

EXECUTIVE SUMMARY

INTRODUCTION AND OVERVIEW

The purpose of the Executive Summary is to provide a clear and simple description of the proposed project and its potential environmental impacts. Section 15123 of the *State CEQA Guidelines*¹ requires the executive summary to identify each significant effect with proposed mitigation measure(s) and alternatives that would minimize or avoid that effect. The summary is also required to identify areas of controversy known to the Lead Agency, including issues raised by agencies and the public, and issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects.

This Draft Environmental Impact Report (EIR) has been prepared to evaluate specific environmental impacts associated with the proposed City of Solvang's 2011 Water System Master Plan Update, also referred to herein as the Master Plan Update or proposed project. The City of Solvang (the "City") is the Lead Agency for the environmental review and, after the comment/response process, is the certifying agency for the Final EIR.

On January 4, 2011, the City circulated a Notice of Preparation (NOP) (State Clearinghouse Number [SCH] 2011011007) of an EIR for review and comment by the public and responsible and reviewing agencies. The NOP review period extended for 30 days and ended on February 2, 2011.

The NOP prepared by the City indicated that the proposed project may have significant effects on hydrology, water supply and water quality, biological resources including terrestrial and fisheries, cultural resources, air quality, greenhouse gas, land use, recreation, noise, hazards and hazardous materials, aesthetics, energy and utilities/service systems. Due to these potential effects, an EIR is required to more fully evaluate potential adverse environmental impacts that may result from development of the proposed project.

This Draft EIR has been prepared in accordance with the California Environmental Quality Act of 1970² (CEQA), as amended, and the *State CEQA Guidelines for Implementation of CEQA*.³ This Draft EIR also complies with the City's procedures for implementation of CEQA.

¹ California Environmental Quality Act, *State CEQA Guidelines*, Section 15123.

² Public Resources Code Section 21000 et seq.

³ California Code of Regulations, Title 14, Section 15000 et seq.

The purpose of this Draft EIR is to inform decision makers and the general public of any significant adverse environmental impacts that may be associated with the planning, construction, and operation of the proposed project, and to identify appropriate feasible mitigation measures and alternatives that may be adopted to reduce or eliminate these impacts.

PROJECT LOCATION AND SETTING

The City of Solvang is situated within a tri-County regional area encompassing the counties of San Luis Obispo, Santa Barbara, and Ventura. The City is generally located midway between the City of Santa Maria and the City of Santa Barbara and is located almost equidistant between the communities of Buellton and Santa Ynez. State Route 246 bisects the City and provides a key regional east-west link between U.S. Highway 101 and State Route 154.

PROJECT CHARACTERISTICS

The City desires to consider updating its current Water System Master Plan to ensure adequate and reliable water supply and infrastructure to meet future demand as forecast in the City's General Plan at buildout. As part of the Master Plan Update, the City will be improving reliability to meet future demands including installation of new wells to expand and replace lost pumping capacity, perfecting its existing water right Permit 15878 by extracting additional underflow from the Santa Ynez River, adding an area downstream of Alisal Bridge to divert underflow from the Santa Ynez River, and implementing other improvements to the existing water system infrastructure.

The purpose and intent of the Water System Master Plan Update is to: (1) evaluate present and future water supply and demand conditions; (2) analyze and identify water system supply and distribution deficiencies; and (3) develop recommendations on prioritizing water sources, develop new and expanded water production and treatment facilities, upgrade various distribution and storage facilities, and develop a capital improvement program to address deficiencies.

Further, the Master Plan Update establishes a framework to assist the City in its efforts to acquire a time extension to perfect and license its water right on the Santa Ynez River, and secure an expansion in the reach of diversion currently specified in Permit 15878 from the State Water Resources Control Board (SWRCB).

The proposed project is intended to update the existing Water System Master Plan for the City and to install all facilities to implement the updated plan. The Master Plan Update indicates that with implementation of its recommendations the City has a reliable supply of water from a variety of sources that will be adequate for the City's General Plan full buildout conditions.

Summary of Proposed Water System Master Plan Update

The Master Plan Update indicates that the City has a reliable supply of water from a variety of sources that will be adequate for the City's General Plan full buildout conditions. The Master Plan Update recommends that the City prioritize the development and use of its various water supply sources in the following order of decreasing preference:

1. Install and utilize existing and new wells along the Santa Ynez River;
2. Utilize State Water Project (SWP) water;
3. Utilize central and upland wells located in or near the City; and
4. Purchase water from Santa Ynez River Water Conservation District, Improvement District (ID) No. 1.

The Master Plan Update provides recommendations (listed in the following five categories) to assist and guide the City in continuing to provide reliable and reasonably priced water service to its present and future customers.

Water Supply Improvements

The first priority recommendation is that the City develop and secure its water right from the Santa Ynez River underflow up to a maximum peak extraction rate of 5 cubic feet per second (cfs) and a maximum total withdrawal of 1,980 acre-feet per year (afy). The Master Plan Update recommends that both the City's SWP supply contract and the Santa Ynez river wells should be maintained as firm water supply sources. Since new river wells will take one to two years to install, water from the SWP will be required to fully supplement demand until future wells can handle the average day and peak demand. The Master Plan Update recommends that the City install as many new wells along the Santa Ynez River as is economically feasible up to the number necessary to extract a peak flow of up to 5 cfs from the river underflow.

The number of wells required to withdraw 5 cfs from the river underflow is a function of well discharge capacity. The Master Plan Update estimates that six new wells each with a capacity of 300 gallons per minutes (gpm) will be required in addition to the two existing wells to achieve a peak capacity of up to 5 cfs. If the new wells located along the Santa Ynez River are capable of higher capacity, it may be possible to achieve 5 cfs with fewer wells.

Water from wells near the Santa Ynez River require treatment whenever the wells are under the influence of (within 150 feet of) surface water. As such, the Master Plan Update recommends a water treatment plant at a site near the wells located along the Santa Ynez River to filter their combined output when one

or more of the wells in use is under the influence of surface water. The Master Plan Update recommends that the water treatment plant also include construction of a backwash system to contain filter backwash water and allow for recovery of most of the backwash water. The remaining backwash water must be discharged to the sewer system. The Master Plan Update recommends that treated water from the water treatment plant be introduced into the City's piping network in two locations to improve water distribution throughout the service area.

