



## AGENDA

### PLANNING COMMISSION

MONDAY, JUNE 2, 2025 – 6:00 PM – REGULAR MEETING

VIRTUAL & IN COUNCIL CHAMBER, 1644 OAK STREET, SOLVANG, CA 93463

#### Planning Commissioners:

Aaron Petersen  
Brandon Sparks-Gillis  
William Zigler  
Kief Adler, Vice Chair  
Jack Williams, Chair

**AGENDA AND SUPPORTING MATERIALS** – Available for viewing 8:00a.m.-5:00p.m. at City Hall, 1644 Oak Street, Solvang, and on the City’s website <https://www.cityofsolvang.com/agendacenter>. Additional writings that are distributed to a majority of the Committee after the posting of the agenda will be made available at City Hall and on the City’s website.

**AGENDA POSTING NOTIFICATION** - Subscribe to receive email or text message notifications when agendas are posted online through “Notify Me” at: <https://www.cityofsolvang.com/List.aspx>

**PUBLIC COMMENT** - The public is encouraged to address the Committee in-person, virtually, or in-writing on agenda and non-agenda items. If provided in writing, comments must be submitted to the City Clerk at [cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com) by 5:00 p.m. on the Wednesday before the meeting to be considered. Your comment will be recorded and distributed appropriately. Comments on agenda items will be heard at the time each item is considered, including non-agenda items. In-person speakers will be invited to make public comments first. Virtual speakers will follow.

**CAMPAIGN CONTRIBUTION DISCLOSURE** - Pursuant to Government Code Section 84308, any party to a City proceeding must disclose on the record any campaign contributions made to a member of the City Council [or commission] in excess of \$250 in the past 12 months. This disclosure requirement includes contributions by the party’s agent and aggregated contributions from persons or entities related to the party. Please make the disclosure as soon as possible, but not later than the beginning of the proceeding.

**AMERICANS WITH DISABILITIES ACT** - If, as a participant of this meeting, you need special assistance the City will attempt to accommodate you in every reasonable manner. Please contact the City Clerk at either (805) 688-5575 x206 or [cityclerk@cityofsolvang.com](mailto:cityclerk@cityofsolvang.com). 72- hours’ notice is requested.

**LET YOUR VOICE BE HEARD!**- Do you have about one minute a month to help make Solvang better? The City of Solvang is working with FlashVote to engage the community and gather valuable input from residents to inform our decisions. We encourage residents to sign up at [www.flashvote.com/Solvang](http://www.flashvote.com/Solvang) or call 775-235-2240 to participate by phone or text only

**PARTICIPATING IN THE MEETING** - Planning Commission meetings will be conducted by video/teleconferencing through Zoom. Meetings will also be broadcast live on Channel 23 and streamed on the City’s website, Vimeo, and YouTube.

- To join by Zoom, visit <https://zoom.us/j/3066529195>. If you wish to speak, please use the “raised hand” symbol.
- To join by phone, call (888) 788-0099 and enter Meeting ID: **306 652 9195#**. The phone line will be open starting at 5:30 p.m.

**6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1. APPROVE ORDER OF AGENDA**

*At this time the Commission reviews the order of business to be conducted and receive requests for, or makes announcements regarding any change(s) to the order of business*

**2. PUBLIC COMMENT**

*The Public may address the Commission on items not on the Agenda and on Consent. Each speaker will be afforded three minutes and may speak only once. State Law does not allow action to be taken unless it is noticed on the agenda. The Commission may briefly respond or ask Staff to follow up on such items and/or schedule the matter to a future meeting.*

**3. CONSENT ITEMS**

*Items on Consent are typically routine and will be approved in one motion. The Chair will call on anyone wishing to address the Commission on any Consent item on the agenda, which has not been pulled by the Commission for discussion. Each speaker will be permitted to speak only once and comments will be limited to a total of three minutes.*

- a. Approve the Minutes of the May 5, 2025 Regular Meeting..... 4
- b. Receive and file Planning and Building Division Current Projects June 2025..... 6

**4. EX PARTE COMMUNICATION**

*This section is intended to allow all officials the opportunity to reveal any disclosure or ex-parte communication regarding the following public hearings.*

**5. PUBLIC HEARINGS:**

- a. Discussion and possible action to approve Planning Commission Resolution 25-03 recommending the City Council amend the Safety Element of the Solvang General Plan... 9

**6. DISCUSSION ITEMS:**

- a. Discussion and possible action to approve Planning Commission Resolution No. 25-04 making the General Plan Consistency Determination for the City of Solvang Capital Improvement Program for Fiscal Year 2025-26..... 56

**7. PLANNING COMMISSIONERS' COMMENTS**

**8. PLANNING MANAGER REPORT**

**9. ADJOURNMENT**

## **AFFIDAVIT OF POSTING**

I, A. Rafael Castillo, Planning Manager, for the City of Solvang, California, DO HEREBY CERTIFY under penalty of perjury under the laws of the State of California, that the foregoing notice was posted at the City of Solvang City Hall bulletin board at 1644 Oak Street, Solvang, CA and on the City of Solvang website not less than 72 hours prior to the meeting, per Government Code 54954.2.

Dated this 28<sup>th</sup> of May 2025.



**MINUTES  
SOLVANG PLANNING COMMISSION  
Monday, May 5, 2025**

Regular Meeting - 6:00 PM

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**6:00 PM REGULAR MEETING OF THE PLANNING COMMISSION**

**CALL TO ORDER**

Chair Williams called the Regular meeting to order at 6:02 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

**ROLL CALL**

Present: Commissioners Brandon Sparks-Gillis, Vice Chair Kief Adler, Chair Jack Williams

Absent: Commissioners Aaron Petersen, William Zigler

Staff: Assistant City Attorney Taylor Foland (via Zoom), Planning Manager Rafael Castillo, Assistant Planner Lisa Scherman

**PLEDGE OF ALLEGIANCE**

Chair Williams led in the Pledge of Allegiance.

**1. APPROVE ORDER OF AGENDA**

*Motion by Commissioner Sparks-Gillis, to approve the Order of the Agenda, as presented, seconded by Vice Chair Adler and carried, 3-0, with Commissioners Petersen and Zigler, absent.*

**2. PUBLIC COMMENT - None**

**3. CONSENT ITEMS**

- a. Approve the Minutes of the April 7, 2025, Regular Meeting
- b. Receive and file Planning and Building Division Current Projects May 2025

*Motion by Commissioner Sparks-Gillis, to approve Consent Items, as presented, seconded by Vice Chair Adler and carried, 3-0, with Commissioners Petersen and Zigler, absent.*

**4. EX PARTE COMMUNICATION - None**

**5. PUBLIC HEARINGS - None**

**6. DISCUSSION ITEMS**

- a. Discussion and presentation on Proposed Fire Severity Zone Mapping and Update of Adopted Building Code

Planning Manager Castillo narrated a PowerPoint presentation regarding Fire Severity Zones Mapping; provided an update of the adopted Building Code and discussed next steps.

Discussion followed by commissioners.

There were no public comments on this item.

**7. PLANNING COMMISSIONERS' COMMENTS - None**

**8. PLANNING MANAGER REPORT**

Planning Manager Castillo reported on a recent structure fire at 425 and 535 First Street; upcoming agenda items for the Commission's June meeting and the upcoming DRC meeting.

**9. ADJOURNMENT: 6:23 p.m.**

Respectfully submitted:

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Rafael Castillo  
Planning Manager



**CITY OF SOLVANG**  
**PLANNING & BUILDING – MAJOR PROJECT LIST**  
 June 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
<b>PROJECTS UNDER CONSTRUCTION</b>								
LUP 22-195	Jensen Family Trust	New multi-family Development	420 Fifth Street	139-174-045	R-3	5 Unit multi-family development with 1 ADU	Building Permit Issued	11/30/2026
LUP 23-111	Olsen Fam TR	Solvang Inn and Cottages Remodel	1515 Mission Dr	139-172-010	VMU	Commercial TI to Solvang Inn & Cottages. Convert existing managers unit to common area and lobby. Remodel lobby. Project has been re-scoped to reduce rooms/office.	Building Permit Issued	10/28/2025
LUP 22-282	Solvang Senior Center	Solvang Senior Center	1745 Mission Dr	139-150-024	PI	Demolish existing structures and replace with a new 2 story, 5,640 sf commercial / office space	Building Permit Issued/Revision Awaiting Re-submittal	01/13/2026
LUP 210223	Bella Vista SYV, LLC	Bella Vista	1875,1879,1883 Laurel	139-100-049,048,047	R-2	3 new SFR from an existing subdivision	Building Permit Issued	08/01/2025
BP 24-042	On Design LLC	1704 Mission Drive hotel	1704 Mission Drive	139-240-033	VMU	New 9 Unit hotel cottages and meeting space	Building Permit Issued	11/25/2025
LUP 23-215	Romain	New ADU/ SFR addition	1618 Birch	139-233-002	R-2	1,031 SF detached ADU with a 691 SF addition to existing SFR with ancillary structures	Building Permit Issued	10/17/2025
BP 24-079	Mcinerney	Façade improvement	475 First Street	139-181-013	VMU	Façade improvement on existing bicycle shop. Approved by DRC	Building Permit Issued	01/23/2026
BP 24-174	Benson Trust	New-Coffee Shop/Ice Cream	1618 Copenhagen Dr	139-191-003	VMU	Interior Commercial TI for new coffee and ice cream shop	Building Permit Issued	01/27/2026
BP 24-198	On Design LLC	Parking Lot re-configuration, re-striping, flat work	1693 Mission Drive	139-143-025	VMU	Re-configuration of parking lot, re-striping, and repair of existing flatwork, removal of existing landscaping and replacement of landscaping new trees.	Building Permit Issued	02/04/2026
BP 24-191**	FP Old Mill Associated LP	Minor Tenant Improvement: Tasting Room	482 First Street	139-182-020	VMU	Commercial TI- CaliPaso Wine Tasting Room	Building Permit Issued	01/30/2026
LUP 23-284**	Gutierrez	New ADU	516 Fifth Street	139-132-016	VMU	New ADU and garage demo	Building Permit Issued	02/27/2026



**CITY OF SOLVANG**  
**PLANNING & BUILDING – MAJOR PROJECT LIST**  
 June 2025

Project #	Applicant	Project Name	Address	APN	Zoning	Project Description	Project Status	Expiration Date
<b>PROJECTS UNDER BUILDING PERMIT REVIEW</b>								
**denotes permits not requiring discretionary review per California Government Code and/or Solvang Municipal Code								
BP 24-182**	Whitey	New SFR plus JADU	2000 High Meadow Road	139-520-019	R-1	New SFR plus JADU (deed restriction required)	Awaiting Re-submittal	08/07/2025
BP 25-026**	Choi	JADU Garage Conversion	240 Third Street	139-222-006	R-2	Conversion of garage into JADU (deed restriction required)	Awaiting Re-Submittal	09/29/25
BP 25-044**	Solvang Brewing Company	Minor Tenant Improvement: Kitchen Remodel	1547 Mission Drive	139-132-010	VMU	Commercial kitchen remodel due to fire damage	Awaiting Re-Submittal	10/19/2025
BP 25-046	Solvang Senior Center	Solvang Senior Center Plan Revisions	1745 Mission Dr	139-150-024	PI	Revisions to approved building permit LUP 22-282	Awaiting Re-Submittal	10/24/2026
<b>APPROVED ENTITLEMENTS</b>								
LUP 180114	1420 Mission Drive LLC	New Hotel	1420 Mission Drive	137-590-010	VMU	New 11 Unit Hotel	Approved	11/06/2025
LUP 210183	Darkstar Development, LLC	670 Alamo Pintado Condos	670 Alamo Pintado	139-530-005	R-3	Condo Map 32 Unit Development	Approved	12/04/2025
LUP 22-011	Cearnal Collective	Sansum Clinic	1925 Windmill Ln	139-540-013,014	PO	New 30,000 sf medical/office building	Approved	2/06/2026
LUP 23-302	Lonnie Roy	LUCCA Market & Deli Amendment	1714 Mission Drive	139-240-034	VMU	Proposed additions to the existing structure along the existing drive thru.	Approved	04/07/2027
PA 24-003	Valeueven Fam / Power Trust	Valeueven Fam / Power Trust	700 Mesa Dr	137-750-014/137-120-083	PR	3 Parcel Lot Line Adjustment	Approved	04/18/2027
<b>PLANNING APPLICATIONS IN PROCESS</b>								
LUP 23-242	Lots on Alamo Pintado LLC	Wildwood-SB 330 Application	N/A	139-530-001,002	R-3/R-1	Proposed 100 multi-family units with 20 affordable housing units with proposed State Density Bonus. Utilizing SB 330 application via CGC Section 65941.1	AB 52 required 45 day tribal consultation review period	12/23/2025 (may be extended by applicant)
PA 25-008	City of Solvang	General Plan Amendment-Safety Element	City Wide			Amend the City's Safety element to address Hazard Mitigation Plan adoption for FEMA fund recovery	PC 06/02/2025 CC 07/14/2025	



**CITY OF SOLVANG**  
**PLANNING & BUILDING – MAJOR PROJECT LIST**  
June 2025

<b>Project #</b>	<b>Applicant</b>	<b>Project Name</b>	<b>Address</b>	<b>APN</b>	<b>Zoning</b>	<b>Project Description</b>	<b>Project Status</b>	<b>Expiration Date</b>
PA 25-010	SBID, LLC	Denmarket Square Adaptive Re-Use	1693, 1697 Mission Drive	139-143-021,25	VMU	Lot Merger and Conversion of office/retail upstairs to 30 multi-family residential units	Incomplete. Awaiting Re-submittal	02/24/2026
PA 25-013	Alvarez	Alisal Cellars Night Club-CUP	448 Alisal Road	139-240-063	VMU	Conditional Use Permit (CUP) for proposed night club with indoor amplified music, no new construction	Incomplete. Awaiting Re-submittal	03/14/2026
PA 25-019	Cottage Hospital	CUP Amendment	2050 Virborg Road	139-310-051	OP	CUP amendment for an addition to the existing hospital – MRI room	Incomplete. Awaiting Re-submittal	04/22/2026
PA 25-020	SIMA Corp	1621 FIR TPM	1621 Fir Street	139-141-004	R-3	Condo Conversion/Tentative Parcel Map to subdivide into 3 air space parcels	Incomplete. Awaiting Re-submittal	04/22/2026



# PLANNING COMMISSION STAFF REPORT

## Agenda Item 5.a

Meeting Date: June 2, 2025

**SUBJECT:** Discussion and possible action to approve Planning Commission Resolution 25-03 recommending the City Council amend the Safety Element of the Solvang General Plan

**PREPARED BY:** Rafael Castillo, AICP, Planning and Building Manager

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### DISCUSSION:

#### *Background*

The City of Solvang adopted its Safety Element as a part of its General Plan update in 2024, along with other required elements. Pursuant to Government Code Sections 8685.9, 65302, and 65302.6, California cities can incorporate a Local Hazard Mitigation Plan ( LHMP ) into the Safety Element to satisfy certain required disaster preparedness and planning measures. An LHMP serves to ensure a jurisdiction is adequately prepared to face different types of disasters or hazards, and was adopted by City Council in April 2023. The LHMP is an annex to the Santa Barbara County Multi- Jurisdictional Hazard Mitigation Plan, and is available to view at

[https://www.cityofsolvang.com/DocumentCenter/View/5797/23-1214\\_Hazard\\_Mitigation\\_Plan](https://www.cityofsolvang.com/DocumentCenter/View/5797/23-1214_Hazard_Mitigation_Plan)

The Federal Disaster Mitigation Act of 2000 (DMA) requires local governments to develop and submit hazard mitigation plans. Doing so also qualifies the jurisdiction for Hazard Mitigation Grant Program (HMGP) funds, administrated by the Federal Emergency Management Agency ( FEMA ). Assembly Bill ( AB ) 2140, passed in 2006, allows California counties and cities to be considered for additional State cost-share on eligible Public Assistance projects by adopting their current, FEMA-approved LHMPs directly into the Safety Element of their General Plan. Eligible Public Assistance projects may include actions such as debris removal in the immediate aftermath of a disaster, or permanent work such as road and bridge rehabilitation. To be considered for these additional funds, cities must have an LHMP approved by the California Operations of Emergency Services (CalOES) and FEMA, formally adopt the LHMP, and adopt the LHMP into the Safety Element of the General Plan. CalOES reviewed the City's newly adopted Safety Element and determined it to be insufficient for purposes of AB 2140 funding (i.e., incorporation by reference without a direct link or attachment did not meet the letter of State law). To be eligible for the funds, the City must incorporate the adopted LHMP into the Safety Element.

