tribal Monitors shall be brought to the City’s attention for resolution.</p> <p>The Project Archaeologist or consulting Chumash Tribe(s) shall notify the Applicant and the City by telephone or email, of any incidents of non-compliance with any cultural resource mitigation measure or condition within 24 hours of becoming aware of the situation. The Project Archaeologist and consulting Chumash Tribe(s) shall also recommend corrective action(s) to resolve the problem or achieve compliance with the mitigation measure or project condition.</p> <p>In the event of a non-compliance issue, the Project Archaeologist shall write a report within two weeks after resolution of the issue that describes the issue, resolution of the issue, and the effectiveness of resolution measures. The report shall be provided</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>in the next Monthly Compliance Report, which is submitted to the City. The Applicant or its designee shall also provide a copy of the non-compliance report to the consulting Chumash Tribe(s) when issued to the City.</p> <p><b>TCR-3 Retain a Project Osteologist.</b> For any project with the potential to encounter human remains as determined through consultation and/or during the preparation of archaeological assessments carried out under CUL-2, prior to issuance of any City Grading or Construction Permit, a Project Osteologist shall be retained by the Applicant or its designee to assist in the identification of any human remains. The Project Osteologist shall have the following minimum qualifications:</p> <ul style="list-style-type: none"> <li>▪ A graduate degree in archaeology, forensic anthropology, or related discipline, with four years’ experience working with archaeological and Tribal Cultural resources in California. If an Osteologist with four years’ experience is not available, a candidate with no less than two years’ experience may be considered.</li> <li>▪ A copy of the Project Osteologist’s qualifications shall be provided to the City for review and approval. The Project Osteologist’s qualifications shall be provided by the City to consulting Chumash Tribe(s) for review and comment prior to approval by the City.</li> </ul> <p><b>TCR-4 Develop a Cultural Resources Monitoring and Discovery Plan.</b> For any project with the potential to encounter cultural and/or tribal cultural resources as determined through consultation and/or the preparation of archaeological assessments carried out under CUL-2, prior to issuance of any City Grading or Construction Permit, the Project Archaeologist shall develop and submit a Cultural Resources Monitoring and Discovery Plan (CRMDP) to the City for review and approval. No ground disturbing activities can occur until the CRMDP is approved by the City. A draft of the CRMDP shall be provided by the City to consulting Chumash Tribe(s) and an independent third-party City-qualified archaeologist for a 45-day review and comment period. No ground disturbance can occur before approval of any construction-related permits by the City.</p>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>At a minimum, the CRMDP shall include the following:</p> <ul style="list-style-type: none"> <li>▪ An introduction outlining the project description, purpose for monitoring, summary of resources studies or description of known resources, anticipated construction schedule, anticipated impacts to cultural resources, curation and treatment options. Permanent curation of Tribal Cultural Resources will not take place unless approved in writing by consulting Chumash Tribe(s) in compliance with CalNAGPRA (if applicable) along with any other applicable state and federal laws.</li> <li>▪ A description of the monitoring personnel involved with the Project (Project Archaeologist, Archaeological Monitors, and Chumash Tribal Monitors as appointed by consulting Chumash Tribe(s)) and their responsibilities, which shall include but are not limited to: <ul style="list-style-type: none"> <li>▫ A list of personnel involved in the monitoring activities and their availability;</li> <li>▫ A description of how the monitoring shall occur;</li> <li>▫ A description of how the monitoring schedule will be developed and implemented given that different areas of ground disturbance may occur simultaneously;</li> <li>▫ A description of what resources are expected to be encountered and where they are expected to be encountered; and</li> <li>▫ A description of monitoring reporting procedures.</li> </ul> </li> <li>▪ A description of the Cultural Resources Worker Environmental Awareness Program training and Tribal Cultural Resources Worked Environmental Awareness Program Training as provided by consulting Chumash Tribe(s) (see MM CUL-5) and when and how that will take place.