Distribution System Improvements

The Master Plan Update recommends that the City implement an annual waterline, fire hydrant, and valve replacement program to replace aging infrastructure and undersized waterlines. Although the asbestos cement and PVC portions of the City's distribution piping are not susceptible to corrosion, the cast iron and ductile iron portions are. The Master Plan Update notes that:

- the existing 2-inch diameter piping is substandard for a municipal water system, and recommends that all sections of 2-inch diameter waterline should be replaced with 6-inch waterline;
- a section of 4-inch galvanized steel piping in First Street should be replaced or abandoned in place; and
- the existing 8-inch waterline in Kronborg Drive from Elsinore Drive to the 12-inch Reservoir 2 inlet/outlet pipe should be replaced with a 12-inch waterline. Although this replacement is not urgent, it is recommended, based on technical studies (Water Distribution System Evaluation prepared by Stetson Engineering, dated February 22, 2008), that indicate this line is significantly undersized based on current standards and it should be replaced within the next 10 years or prior to any significant new development.

The typical life span of fire hydrants and valves is approximately 40 years. However, if properly maintained, fire hydrants and valves can function satisfactorily for many years beyond this. Therefore, the Master Plan Update recommends that fire hydrants and valves over 50 years old, or known to be malfunctioning, be inspected and scheduled for replacement as needed. Priority should be given to valves and fire hydrants within areas zoned institutional, commercial, or industrial. It is also recommended that the City update its Water System Atlas Maps which have not been updated for many years.

Reservoir Storage Improvements

The Master Plan Update recommends the City construct additional storage of approximately 400,000 gallons in Zone 1 within the next 10 years or prior to any significant new development. A 400,000-gallon reservoir is recommended to ensure the City's total useable storage is approximately 1.5 million gallons. Further recommendations include that Zone 4 be reconfigured by:

1. replacing the old cisterns (40,000 gallons capacity) with the new 400,000-gallon reservoir set to the Zone 1 hydraulic grade line,
2. relocating the Riley Road booster station (that serves Zone 4) up the hill next to the new reservoir, and
3. replacing the 6-inch diameter waterline in Riley Road with a 10-inch waterline from the new reservoir to Rancho Alisal Road.

In addition to providing the needed storage, the new reservoir will significantly improve fire protection to all customers south of the Santa Ynez River including the City's Wastewater Treatment Plant. The Master Plan Update recommends that the City take steps to procure this reservoir site in the next few years.

The roof at Reservoir 1 has been experiencing problems for the past few years and is deteriorating. The Master Plan Update recommends that the roof for Reservoir 1 be replaced.

Standby Power

Installation of a permanent emergency generator at the SWP Pumping Station is recommended to improve water supply reliability by ensuring the City's ability to provide water service during power outages. To reduce costs, a single generator can be sized and used to provide emergency power to the SWP Pumping Station and to the future river well water treatment facility.

Alternative Supply Sources

The Master Plan Update notes that the City may consider developing upland wells outside the City limits in areas of the groundwater basin where previously drilled wells have produced high yields and water of relatively good quality.

State Water Right Permit

In 1969, the SWRCB approved Solvang Municipal Improvement District's (SMID) application and issued water right Permit No. 15878 subject to Application 22423 to appropriate, by direct diversion, at a rate up to 5 cfs from January 1 to December 31 of each year (for a maximum annual diversion of 3,620 acre-feet) of underflow from the Santa Ynez River to be put to beneficial use within the boundaries of the SMID service area (within projected Sections 10, 14, 15, 16, 21, 22, 27, 28, 33 and 34 of T6N and R31W, SBBM). Permit 15878 was subsequently assigned to the City of Solvang in 1986.

Permit 15878 provides that the maximum amount of diversion may be reduced by the SWRCB after inspection to determine the amount of water that had been put to beneficial use. Originally the Permit

allowed the City until December 1, 1974 to complete their diversion facilities and application of the water to the proposed use. The permit initially identified the points of diversion to be Well No. 5 and Well No. 6. Since that time, the City has been granted various amendments to change the points of diversion and places of use. The most recently approved petition was granted in 1981 subject to the Diversion Agreement with Santa Ynez Water Conservation District, Improvement District No. 1 (ID No. 1) and changed the diversion area.

The SWRCB Water Rights Division conducted a compliance inspection on August 11, 1999, found that there had been no changes in beneficial use, and determined that annual use was 1,053 afy and the maximum diversion rate was 1.85 cfs.

In 2001, the SWRCB staff indicated that the City could pursue either of two options to progress toward licensing the City's appropriation from the Santa Ynez River. Under the first option, the City could request a license pursuant to Permit 15878 for an amount based on the highest extraction amount and diversion rate established by the City in recent years. That is, the 1,053 acre-feet and 1.85 cfs established by the August 1999 SWRCB inspection. Under the second option, the City could prepare an environmental impact report to support its request for time extension, by studying the environmental impacts of the new wells, and related construction, located along the Santa Ynez River. The environmental impact report is also required to study the impacts of increasing the City's maximum rate of diversion from the 1.85 cfs and the maximum annual diversion from the 1,053 af established by August 1999. If the SWRCB grants a time extension based on this EIR, then the City would have the opportunity to develop the new wells and other facilities necessary to demonstrate the City's capability to increase its extractions and beneficially use of water specified in Permit 15878. The SWRCB would consider the new extractions and beneficial uses in the City's annual production reports as the basis for the future license. Between 2001 and 2005, the City and the SWRCB continued discussions regarding the appropriate procedure under water right Permit 15878 to move toward licensing the City's necessary rate of diversion and the full annual amount needed by the City at buildout.

The City has continued to appropriate water from the underflow of the Santa Ynez River under Permit 15878. The permit allows the City to divert and use up to 5 cfs of water from the underflow from the Santa Ynez River extracted from wells located within the specified reach of diversion for municipal use within the boundaries of the City's service area and adjacent areas within the Place of Use specified in the Permit that are not currently served by the City. The City has notified the SWRCB that it is proceeding with this EIR to provide the necessary CEQA documentation to support an application for extension of time to demonstrate its ability to extract and beneficially use 1,980 afy at a maximum diversion rate of up to 5 cfs to serve the City's full build out demand.

The City has completed an estimate of its future water demand and needs. This analysis has determined that the City will require at buildout of the General Plan a total annual water supply of 1,980 afy. The City desires to develop the capacity to divert its entire water demand via groundwater wells from the underflow of the Santa Ynez River. Further, the City has determined that the most advantageous place to divert the water would be from the existing Wells 3 and 7A, possible use of Well 5, and from new wells to be installed downstream from the City's wells with the permitted Existing Reach of Diversion. Therefore, the City has informed the SWRCB staff that this EIR is also intended to support the City's application to expand the Existing Reach of Diversion 1.5 miles downstream from the existing boundary. As discussed below, the City believes that the requested amendment to its Existing Reach of Diversion to include an area downstream will minimize potential adverse impacts on other diverters in the river and on fishery resources while maximizing the amounts the City can reasonably divert.