#### *Proposed General Plan Amendment*

To properly incorporate the adopted LHMP into the Safety Element, staff has utilized the guidelines published by CalOES as part of the AB 2140 Fact Sheet (Attachment C). Pursuant to the guidelines, to be compliant with AB 2140, the local agency must include language specific to the LHMP within the Safety Element of their General Plan and make the LHMP easily accessible in its entirety as a weblink, appendices, or attachment. Accordingly, the proposed General Plan Amendment would make the following revisions as shown in Attachment A.

- Add a new section to the Safety Element "Relationship to the Local Hazard Mitigation Plan";
- Add a new policy "SAF-1.10" that specifically adopts the LHMP as a part of the General Plan.
- Replace Figure SAF-8, Fire Hazard Severity Zone map with the recently adopted Cal Fire Severity Zone Map.

These proposed amendments ensure that the LHMP is made a part of the General Plan and not just incorporated "by reference". This language will ensure that as the LHMP is updated and re-adopted over time, the Safety Element will not need to be amended. Additionally, if the City Council adopts Cal Fire's fire severity maps, City staff proposes amending Figure SAF-8, Fire Hazard Severity Zones to align with those maps. The City Council considered an ordinance to adopt Cal Fire's Fire Severity Zone Map for first reading on May 27, 2025 adoption, which passed 5-0. The City Council will have the 2<sup>nd</sup>

reading of the ordinance on June 9, 2025. The proposed Resolution recommends the City Council amend Figure SAF-8 consistent with Cal Fire's Fire Severity Zone Map if the City Council adopts the maps by ordinance.

*CEQA Analysis*

The proposed General Plan Amendment is exempt from environmental review under the CEQA Guidelines Section 15061(b)(3) and Public Resources Code Sec. 21065, which exempts projects that would have no potential for causing a significant impact on the environment. The language being added and amended in the Safety element incorporates the LHMP document into the General Plan document and does not in itself propose any change to the environment. The LHMP contains goals and objectives for not only responding to hazards and emergencies, but proactively mitigating harmful effects to the built and natural environment.

*Recommendation*

City staff recommends the Planning Commission adopt PC Resolution 25-03 recommending the City Council amend the Safety Element of the Solvang General Plan to ensure consistency with State Law, as well as ensure that the City have the ability to be reimbursed for costs incurred by natural disasters.

**ALTERNATIVES:**

1. Direct staff to make specified changes to the proposed Safety Element language and return to a future Planning Commission Meeting;
2. Recommend to the City Council denial of the proposed Safety Element amendment. A recommendation for denial should include any facts and findings.

**FISCAL IMPACT:**

Completion of this General Plan amendment will allow the City to be reimbursed for costs incurred to associated with any natural disasters at both the State and Federal levels.

**ATTACHMENTS:**

- A. Attachment A – PC Resolution 25-03

## RESOLUTION NO. 25-03

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOLVANG, CALIFORNIA RECOMMENDING THE CITY COUNCIL AMEND THE SAFETY ELEMENT OF THE GENERAL PLAN TO INCORPORATE THE CITY'S ADOPTED LOCAL HAZARD MITIGATION PLAN AND AMEND FIGURE SAF-8, FIRE HAZARD SEVERITY ZONES, FOR CONSISTENCY WITH THE CALIFORNIA DEPARTMENT OF FORESTRY FIRE HAZARD MITIGATION MAP SUBJECT TO CITY COUNCIL ADOPTION OF THE SAME**

**WHEREAS**, on July 8, 2024, the City Council adopted the City's Current General Plan; and

**WHEREAS**, the Federal Emergency Management Agency (FEMA) requires local governments to provide and maintain a hazard mitigation plan in order to qualify for several types of grant funding and assistance programs; and

**WHEREAS**, Public Law 106-390, Section 322, commonly known as the Disaster Mitigation Act of 2000 (DMA 2000), and the associated Interim Final Rule, 44 CFR Part 201 and 206, published in the Federal Register on February 26, 2002 establishes planning and funding criteria for states and local communities; and

**WHEREAS**, local jurisdictions may adopt a local hazard mitigation plan (LHMP) into the Safety Element of a General Plan to provide supplemental information and/or fulfill planning requirements pursuant to Government Code Sections 65302 and 65302.6; and

**WHEREAS**, pursuant to Assembly Bill (AB) 2140, California cities that adopt a LHMP, as well as incorporate the LHMP into the Safety Element of the city's General Plan, are eligible for increased State cost-share on certain Public Assistance projects, an important funding source in the event of disaster; and

**WHEREAS**, on April 10, 2023, the City Council adopted the City's current LHMP

**WHEREAS**, in order for the City's Safety Element to be compliant with the specifications of AB 2140, additional language must be added/modified to make the LHMP accessible in its entirety to the reader; and

**WHEREAS**, on March 10, 2025, the California Department of Forestry and Fire (CalFire) released updated fire hazard severity zone maps for local areas of responsibility in Santa Barbara County ("2025 CalFire Fire Severity Zone Map"); and

**WHEREAS**, on May 27, 2025 the City Council considered for first reading an ordinance to adopt the 2025 CalFire Fire Severity Zone Map for the City; and

**WHEREAS**, pending City Council adoption of the 2025 CalFire Fire Severity Zone Map, the Planning Commission desires to amend Figure SAF-8, Fire Hazard Severity Zones for consistency with the new map; and

**WHEREAS**, pursuant to the requirements of Senate Bill 18 (2004), the City notified local tribes of the Safety Element amendment, provided a 90-day period for consultation requests, and all requests for consultation have been completed; and

**WHEREAS**, pursuant to the requirements of Senate Bill 18 (2004), the City notified local tribes of the Safety Element amendment, provided a 90-day period for consultation requests, and all requests for consultation have been completed; and

**WHEREAS**, the proposed General Plan Amendment is exempt from environmental review under the CEQA Guidelines Section 15061(b)(3) and Public Resources Code Sec. 21065, which

exempts projects that would have no potential for causing a significant impact on the environment. The language being added and amended in the Safety element incorporates the LHMP document into the General Plan document and does not in itself propose any change to the environment. The LHMP contains goals and objectives for not only responding to hazards and emergencies, but proactively mitigating harmful effects to the built and natural environment; and

**WHEREAS**, the Planning Commission held a duly noticed public hearing on June 2, 2025 at which time all interested persons were given the opportunity to be heard.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOLVANG DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Recitals set forth above are true and correct and are adopted as findings in support of this Resolution.

**SECTION 2.** The Planning Commission of the City of Solvang hereby recommends that the City Council approve amendments to the General Plan Safety Element as depicted in Exhibit "A" and as follows:

- Add a new section entitled "Relationship to the Local Hazard Mitigation Plan" on page SAF-3
- Add a new policy "SAF-1.10: Local Hazard Mitigation Plan"

**SECTION 3.** The Planning Commission of the City of Solvang hereby recommends, subject to adoption of an ordinance adopting the 2025 CalFire Fire Severity Zone Map by the City Council, that the City Council amend Figure SAF-8, Fire Hazard Severity Zones, in the Safety Element of the General Plan consistent with the 2025 CalFire Fire Severity Zone Map.

**SECTION 4.** This Resolution is effective immediately upon adoption.

**SECTION 5.** The City Clerk shall certify to the passage and adoption of this Resolution and shall cause a certified copy to be filed in the book of original resolutions.

**PASSED, APPROVED AND ADOPTED** this 2<sup>nd</sup> day of June, 2025.

—  
\_\_\_\_\_  
Jack Williams, Chair

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Taylor Foland, Assistant City Attorney

\_\_\_\_\_  
Annamarie Porter, City Clerk

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA   )ss  
CITY OF SOLVANG                )

I, Annamarie Porter, City Clerk of the City of Solvang, California do hereby certify that Resolution No. 25-03 was \_\_\_\_\_ and \_\_\_\_\_ by the Planning Commission of the City of Solvang at a regular meeting of said Planning Commission held on the 2<sup>nd</sup> day of June, 2025, and thereafter signed and approved by the Chair and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Annamarie Porter, City Clerk



# 8

## Safety (SAF)

Natural hazards in the Solvang region are similar to those in Santa Barbara County and the greater region. Earthquake, wildfire, and drought are of the highest concerns, as well as an increased number of high heat days and localized flooding. This Element does not repeat in detail the regulatory framework currently in place. Instead, it contains broad policies and action items reflecting the City's commitment to achieving acceptable levels of risk and public safety.



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# Emergency Preparedness and Response

Emergency preparedness refers to the coordinated efforts by the City and other agencies to prevent, prepare for, respond to, recover from, and mitigate natural and human-caused disasters and emergencies. The City employs a range of regulatory tools to protect life and property from natural and human-caused hazards, including maintaining the Emergency Management Plan and participating in the Santa Barbara County Multi-Jurisdictional Hazard Mitigation Plan (MJHMP).

## Disaster Preparedness and Avoidance

The most effective and least costly approach to protect life and property from hazards is avoidance. For many natural hazards, a proactive approach of preparation and prevention is needed. Disaster preparedness typically involves the development of response procedures, the identification of evacuation routes, design and installation of warning systems, purchase of emergency equipment, and training of emergency personnel. In addition to advance preparation, the risks and adverse effects of hazards can be wholly or partially mitigated with proper planning, adherence to current building codes, and through the effective management of resources when an emergency does occur.

Evacuation Routes for the City of Solvang are shown in Figure SAF-1:. Critical facilities provide emergency services for the community (e.g. fire station, police station, hospital, utility infrastructure, veteran hall and communication facility), are shown in Figure SAF-2:.

The City's disaster preparedness approach is strengthened through coordination with neighboring jurisdictions, including the County of Santa Barbara. This enables the pooling of resources as well as the ability to implement a region wide response to emergencies that may be widespread. The County's Multi-Jurisdictional Hazard Mitigation Plan outlines countywide resources and procedures for responding to emergencies.

## Relationship to the Local Hazard Mitigation Plan

The safety element has been prepared utilizing the adopted Local Hazard Mitigation Plan. The Local Hazard Mitigation Plan identifies local disaster hazards, assess the possibility of these hazards occurring and estimates



potential costs, and identifies actions to mitigate disaster losses. The Disaster Mitigation Act of 2000 requires LHMP revisions to be reviewed and approved by the Federal Emergency Management Agency (FEMA) every five years. Updated LHMPs, revised every five years, serve as the City's mitigation plan with actions and programs that will guide how the City can effectively prepare for, respond to, and recover from emergencies and other hazards in the natural and built environment. The last LHMP was prepared and adopted in February 2023. This plan can be viewed here:

[https://www.cityofsolvang.com/DocumentCenter/View/5797/23-1214\\_Hazard\\_Mitigation\\_Plan](https://www.cityofsolvang.com/DocumentCenter/View/5797/23-1214_Hazard_Mitigation_Plan)

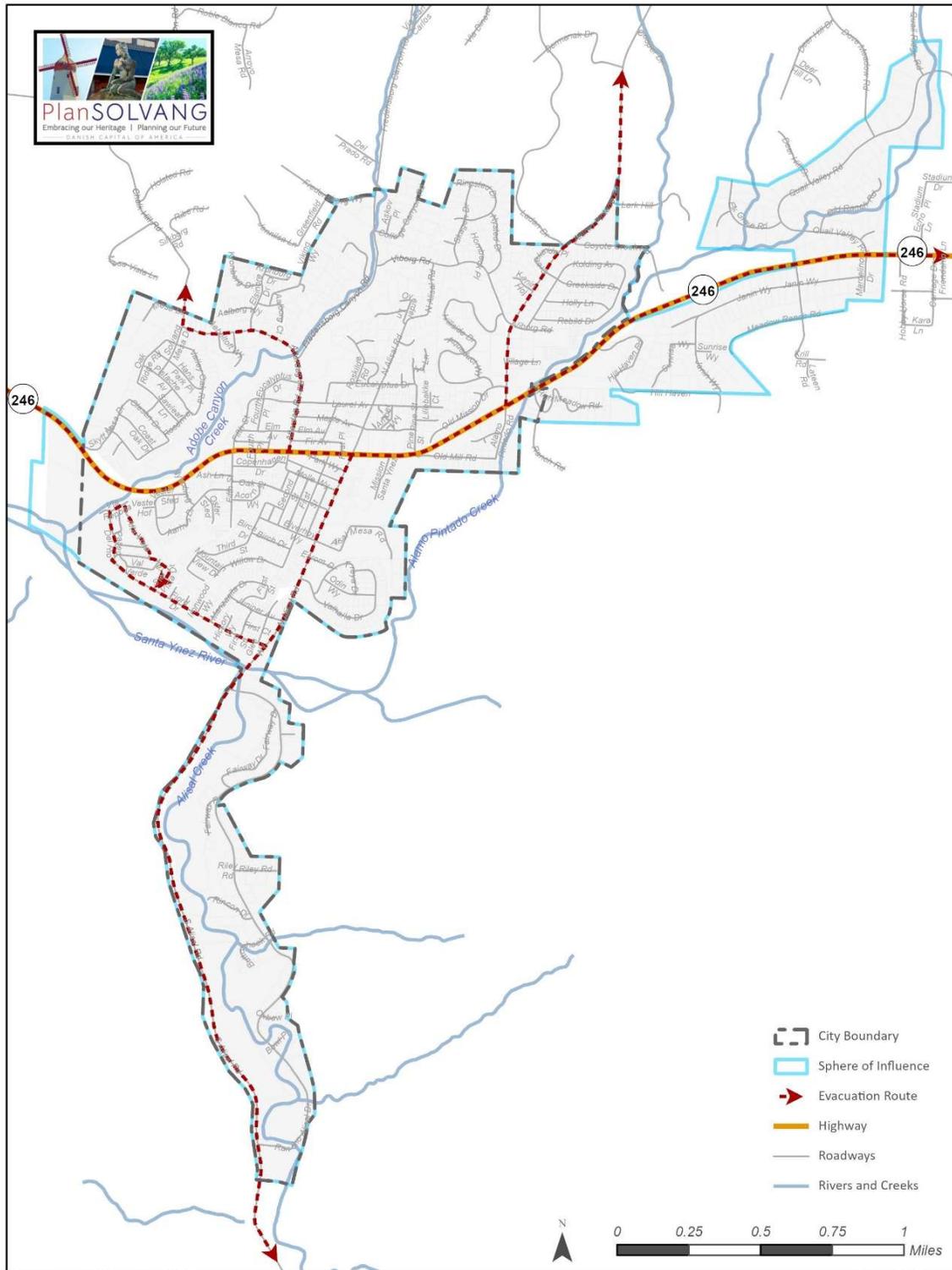
The Safety Element aligns with the risk reduction and emergency response strategies identified in the forthcoming LHMP update. To ensure that the City will be considered for additional funding for eligible Public Assistance projects pursuant to AB 2140, the City incorporates by reference the LHMP and any future updated LHMP. The City will amend the Safety Element to incorporate the LHMP, whenever an updated LHMP is approved by FEMA. The Safety Element provides a contextual framework and overview of the City's hazard mitigation strategy and emergency response operation. It is not intended to serve as an emergency operations plan insofar as the Safety Element is a guiding document rather than an operational document.