</li> <li>▪ Identification of the areas on the site, plus a buffer, where earthwork and site disturbance will be avoided. This should include the following: <ul style="list-style-type: none"> <li>▫ A description of the exclusion zone which shall be placed around each avoidance area and labeled as “Environmentally Sensitive Area” in all relevant project documents and engineering drawings, as needed. Environmentally Sensitive</li> </ul> </li> </ul>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>Areas shall exclude all construction equipment and personnel. Exclusion zone fencing shall be installed prior to any site disturbance (and later removed) under the direction of the Project Archaeologist in consultation with the City and consulting Chumash Tribe(s). The construction contractor will be responsible for maintaining the exclusion zone fencing throughout the duration of decommissioning.</p> <ul style="list-style-type: none"> <li>▪ Definition and description of authorities, protocols, and procedures for halting and/or pausing work in order to record, evaluate, and identify any necessary treatment for any cultural resources encountered. This shall include protocols for ensuring all treatment or recovery of cultural resources is completed prior to work resuming in the area of the find.</li> <li>▪ Information that the Project Archaeologist, Archaeological Monitor(s), and the Chumash Tribal Monitor(s) shall have the authority to halt ground disturbing activities in the event previously unknown cultural resources or tribal cultural resources are encountered or if known resources may be impacted in a previously unanticipated manner as a result of that ground disturbing activity.</li> <li>▪ Details regarding the immediate cessation of ground disturbing activities within a minimum of 100 feet of the discovery of any cultural resources/tribal cultural resources or human remains and measures to delineate the area with clearly visible lath, flagging tape, or other marking. The City and the consulting Chumash Tribe(s) shall be consulted on a determination of significance. If potential human remains are identified, the project archaeologist, the project osteologist, City designee(s), and the consulting Chumash Tribe(s) shall be invited to be present during determination and development of protective measures of find until the Most Likely Descendant (MLD) is notified as appropriate.</li> <li>▪ Notification procedures of unanticipated discoveries of cultural resources/tribal cultural resources including human remains. The City and consulting Chumash Tribe(s) shall be notified of a discovery as soon as possible but no later than 24 hours of the</li> </ul>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>find. If the discovery occurs on a Friday, the City can be notified the following Monday morning.</p> <ul style="list-style-type: none"> <li>▪ Specific in-field procedures for collecting, handling, and categorizing cultural resources, including human remains, encountered and a detailed process for evaluating unanticipated discoveries.</li> <li>▪ Development of a preliminary treatment plan which shall, at a minimum, include:                             <ul style="list-style-type: none"> <li>▫ A description of the treatment options for each type of resource which include, in order of priority: 1) preservation in place, where feasible; 2) the development of a treatment plan, archaeological testing, or data recovery; 3) reburial as close as possible to the location where all artifacts, remains, and/or funerary objects were found; and 4) reburial in a predetermined area. Any Chumash cultural materials disinterred as a result of specific projects shall be curated or reinterred upon determination by the City and consulting Chumash Tribe(s).</li> <li>▫ The location of a secured, on-site storage area for recovered cultural/tribal resources shall be identified before any ground disturbing activities occur by the City and consulting Chumash Tribe(s).</li> <li>▫ In the event of a human remains discovery, the City and consulting Chumash Tribe(s), and Coroner’s office shall be notified no later than 24 hours of the find by the Applicant or their designee. The Coroner will contact the NAHC to identify the MLD of the human remains. The Applicant or their designee must follow HSC § 7050.5 and proceed under PRC § 5097.98 within 48 hours. Once a MLD has been assigned, they and the applicant shall be given 48 hours from the time of notification to provide a proposed treatment option to the City. No photographs, removal of remains (unless already disinterred), nor further disturbance may take place without written approval of the MLD.</li> <li>▫ For the predetermined area for reburial of human remains and cultural resources, the location must be surveyed in advance of its inclusion in the CRMDP, to determine if the location may be used (i.e., there are no biological and/or</li> </ul> </li> </ul>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>cultural/tribal resources sensitivities). The location must be under a deed restriction, protecting any reburials of human remains and artifacts in perpetuity.</p> <ul style="list-style-type: none"> <li>▫ A commitment from the Applicant to pay all treatment costs for artifacts, funerary objects, and remains discovered, from discovery to reinternment, and for related documentation produced, if any, during cultural resources investigations conducted for the Project.