The City proposes to install up to six new wells located along the Santa Ynez River and to extract up to the permitted maximum diversion rate of up to 5 cfs and up to a total diversion of 1,980 afy needed to satisfy the City's demand at full buildout. The 1,980 afy sought by the City is significantly less than the 3,620 afy that the City previously sought under Permit 15878. The City proposes to continue developing its system until such time that the SWRCB and the City have determined that the City has demonstrated the maximum amount it can divert and put to beneficial use and the maximum rate of diversion the City requires. Once the City has demonstrated its full diversion and beneficial use of Santa Ynez River water, the City will request that the SWRCB grant the City a license for the proven amount and diversion rate.

SUMMARY OF PROPOSED PROJECT IMPACTS

This EIR is focused on those environmental impact categories identified by the City as having potentially significant impacts during the notice of preparation, and public review period for the initial study. Environmental factors are listed by the level of significance of their impacts, both project-specific and cumulative in **Table ES-1, Significance of Environmental Issues for the Proposed Water System Master Plan Update**, as determined in the initial study and analyzed in the EIR.

**Table ES-1
Significance of Environmental Issues for the Proposed Water System Master Plan Update**

Significant and Unavoidable Impacts (Class 1)	Less than Significant Impacts With Mitigation (Class II)	Less than Significant Impacts (Class III)
None	Hydrology, Water Supply and Water Quality Terrestrial Biological Resources Fisheries Resources Cultural Resources Air Quality Recreation Noise Aesthetics	Agricultural Resources Energy Geology and Soils Greenhouse Gas Hazards/Hazardous Materials Land Use Mineral Resources Population and Housing Public Services Transportation and Traffic Utilities/Service Systems: <ul style="list-style-type: none"> – Water – Wastewater – Solid Waste

MITIGATION MEASURES

A summary of the impacts, mitigation measures, and residual impacts for the proposed project and alternatives is provided in **Table ES-2, Summary of Project Impacts, Mitigation Measures, and Residual Impacts**.