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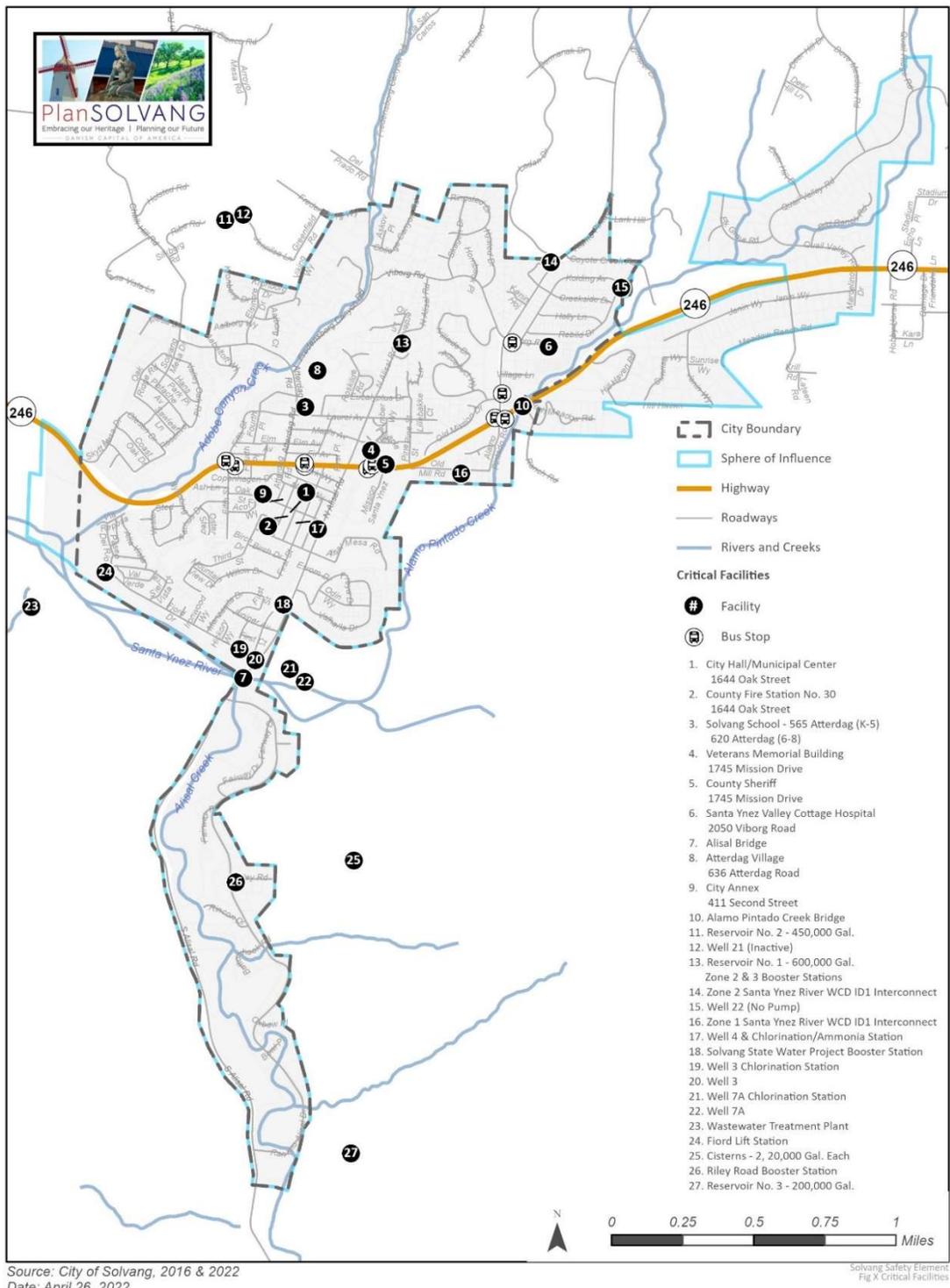
Figure SAF-1: Evacuation Routes



Source: City of Solvang, 2016  
Date: April 26, 2022

Solvang Safety Element  
Fig X Evacuation Routes

Figure SAF-2: Critical Facilities





## Goal SAF-1:

To ensure that City emergency response procedures are appropriate and coordinated with the County in the event of natural or human-made disasters.

## Policies

- SAF-1.1: Emergency Response Programs.** The City shall support local and regional response programs that provide emergency and other services to the public when a disaster occurs.
- SAF-1.2: Community Education and Organization.** The City shall develop and support preparedness programs that educate and organize the community, especially vulnerable populations, to respond appropriately to disasters.
- SAF-1.3: Interjurisdictional Coordination.** The City shall work to improve coordination and information sharing among city, County and State programs and agencies to reduce the risks of disasters.
- SAF-1.4: Law Enforcement and Fire Protection Services.** The City shall continue to work with Santa Barbara County to maintain local law enforcement and fire protection services in a state of readiness to ensure adequate protection for the citizens of Solvang.
- SAF-1.5: Standardized Emergency Management System.** The City shall continue to support efforts to ensure local agency compliance with the State's Standardized Emergency Management System.
- SAF-1.6: Command Center.** The City shall continue to coordinate with the county to designate and develop a command center for use during times of emergency, such as the Veterans Hall.
- SAF-1.7: Critical Facilities.** The City shall continue to maintain existing and expand critical facilities outside of flood, seismic, and high fire hazard zones whenever feasible.
- SAF-1.8: Mutual Aid Agreements.** The City shall continue to maintain mutual aid agreements and communications links with surrounding jurisdictions for assistance during times of emergency.

**SAF-1.9:** **Communication and Media Protocols.** The City shall continue to maintain emergency communication resources, protocols, and improve information transfer to the media and public during emergencies.

**SAF-1.9:SAF-1.10:** **Local Hazard Mitigation Plan.** The Local Hazard Mitigation Plan (LHMP) as adopted by the City Council is incorporated as a part of the General Plan Safety Element and can be accessed via this link: [https://www.cityofsolvang.com/DocumentCenter/View/5797/23-1214\\_Hazard\\_Mitigation\\_Plan](https://www.cityofsolvang.com/DocumentCenter/View/5797/23-1214_Hazard_Mitigation_Plan).



# Seismic Hazards

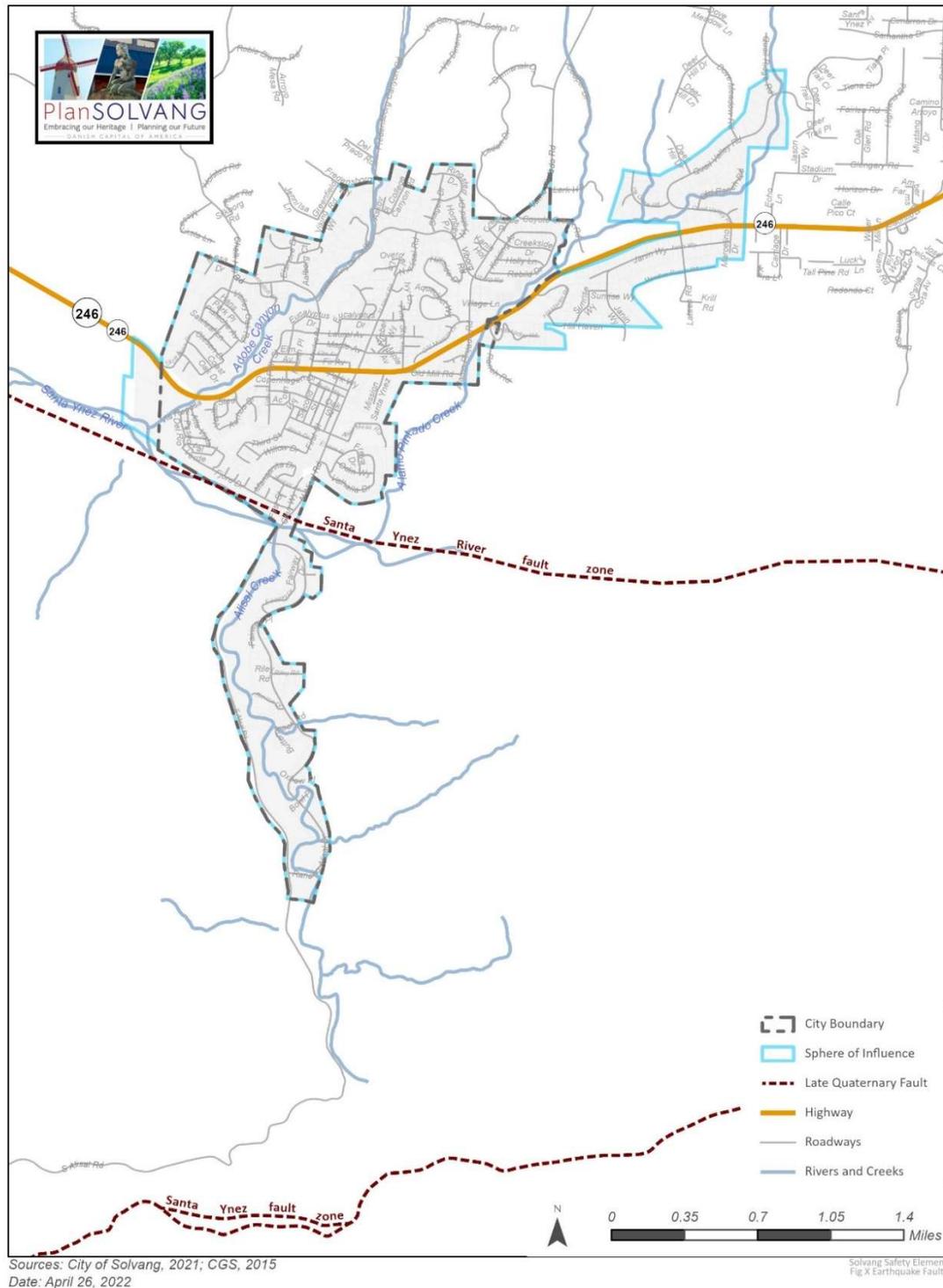
Santa Barbara County is located in a high seismic activity zone in the Transverse Range geologic province. Movement of continental plates manifest primarily along the San Andreas Fault system, which is situated seven miles northeast of Santa Barbara County. There are many active faults within the San Andreas Fault system in Santa Barbara County. The City of Solvang, like much of the Central Coast and Southern California, sits atop active faults. Both the Santa Ynez River Fault, which bisects the city, and the Santa Ynez Fault, are considered potentially active and are capable of producing sizable damaging earthquakes. Figure SAF-3: shows earthquake faults in or near the City of Solvang.

The Santa Ynez Valley and Solvang are subject to a variety of seismic-related hazards, including liquefaction, slope instability, and expansive soils. Properties near the Santa Ynez River are located on alluvium deposits, which increase the potential for ground shaking damage. Most of the developed areas in Solvang are located on or within close proximity to the alluvial deposits, which poses greater potential for enhanced ground shaking during seismic events.

According to the California Geological Survey, the alluvial soils typically found along the Santa Ynez River and Alamo Pintado Creek also have a high susceptibility for liquefaction. The potential for liquefaction can exacerbate the overall effects from local and regional seismic events. Figure SAF-4: shows the shaking potential of areas within the city. The map represents one realization of a potential future earthquake by assuming a particular magnitude, location, and fault-rupture geometry and estimating shaking.

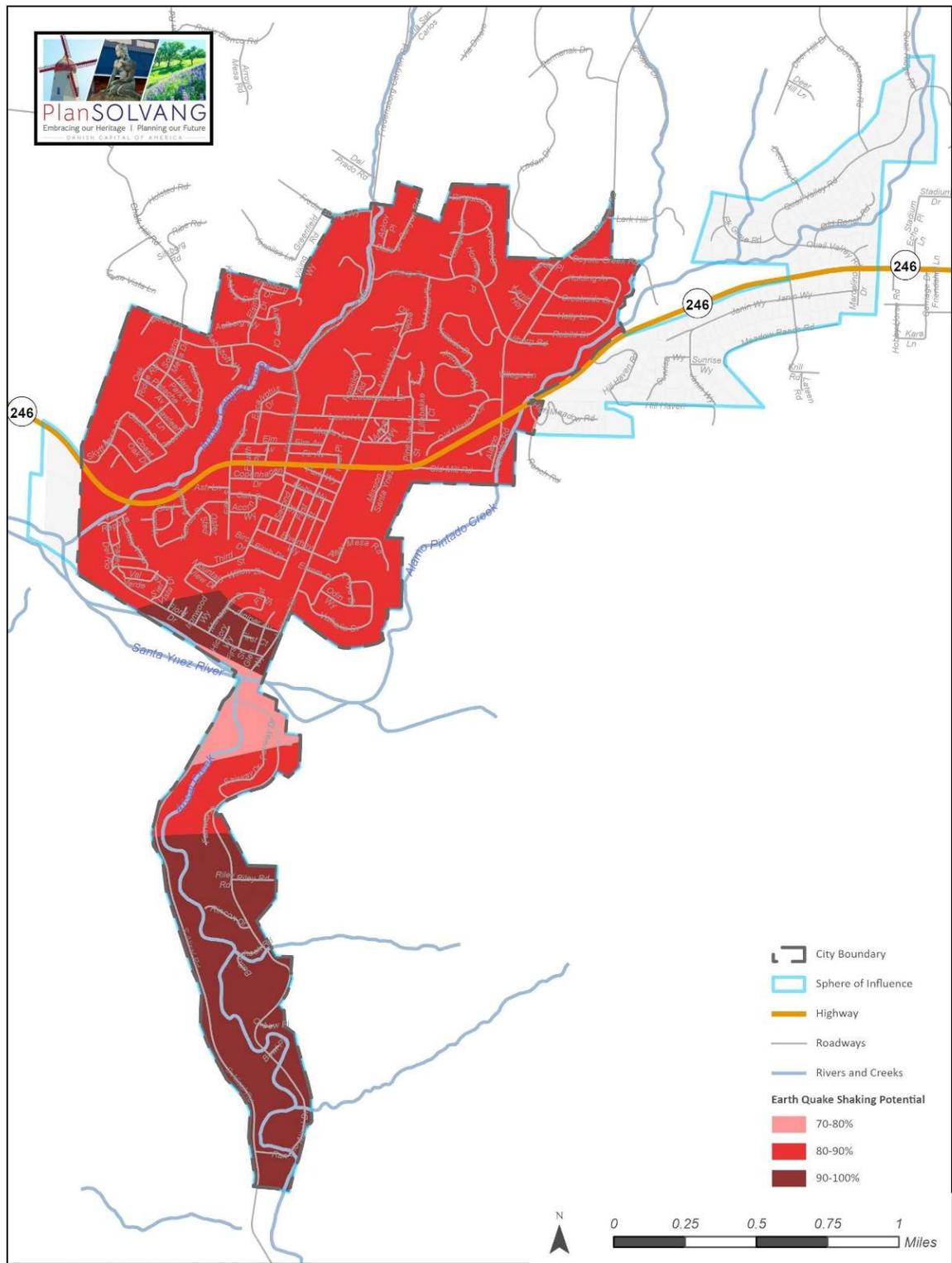
Properties located in the hillsides are susceptible to rockfalls and landslides. Such occurrences are common during larger seismic events and have the ability to cause considerable damage. Figure SAF-5:5 shows areas of the city that are susceptible to landslides.

