



Planning and Development

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NOTICE OF PREPARATION

DATE: March 13, 2026

TO: State Clearinghouse
Office of Planning and Research
1400 Tenth Street
Sacramento, CA 95812

FROM: County of Santa Barbara
Planning and Development Dept.
624 West Foster Road, Suite C
Santa Maria, CA 93455

SUBJECT: Notice of Preparation of a Draft Environmental Impact Report (EIR)

PROJECT NAME: Solomon Hills Specific Plan Project

PROJECT LOCATION: The project involves a 4,195-acre site located in unincorporated Santa Barbara County (County), directly west of U.S. Highway 101 (U.S. 101) and two miles east of California State Route (SR) 135. The project site lies between the communities of Orcutt to the north and Los Alamos in the south. The project site includes five Assessor's Parcel Numbers (APNs): 101-020-041, 101-020-043, 101-020-085, 101-020-086, and 101-020-087.

PROJECT CASE NUMBERS: 22GPA-00000-00007, 22RZN-00000-00003, 24TRM-00005, 24TRM-00006, 23DVP-00015, 25CUP-00005, 25CUP-00006, 25GOV-00003, 25SPP-00001, 25RDN-00001, 25ORD-00002, 25BAR-00011, 25EIR-00001

PROJECT APPLICANT: Solstra Communities California, LLC

LEAD AGENCY: The County of Santa Barbara, Planning and Development Department is the lead agency preparing the EIR with the purpose of informing decision-makers and the public regarding the potential environmental effects related to the project in compliance with the California Environmental Quality Act (Public Resources Code § 21000 et seq.).

PROJECT DESCRIPTION SUMMARY: 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. More information about the project description, location, and potential environmental effects are included in the EIR Scoping Document for the project, which can be accessed via the QR code or URL link below:



URL LINK:

<https://cosantabarbara.box.com/v/SolomonHills>

PUBLIC AND AGENCY COMMENTS: The County requests input from your agency regarding the scope and content of the environmental information which is pertinent to your agency's statutory responsibilities in connection with the project. Members of the public are also encouraged to provide comments on the scope of the EIR. All comments must be received no later than **5:00 p.m. on Friday, April 17, 2026**. Please send your comments and the name of a contact person in your agency to Alia Vosburg and Tina Mitchell, Senior Planners, at the address below. Comments from Responsible Agencies or Trustee Agencies should include a mailing address, e-mail, and telephone number, as well as a summary description of all permit or approval authority along with a copy of the relevant sections of legislation, regulatory guidance, etc. If applicable, please detail what environmental information must be addressed in the EIR to enable your agency to use this documentation as a basis for permit issuance or approval. Responsible Agencies, Trustee Agencies, or other public agencies that have a role in approving or implementing the proposed project may also need to use this EIR when considering its permit or other approval for this project.

Submit Comments to: **Alia Vosburg and Tina Mitchell, Senior Planners**

Via Email: PADSolomonHills@countyofsb.org

Via USPS: Planning and Development Department
624 W. Foster Road, Suite C, Santa Maria, CA 93455

Additional information regarding the project will be posted to the project's webpage as it becomes available at: <https://www.countyofsb.org/3729/Solomon-Hills-Project>

PUBLIC ENVIRONMENTAL SCOPING MEETING: The County will hold an environmental scoping meeting for the EIR on **Wednesday, March 25, 2026, at 5:30 PM** at the Betteravia Government Center located at 511 East Lakeside Parkway in Santa Maria, CA. The purpose of the meeting is to present the project and receive input on the scope of the environmental issues to be addressed in the EIR. All are welcome to participate in the environmental scoping meeting either in-person or online using Zoom. Individuals wishing to provide public comment during the environmental scoping meeting via Zoom webinar can do so by clicking the link below to register in advance. After registering, you will receive a confirmation email containing important information about joining the webinar.

Register in advance for this meeting:

<https://santabarbaracounty.zoomgov.com/j/1610757235>

Or Participate Via Telephone:

Dial (for higher quality, dial a number based on your current location):

US: +1 669 254 5252 or +1 669 216 1590 or +1 415 449 4000 or +1 646 964 1167 or +1 551 285 1373 or +1 646 828 7666 or 833 568 8864 (Toll Free) or 833 435 1820 (Toll Free)

Webinar ID: 161 075 7235

The scoping meeting will be limited to understanding the proposed project and associated environmental concerns including potential mitigation measures and possible alternatives to the project. The merits of the project will not be discussed. The EIR Scoping Document (linked above) prepared by P&D staff will be used as a starting point for discussion during the scoping meeting, but other environmental concerns may be raised by the public at this meeting.

Please contact the project planners at PADSolomonHills@countyofsb.org for more information or if you have any questions. We thank you for your time and consideration.

cc: County of Santa Barbara Clerk of the Board