

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

<b>SCH #</b>
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**Project Title:** Solomon Hills Specific Plan Project

Lead Agency: County of Santa Barbara Contact Person: Alia Vosburg, Senior Planner & Tina Mitchell, Senior Planner  
 Mailing Address: 624 West Foster Road, Suite C Phone: (805) 934-6259, (805) 934-6289  
 City: Santa Maria Zip: 93455 County: Santa Barbara

**Project Location:** County: Santa Barbara City/Nearest Community: Orcutt  
 Cross Streets: U.S. 101 to the east, no cross street Zip Code: 93457  
 Longitude/Latitude (degrees, minutes and seconds): 34 ° 49 ' 18 " N / 120 ° 22 ' 32 " W Total Acres: 4,195  
 Assessor's Parcel No.: 101-020-041, 101-020-043, 101-020-085, 101-020-086, and 101-020-087 Section: 29 Twp.: 09N Range: 33W Base: San Bernardino  
 Within 2 Miles: State Hwy #: U.S. 101 Waterways: none  
 Airports: none Railways: Amtrak Schools: Pine Grove Elementary School, St. Louis De Montfort School

**Document Type:**

CEQA:  NOP  Draft EIR NEPA:  NOI Other:  Joint Document  
 Early Cons  Supplement/Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.)  Draft EIS  Other: \_\_\_\_\_  
 Mit Neg Dec Other: \_\_\_\_\_

**Local Action Type:**

General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Unit Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other: \_\_\_\_\_

**Development Type:**

Residential: Units 4,000 Acres 473.9  
 Office: Sq.ft. 525,000 Acres 23.6 Employees 1,575  
 Commercial: Sq.ft. 125,000 Acres 12.8 Employees 250  
 Industrial: Sq.ft. \_\_\_\_\_ Acres \_\_\_\_\_ Employees \_\_\_\_\_  
 Educational: 85,000 sq. ft.  
 Recreational: 20,000 sq. ft.  
 Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
 Transportation: Type \_\_\_\_\_  
 Mining: Mineral \_\_\_\_\_  
 Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
 Waste Treatment: Type Sewer MGD 0.53  
 Hazardous Waste: Type \_\_\_\_\_  
 Other: Institutional; 9,800 sq. ft.

**Project Issues Discussed in Document:**

Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Flood Plain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archeological/Historical  Geologic/Seismic  Sewer Capacity  Wetland/Riparian  
 Biological Resources  Minerals  Soil Erosion/Compaction/Grading  Growth Inducement  
 Coastal Zone  Noise  Solid Waste  Land Use  
 Drainage/Absorption  Population/Housing Balance  Toxic/Hazardous  Cumulative Effects  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: \_\_\_\_\_

**Present Land Use/Zoning/General Plan Designation:**

Agricultural Commercial/AG-II-100

**Project Description:** (please use a separate page if necessary)

The 4,195-acre project site is located in unincorporated Santa Barbara County, between the communities of Orcutt to the north and Los Alamos in the south. The project site includes five Assessor's Parcel Numbers: 101-020-041, 101-020-043, 101-020-085, 101-020-086, and 101-020-087. The proposed project would adopt the Solomon Hills Specific Plan to allow mixed use development consisting of up to 4,000 single- and multi-family residential units; up to 650,000 square feet of commercial service and office space; up to 104,800 square feet of public institutional uses; 20,000 square feet of park and recreation space; and approximately 950 acres of open space. The project site would also include a 506 acre conservation easement, two Conditional Use Permits, utility improvements (water, electrical, natural gas, telecommunications), local and regional transportation improvements (new roadways, upgraded roadways and a new U.S. Highway 101 interchange approximately 2.3 miles south of the Clark Avenue interchange). The project also includes the abandonment or re abandonment of oil and gas infrastructure and associated remediation.

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".  
If you have already sent your document to the agency please denote that with an "S".

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| <input checked="" type="checkbox"/> Air Resources Board                         | <input checked="" type="checkbox"/> Office of Historic Preservation   |
| <input type="checkbox"/> Boating & Waterways, Department of                     | <input checked="" type="checkbox"/> Office of Public School Construction  |
| <input type="checkbox"/> California Emergency Management Agency                 | <input checked="" type="checkbox"/> Parks & Recreation, Department of   |
| <input type="checkbox"/> California Highway Patrol                              | <input type="checkbox"/> Pesticide Regulation, Department of  |
| <input checked="" type="checkbox"/> Caltrans District # <u>5</u>                | <input type="checkbox"/> Public Utilities Commission  |
| <input type="checkbox"/> Caltrans Division of Aeronautics                       | <input checked="" type="checkbox"/> Regional WQCB # <u>3</u>  |
| <input checked="" type="checkbox"/> Caltrans Planning                           | <input checked="" type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board                  | <input type="checkbox"/> Resources Recycling and Recovery, Department of  |
| <input type="checkbox"/> Coachella Valley Mtns. Conservancy                     | <input type="checkbox"/> S.F. Bay Conservation & Development Comm.  |
| <input type="checkbox"/> Coastal Commission                                     | <input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy  |
| <input type="checkbox"/> Colorado River Board                                   | <input type="checkbox"/> San Joaquin River Conservancy  |
| <input checked="" type="checkbox"/> Conservation, Department of                 | <input type="checkbox"/> Santa Monica Mtns. Conservancy   |
| <input type="checkbox"/> Corrections, Department of                             | <input checked="" type="checkbox"/> State Lands Commission  |
| <input type="checkbox"/> Delta Protection Commission                            | <input type="checkbox"/> SWRCB: Clean Water Grants  |
| <input type="checkbox"/> Education, Department of                               | <input checked="" type="checkbox"/> SWRCB: Water Quality  |
| <input type="checkbox"/> Energy Commission                                      | <input type="checkbox"/> SWRCB: Water Rights  |
| <input checked="" type="checkbox"/> Fish & Game Region # <u>5</u>               | <input type="checkbox"/> Tahoe Regional Planning Agency   |
| <input type="checkbox"/> Food & Agriculture, Department of                      | <input checked="" type="checkbox"/> Toxic Substances Control, Department of   |
| <input checked="" type="checkbox"/> Forestry and Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of  |
| <input type="checkbox"/> General Services, Department of                        |   |
| <input type="checkbox"/> Health Services, Department of                         | <input checked="" type="checkbox"/> Other: <u>California Geologic Energy Management Division</u>  |
| <input checked="" type="checkbox"/> Housing & Community Development             | <input checked="" type="checkbox"/> Other: <u>Santa Barbara County Publish Health Department Environmental Health Services Division</u> |
| <input checked="" type="checkbox"/> Native American Heritage Commission         |   |

### Local Public Review Period (to be filled in by lead agency)

Starting Date March 13, 2026 Ending Date April 17, 2026

### Lead Agency (Complete if applicable):

Consulting Firm: <u>Rincon Consultants, Inc.</u>	Applicant: <u>Solstra Communities California, LLC</u>
Address: <u>899 Pacific St</u>	Address: <u>1555 Orcutt Hill Road</u>
City/State/Zip: <u>San Luis Obispo, CA, 93401</u>	City/State/Zip: <u>Orcutt, California 93455</u>
Contact: <u>Chris Bersbach, Director of Environmental Planning</u>	Phone: <u>(805) 937-2576</u>
Phone: <u>(805) 242-4363</u>	

Signature of Lead Agency Representative: *Jana Mitchell* Digitally signed by Jana Mitchell, DN: cn=Jana Mitchell, o=California State Clearinghouse, ou=State Clearinghouse, email=jana.mitchell@clearinghouse.ca.gov, c=US Date: 3/10/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.