Figure SAF-3: Earthquake Faults





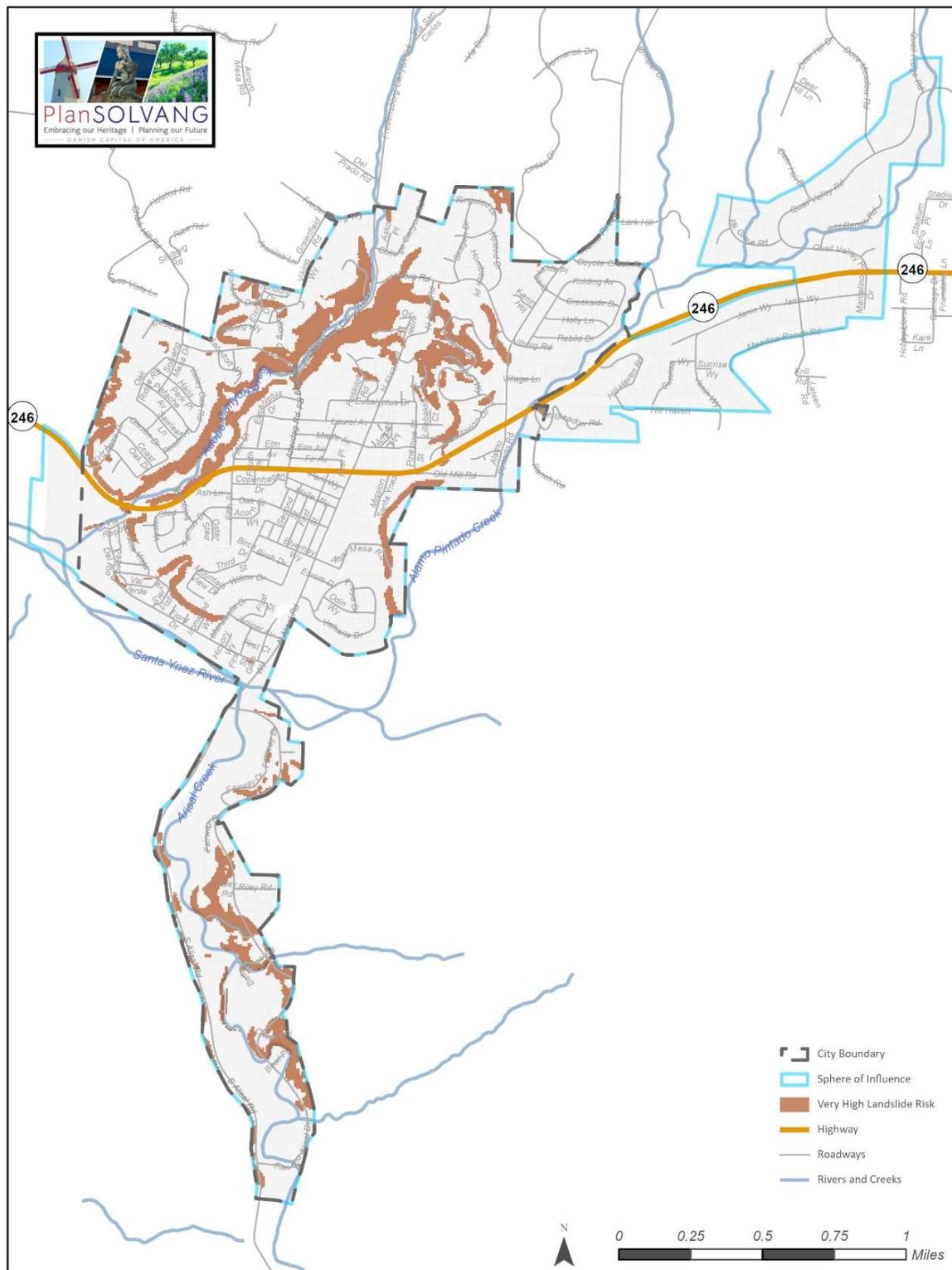
**Figure SAF-4: Earth Shaking Scenario**



Source: City of Solvang, 2016; USGS, 2021  
Date: May 12, 2022

Solvang Safety Element  
Fig X Shake Scenario Map

Figure SAF-5: Landslide Risk



Source: City of Solvang, 2016; CGS, Map Sheet 58, 2015  
 Date: April 26, 2022

Solvang Safety Element  
 Fig X Landslide Risk



## Goal SAF-2:

To prevent and/or reduce loss of life, injury, and property damage due to geologic and seismic hazards, including ground shaking, fault rupture, and liquefaction.

## Policies

- SAF-2.1: Earthquake Resistant Design.** The City shall continue to require earthquake resistant designs for all structures and utilities.
- SAF-2.2: Critical Facilities Placement.** New critical structures such as hospitals, police substations, fire stations, emergency communication centers, schools, high occupancy buildings and bridges shall be located away from high-risk earthquake, landslide, and liquefaction zones.
- SAF-2.3: Geotechnical Reports.** The City shall continue to require the preparation of geotechnical reports and impose appropriate mitigation measures for new development in areas of potential seismic or geologic hazards to ensure, within the limits of technical and economic feasibility, that new structures are able to withstand the effects of seismic activity, including liquefaction, slope instability, expansive soils or other geologic hazards.
- SAF-2.4: Underground Utilities.** The City shall continue to require the design of underground utilities, particularly water and natural gas mains, to resist seismic forces in accordance with state requirements.
- SAF-2.5: Identification and Abatement of Risk for Existing Structures.** The City shall identify and encourage risk abatement for existing structures that will be hazardous during an earthquake event, especially high occupancy structures that have the greatest potential effect on public safety.
- SAF-2.6: Alquist-Priolo Earthquake Fault Zoning Act.** The City shall continue to enforce the Alquist-Priolo Earthquake Fault Zoning Act that requires geologic studies to be performed so that habitable structures and essential facilities will be sited away from active and potentially active faults.

**Goal SAF-3:**

To reduce the potential damage to structures and infrastructure from landslide hazards.

**Policies**

- SAF-3.1: Landslide and Slope Instability Hazard Mitigation.** The City shall continue to require development to avoid and/or mitigate any potential impacts a project contributes to landslides and slope instability hazards on neighboring property, appurtenant structures, utilities, and roads.
- SAF-3.2: Expansion of Development in Areas of Landslide Activity.** The City shall prohibit the expansion of existing structures or developments in areas of known landslide activity except when the project will incorporate measures to reduce the potential for loss of life and property.
- SAF-3.3: New Development in Areas of Landslide Activity.** The City shall prohibit new development in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development. ]



# Flooding

Solvang and the Santa Ynez Valley have an extensive history of localized and regional flooding. The Santa Ynez River, Alamo Pintado Creek, Alisal Creek, and Adobe Creek are sources of flooding concern for Solvang. Figure SAF-6: shows flood hazard areas in Solvang. Areas located in a 100-year floodplain have a 1 percent chance of flooding each year, while areas in a 500-year floodplain have a 0.2 percent chance of flooding each year. The 100-year and 500-year floodplains in the city are along the Santa Ynez River and Alamo Pintado Creek, located in the southwestern and eastern portions of the city.

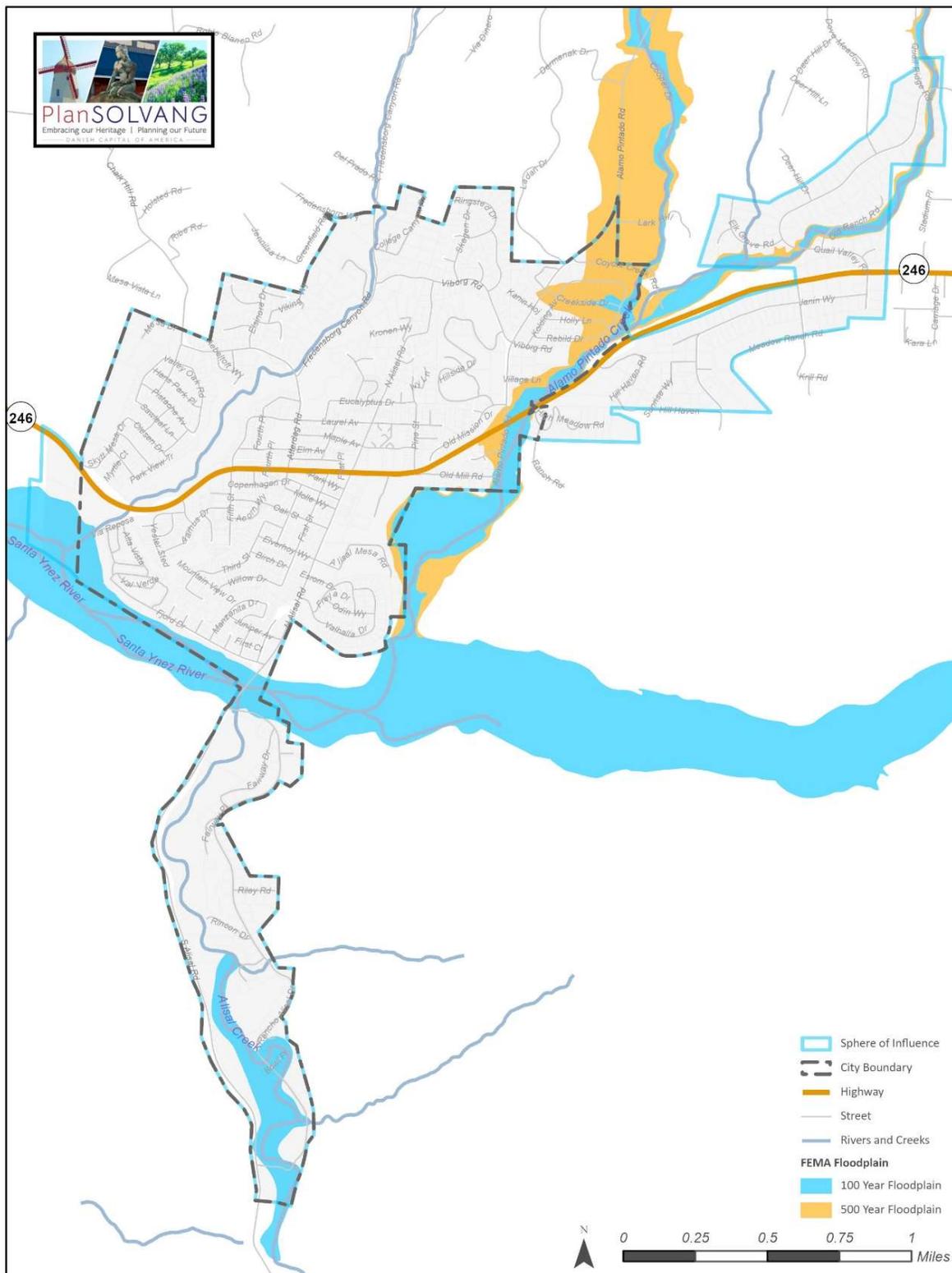
Dam failure can lead to flooding of areas downstream, and the force of water released can be strong enough to carry boulders, trees, automobiles, and buildings. Causes of dam failure include age, poor design, and structural damage resulting from floods, erosion, or earthquakes. Three dams are located on the Santa Ynez River, upstream of the city: Bradbury Dam (completed in 1953) at Lake Cachuma, Gibraltar Dam (completed in 1920) and reservoir, and Juncal Dam (completed in 1930) and reservoir. Additionally, Alisal Creek Dam (completed in 1971) and Alisal reservoir are located approximately five miles south of Solvang. Figure SAF-7: shows areas in the City of Solvang that could be affected by flooding as a result of dam failure, called dam inundation zones.

## Reducing the Flood Risk

To reduce potential damage from flooding, all new structures are required to be located at least 50 feet from the top of banks and creeks, allowing for ample space for overflow if a flooding event occurs. In addition, development located in designated FEMA Special Flood Hazard Areas (SFHA) within the city are required to undergo review by the Santa Barbara County Flood Control District.

The following goal and policies address flooding hazards within the City.

Figure SAF-6: Flood Hazard Zones



Source: City of Solvang, 2016; FEMA, 2021  
Date: April 26, 2022

Solvang Safety Element  
Fig X Flood Hazard Zones



**Figure SAF-7: Dam Inundation zones**



Source: City of Solvang, 2021; Department of Water Resources, DOD, 2022  
Date: April 26, 2022

Solvang Safety Element  
Fig X Dam Inundation Zones

**Goal SAF-4:**

To prevent and/or reduce loss of life, injury, and property damage due to flooding.

**Policies**

- SAF-4.1: Development in Floodplains.** The City shall not approve new development in areas subject to a 100-year flood event, based on Federal Emergency Management Agency (FEMA) mapping or on other updated mapping acceptable to the City, unless and until the flood hazard has been mitigated.
- SAF-4.2: Mitigate Flooding.** The City shall require new development and redevelopment to incorporate flood reduction measures into the project design in areas known to be prone to flooding.
- SAF-4.3: Dam Inundation.** The City shall update and maintain the Emergency Management Plan to minimize the risk to life and property due to dam failure.
- SAF-4.4: Reducing Flood Impacts.** The City shall require mitigation to less than significant levels for new development with the potential to increase flooding impacts.
- SAF-4.5: 100-Year Flood Plains.** The City shall require development on land subject to a 100- year flood event, based on Federal Emergency Management Agency (FEMA) mapping or on other updated mapping acceptable to the City, to conform to National Flood Insurance Program (NFIP) standards.
- SAF-4.6: New Parcels.** The City shall prohibit the creation of parcels upon which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This action item shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.



# Fire Hazards

Wildfires can be classified as either a wildland fire or a wildland-urban interface fire (County of Santa Barbara et al. 2017). A wildland fire typically occurs in areas that are relatively undeveloped except for minimal infrastructure such as roads and power lines. A wildland-urban interface fire includes situations in which a wildfire enters an area that is developed with buildings and houses.



*For goals and policies relating to fire related emergency services, please refer to Section PFS-5 (Law Enforcement, Fire Protection, and Emergency Services) in the Public Facilities, Services, and Infrastructure Element.*

## Wildfire Risk

Solvang, like much of Santa Barbara County, is at risk from wildfires due to the combination of dry, windy conditions and woodlands, brushlands, chaparral, and grasslands that burn readily. Under drought conditions, the fire season can extend year-round. California law requires CAL FIRE to identify the severity of fire hazards statewide. To accomplish this, CAL FIRE identified Fire Hazard Severity Zones based on factors such as fuel, slope of the land, and weather patterns conducive to fires. CAL FIRE assigns responsibility for each zone to either the State or a local jurisdiction. Fire hazard severity zones for the City of Solvang are shown on Figure SAF-8: in which several areas in city limits are designated as either Moderate or High Fire Severity Zones. Areas outside and immediately adjacent to the city are in Moderate, High, and Very High Fire Hazard Severity Zones.

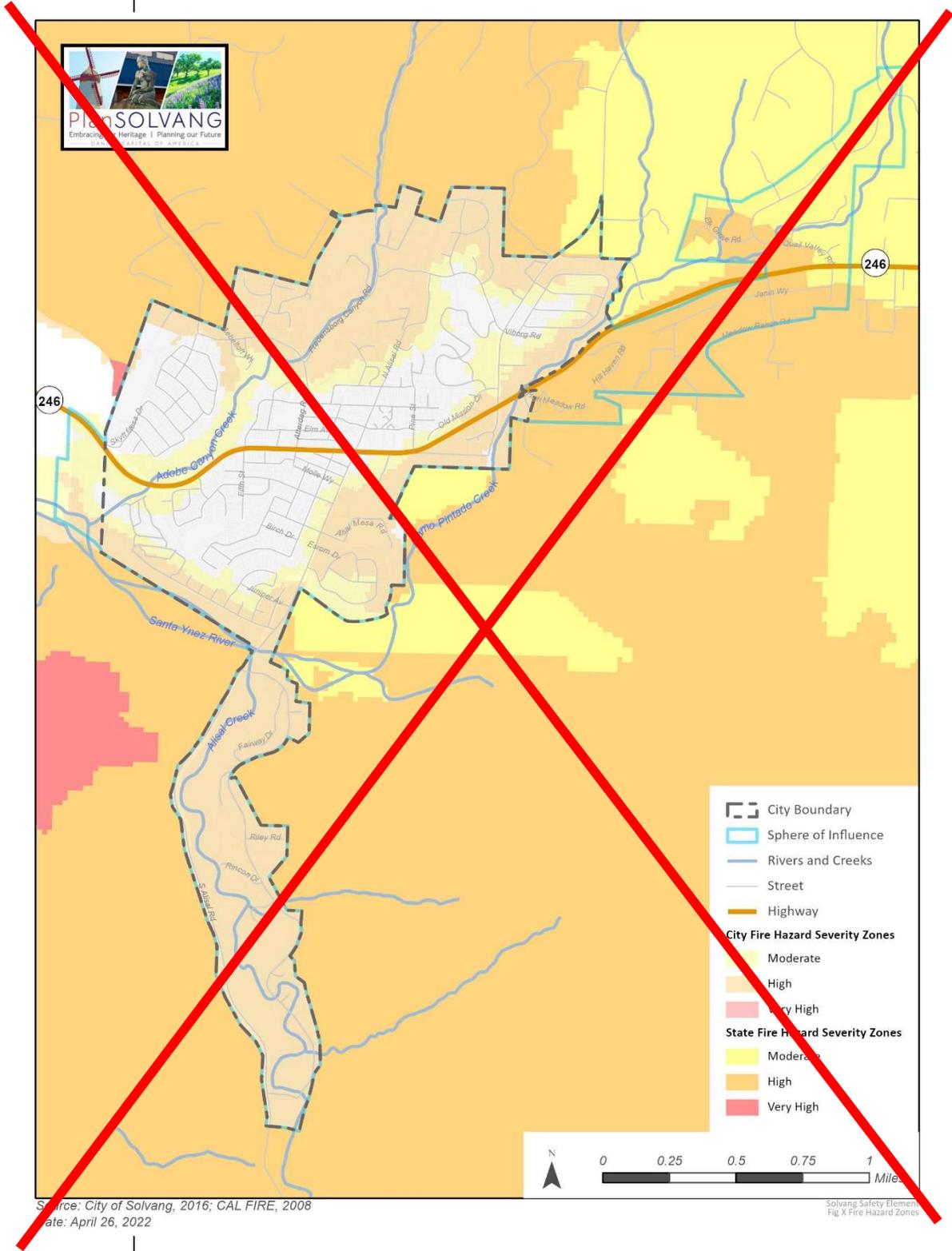
The steep hillsides surrounding the City have dense oak woodland and chaparral vegetation and are designated as Very High Fire Hazard Severity Zones. The city's wildland urban interface therefore requires routine fuel management, review of site design for projects, and adequate emergency access to protect life and property.