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

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Hydrology, Water Supply and Water Quality		
Violate any water quality standards or waste discharge requirements.	No mitigation is required.	Impacts would be less than significant impacts (Class III).
Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted).	HYD-1 The Water Division of the Public Works Department of the City of Solvang will actively advertise, promote, and implement their Water Management Program to conserve water, reduce consumption and the need for water pumping during summer and fall, and during droughts.	Construction impacts would result in less than significant construction related impacts (Class III). Operation impacts would be less than significant (Class III). Project level water supply impacts would be considered less than significant with the incorporation of mitigation measures (Class II).
Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	No mitigation is necessary.	Impacts would be less than significant (Class III).
Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	No mitigation measures are required.	Impacts would be in less than significant (Class III).
Otherwise substantially degrade water quality.	No mitigation measures are required.	Impacts would be in less than significant (Class III).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	No mitigation measures are required.	Impacts would be in less than significant (Class III).
Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	HYD-2 New wells constructed located within the 100-year floodplain shall be adequately anchored and constructed to resist flood damage. Wells shall be equipped with a watertight casing that extends from 1 foot above grade to 20 feet below grade. The casing could be ductile iron pipe which would be strong enough to resist debris impact or a commercially available protective well cover (e.g., metal boxes or cylinders).	Impacts would be less than significant with mitigation (Class II).
Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	No mitigation measures are required.	Impacts would be in less than significant (Class III).
Inundation by seiche, tsunami, or mudflow?	No mitigation measures are required.	Impacts would be in less than significant (Class III).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Terrestrial Biological Resources		
<p>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as endangered, rare, or threatened, as listed in Title 14 of the California Code of Regulations (Section 670.2 or 670.5) or Title 50 of the Code of Federal Regulations (Sections 17.11 or 17.12).`</p>	<p>TER-1 Prior to initiating construction activities within the 100-year floodplain of the Santa Ynez River, construction sites and access roads within the riverbed, as well as riverbed areas within 300 feet of the construction site and access road, shall be inspected by a qualified biologist for the presence of the listed species, California red-legged frog, and the non-listed species foothill yellow-legged frog, Coast Range newt, silvery legless lizard, western pond turtle, two-striped garter snake, and American badger. If any of these species are discovered within the construction work areas and access roads, these areas shall be cleared of the species listed above immediately before the prescribed work is to be carried out and immediately before any equipment is moved into or through the affected habitat areas. The removal of such species shall be conducted by a qualified biologist using procedures approved by the USACE and CDFG, and with the appropriate collection and handling permits. Species shall be relocated to nearby suitable habitat areas but sufficiently distant from the construction area to minimize the likelihood of their return.</p> <p>TER-2 A qualified biologist shall be retained as a construction monitor to ensure that incidental construction impacts on biological resources are avoided, or minimized, and to conduct pre-grading field surveys for special-status plant and wildlife species, including those species listed in Mitigation Measure TER-1 that may be destroyed as a result of construction or site preparation activities. Responsibilities of the construction monitor include the following:</p> <ul style="list-style-type: none"> • The construction monitor shall attend pre-grade meetings to ensure that timing or location of construction activities do not conflict with mitigation requirements (e.g., seasonal surveys for plants and wildlife). • Mark or flag the construction area in the field with the contractor in accordance with the final approved construction plan. • Supervise cordoning of natural areas that lie outside grading areas identified in the construction plans (e.g., with temporary fence posts and colored rope). 	<p>Impacts would also be reduced to a level of less than significant with the (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<ul style="list-style-type: none"> • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. Any construction activity areas immediately adjacent to riparian areas or other special-status resources may be flagged or temporarily fenced by the monitor, at his or her discretion. • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. The monitor should also discuss procedures for minimizing harm or harassment of wildlife encountered during construction. • Periodically visit the site during construction to coordinate and monitor compliance with the above provisions. <p>TER-3 Construction personnel shall be prohibited from entry into areas outside the designated construction area, except for necessary construction related activities, such as surveying. All such construction activities shall be coordinated with the construction monitor.</p> <p>TER-4 Vehicles and equipment shall not be operated in areas of ponded or flowing water or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed unless there are no practicable alternative methods to accomplish the construction work, and only after prior approval by the CDFG and USACE. Approval shall be acquired by submitting a request to CDFG and USACE no later than 30 days prior to construction. The request must contain a biological evaluation demonstrating that no sensitive fish, amphibians, or reptiles are currently present, or likely to be present during construction, at the construction site or along access roads.</p>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<p>TER-5 Temporary sediment retention ponds shall be constructed downstream of construction sites that are located in the 100-year floodplain under the following circumstances:</p> <ul style="list-style-type: none"> • the construction site contains flowing or ponded water that drains off site into the undisturbed streamflow or ponds; or • streamflow is diverted around the construction site, but the work is occurring in the period November 1 through April 15 when storm flows could inundate the construction site. <p>The sediment ponds shall be constructed of riverbed material and shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes. To the extent possible, ponds shall be located in barren or sandy areas devoid of existing riparian scrub, riparian woodland, or aquatic habitat. The ponds shall be maintained and repaired after flooding events, and shall be restored to pre-construction grades and substrate conditions within 30 days after construction has ended at that particular site. The location and design of sediment retention ponds shall be included in the Storm Water Pollution Prevention Plan (SWPPP) prepared by the City for all construction activities that require a NPDES General Construction Activity Storm Water Permit.</p> <p>TER-6 Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream, standing pools that native fauna may occupy, or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.</p> <p>TER-7 Stationary equipment such as motors, pumps, generators, and welders that may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks or equipment maintenance shall be allowed within the 100-year floodplain.</p>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the USFWS or California Department of Fish and Game (CDFG).</p>	<p>Mitigation Measures TER-1 – TER-7.</p> <p>TER-8 Focused surveys for potentially occurring special-status plant species shall be conducted by a qualified botanist prior to the commencement of construction related activities within suitable on site habitat areas. The surveys shall be conducted no more than one year prior to commencement of construction activities within suitable habitat and during the appropriate season for detection of the target species. Should individuals of the species be documented within Well Sites A and B and any other impacted locations, a rescue/replacement plan shall be developed prior to the issuance of grading permits and implemented by the City or its designee in accordance with the plan provisions. Undeveloped portions of the Well Sites A and B, and any other impacted locations, shall be used as receptor sites for transplanted individuals or seeds. Other suitable mitigation sites may be used upon approval by USACE, CDFG and the City and/or County. The plan shall demonstrate the feasibility of replacing the number of individual plants to be removed at a 1:1 ratio (of individual plants for woody species, and on an aerial basis for annual and herbaceous species). The plan shall specify the following:</p> <ol style="list-style-type: none"> 1. the location of mitigation; 2. methods for harvesting seeds, and salvaging and transplantation of individual plants to be impacted; 3. site preparation procedures for the mitigation site; 4. a schedule and action plan to maintain and monitor the mitigation area; 5. a list of criteria and performance standards by which to measure success of the mitigation site; 6. measures to exclude unauthorized entry into the mitigation areas; and 7. contingency measures in the event that mitigation efforts are not successful. 	<p>Impacts would also be reduced to a level of less than significant with the (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<p>TER-9 Pre construction surveys for bat roosts within the project impact area shall be conducted no earlier than one week prior to the commencement of any construction activity. If potential roosting habitat is found in Wells Sites A and B or other project locations, exclusion of bats shall be accomplished by identifying primary exit points and sealing all other escape routes greater than 0.25 inch. Care shall be taken to avoid sealing bats into the roost by placing a one-way valve over the primary exit points to prevent reentry. Simple one-way valves may be constructed using wire mesh cones, PVC, and strips of clear plastic sheeting attached over exit points. Once the bats have been excluded, roost spaces can be permanently filled with a suitable substance. In order to minimize disturbance to bats, it is recommended that exclusion be initiated during the winter months when the fewest bats are present.</p>	
<p>Reduce the number or restrict the range of an endangered, rare, or threatened species.</p>	<p>Mitigation Measures TER-1 – TER-8</p>	<p>Impacts would also be reduced to a level of less than significant with the (Class II).</p>
<p>Have a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by USFWS or CDFG.</p>	<p>TER-10 In order to compensate for permanent removal of jurisdictional habitats, including but not limited to sensitive vegetation types, the applicant shall control giant reed and other invasive exotic plant species within the project site to improve and expand wildlife and endangered species habitat, reduce flooding, erosion, and fire hazards, improve water quality; and potentially increase stream flow and water quantity in the project watercourses. Removal areas shall be kept free of exotic plant species for 5 years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.</p>	<p>Impacts would also be reduced to a level of less than significant with the (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<p>TER-11 Vegetation types temporarily impacted by the proposed project will be restored. Native vegetation within temporary construction areas shall be mulched and set aside. Large trunks of removed trees may be utilized on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored within the project site for erosion control. If the timing of the mulching and application is appropriate, the native mulch will be spread over the temporary impact areas in order to facilitate revegetation. If the period of mulch storage exceeds approximately one month, fresh native mulch may be applied to the temporary impact areas to provide seed propagules and native biomass. After the completion of Year 1, the project biologist will evaluate the progress of the passive restoration approach in the temporary impact areas to determine if natural recruitment has been sufficient for the site to eventually reach performance goals. In the event that native plant recruitment is determined by the project biologist to not be adequate for successful habitat establishment, the applicant or its designee shall revegetate the temporary construction areas in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, or a temporary irrigation system may be recommended).</p> <p>Areas temporarily disturbed by construction activities shall also be weeded annually, as needed, for up to 5 years following construction. Weeds shall be removed by hand, an approved herbicide application, or by mechanical equipment. These areas shall be annually monitored for 5 years after construction to document vegetation type establishment.</p> <p>In the event that native plant cover does not reach 50 percent of the pre-construction native plant cover within 3 years, the City shall revegetate the temporary construction.</p>	

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p>Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including marshes or vernal pools) through direct removal, filling, hydrological interruption, or other direct means.</p>	<p>Mitigation Measures TER-10, TER-11 and TER-12.</p> <p>TER-12 Prior to the drilling and construction of any wells in Wells Sites A or B, the City shall develop a habitat enhancement and restoration plan to improve the quality of the riverine and wetland functions associated with on-site portion of the Santa Ynez River in the vicinity of proposed well sites. Enhancement and restoration actions will include control of invasive plant species (e.g., Italian stone pine, Peruvian-pepper [<i>Schinus molle</i>], fennel, castor-bean, white melilot, tree tobacco, date palm, and smilo grass [<i>Piptatherum miliaceum</i>]), creation of native riparian and scrub habitat, and for the planting of appropriate locally indigenous species for the habitat created.</p>	<p>Impacts would also be reduced to a level of less than significant with the (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p>Interfere substantially with the movement of any native resident or migratory wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.</p>	<p>TER-13 Active nests of native bird species are protected by the Migratory Bird Treaty Act (16 U.S.C. 704) and the California Fish and Game Code (Section 3503). If activities associated with construction or grading are planned during the bird nesting/breeding season, generally January through March for early nesting birds (e.g., Coopers hawks or hummingbirds) and from mid-March through September for most bird species, the City shall have a qualified biologist conduct surveys for active nests. To determine the presence/absence of active nests, pre-construction nesting bird surveys shall be conducted weekly beginning 30 days prior to initiation of ground-disturbing activities, with the last survey conducted no more than three days prior to the start of clearance/construction work. If ground-disturbing activities are delayed, additional pre-construction surveys shall be conducted so that no more than three days have elapsed between the survey and ground-disturbing activities.</p> <p>Surveys shall include examination of trees, shrubs, and the ground for nesting birds. Protected bird nests that are found within or adjacent to the construction zone shall be protected by a buffer deemed suitable by a qualified biologist, and verified by the CDFG. Buffer areas shall be delineated with orange construction fencing or other exclusionary material that would inhibit access within the buffer zone. Installation of the exclusionary material delineating the buffer zone shall be verified by a qualified biologist prior to initiation of construction activities. The buffer zone shall remain intact and maintained while the nest is active (i.e., occupied or being constructed by adults birds) and until young birds have fledged and no continued use of the nest is observed, as determined by a qualified biologist</p>	<p>Impacts would also be reduced to a level of less than significant with the (Class II).</p>
<p>Conflict with the provisions of an adopted HCP, Natural Communities Conservation Plan, or other approved local, regional, or state HCP.</p>	<p>No mitigation is required.</p>	<p>Impacts would be less than significant (Class III).</p>
<p>Fisheries Biology</p>		

