



CITY OF SOLVANG

Planning & Building Department | Planning Division
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December 23, 2024

Joshua J. Richman
Lots on Alamo Pintado, LLC
4200 Broadway
Oakland, CA 94611

Via Email: jjrichman@gmail.com

Subject: Notice of Application Deemed Complete (LUP-23-242) – Wildwood (APN 139-530-001, 002)

Dear Mr. Richman:

City staff has completed its review of your submittal of Land Use Permit 23-242 (Application) for a Development Plan and Tentative Parcel map for a proposed entitlement consisting of 100 residential condominium units and associated improvements on two (2) lots of legal record, and one adjacent easement submitted under California Government Code §65589.5 (SB 330). Based on this review, you have submitted sufficient information consistent with California Government Code §65940(a)(1) based on the provided [letter dated November 3, 2023](#), and the provided Subdivision Map Checklist (<https://www.cityofsolvang.com/DocumentCenter/View/4851/PB-PA-16Tenative-Subdivision-Maps-Checklist>). Consistent with California Government Code §65943(a), the application is deemed complete. City staff reserves the right to request and obtain additional information for consistency with the provisions of Division 13 of the Public Resources Code (“CEQA”), as outlined in California Government Code §65944(c).

In the submitted material, you have requested a reduction of required affordable housing units from 20% to 13%, consistent with AB 1893, which was signed by the Governor in September 2024 and becomes effective on January 1, 2025. Because AB 1893 is not yet effective, City staff has deemed the application complete based on the project providing 20% of the units for lower income households as submitted in the preliminary application and all other subsequent application submittals. As of January 2, 2025, you may resubmit your application with pursuant to AB 1893.

Because the project has been deemed complete, consistent with Title 14 of the California Code of Regulations, Division 6, Chapter 3, Section 15060 of Guidelines for Implementation of the California Environmental Quality Act (CEQA), city staff has determined the following:

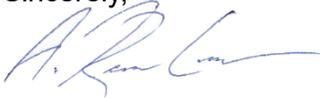
- The above project is an exercise of discretionary powers;
- The proposed project may result in a direct or reasonably foreseeable indirect physical change in the environment; and
- The proposed project is considered a “project” under the definition of a project in section 15378 of the CEQA guidelines.

Based on the above, city staff will begin a preliminary review, which includes completion of a required “Initial Study” and determine the appropriate environmental documentation necessary to satisfy CEQA. City staff anticipates that the Initial Study will show an Environmental Impact Report (EIR) will be required. City staff will be contracting with Rincon Consultants, Inc. to complete the necessary environmental documentation and will require a deposit of \$66,746.80 to complete the following tasks:

- Project Initiation
- Peer Review of submitted technical studies
- Completion of CEQA project description
- Required Tribal Consultations consistent with AB 54
- Completion of Initial Study
- Required Environmental Review fee per city fee schedule to cover city staff time to review and manage its consultant.

Additional funds will likely be required to complete an EIR if an EIR is required. City staff will provide a schedule outlining when any additional deposits are due. As a reminder, deeming the project complete does not constitute project approval. If you have any questions regarding these items in this letter, please do not hesitate to contact me at (805) 465-9236 or at rcastillo@cityofsolvang.com.

Sincerely,



Rafael Castillo, AICP
Planning Manager