Understanding historical occurrences of wildfire also helps to inform the frequency and type of potential future fires as well as identify areas that are particularly vulnerable to wildfire. Numerous major wildfires have occurred in the region in recent years. Figure SAF-9: shows historical wildfires near the City. Wildfires have historically occurred in the mountainous areas south of the City of Solvang.

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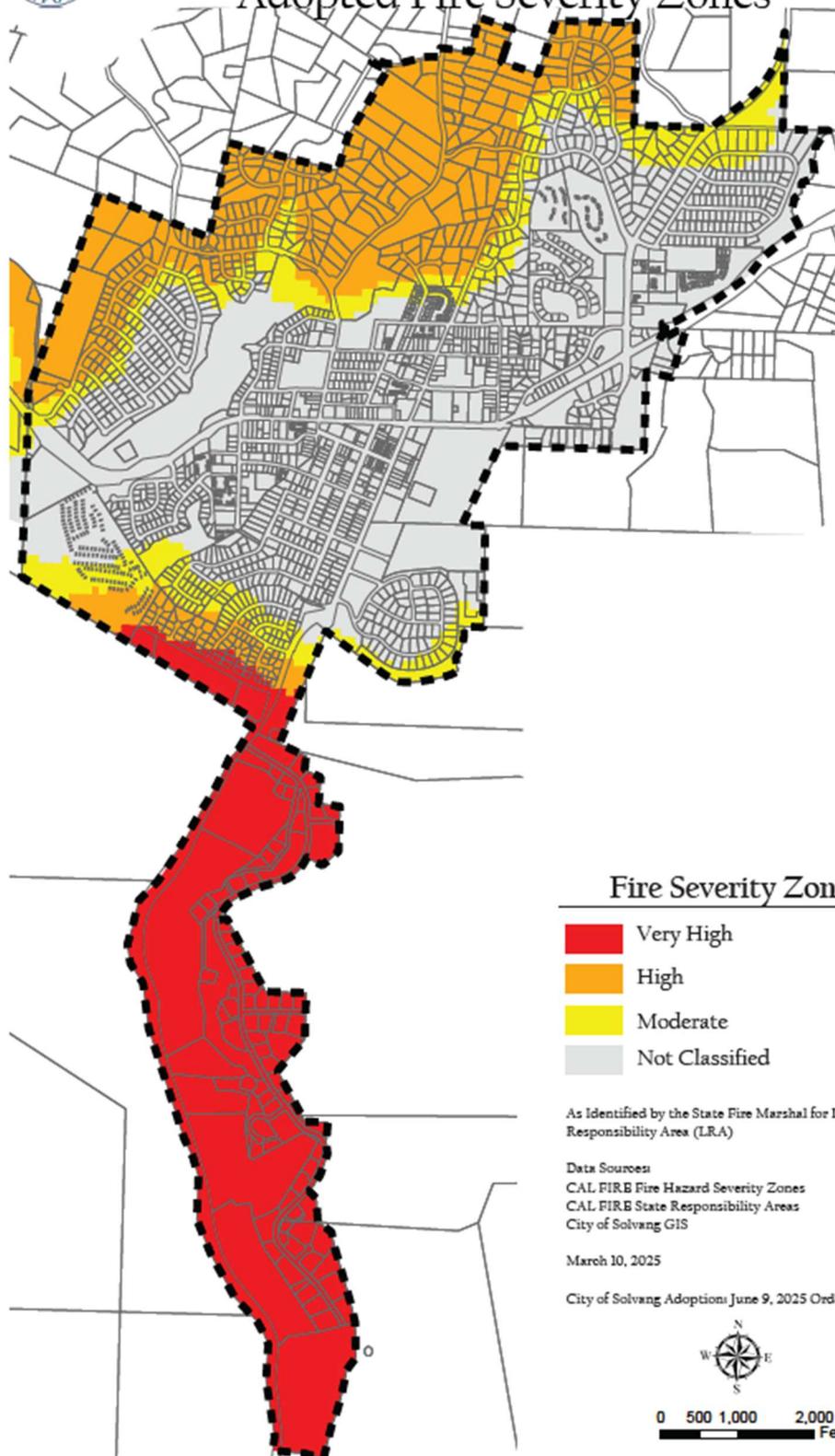
Figure SAF-8: Fire Hazard Severity Zones





# City of Solvang

## Adopted Fire Severity Zones





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### *Goal SAF-5:*

To prevent and/or reduce loss of life, injury, and property damage due to wildland and structural fires.

### Policies

- SAF-5.1: Protect New Development.** The City shall require new development be designed to protect life and property from the effects of wildfires and structural fires relative to the identified level of risk.
- SAF-5.2: Fire Equipment Access and Resources.** The City shall require that new development provides for adequate fire equipment access and fire suppression resources.
- SAF-5.3: Road and Building Identification.** The City shall require that all roads and buildings are properly identified by name or number with clearly visible signs in order to promote faster response times.
- SAF-5.4: Work with Homeowners on Fire Safety.** The City shall work with and educate homeowners to improve fire safety and defensibility.
- SAF-5.5: Fire Safety Improvements.** The City shall encourage fire safety improvements for existing homes and commercial buildings.

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### *Goal SAF-6:*

To coordinate with fire protection and emergency service providers to ensure adequate fire facilities, equipment, and services are available to protect city residents and property from fire.

### Policies

- SAF-6.1: County Fire Department Staffing.** The City shall work with Santa Barbara County Fire Department to maintain fire department staffing levels and response times consistent with National Fire Protection Association standards.

- SAF-6.2: Mutual Aid Agreements.** The City shall continue to maintain mutual aid agreements among fire protection and emergency service providers to ensure residents and property are adequately served and to facilitate the efficient use of available resources.
- SAF-6.3: Peak Fire-Flow.** The City shall continue to ensure that adequate peak load water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy.
- SAF-6.4: Homeowner Resources.** The City shall continue to work with local agencies to inform homeowners of the dangers and appropriate responses to fire and ways to prevent loss.

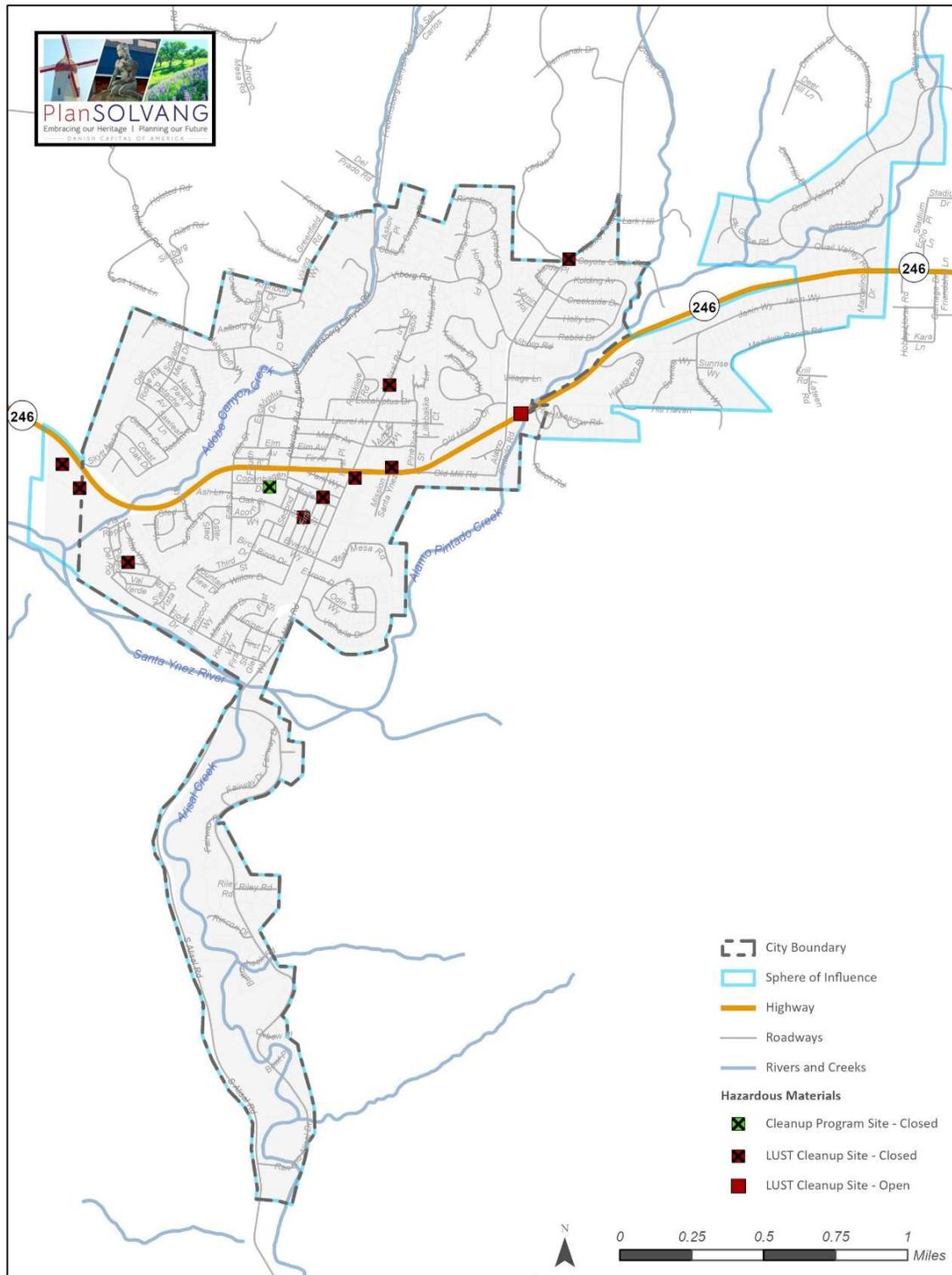


# Hazardous Materials

Hazardous materials include a wide range of solids, liquids, and gases (does not sufficiently include batteries and electronics) that are flammable, explosive, corrosive, or toxic. Because hazardous materials may be shipped through the Solvang area, transportation accidents pose the most significant hazardous material risk to City residents and the environment.

Public exposure to hazardous materials can result from use by industry, agriculture, and commercial services. Some businesses in Solvang transport, store, and/or use toxic or hazardous chemicals posing potential safety hazards if improperly handled. The most common concentrations of hazardous materials in Solvang are above- and under-ground storage tanks containing materials such as gasoline and diesel fuel. Dry cleaning operations can also lead to soil and groundwater contamination by solvents, including perchloroethylene (PCE), tetrachloroethene (TCE), and chromium. Figure SAF-10: shows hazardous materials sites in the City of Solvang, overseen by the Central Coast Regional Water Quality Control Board (RWQCB). Hazardous materials sites include Leaking Underground Storage Tank (LUST) sites where there is contamination caused by underground storage tanks and cleanup activities are being conducted to address the contamination.

Figure SAF-10: Hazardous Materials Sites



Source: City of Solvang, 2021; Geotracker, 2022  
Date: April 26, 2022

Solvang Safety Element  
Fig X Hazardous Materials



## *Goal SAF-7:*

To reduce the potential for exposure of humans and the environment to hazardous substances.

## Policies

- SAF-7.1: Hazardous Material Storage and Disposal.** The City shall require proper storage and disposal of hazardous materials, including medical waste, to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.
- SAF-7.2: Designated Routes for Transport of Hazardous Materials.** The City shall designate and continue to enforce safe routes through the City for the transport of hazardous materials.
- SAF-7.3: Testing and Remediation of Contaminated Sites.** The City shall require testing for contamination in areas suspected as potentially hazardous and shall require that the remediation of hazardous areas takes place prior to development in cooperation with the Santa Barbara County Public Health Department.

# Public Safety

Public safety refers to protecting the public from crimes and other potential dangers. The City contract with the Santa Barbara County Fire District and contracts with the County of Santa Barbara for law enforcement services. The primary goal of these departments is to reduce threats and protect the wellbeing of the community. Other potential threats to the general public include infectious diseases, airplane hazards, exposure to pesticides, and hazardous trees.

## *Goal SAF-8:*

To ensure that Solvang remains a relatively safe community with a low incidence of crime.

## Policies

- SAF-8.1: Public Safety.** The City shall continue to maintain a high-level of public safety in Solvang.
- SAF-8.2: Design Review.** The City shall ensure through design review that crime prevention and safety are incorporated into new development projects, especially for residential subdivision and commercial development.
- SAF-8.3: Education on Personal Safety.** The City shall continue to work with the Chamber of Commerce and the Sheriff to support volunteer and educational programs to inform the public regarding personal safety.

## Aircraft Hazards

The Santa Ynez Airport is located approximately 5 miles east of the city. Private aircraft regularly take off, land, refuel, and are stored. Emergency response aircraft are also stored at the airport which serves as a staging ground for the Santa Barbara County Air Support Unit. The Santa Barbara County Airport Land Use Commission (ALUC) adopted an Airport Land Use Plan (ALUP) in 1993 and updated the Plan in 2023 establishing safety zones around the airport to protect the public from potential noise and safety impacts associated with aircraft operations. The ALUP also designates allowable and conditionally allowable land uses for the different safety zones. The currently adopted safety zones overlap a portion of the city's sphere of influence northwest of the city but do not overlap the city itself.



## Goal SAF-9:

To promote the safe operation of the airport and protect the safety of city residents.

### Policies

- SAF-9.1: Coordinate with the ALUC.** The City shall coordinate with the Airport Land Use Commission (ALUC) on land use planning around the Santa Ynez Airport and the City's Plan Area.
- SAF-9.2: Airport Area of Influence.** The City shall submit development proposals for land within the airport area of influence for review by the ALUC for consistency with the Airport Land Use Compatibility Plan.
- SAF-9.3: Airport Land Use Consistency.** The City shall work to achieve consistency between General Plan land uses and the ALUP, when and where it is appropriate. Measures may include restrictions on permitted land uses and development criteria, including height restrictions.

## Other Local Hazards

### Hazardous Trees

Trees help make Solvang an attractive place for residents and visitors, provide roosting and nesting habitat for birds and other wildlife, while improving the climate and air quality. However, as trees age and/or become affected by disease or drought, they pose a risk from dropping limbs or toppling. Strong winds and saturated soils or erosion around roots contribute to the hazard. Falling trees and branches can harm people, damage property, obstruct access, clog storm drains, and interrupt power and communications.

## Goal SAF-10:

To protect city residents, visitors and infrastructure from the hazards associated with falling trees.

## Policies

**SAF-10.1: Tree Maintenance.** The City shall continue to maintain trees on City property to minimize hazards, and work with property owners to do the same.

## Noise

Noise levels can directly affect the quality of life within a community. Identifying and mitigating existing and new potential sources of noise pollution helps the City maintain a comfortable environment for all to enjoy. Disruptive and loud noise can be a nuisance to the community, and cause stress. Some land uses are more sensitive to noise than others such as residential use, day care facilities, schools, nursing homes, and hospitals and merit additional consideration when it comes to placement and attenuation requirements to ensure acceptable levels of quiet are maintained.