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as endangered, rare, or threatened, as listed in Title 14 of the California Code of Regulations (Section 670.2 or 670.5) or Title 50 of the Code of Federal Regulations (Sections 17.11 or 17.12).</p>	<p>FIS-1 Prior to initiating construction of wells within the 100-year floodplain of the Santa Ynez River, refugia pools and the wetted width of channels downstream of the Alisal Bridge within the proposed Additional Reach of Diversion for water right Permit 15878 (Extended Reach) shall be identified and documented by a qualified biologist.</p> <p>FIS-2 No new wells or pipelines shall be constructed within 150 feet of the high water mark of the Santa Ynez River.</p> <p>FIS-3 A qualified biologist shall be retained during drilling and construction of wells in Well Sites A and B to monitor operations and ensure that construction impacts on fisheries resources are avoided, or minimized, and to conduct daily surveys documenting the condition of refugia pools and the wetted channels mapped as part of Mitigation Measure FIS-1, that may be impacted as a result of construction or well development and testing. Responsibilities of the construction monitor include the following:</p> <ul style="list-style-type: none"> • Prior to the initiation of construction activities, conduct a meeting with the contractor(s) and other key construction personnel describing the importance of restricting work to designated areas. The construction monitor shall attend pre-construction meetings to ensure that timing or location of construction activities do not conflict with mitigation requirements. • Prior to initiating construction activities, mark or flag any refugia pools and/or wetted channels within 150 feet of the construction area in the field with the contractor in accordance with the final approved construction plan. • Supervise cordoning of wetted channels and refugia pools that lie within 150 feet of the construction areas (e.g., with temporary fence posts and colored rope). • Conduct a field review of the staking of well sites and pipelines designating the limits of all construction activity. • Conduct daily site visits during construction to coordinate and monitor compliance. 	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<p>FIS-4 Construction activities in Well Sites A and B shall be limited to the months of July through November during low flow conditions.</p> <p>FIS-5 The Water Division of the Public Works Department of the City of Solvang, in coordination with other agencies involved with the management of the Santa Ynez River, will develop and implement an Operational Pumping Plan, including timing, rates of drawdown from each well, seasonal restrictions, and triggers to ensure that during critical drought periods dewatering associated with groundwater pumping does not adversely impact surface flows within the permitted Expanded Reach of Diversion.</p>	
<p>Have a substantial adverse effect, either directly or through habitat modification, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the USFWS, CDFG, or NMFS.</p>	<p>Mitigation Measures FIS-1 through FIS-5.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>
<p>Substantially degrade the quality of the environment (CEQA Section 15065).</p>	<p>Mitigation Measures FIS-1 through FIS-5.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>
<p>Substantially reduce the habitat of a fish or wildlife species (CEQA Section 15065).</p>	<p>Mitigation Measures FIS-1 through FIS-5.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>
<p>Cause a fish or wildlife population to drop below self-sustaining levels (CEQA Section 15065).</p>	<p>Mitigation Measures FIS-1 through FIS-5.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>
<p>Substantially reduce the number or restrict the range of an endangered, rare, or threatened species (CEQA Section 15065).</p>	<p>Mitigation Measures FIS-1 through FIS-5.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>
<p>Reduce the area or habitat value of critical habitat areas designated under FESA (Essential Fish Habitat).</p>	<p>Mitigation Measures FIS-1 through FIS-5.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Cause a substantial adverse effect on any riparian habitat or other sensitive natural communities identified in local or regional plans, policies, regulations, or by USFWS, CDFG, or NMFS.	Mitigation Measures FIS-1 through FIS-5.	Impacts would be less than significant with mitigation (Class II).
Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites.	Mitigation Measures FIS-1 through FIS-5.	Impacts would be less than significant with mitigation (Class II).
Conflict with any local policies or ordinances protecting biological resources.	No mitigation measures are required.	Impacts would be less than significant (Class III).
Substantially degrade structural characteristics or processes of the aquatic ecosystem.	Mitigation Measures FIS-1 through FIS-5.	Impacts would be less than significant with mitigation (Class II).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Cultural Resources		
<p>Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5.</p>	<p>CUL-1 Before altering or otherwise affecting a building or structure 45 years of age or older, the City shall retain a qualified Architectural Historian to record it on a California Department of Parks and Recreation DPR 523 form or equivalent documentation. Its significance shall be assessed by a qualified Architectural Historian, using the significance criteria set forth using the significance criteria set forth for historic resources under the <i>State CEQA Guidelines</i> Section 15064.5 and shall meet OHP [Office of Historic Preservation] standards.</p>	<p>Implementation of Mitigation Measure CUL-1 would ensure that any structure of 50 years of age or older are evaluated for their significance as historical resources prior to being replaced. Impacts from alteration of a historic structure would be reduced to less than significant with mitigation (Class II). The proposed future wells to be located in Well Sites A and B, and the proposed water treatment facility would have a less than significant impact to historical resources (Class III)</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p>Cause a substantial adverse change in the significance of an archaeological resource pursuant to <i>State CEQA Guidelines</i> Section 15064.5.</p>	<p>CUL-2 Prior to implementation of any Master Plan Update component that involves ground disturbance in native soils (with the exception of activities at Well Site A, Well Site B and the proposed water treatment plant location previously surveyed), the City of Solvang will arrange for the completion of a Phase I Cultural Resources Assessment by a qualified Cultural Resources Professional. The qualified Cultural Resources Professional shall meet the Secretary of the Interior's professional qualification standards (36 Code of Federal Regulations 61). The Phase I Cultural Resources Assessment for each project under the Master Plan Update may include, but not be limited, to the following tasks, per the recommendations of the Cultural Resources Professional:</p> <ul style="list-style-type: none"> • An archaeological/historical/cultural resources records search shall be conducted at the Central Coastal Information Center (CCIC), located at the University of California, Santa Barbara to identify potential impacts that may be caused by the project. • Consultation shall occur with the Native American Heritage Commission (NAHC) in Sacramento regarding the possibility of special Native American sites that may be located in the vicinity of any project components shall be conducted. Consultation shall occur with local Native American representatives with knowledge regarding Native American sites in the project area and shall be contacted in regard to each construction phase if the qualified Cultural Resources Professional determines that there is the potential to impact Native American resources. • A field survey by the appropriate qualified Cultural Resources Professional shall be conducted. A qualified Archaeologist shall be retained to visually examine the ground surface for evidence of prehistoric (Native American) or historic (non-Native American) archaeological materials, or other potential historic features (e.g., structures, bridges, mines, or wells), in areas where ground disturbance is proposed in native soils. • The results of any additional Phase I Cultural Resource Studies shall be documented in a technical report prepared according to Archaeological Resource Management Report (ARMR) guidelines and OHP standards. 	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<p>CUL-3 If potential archaeological or paleontological resources are encountered during ground-disturbing activities or construction, work at that location shall be immediately stopped and redirected until a City approved archaeologist and Native American representative are retained by the City to evaluate the significant of the find pursuant to further investigation. If the resources are found to be significant, the applicant shall be subject to further recommendations for mitigation as determined by the archaeologist in consultation with Native Americans and the Planning & Community Development Director.</p> <p>CUL-4 Any construction involving ground-disturbing activities shall be monitored by an archaeologist and a local Santa Ynez Chumash tribal monitor. If evidence of the archaeological resource is exposed, the monitors may halt construction for a limited time to propose mitigation in consultation with the project manager. When earth-disturbing work in the sensitive area is completed, monitoring will no longer be necessary, unless the archaeological resource or other cultural resources are encountered during construction.</p>	
<p>Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature.</p>	<p>No mitigation measure is required.</p>	<p>Impacts would have less than significant (Class III).</p>
<p>Disturb any human remains, including those interred outside of formal cemeteries.</p>	<p>CUL-5 In the event of a discovery of human bones, suspected human bones, or a burial, all excavation in the vicinity will halt immediately and the area of the find will be protected until a qualified archaeologist determines whether the bone is human. If the qualified archaeologist determines the bones are human, or if a qualified archaeologist is not present, the City will notify the Santa Barbara County Coroner before additional disturbance occurs. The City will ensure that the remains and vicinity of the find are protected against further disturbance until the Coroner has made a finding with regard to PRC 5097 procedures, in compliance with California Health and Safety Code Section 7050.5(b). If it is determined that the find is of Native American origin, the City will comply with the provisions of PRC Section 5097.98 regarding identification and involvement of the Native American Most Likely Descendant (MLD).</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Air Quality		
Conflict with or obstruct implementation of applicable air quality plans.	No mitigation is required.	Impacts would be less than significant (Class III).
Violate any air quality standards or contribute substantially to an existing or projected air quality violation.	<p>AIR-1 The construction of facilities associated with the implementation of the Master Plan Update shall comply with the following SBCAPCD construction mitigation measures to reduce emissions and fugitive dust in accordance with state law and SBCAPCD policies:</p> <ul style="list-style-type: none"> • During construction, the contractor shall use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. 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 should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible. However, reclaimed water should not be used in or around crops for human consumption. • The contractor shall minimize the amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less. • If importation, exportation, and stockpiling of fill material is involved, the contractor shall ensure that soil stockpiled for more than two days be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin. • The contractor shall install gravel pads at all access points to prevent tracking of mud onto public roads. • After clearing, grading, earth moving, or excavation is completed, the contractor shall treat the disturbed area by watering, revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur. 	Impacts would be less than significant with mitigation (Class II).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<ul style="list-style-type: none"> • 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 names and telephone numbers of such persons shall be provided to the Air Pollution Control District prior to land use clearance for map recordation and land use clearance for finish grading of the structure. • Prior to land use clearance, the applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans. • The contractor shall register all portable diesel-powered construction equipment with the state’s portable equipment registration program OR shall obtain an SBCAPCD permit. • The contractor shall comply with applicable provisions of the CARB Regulation for In-use Off-road Diesel Vehicles (Title 13 California Code of Regulations, Chapter 9, Section 2449), the purpose of which is to reduce diesel particulate matter (PM) and criteria pollutant emissions from in-use (existing) off-road diesel-fueled vehicles. For more information, please refer to the CARB website at www.arb.ca.gov/msprog/ordiesel/ordiesel.htm. • The contractor shall comply with applicable provisions of Title 13, Section 2485 of the California Code of Regulations, limiting engine idling time. Idling of heavy-duty diesel construction equipment and trucks during loading and unloading shall be limited to 5 minutes; electric auxiliary power units should be used whenever possible. 	
Cause cumulatively considerable net increases of any criteria pollutant for which an affected region is in non-attainment under applicable federal or state ambient air quality standards.	Mitigation Measure AIR-1.	Impacts would be less than significant with mitigation (Class II).
Expose sensitive receptors to substantial pollutant concentrations.	Mitigation Measure AIR-1.	Impacts would be less than significant with mitigation (Class II).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Greenhouse Gas		
Would the project generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	No mitigation is required.	Impacts would be less than significant (Class III).
Would the project conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	No mitigation is required.	Impacts would be less than significant (Class III).
Land Use		
Physically divide an established community.	No mitigation is required.	Impacts would be less than significant (Class III).
Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect.	No mitigation is required.	Impacts would be less than significant (Class III).
Conflict with any applicable habitat conservation plan or natural community conservation plan.	No mitigation is required.	Impacts would be less than significant (Class III).
Recreation		
Substantially damage recreational resources or facilities.	No mitigation is required.	Impacts would be less than significant (Class III).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
<p>Result in a substantial reduction in recreational use or activities.</p>	<p>REC-1 The City shall require implementation of public safety measures in designated parks, open space and recreational areas during construction including:</p> <ul style="list-style-type: none"> • Construction signs shall be posted at construction work sites to alert the public of construction activities, and • Safety fencing shall be installed around the perimeter of the staging area(s) and construction zone(s) to prevent recreational users and pedestrians from accessing the area(s). If fencing a portion of a designated park, open space or recreational area for construction and/or staging is not feasible, the park, open space or recreational area shall be closed for the duration of construction until all equipment and materials are removed and the site is inspected by the City to determine its ability to be designated safe for recreation uses. 	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Noise		
<p>Exposure of persons to, or generation of, noise levels in excess of standards established in the local general plan or noise ordinances, or applicable standards of other agencies.</p>	<p>NOS-1 For all demolition and construction activities, noise-attenuation techniques shall be employed as needed to ensure that noise remains as low as possible during construction. The following measures shall be incorporated into contract specifications to reduce the impact of construction noise:</p> <ul style="list-style-type: none"> • Ensure that construction equipment is properly muffled according to industry standards and in good working condition. • Place noise-generating construction equipment and locate construction staging areas away from sensitive uses, where feasible. • Schedule high noise-producing activities between the hours of 7:30 AM and 5:30 PM Monday through Fridays and excluding Saturday, Sunday, state or national holidays as required by the City of Solvang to minimize disruption to sensitive uses. When construction work is conducted within the County of Santa Barbara, construction activities shall be scheduled between 8:00 AM and 5:00 PM Monday through Friday only. • Implement noise attenuation measures to the extent feasible, which may include, but are not limited to, temporary noise barriers or noise blankets around stationary construction noise sources. • Use electric air compressors and similar power tools rather than diesel equipment, where feasible. • All stationary construction equipment (e.g., air compressor, generators, impact wrenches, etc.) shall be operated as far away from residential uses as possible and shall be shielded with temporary sound barriers, sound aprons, or sound skins. 	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
	<ul style="list-style-type: none"> • Construction-related equipment, including heavy-duty equipment, motor vehicles, and portable equipment, shall be turned off when not in use for more than 20 minutes. • Residences within 500 feet of a construction area shall be notified of the construction schedule in writing, at least 48 hours prior to construction. The City and the contractor shall designate a noise disturbance point of contact that would be responsible for responding to complaints regarding construction noise. The point of contact shall determine the cause of the complaint and ensure that reasonable measures are implemented to correct the problem. A contact number for the noise disturbance shall be conspicuously placed on construction site fences and written into the construction notification schedule sent to nearby residences. <p>NOS-2 Pump stations and water treatment facilities located within 150 feet of sensitive receptors (i.e., residential homes, schools, or hospitals) shall have a site-specific noise study conducted to verify that the design and operation will meet the City or County noise standards. Note that these noise limitations for operations are for steady state, base load operations, and exclude startups, shutdowns, and off-normal or emergency conditions.</p>	
Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels.	No mitigation is required.	Impacts would be less than significant (Class III).
Have a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project.	Mitigation Measure NOS-1.	Impacts would be less than significant with mitigation (Class II).
Have a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project.	Mitigation Measure NOS-1.	Impacts would be less than significant with mitigation (Class II).
Hazards and Hazardous Materials		
Create a significant hazard to the public or the environment through reasonable foreseeable upset and accident conditions involving the release of hazardous materials into the environment.	No mitigation measures are required.	Impacts would be less than significant (Class III).