</li> <li>▪ Procedures for the Project Archaeologist, the Applicant, or its contractors to provide immediate notification to the City and consulting Chumash Tribe(s) and immediately cease any earthwork conducted outside the limits of the approved grading plan or land use permit as these activities require prior approval by the City.</li> <li>▪ Outline of reporting procedures, including monthly summary reports and an annual archaeological monitoring report to be submitted by the Project Archaeologist to the City and consulting Chumash Tribe(s) for review throughout the duration of Project disturbance activities. The City shall provide copies of the plan to the consulting Chumash Tribe(s) for review. Formal technical reports are required for any archaeological testing or data recovery conducted. Annual archaeological monitoring reports and any technical testing or data recovery reports shall be submitted to the City and Central Coast Information Center. Upon completion of all monitoring or treatment activities at Project completion, the Project Archaeologist shall submit a final report under confidentiality to the City summarizing all monitoring/treatment activities. The City shall provide copies of the confidential final report to the consulting Chumash Tribe(s).</li> <li>▪ The Applicant or its designee(s) will consult with consulting Chumash Tribe(s) to develop measures for long term management of the resources including any routine operation and maintenance that may need to occur within culturally sensitive areas that retain resource integrity, including tribal cultural integrity, and including archaeological material, Traditional Cultural Properties, and cultural landscapes, in accordance with state and federal guidance including National Register Bulletin 30 (Guidelines for Evaluating and Documenting</li> </ul>	

Impact	Mitigation Measure (s)	Residual Impact
	<p>Rural Historic Landscapes), Bulletin 36 (Guidelines for Evaluating and Registering Archaeological Properties), and Bulletin 38 (Guidelines for Evaluating and Documenting Traditional Cultural Properties.</p> <p><b>TCR-5 Soil Remediation Activities Affecting Previously Known Cultural and/or Tribal Resources.</b> The Applicant or its designee shall consult with the City prior to conducting any soil remediation activities which could affect native soils and provide the City with adequate information to determine compliance with CEQA Guidelines Sections 15162-15164 and PRC §21074. The City shall consult with locally affiliated Chumash Tribe(s) prior to approving any soil remediation activities affecting previously known cultural and/or tribal resources.</p>	
<b>Utilities and Service Systems</b>		
<p><b>Impact UTIL-1.</b> Development facilitated by the 2045 General Plan would increase demand for additional utility infrastructure; however, no substantial relocation or construction of utility facilities or services would be required to serve 2045 General Plan buildout beyond existing conditions. The Wastewater Treatment Plant would have enough capacity to serve 2045 General Plan buildout. Therefore, impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact UTIL-2.</b> The overall growth anticipated by the 2045 General Plan would generate additional water demand in Solvang that could exceed projected water supplies. With the implementation of 2045 General Plan policies, which require the City to restrict development until adequate water supplies are available to serve additional development, this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>

Impact	Mitigation Measure (s)	Residual Impact
<p><b>Impact UTIL-3.</b> The 2045 General Plan would not generate solid waste in excess of State or local standards or in excess of the capacity of local infrastructure. Growth and development facilitated by the 2045 General Plan would be developed in accordance with solid waste reduction statutes and regulations. Impacts would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Wildfire</b></p>		
<p><b>Impact W-1.</b> The 2045 General Plan includes policies to address emergency access, response, and preparedness. Therefore, the proposed project would not substantially impair an adopted emergency response plan or emergency evacuation plan. This impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact W-2.</b> The 2045 General Plan includes policies to minimize wildfire risk. Development facilitated by the proposed project would adhere to the California Fire Code and be reviewed by the Santa Barbara County Fire District to ensure wildfire risk would not be exacerbated. Therefore, this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact W-3.</b> Implementation of the 2045 General Plan would not require the installation or maintenance of substantial infrastructure that may exacerbate fire risk or result in temporary or ongoing impacts to the environment associated with fire risk. Therefore, this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>
<p><b>Impact W-4.</b> The 2045 General Plan includes policies to ensure development would not exacerbate risks from flooding or landslides due to wildfire. Therefore, this impact would be less than significant.</p>	<p>None required.</p>	<p>Less than significant</p>