### Noise Measurement

Noise is typically described in terms of the loudness (amplitude) and frequency (pitch) of the sound. Noise loudness is measured in decibels (dB). Decibels (dB) are based on a logarithmic scale that condenses the range in sound pressure levels to a more usable number range. A weighted decibel (dBA) is an additional measure of sound that adjusts the sound rating scale to levels consistent with the sensitivity range of the human ear. For example, people perceive a sound 10 dBA higher than another sound as being twice as loud, and 20 dBA higher as being four times as loud, and so forth. Everyday sounds normally range from 30 dBA (very quiet) to 100 dBA (very loud).

In California, land use compatibility is primarily measured using Community Noise Equivalent Level (CNEL). The CNEL rating is the average sound level over a 24 hour period, with a penalty of 5 dB added between 7 pm and 10 pm, and a penalty of 10 dB added for the nighttime hours of 10 pm to 7 am. The noise levels identified within this element are discussed using dBA CNEL, unless otherwise indicated.



### ***State Noise Element Guidelines***

The State of California Office of Planning and Research (OPR) Noise Element Guidelines (Guidelines) include recommended noise level standards for cities and counties. The recommended standards may be used to prevent the development of land uses that are incompatible with the surrounding community due to noise impacts.

Figure SAF-11: shows the OPR guidelines by land use category. For example, the OPR recommends a noise standard of 50 dBA CNEL to 60 dBA CNEL for low density residential uses. This noise range is considered to be “normally acceptable” for low density residential uses, and areas where noise levels exceed 60 dBA CNEL would be deemed inappropriate for low density residential uses. Similar noise standards are recommended for a variety of land use types with varying levels of acceptable noise.

Figure SAF-11: Typical Community Noise Exposure Level

Land Use Category	55	60	65	70	75	>80
Residential - Low-density Single-family, Duplex, Triplex, and Similar	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Residential - Multi Family	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Transient Lodging - Motels, Hotels	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Schools, Libraries, Churches, Hospitals, Nursing homes	Dark Blue	Dark Blue	Light Blue	Light Blue	Light Orange	Dark Orange
Auditoriums, Concert Halls, Amphitheaters	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange	Dark Orange
Sports Arenas, Outdoor Spectator Sports	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange	Dark Orange
Playground, Neighborhood Parks	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange	Dark Orange
Golf Courses, Riding Stables, Water Recreation, Cemeteries	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange	Dark Orange
Office Buildings, Business Commercial and Professional	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange	Dark Orange
Industrial, Manufacturing, Utilities, Agriculture	Dark Blue	Dark Blue	Light Blue	Light Orange	Dark Orange	Dark Orange

Legend

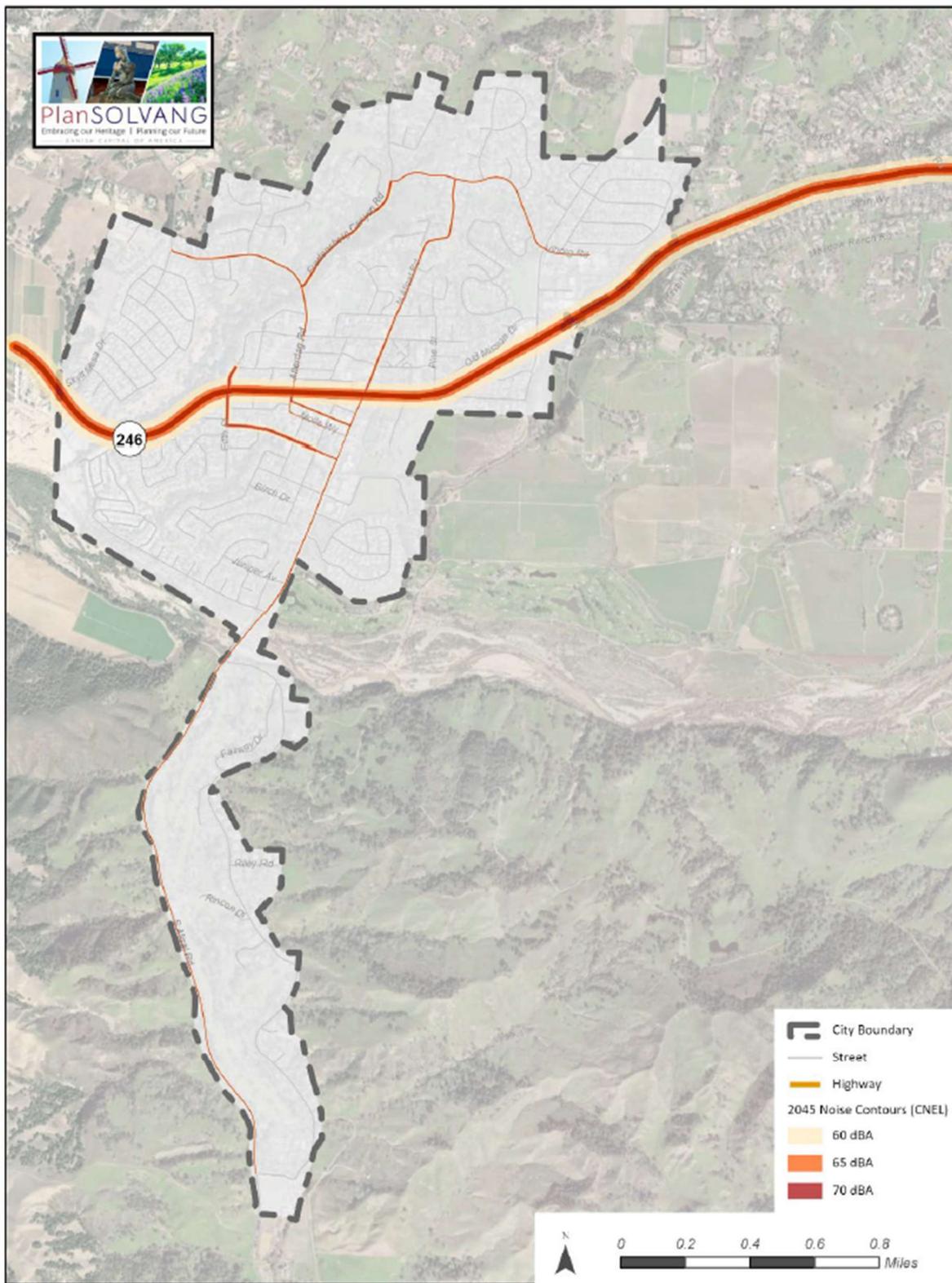
<p><b>Normally Acceptable</b> Specified land use is satisfactory, based upon the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements.</p>	<p><b>Conditionally Acceptable</b> New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems or air conditioning, will normally suffice.</p>	<p><b>Normally Unacceptable</b> New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.</p>	<p><b>Clearly Unacceptable</b> New construction or development generally should not be undertaken.</p>
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Source: California Office of Planning and Research, General Plan Guidelines, 2017



The most common noise source in Solvang is traffic-related from on-road vehicles and trucks. Roadway noise levels are influenced by the speed of traffic, type of vehicles, and pavement conditions. In Solvang, the main roadways of concern are State Highway 246 and Alisal, Atterdag, and Alamo Pintado Roads. Additional sources include industrial processes, mechanical equipment, Heating, ventilating, and air conditioning (HVAC) equipment, and truck loading/unloading. Intermittent noise can originate from construction activity and aircraft operations. Figure SAF-12: shows the projected future noise contour map for the City of Solvang.

Figure SAF-12: Noise Contour Map





## Goal SAF-11:

To reduce, minimize and manage noise and vibration to the greatest extent feasible.

## Policies

- SAF-11.1: Roadway Project Noise Mitigation.** The City shall work with Caltrans to require the inclusion of noise mitigation measures along Highway 246 near residential units in the design of new roadway projects where necessary to maintain acceptable noise levels for adjacent uses.
- SAF-11.2: Noise Mitigation in Design.** The City shall require the use noise mitigation measures where appropriate in the design of new development and redevelopment, especially for residential or other noise-sensitive land uses adjacent to major roads or noise-generating commercial or industrial areas to ensure internal noise levels of the receiving noise-sensitive uses remain at acceptable levels.
- SAF-11.3: Sensitive Areas.** The City shall ensure acceptable noise levels are maintained near schools, hospitals, and other noise sensitive areas through proper land use decisions and site plan review.
- SAF-11.4: Vibration Impacts.** For projects involving the use of major vibration generating equipment (e.g., pile drivers, vibratory rollers) that could generate groundborne vibration levels in excess of 0.2 in/sec ppv, the City may require a project-specific vibration impact assessment to analyze potential groundborne vibrational impacts and may require measures to reduce ground vibration levels.

# Public Health Emergencies

During health emergencies, local jurisdictions provide initial leadership, resources, and information to their immediate communities while establishing public-private and regional response efforts. As a result, the City must work with health providers, Santa Barbara County, and local stakeholders to develop coordinated initial responses to public health emergencies that rely on local resources.

Pandemics have the potential to be the deadliest threat to public health. A pandemic can occur when a new strain of influenza or other pathogen emerges to which most or all of the world's human population has had no previous exposure and thus has no immunity.

Although the timing, nature, and severity of a public health emergency cannot be predicted, a planned and coordinated response is critical to minimizing the public health impact, as well as the social and economic disruption to our everyday lives.

The following goal and policies guide preparedness, response, and recovery efforts by the City for current and future health emergencies.



*For goals and policies relating to community health and emergency services, please refer to Section PFS-4 (Law Enforcement, Fire Protection, and Emergency Services) and PFS-6 (Community Health) in the Public Facilities, Services, and Infrastructure Element.*

## Goal SAF-12:

Reduce the potential and severity of short- and long-term health emergencies, control the rate and extent of the spread of an illness, reduce economic and social displacement, and reduce loss of life.

## Policies

**SAF-12.1: State and County Minimum Requirements.** The City shall implement all minimum requirements from appropriate State of California and Santa Barbara County agencies relative to declared public health emergencies.

**SAF-12.2: Interagency Coordination.** The City shall work closely with the State of California and Santa Barbara County health officials to make certain that City needs are considered and addressed and



to inform residents of programs and resources in a timely manner.

**SAF-12.3: Communication and Education.** The City shall continue to maintain and enhance communications and education resources to provide timely and up-to-date information concerning public health emergencies, with specific focus on vulnerable populations.

**SAF-12.4: Public Health Emergency Minimize Disease Spread.** The City shall collaborate with the Santa Barbara County Public Health Department and other jurisdictions to implement measures that minimize the risk of disease spread based on best available data.

**SAF-12.5: Resources.** The City shall work with the State of California and Santa Barbara County to maintain a supply of resources necessary to track, respond to, and recover from a public health emergency.

**SAF-12.6: Organizational Partnerships.** The City shall partner with organizations responsible for essential health care and human services to ensure those services are provided as early as possible to respond during, and recover after, a public health emergency or event.

**SAF-12.7: Disease Vector Control.** The City shall work collaboratively with other agencies to control vectors such as mosquitos to protect Solvang residents from vector-borne diseases.

# Climate Impacts

Climate change is a global phenomenon that has the potential to affect local health, natural resources, infrastructure, emergency response, tourism, and many other facets of society.

In Solvang, the most pronounced effects of climate change will be increased average temperature, more extreme heat days, and elevated drought risk, all of which may lead to increased wildfires. Wildfires, as mentioned previously in this Safety Element, have historically been an issue of concern in Solvang and throughout the region and will increasingly be a challenge for the City. Air quality impacts from fires, both local and throughout the western region, may also continue to be an issue. Air quality has generally been good in Solvang, however, more frequent occurrence of wildfires due to climate change is likely to disrupt this trend, as addressed in the Environment and Sustainability Element.

## *Goal SAF-13:*

To reduce and/or prevent loss of life, injury, and property damage due to climate impacts.

## Policies

- SAF-13.1: Water Conservation.** The City shall continue to support water conservation programs and efficiency upgrades through education, regulation, and incentives. The city will work with hotels and restaurant to encourage water use reduction measures.
- SAF-13.2: Climate Resilient Public Facilities.** The City shall require development, renovation, and maintenance of public facilities be designed to minimize vulnerabilities to climate impacts such as heat, fire, and drought.
- SAF-13.3: Resilience Hubs.** The City shall establish community facilities that provide a safe harbor to vulnerable populations during climate hazard events such as fires, poor air quality, extreme heat, and floods (known as resilience hubs).



**SAF-13.4: Building Retrofits.** The City shall support retrofits of existing structures to better withstand climate impacts, including extreme heat, poor air quality, fire, and floods.

**SAF-13.5: Green Infrastructure.** The City shall encourage development and redevelopment projects incorporate green infrastructure such as street trees, landscaping, and green and cool roofs to mitigate the effects of extreme heat events.

**SAF-13.6: Climate Adaptation Planning.** The City shall continue to evaluate and plan for climate change impacts and coordinate planning efforts with Santa Barbara County and other jurisdictions and agencies.



## PLANNING COMMISSION STAFF REPORT

### AGENDA ITEM 6.a

Meeting Date: June 2, 2025

**SUBJECT:** Discussion and Possible action to approve Planning Commission Resolution No. 25-04 making the General Plan Consistency Determination for the City of Solvang Capital Improvement Program for Fiscal Year 2025-26

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#### DISCUSSION:

The purpose of this report is to provide the Planning Commission with an overview of the City of Solvang's Capital Improvement Program for Fiscal Year 2024-25. The role of the Planning Commission is to determine conformity with the City's General Plan pursuant to Government Code §65401 and §65402. The approval of the specific projects and allocation of funding will be determined by the City Council.

Government Code Section 65401 requires a regular programmatic level review of all major public works projects for conformity with the local general plan. Government Code Section 65402 requires specific review of projects that involve acquisition/disposal of property, right of way vacation or construction of public buildings or structures, for conformity with the local general plan. The City of Solvang Planning Commission reviews and reports on projects included in the 10-Year Capital Improvement Program (CIP) based on G.C. Section 65401, which reads in part as follows:

*If a general plan or part thereof has been adopted, ... each county or city officer, department, board, or commission ... whose jurisdiction lies wholly or partially within the county or city, whose functions include recommending, preparing plans for, or constructing, major public works, shall submit to the official agency, as designated by the respective city council, a list of the proposed public works recommended for planning, initiation or construction during the ensuing fiscal year. The official agency receiving the list of proposed public works shall list and classify all such recommendations and shall prepare a coordinated program of proposed public works for the ensuing fiscal year. Such a coordinated program shall be submitted to the county or city planning agency for review and report to said official agency as to conformity with the adopted general plan or part thereof.*

#### *Capital Improvement Program (CIP) listing*

The proposed City of Solvang CIP is listed below and organized into the following program elements:

- A. Transportation and Road Improvement Projects
- B. Alternative Transportation Projects
- C. Facility and Parks Projects
- D. Stormwater Maintenance & Improvement Projects
- E. Water Projects
- F. Sanitary Sewer and Wastewater Treatment Plant Projects

The 2025-26 Fiscal Year Capital Improvement Program is shown in Attachment A. Descriptions of the work to be done, timing, and funding sources are provided in the CIP. Many of the proposed projects will be completed as funding becomes available. The following paragraphs contain brief descriptions of the programs and proposed improvements.