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Aesthetics		
<p>Have a substantial effect on a scenic vista.</p>	<p>AES-1 Prior to commencement of grading activities for each phase of project development associated with the Master Plan Update, including proposed wells to be located in Wells Sites A and B and the proposed water treatment plant located in Alisal Commons open space, the City shall prepare a Landscape Plan that identifies specific measures to reduce the visual impacts associated with the visible above ground facilities, including the strategic planting of native trees, shrubs, and other vegetation to buffer the views of the structures.</p> <p>AES-2 For projects associated with the Master Plan Update, including proposed wells to be located in Wells Sites A and B and the proposed water treatment plant located in Alisal Commons open space, with the potential to significantly degrade visual character during construction, construction contracts shall consider locating staging areas where opportunities for screening with existing topography and vegetation can be maximized. Security fencing shall be placed around staging and construction areas to hide the area from public view.</p> <p>AES-3 Reservoir tanks and booster pump stations shall be painted with low-reflective paint in a camouflaging color that blends with the surrounding environment.</p> <p>AES-4 Prior to the commencement of grading activities for the proposed wells to be located in Wells Sites A and B and the proposed water treatment plant located in Alisal Commons open space and any water reservoirs (tanks) improvements, the project engineer for the grading and construction of the reservoir tanks shall provide to the City Engineer a grading plan that incorporates landform grading techniques and minimizes changes to topography. If bench-cuts into hillsides are required, then landform grading techniques shall be incorporated that preserve as much of the natural topography as possible and create cuts that blend into the surrounding hillside areas. Additionally, graded areas shall be revegetated upon completion of construction activities with native seeds and/or plants in order to restore previously vegetated areas to pre-construction conditions to the greatest extent practicable.</p>	<p>Impacts would be less than significant with mitigation (Class II).</p>

Significance Threshold and Project Impacts	Mitigation Measures	Residual Impact
Substantially damage scenic resources including but not limited to, trees, rock outcroppings and historic buildings within a state scenic highway corridor.	No mitigation measures are required.	Impacts would be less than significant (Class III).
Substantially degrade the visual character of any area.	Mitigation Measures AES-1 through AES-4.	Impacts would be less than significant with mitigation (Class II).
Energy		
Result in a substantial increase, of more than 10 percent, in net electricity consumption.	No mitigation is required.	Impacts would be less than significant (Class III).
Require or result in the construction of electrical power generation facilities or expansion of existing facilities, the construction of which could cause significant environmental effects.	No mitigation is required.	Impacts would be less than significant (Class III).
Utilities/Service Systems		
Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	No mitigation is required.	Impacts would be less than significant (Class III).
Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	No mitigation is required.	Impacts would be less than significant (Class III).

ALTERNATIVES TO THE PROJECT

An EIR must briefly describe the rationale for selection and rejection of alternatives. The lead agency may make an initial determination as to which alternatives are feasible, and therefore merit in-depth consideration, and which are infeasible. Alternatives considered include a range of potential projects to meet the applicant's objectives while eliminating or reducing significant environmental impacts identified.

The following alternatives to the proposed project are considered:

Alternative 1: No Project Alternative – divert only the baseline amount of 1,053 acre-feet per year (afy) of groundwater from the Santa Ynez River underflow pursuant to water right Permit 15878. All diversions would occur from the existing permitted reach for diversion.

The No Project Alternative would continue existing operations and the City would rehabilitate or replace Well Nos. 3, 7A, and 5 as necessary to extract the 1,053 afy. No other facilities proposed by the Master Plan Update would be constructed. The No Project Alternative is not a no build scenario, however. The City will continue to grow to full buildout under the approved General Plan because all of the development and all other infrastructure contemplated in the General Plan has been authorized.