Transportation and road improvement projects include roadway repair and maintenance, bicycle projects,

pedestrian projects, and general improvement projects to the City's existing and future roadway network. Additionally, the CIP contains recurring Maintenance Activities. These activities are maintenance programs and improvements which are recurring. The following is a list of projects contained in the CIP:

- Crack & Slurry Seal
- Pavement Overlay & Repairs
- Miscellaneous Road Repairs and Maintenance
- Alisal Bridge Pier Repair Project
- Caltrans Hwy 246 Bridge Replacement Project (City contribution)
- Alamo Pintado Road Rehabilitation
- Fjord Drive Extension Project
- Mission and Fifth Intersection Improvements & protected Left Turn on Fifth Street
- City Wide Wayfinding
- Mission & Fifth Street Rule 20A Underground Project

Alternative transportation projects include studies, transit improvement projects that expands and enhances transit service for the city's residents, and other multi-modal transportation projects that facilitate the creation of a multi-modal transportation network. The following is a list of alternative transportation projects currently in the CIP:

- Lots 4 & 5 EV Charging Project
- Transit Vehicle Replacement Program
- ADA Improvements for Transit Office
- Transit System Infrastructure Improvements
- Sidewalk Infill & Repair Projects
- Laurel Avenue Sidewalk Project
- Bike Lane Improvements
- Access Ramp Improvements
- Fredensborg Canyon Rd. Multipurpose Trail

The following facility and parks maintenance activities and improvement projects are included in the CIP:

- Parking Lot Pavement Maintenance
- Veterans Hall Emergency Generator
- City Hall Emergency Generator Replacement
- Electric Vehicle Charging Facilities
- Restroom 1 Upgrade
- Restroom 3 Upgrade
- New City Hall Building
- HCA Park Multi-Upgrade Project: Pickleball Court Replacement, Fencing & Site Improvements
- Park Host Mobile Home Improvement
- Parks and Recreation Masterplan
- Restroom 2 Upgrade
- HCA Pergola Replacement Project

Proposed stormwater, water, and wastewater projects are listed below.

- Trash Capture Improvements - Plan Dev. & Implementation
- Adobe Creek Culvert Replacement
- S. Alisal Road Culvert Replacement
- Waterline Replacement Program

Critical infrastructure to maintain the city's water systems is included in the CIP. These activities include maintenance activities, as well as water infrastructure improvement projects to ensure water capacity meets future growth and development needs anticipated by the General Plan. These include:

- Water Meter Radio System Upgrade
- River Wells Project
- Reservoir 3 Expansion Project

- Reservoir 1 Expansion and Roof Replacement Project
- Riley Road Vault Top Replacement
- Valve and Fire Hydrant Replacement
- Portable Generator Replacement
- Well 3 & 4 Wellhead Rehabilitation
- Construction of HCA Middle Well
- Lot 72 Well Design and Construction
- Reservoir 4 Cistern Replacement
- Well 23 Alamo Pintado Construction

Sanitary Sewer and Wastewater Treatment Plant Projects are critical projects within the CIP to ensure proper treatment of wastewater is completed by the City as a purveyor and treater of sanitary sewer system. This is another critical infrastructure item that is tied to the General Plan to ensure sufficient capacity is available to treat existing and future effluent. The following is a list of programs contained in the CIP:

- Manhole Rehabilitation Program
- Sewer Line Replacement Program
- Alisal Lift Station Upgrade
- Collection System Video Surveillance
- Pond Dredging
- Waste Activated Sludge (WAS) valves
- WWTP Quality Project Design
- Belt Press Rehabilitation
- Fjord Drive Lift Station Upgrade

#### Consistency with the 2045 Solvang General Plan

In July 2024 the City Council adopted the 2045 Solvang General Plan. The General Plan modified and added numerous goals and policies comparative to the previous General Plan. To ensure consistency with the General Plan, Attachment B has been included showing consistency between the CIP and the adopted General Plan.

#### Environmental Review

This review of the CIP is exempt from further CEQA review pursuant to CEQA Guidelines Section 15061(b)(3) in that CEQA only applies to projects that have the potential for causing a significant effect on the environment. Environmental Review is therefore not required for determinations made by the City pursuant to Government Code §65401 and §65402.

#### Recommendation

Based on the analysis presented in this report, staff recommends that the capital improvement projects in the 2024-25 FY Capital Improvement Program be determined to be consistent with the City's General Plan, pursuant to Government Code §65401 and §65402.

#### **ALTERNATIVES:**

If the Planning Commission finds that the Current List of Project is not consistent with the General Plan they may choose to provide direction of staff to revise the CIP list and bring the list back to the Commission at a later meeting prior to bringing the CIP to City Council for Approval.

#### **FISCAL IMPACT:**

There is no Fiscal Impact to the item.

#### **ATTACHMENTS:**

- A. 2025-26 FY Capital Improvement Program
- B. 2045 General Plan & Capital Improvement Plan Consistency Matrix
- C. Draft PC Resolution 25-04

**Public Works Department and Utilities Department Capital Improvement Program & Studies**

**Summary Sheet**

FY 2024/2025 thru FY 2034/2035

Studies	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FY's 2030/2031 through FY 2034/2035	Total Per Department
Public Works Department	\$ -	\$ 463,000	\$ 25,000					
Transit			\$ 20,000	\$ 50,000			\$ 85,000	
Gas Tax					\$ 50,000			
Water Department Studies				\$ 30,000				
Sewer Department Studies		\$ 30,000	\$ 35,000				\$ 70,000	
WWTP Department Studies								
<b>Studies Total:</b>	<b>\$ -</b>	<b>\$ 493,000</b>	<b>\$ 80,000</b>	<b>\$ 80,000</b>	<b>\$ 50,000</b>	<b>\$ -</b>	<b>\$ 155,000</b>	<b>\$ 488,000</b>

**Studies included in Budget**

Public Works Department CIP	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2030/2031 through FY 2034/2035	Total 10-yr total Per Fund
Parks (Maintenance Division)	\$ 231,910	\$ 401,000	\$ 600,000	\$ 140,000	\$ -	\$ -	\$ -	
Facilities (Maintenance Division)	\$ -	\$ -	\$ 300,000	\$ 300,000	\$ 60,000	\$ -	\$ 20,000,000	
Streets (Engineering Division)	\$ -	\$ 3,787,000	\$ 4,552,000	\$ 3,633,500	\$ 7,295,000	\$ 3,733,000	\$ 16,350,000	
Traffic Mitigation (Engineering Division)	\$ -	\$ -	\$ 250,000	\$ -	\$ 400,000	\$ -	\$ 5,000,000	
Stormwater (Engineering Division)	\$ -	\$ 50,000	\$ -	\$ -	\$ 75,000	\$ 250,000	\$ 250,000	
Transit (Engineering Division)	\$ -	\$ 1,605,000	\$ 1,470,000	\$ 160,000	\$ 250,000	\$ -	\$ 500,000	
<b>GF Total</b>	<b>\$ 231,910</b>	<b>\$ 3,565,000</b>	<b>\$ 4,084,000</b>	<b>\$ 3,451,500</b>	<b>\$ 5,551,418</b>	<b>\$ 3,347,000</b>	<b>\$ 18,100,000</b>	<b>\$ 58,330,828</b>
<b>CIP Per Year Total:</b>	<b>\$ 231,910</b>	<b>\$ 5,843,000</b>	<b>\$ 7,172,000</b>	<b>\$ 4,233,500</b>	<b>\$ 8,080,000</b>	<b>\$ 3,983,000</b>	<b>\$ 42,100,000</b>	

**Studies not included in CIP total**

Utilities Department CIP	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2030/2031 through FY 2034/2035	10 Year Total per Fund
Water (Water Division)	\$ 3,550,000	\$ 2,075,000	\$ 250,000	\$ 5,750,000	\$ 650,000	\$ 550,000	\$ 13,910,000	\$ 26,735,000
Sanitary Sewer (Wastewater Division)	\$ 350,000	\$ 580,000	\$ 1,380,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000	\$ 3,010,000
WWTP (Wastewater Division)	\$ 910,000	\$ 2,969,000	\$ 8,400,000	\$ 10,000,000	\$ -	\$ -	\$ -	\$ 22,279,000
<b>CIP Total:</b>	<b>\$ 4,810,000</b>	<b>\$ 5,624,000</b>	<b>\$ 10,030,000</b>	<b>\$ 15,850,000</b>	<b>\$ 750,000</b>	<b>\$ 550,000</b>	<b>\$ 14,410,000</b>	

# Public Works Department Studies

FY 2024/2025 thru FY's 2034/2035

Studies Project Name, Description & Need	Funding Sources	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2035
<p><b>Short Range Transit Plan Update, and Infrastructure Plan Update</b></p> <p><i>Description</i> : Prepare updated Short Range Transit Plan, and prepare updated SYVT Infrastructure Plan.</p> <p><i>Need</i>: The Plan update is needed to strategically plan and implement future transit improvements to maximize ridership, and comply with Federal and State funding requirements.</p>	Transit				\$ 50,000			\$ 55,000
<p><b>Soil Preservation Plan</b></p> <p><i>Description</i> : A strategy designed to maintain and improvement the health and quality of soil maintained by the City. Key components: erosion control, soil fertility management, water management, wildlife/vegetation protection.</p> <p><i>Need</i> : Establish a list of project to include in the CIP to mitigate soil loss on hillsides and within the right-of-way, parkways, and parks. Example project: stabilize the hillside north of Chalk Hill Road between Fredensborg Cyn Rd and Elsinore Dr.</p>	General Fund			\$ 25,000				
<p><b>Urban Forest / Tree Master Plan</b></p> <p><i>Description</i> : Policy establishment/review, Inventory existing trees, evaluate suitability for planting, define environmental objectives, species selection, planting criteria, maintenance and care, public educations, monitoring, and budgeting</p> <p><i>Need</i>: The City maintains hundreds of trees with in the right-of-way and in their parks. The plan would help guide the long term care of existing trees and identify strategies for continued care and replanting.</p>	General Fund		\$ 88,000					
<p><b>Update Emergency Plan</b></p> <p><i>Description</i> : Update the existing Emergency Plan</p> <p><i>Need</i>: To update the curent emergency plan for compliance with local and state laws to ensure the safety and preparedness of our community in the</p>	Measure U		\$ 125,000					
<p><b>ADA Paratransit Plan Update</b></p> <p><i>Description</i> : Prepare updated ADA Paratransit Plan.</p> <p><i>Need</i>: The Plan update is needed to comply with Federal and State funding requirements.</p>	Transit							\$ 11,000

<b>Alisal Bridge Pier Repair Project Study</b> <i>Description: Renew and peer review the 2012 Alisal Bridge Study</i>  <i>Need: This study was originally completed in 2012 and needs to be updated with current information</i>	Gas Tax					\$ 50,000		
<b>Mission Drive Operations Study</b> <i>Description: Initiate discussions with Caltrans and pursue recommended study to improve traffic operations and safety on Mission Drive and through Solvang</i> <i>Need: To enhance the flow of traffic on Mission Drive through Solvang</i>	Grant Caltrans grant if awarded		\$ 250,000					
<b>Title VI Plan Update</b> <i>Description: Prepare updated Title VI Civil Rights Plan.</i> <i>Need: The Plan update is needed to comply with Federal and State funding requirements.</i>	Transit			\$ 20,000				\$ 19,000
	<b>Total:</b>	\$ -	\$ 463,000	\$ 45,000	\$ 50,000	\$ 50,000	\$ -	\$ 85,000

## Utilities Department Studies

FY 2024/25 thru 2034/2035

Studies Project Name, Description & Need	Project and 10-Yr Program Cost	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2030 - 2035
<b>Water Master Plan Update (completion)</b> <i>Description: Update the City's 2011 Water System Master Plan to identify existing deficiencies and develop capital plan for necessary infrastructure upgrades and future water supply needs.</i> <i>Need: The Plan will create a road map to implement necessary infrastructure upgrades and address future water supply needs to sustain the City's long term growth.</i>	\$ 30,000	Water Fund				\$ 30,000			
<b>Sewer System Master Plan Update (completion)</b> <i>Description: Develop hydraulic model and update the City's 1989 Sewer System Master Plan to identify existing deficiencies, and develop capital plan for necessary infrastructure upgrades for future development and growth.</i> <i>Need: The Plan is needed to identify existing system deficiencies and replacement needs, forecast future capital improvement needs, and develop a 10-year Sewer System capital improvement plan. After identifying all needs, funding strategies can be pursued.</i>	\$ 70,000	Sewer Fund			\$ 35,000				\$ 35,000
<b>Sewer System Management Plan Update</b> <i>Description: Update the City's Sewer System Management Plan every 5 years as required by our State Permit to operate our sewer collection system.</i> <i>Need: This is a regulatory requirement. Periodic updates to the City's Sewer System Management Plan ensure operational strategies stay abreast with current best management practices, procedures, and strategies.</i>	\$ 65,000	Sewer Fund		\$ 30,000					\$ 35,000
<b>Total:</b>	\$ 135,000		\$ -	\$ 30,000	\$ 35,000	\$ 30,000	\$ -	\$ -	\$ 70,000

Shading indicates work in progress.

# Capital Improvement Program

## Maintenance (Parks)

FY 2024/2025 thru 2034/2035

Capital Projects - Maintenance (Parks)	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2035
<b>Parks and Recreation Masterplan</b> <i>Description: To create a roadmap for creating vibrant, functional, and sustainable recreational spaces that meet the evolving need of the citizens</i>  <i>Need: to identify the community needs and desires of recreational needs and ensure the parks and rec facilities align with the citizens needs</i>	Measure U	\$ 231,910						
<b>Restroom 2 Upgrades Project</b> <i>Description: Construct major remodel, additional restrooms and upgrades to Restroom 2.</i> <i>Need: The Project will extend the useful life of the facility. Periodic upgrade to the existing facility is essential to the health and safety of the public. Sustainable water and energy facility enhancements will be incorporated into the project.</i>	General Fund			\$ 250,000				
<b>Park Host Mobile Home Replacement</b> <i>Description: Replace existing mobile home that has exceeded its useful life</i> <i>Need: The mobile home at HCA Park is approximately 30 years old and will need major upgrades to bring it upto current standards</i>	General Fund			\$ 350,000				
<b>HCA Pickleball Courts</b> <i>Description: Replace existing pickleball courts with properly designed courts with an additional of several more courts</i> <i>Need: Aims to replace and enhance the community's recreational needs by constructiong state of the art pickleball courts.</i>	General Fund		\$ 401,000					
<b>HCA Pergola Replacement Project (Area D)</b> <i>Description: Replace the existing aging pergola structure in Area D when it reaches the end of its useful life.</i> <i>Need: The pergola has had past termite and dry rot damage, and is breaking down due to the weight and size of the wisteria vines. Eventually the entire structure will need to be fully replaced when it reaches the end of its useful life.</i>	General Fund				\$ 140,000			
	<b>Total:</b>	\$ 231,910	\$ 401,000	\$ 600,000	\$ 140,000	\$ -	\$ -	\$ -

Prop 68 Grant Total: \$ 178,000.00



**Capital Improvement Program**

**Streets**

FY 2024/2025 thru 2034/2035

Capital Projects - Streets	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2035
<b>Slurry Seal</b> <i>Description</i> : Construct slurry seal roadway maintenance to select streets. Priority is based on condition and according to Pavement Maintenance Plan. <i>Need</i> : The project provides critical maintenance to extend the useful life of the existing City roadway infrastructure and repair structural deterioration.	Measure A SB1 Funding General Fund Measure U			\$ 316,000 \$150,000		\$ 382,000 \$150,000 \$1,388,000 \$ 1,500,000		\$ 460,000 \$800,000 \$6,240,000
<b>Alamo Pintado Road Rehabilitation Project</b> <i>Description</i> : Road rehabilitation from Viborg to SB Co. limits (north of Sunny fields Park) work will include milling and replacing 6-inches of the existing travel lanes, overlay pf the entire width of road, replacement of ADA curb ramps, and restriping. In addition project will include slurry seal preparation for the PMP 2026 Slurry Seal 1 area. <i>Need</i> : Alamo Pintado Road was identified in the City 2024 Pavement Management Program (PMP) as a high priority road for rehabilitation.	Measure A General Fund SB1 Funding Measure U		\$490,000 \$2,344,000 \$153,000 \$700,000					
<b>Pavement Overlay, Repairs &amp; Crack Seal Program</b> <i>Description</i> : Construct crack seal and pavement overlay roadway maintenance to select street. Priority is based on condition and according to Pavement Maintenance Plan. <i>Need</i> : The project provides critical maintenance to extend the useful life of the existing City roadway infrastructure and repair structural deterioration.	Measure A & SB1 Funding General Fund/ Measure U				\$249,000 \$150,000 \$ 2,956,500	\$ 263,000 \$150,000 \$ 3,097,000	\$ 690,000 \$ 200,000 \$ 6,610,000	
<b>Miscellaneous Road Repairs</b> <i>Description</i> : Construct miscellaneous road repairs, curb & gutter repairs, storm drain repairs, tree work, and minor sidewalk repairs. <i>Need</i> : The project provides critical maintenance to extend the useful life of the existing City roadway infrastructure and repair structural deterioration.	Measure A		\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 150,000
<b>Sidewalk Infill &amp; Repair</b> <i>Description</i> : Construct repairs to damaged sidewalks and construct new sidewalks to schools, parks and other primary destinations. <i>Need</i> : The project will improve facility safety and enhance the appearance of the City's sidewalk infrastructure. Location of new sidewalk will align with City's Sidewalk Master Plan.	Measure A General Fund				\$ 100,000	\$ 100,000	\$ 500,000	
<b>Access Ramp Improvements</b> <i>Description</i> : Construct new access ramps or upgrade existing access ramps along existing sidewalks. <i>Need</i> : This project is needed to meet Federal and State ADA infrastructure improvement mandates.	Measure A			\$ 65,000	\$ 65,000	\$ 65,000	\$ 65,000	\$ 325,000
<b>Laurel Avenue Sidewalk Project</b>	Measure A							