Alternative 2: Supplement proposed Santa Ynez River diversions with State Water Project (SWP) water – under this alternative, the full buildout water demand of 1,980 afy would be supplied by both the Santa Ynez River underflow and SWP water from the City's existing Table A Amount (1,500 afy). Solvang has chosen to use 40 percent of the Table A Amount as the minimum multiple dry year production amount or 600 afy. Therefore, under this alternative, the total demand of 1,980 afy would be met by using a maximum of 1,380 afy of groundwater diverted from the Santa Ynez River with the remaining 600 afy of demand met by SWP water.

Alternative 3: Increase Santa Ynez River Diversions to 2,400 afy – this alternative reflects the City's prior Master Plan diversion which includes providing irrigation water for uses outside of the City boundary but within the currently permitted place of use for the water diverted from the Santa Ynez River underflow. The additional 420 afy would be provided to existing irrigation uses outside the Solvang City limits. The City has a history of providing irrigation water although it has not done so recently. The remainder of the water to be diverted (1,980 afy) would be used as noted to meet demand within the City's service area. This alternative would include the proposed downstream extension of the

Permitted Reach of Diversion and installation of new wells in the area downstream of Alisal Bridge within Well Sites A and B. This alternative would also include the renovation and use of Well Nos. 3 and 7A and, possibly No. 5.

Alternative 4: Obtain the 1,980 afy diversion from the Santa Ynez River underflow and group all new and existing wells within the Existing Reach of Diversion per water right Permit 15878.

These alternatives were identified to avoid or minimize the significant impacts identified for the proposed project.

Table ES-3, Comparison of Alternatives to the Proposed Project, provides a comparative analysis of the environmental impacts of the proposed project and alternatives identified in **Section 6.0**. No alternatives were identified that meet most of the project objectives and avoid or substantially minimize the significant impacts identified for the proposed project.

The *State CEQA Guidelines* require that an environmentally superior alternative be identified among the selected alternatives (excluding the No Project alternative).⁴ If the No Project Alternative is determined to be the environmentally superior alternative, an environmentally superior alternative must also be identified among the remaining alternatives.

The No Project Alternative (Alternative 1) would have the fewest impacts and would not result in any new significant impact. Therefore it is the most environmentally superior alternative. However, the No Project Alternative would not meet the objectives of the proposed project. Furthermore, as noted above, if the No Project Alternative is determined to be environmentally superior, then another alternative must also be identified as an environmentally superior alternative among the remaining alternatives.

The environmentally superior alternative among the remaining alternatives would be Alternative 2 – Supplement Proposed Allocation with SWP water. This alternative would result in similar or incrementally reduced impacts for all issues when compared to the proposed project. Alternative 2 would result in fewer diversions of Santa Ynez River underflow and would locate additional river wells downstream of Alisal Bridge. However, Alternative 2 relies on supplementing 600 afy of its water supply needs on SWP water, which has become less reliable over the years due to increased litigation and potential impacts on endangered species, such as the delta smelt. Because it relies upon 600afy of SWP water, Alternative 2 requires the City to forgo the opportunity to develop sufficient, relatively reliable, inexpensive and less energy intensive local water supplies to meet all of Solvang's needs at full buildout.

⁴ California Public Resources Code, Title 14, Division 6, Chapter 3, *California Environmental Quality Act Guidelines*, Section 15126.6(e)(2).

As discussed above, by developing Alternative 2, as opposed to the proposed project, the City would not achieve the following objectives to the same extent as the proposed project:

- Ensure a future reliable water supply to meet the projected water demand at City buildout as provided for in the General Plan.
- Secure adequate water rights to reliably meet the City's water supply requirements.

Therefore, this alternative, while environmentally superior to the proposed project is not considered as feasible and is rejected.

AREAS OF KNOWN CONTROVERSY

The *State CEQA Guidelines* require a Draft EIR identify areas of controversy known to the lead agency, including issues raised by other agencies and the public. Comments were received from public agencies and interested parties in response to the circulated NOP and at the public Scoping Meeting.

The following issues of concern were expressed.

- The EIR needs to establishing a proper environmental baseline;
- The EIR needs to support estimates of current and future water demand;
- Potential impacts to biological resources including riparian vegetation;
- Potential impacts to cultural resource areas;
- Potential impacts to other water rights holders;
- Potential impacts to public trust resources including *O. mykiss* (steelhead)
- Potential impacts to the Santa Ynez River aquifer, and groundwater supplies and groundwater levels;
- The EIR needs to explain the City's priority of local groundwater supplies versus State Water Project water;
- What are the relationship and interactions of the project to actions of the Cachuma Project and releases from Bradbury Dam;
- Whether the Master Plan Update will ensure water supply during dry and critical dry water years; and
- Whether increased pumping will be growth inducing,

**Table ES-3
Comparison of Alternatives to the Proposed Project**

Issue	Proposed Project - (After Mitigation)	Alternative 1 – No Project Alternative	Alternative 2 - Supplement Proposed Allocation with State Water Project (SWP) water	Alternative 3 - Increase Diversion to 2,400 afy	Alternative 4 - Maintain 1,980 afy Diversion Request with Wells Grouped within the Existing Point of Diversion area
Hydrology, Water Supply and Water Quality	Less than Significant (Class II)	Similar Impacts	Similar Impacts	Greater Impacts	Greater Impacts
Terrestrial Biological Resources	Less than Significant (Class II)	Fewer Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Fisheries Resources	Less than Significant (Class II)	Fewer Impacts	Similar Impacts	Similar Impacts	Greater Impacts
Cultural Resources	Less than Significant (Class II)	Fewer Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Air Quality	Less than Significant (Class II)	Similar Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Greenhouse Gas	Less than Significant (Class III)	Similar Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Land Use	Less than Significant (Class III)	Fewer Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Recreation	Less than Significant (Class II)	Fewer Impacts	Similar Impacts	Similar Impacts	Greater Impacts
Noise	Less than Significant (Class II)	Fewer Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Hazards and Hazardous Materials	Less than Significant (Class III)	Similar Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Aesthetics	Less than Significant (Class II)	Fewer Impacts	Similar Impacts	Similar Impacts	Similar Impacts
Energy	Less than Significant (Class III)	Fewer Impacts	Similar Impacts	Greater Impacts	Similar Impacts
Utilities/Services Systems	Less than Significant (Class III)	Similar Impacts	Similar Impacts	Similar Impacts	Similar Impacts

ISSUES TO BE RESOLVED

The *State CEQA Guidelines* require an EIR to present issues to be resolved by the lead agency. These issues include the choice between alternatives and whether or how to mitigate potentially significant impacts. The major issues to be resolved by the City of Solvang, as the Lead Agency for the project are whether:

- Recommended mitigation measures should be adopted or modified
- Additional mitigation measures need to be applied to the project
- The proposed project or an alternative should be approved