# Capital Improvement Program

## Traffic Mitigation

FY 2024/2025 thru 2034/2035

Capital Projects	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2035
<b>Project Name, Description &amp; Need</b> <b>Mission and Fifth Intersection Improvements &amp; Protected Left Turn on Fifth Street</b> <i>Description: The proposed project involves the installation of a protected left-turn signal at the intersection of Fifth St. and Mission Dr. (SR246). The protected turning phase(s) improvement aims to enhance traffic flow and safety for Fifth St. vehicles wanting to travel westbound on Mission Dr.</i> <i>Need: Drivers headed northbound on Fifth St. cannot turn left on to Mission Dr. because they must yield to southbound drivers turning right, as those drivers have the right of way. This results in significant traffic congestion along Fifth and Oak St.</i>	General Fund Measure U			\$ 250,000				
<b>City Wide Wayfinding</b> <i>Description: Enhance wayfinding to public parking by implementing uniform and consistent signage and branding as outlines in the Downtown Solvang Parking Study completed February 2021.</i> <i>Need: Improve vehicle congestion through Solvang.</i>	General Fund Measure U					\$ 400,000		
<b>Fjord Drive Extension</b> <i>Description: Extend Fjord Drive west from its existing terminus westerly across Adobe Creek and then north up to the intersection of Mission Drive &amp; Skytt Mesa Drive.</i> <i>Need: The Project is needed to reduce traffic on Mission Drive through downtown Solvang by providing a partial bypass for Solvang residents living south of Mission Drive. The Project will also include creek restoration at its crossing with Adobe Creek by removing many years of concrete debris and restoring connection with the Santa Ynez River.</i>	General Fund Grant ??							\$ 5,000,000
	<b>Total:</b>	\$ -	\$ -	\$ 250,000	\$ -	\$ 400,000	\$ -	\$ 5,000,000
	General Fund			\$ 250,000	\$ -	\$ 400,000	\$ -	\$ 5,000,000

Future Projects: Bikeway/Shoulder Widening (West End Mission Dr.); and Sunny Fields Spur Trail.

# Capital Improvement Program

## Stormwater

FY 2024/2025 thru 2034/2035

Capital Projects	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2035
<b>Trash Capture Device at Alisal Bridge Outfall#</b> <i>Description: Full Capture Devices installation at the end of the Alisal Road storm drain system to comply with State unfunded mandate for full</i> <i>Need: Installation of a full trash capture device at the end of the Alisal Road storm drain system which conveys stormwater runoff along Alisal Road to the Santa Ynez River untreated to help with full compliance of the State Trash Amendment, durrect deadline 2030.</i>	General Fund					\$ 75,000	\$ 250,000	
<b>Adobe Creek Culvert Replacement</b> <i>Description: Replace and enlarge Adobe Creek culvert along Fredensborg Canyon Road just north of College Canyon Road.</i> <i>Need: The Project is needed to replace and enlarge the CMP culvert that has reached the end of its useful life, and to reduce incidence of flooding of the road.</i>	General Fund							\$ 50,000
<b>Track 2 Trash Implementation Plan</b> <i>Description: Investigate/develop a plan for switching the City's Stormwater Program compliance strategy away from Track 1 (100% installation of full capture devices) to Track 2 (hybrid version) for compliance with State Trash Amendment.</i> <i>Need: The State Trash Amendment requires that all MS4s provide full trash capture in stormwater runoff prior to release of runoff to the Santa Ynez River by December 2, 2030</i>	General Fund		\$ 50,000					
<b>S. Alisal Rd Culvert Replacement</b> <i>Description: Replace and enlarge undersized culverts along S. Alisal Road.</i> <i>Need: The Project is needed to replace CMP culverts that are undersized and have failed multiple times during large storm events causing flooding and road closure.</i>	General Fund							\$ 200,000
	<b>Total:</b>	\$ -	\$ 50,000	\$ -	\$ -	\$ 75,000	\$ 250,000	\$ 250,000

# Capital Improvement Program

## Santa Ynez Valley Transit

FY 2024/25 thru 2034/2035

Capital Projects	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2035
<b>Transit Vehicle Replacement Program</b> <i>Description: Ongoing Program to purchase new (replacement) transit buses.</i> <i>Need: The ongoing Program is required to maintain the SYVT fleet in a "state of good repair" and meet the obligation to provide transit and dial-a-ride service to the community.</i>	Transit & Grants		\$ 215,000 \$ 150,000	\$ 230,000 \$ 1,200,000		\$ 250,000		\$ 500,000
<b>Lots 4 &amp; 5 EV Charging Project</b> <i>Description: The Project includes installation of 12 EV chargers (9 Level 2, and 3 Level 3); four chargers for public use (1 Level 3), four chargers for City vehicles, and four chargers for transit use (2 Level 3). The chargers will be located in City Parking Lots 4 and 5 near the intersection of Oak Street &amp; Second Street (next to the Solvang City Hall, Public Works and Planning offices). The Project will also include paving improvements to Parking Lot 5.</i> <i>Need: The State is requiring transition of our transit fleet to all EV vehicles. In addition the City is in need of additional public EV charging stations, and the City needs its own EV charging facilities before we can transition our City fleet to EV vehicles.</i>	Transit & SGR Grant		\$ 1,000,000					
<b>Transit Office Improvements</b> <i>Description: Construct Ada and other office improvements for the SYV Transit office located at 410 Second St..</i> <i>Need: The Project will install ADA upgrades and improve the office location for the use by the SYVT Operator and enhance visibility and convenience for the transit using public.</i>	Transit & Grants		\$ 150,000					
<b>Transit System Infrastructure Improvements</b> <i>Description: Construct various SYVT infrastructure and bus stop improvements, yet to be determined.</i> <i>Need: The Project will improve convenience and safety for passengers, and enhance visibility of transit stops to promote increased ridership.</i>	Transit & Grants		\$ 90,000	\$ 40,000	\$ 160,000			
<b>Total:</b>		\$ -	\$ 1,605,000	\$ 1,470,000	\$ 160,000	\$ 250,000	\$ -	\$ 500,000

**Capital Improvement Program**

**Water**

FY 2024/2025 thru 2034/2035

Capital Projects- Water Fund	Project and 10-Yr Program Cost	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2034
<b>Waterline Replacement Program</b> <i>Description: Ongoing Program to replace the City's old, deteriorated and/or undersized waterlines. Facilities will be replaced as identified by the Water Master Plan Update. Nyborg Estates/Juniper/Third St</i> <i>Need: The ongoing Program replaces undersized facilities, or facilities at the end of their useful life providing proper fire flow, more reliable service, fewer shutdowns, and shutdowns of shorter duration.</i>	\$ 10,100,000	Water Fund	\$ 3,000,000 Nyborg		\$ 200,000 Design Juniper	\$ 3,000,000 Construction		\$ 200,000 Design Third St	\$ 3,700,000 Construction
<b>Riley Road Vault Top Replacement</b> <i>Description: Vault, concrete lid, hatch replacement.</i> <i>Need: To replace a deteriorated concrete and poorly functioning vault, lid and hatch.</i>	\$ 20,000	Water Fund		\$ 20,000					
<b>Valve and Fire Hydrant Replacement Program</b> <i>Description: Ongoing Program to replace the City's old, deteriorated and poorly functioning valves and fire hydrants. Facilities will be replaced as identified and prioritized by Water Division staff.</i> <i>Need: The ongoing Program replaces facilities at the end of their useful life providing more reliable service, fewer shutdowns, and shutdowns of shorter duration.</i>	\$ 250,000	Water Fund	\$ 50,000		\$ 50,000		\$ 50,000		\$ 100,000
<b>Portable Emergency Generators</b> <i>Description: Replace two old portable emergency generators that have reached the end of their useful lives, and purchase one additional portable emergency generator to reduce risk and improve water system reliability.</i> <i>Need: As recommended by our recent Water System Risk &amp; Reliability Assessment, two existing emergency generators have reached the end of their useful lives and are in need of replacement. Also, an additional portable emergency generator is needed to reduce risk and improve water system reliability.</i>	\$ 430,000	Water fund	\$ 180,000			\$ 250,000			
<b>Water Meter Radio System Upgrade (AMI)</b> <i>Description: Upgrade the City's water meter radio system with a new high antennae at Reservoir 2 and latest radio technology at all meters.</i> <i>Need: The upgrades are needed to reduce operating costs, improve water conservation, and improve customer service.</i>	\$ 330,000	Water Fund		\$ 330,000					
<b>River Wells Project</b> <i>Description: Drill and equip new river wells with pumps, motors, piping, electrical and disinfection equipment. Construct waterlines to transmit well water to distribution system. Acquire easements for new river wells and waterlines.Design, Easements, Build</i> <i>Need: The Project will develop an additional water supply source for the City to help offset shortfalls in State Water supply allocations and improve water supply reliability.</i>	\$ 3,100,000	Water Fund					\$ 400,000 Design		\$ 2,700,000 Construction
<b>Well 3 and 4 Wellhead Rehabilitation</b> <i>Description: Upgrade wellhead piping, valves, disinfection facilities, and instrumentation at Wells 3 &amp; 4. Design &amp; Build</i> <i>Need: The upgrades are needed to replace equipment at the end of its useful life and to maintain these wells in good operating condition to provide reliable water supply to the community.</i>	\$ 310,000	Water Fund							\$ 310,000
<b>Reservoir 3 Expansion Project</b> <i>Description: Construction of a new 400,000 gallon reservoir to increase overall capacity in Zone 1. The project would supplement the current 200,000 gallon reservoir currently in service. Design, Build</i> <i>Need: For many years the City's water distribution system has been identified as being deficient in storage. The Project will significantly increase the water system's operational, firefighting and emergency storage, and allow for smoother water system operations in the event of a power outage. The increased capacity will also provide adequate supply for future growth.</i>	\$ 2,600,000	Water Fund		\$ 100,000 Design		\$ 2,500,000 Construction			
<b>Construction of HCA Middle Well</b>	\$ 1,945,000	Water Fund	\$ 320,000	\$ 1,625,000					

Capital Projects- Water Fund	Project and 10-Yr Program Cost	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2034
<b>Project Name, Description &amp; Need</b>									
<i>Description</i> : The project would complete the construction of the HCA middle well. This well will allow the city to meet consumer water demands and provide another source for ensuring resiliency and maintaining self-sufficiency. Design & Build <i>Need</i> : The city must continue to seek sources of water to provide safe and reliable supplies, to offset the continuing shortages of our State water supplies. Construction of an additional well will allow other wells to be rotated allowing for groundwater recovery and maintain longevity of infrastructure.			Design	Construction					
<b>Lot 72 Well Design and Construction</b> <i>Description</i> : Drill and equip new river wells with pumps, motors, piping, electrical and disinfection equipment. Construct waterlines to transmit well water to distribution system. Acquire easements for new river wells and waterlines. Design, Easements, Build <i>Need</i> : The Project will develop an additional water supply source for the City to help offset shortfalls in State Water supply allocations and improve water supply reliability.	\$ 1,350,000	Water Fund						\$ 350,000	\$ 1,000,000
<b>Reservoir 1 Roof Replacement and Expansion Project</b> <i>Description</i> : Replacement of deteriorating roof on the reservoir. Replacing the roof with a reliable and long life product ensuring the reservoir will provide a safe and sanitary environment for the city's water supply - <i>Description</i> : Expand Reservoir 1 by approximately 600,000 gallons to provide needed additional operational, fire fighting and emergency storage. The Project also includes acquiring the necessary property to expand the reservoir. <i>Need</i> : The current roof has been in place for 25 plus years. The paneling on the roof has begun deteriorating compromising the security and quality of the city's water supply. <i>Need</i> : For many years the City's water distribution system has been identified as being deficient in storage. The Project will significantly increase the water system's operational, fire fighting and emergency storage, and allow for smoother water system operations in the event of a power outage.	\$ 4,300,000	Water Fund					\$ 200,000 Construction Roof Replacement		\$ 4,100,000 Design and Construction for Expansion
<b>Reservoir 4 Cistern Replacement</b> <i>Description</i> : Conceptual discussion to replace the cisterns with a storage reservoir, or upgrade current cisterns <i>Need</i> : These cisterns have been in operation for many years and are in need of upgrading within the next 6-7 years. Storage capacity will depend on Reservoir 1 and 3 expansion projects and sustainable storage.	\$ 600,000								\$ 600,000 Design & Construction
<b>Construction Well 23 Alamo Pintado</b> <i>Description</i> : Drill and equip new river wells with pumps, motors, piping, electrical and disinfection equipment. Construct waterlines to transmit well water to distribution system. Acquire easements for new river wells and waterlines. Design, Easements, Build <i>Need</i> : The Project will develop an additional water supply source for the City to help offset shortfalls in State Water supply allocations and improve water supply reliability.	\$ 1,400,000								\$1,400,000 Design and Construction
<b>Total:</b>	\$ 26,735,000		\$ 3,550,000	\$ 2,075,000	\$ 250,000	\$ 5,750,000	\$ 650,000	\$ 550,000	\$ 13,910,000
<b>Unrestricted Net Position (6-30-2024):</b>	\$ 8,303,826								
<b>(1) Balance:</b>			\$ 4,898,219	\$ 2,371,293	\$ 1,323,374	\$ (5,576,865)	\$ (7,762,042)	\$ (10,300,609)	\$ (28,586,435)

Notes: (1) The figures shown are intended to present a rough approximation of changes in Water Fund Reserve levels. Revenues and operations expenditures are assumed to remain the same for the 6-year period with 1% interest applied annually to any positive balance.

Rev	\$ 6,113,222.00	\$ 6,314,527.00	\$ 6,327,156.00	\$ 6,352,465.00	\$ 6,365,170.00	\$ 6,377,900.00	\$ 10,352,194.00
Exp	\$ 5,968,829.00	\$ 6,766,453.00	\$ 7,125,075.00	\$ 7,502,704.00	\$ 7,900,347.00	\$ 8,366,467.00	\$ 14,728,020.00
New Rate Study Capital Project	\$ 3,550,000.00	\$ 2,075,000	\$ 250,000	\$ 5,750,000	\$ 650,000	\$ 550,000	\$ 13,910,000



# Capital Improvement Program

## Wastewater Treatment Plant

FY 2024/2025 thru 2034/2035

Capital Projects -Wastewater	Project and 10-Yr Program Cost	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2034
<b>Project Name, Description &amp; Need</b> <b>WWTP Water Quality Project - Phases 2&amp;3</b> <i>Description: Construct major treatment process upgrades and site improvements, and replace aging office/lab and Plant infrastructure. (Phase 3: Construct recycled water treatment facilities.)</i> <i>Need: The Project is needed to upgrade the Plant, replace aging infrastructure that has reached the end of its useful life, and improve site access, security and Plant operations. (Phase 3: Recycled water treatment is needed to produce effluent meeting Title 22 requirements for irrigation re-use.)</i>	\$ 20,810,000	SYCSD 20% (1) WW Fund 80%	\$ 162,000 \$ 648,000	\$ 400,000 \$ 1,600,000	\$ 1,600,000 \$ 6,400,000	\$ 2,000,000 \$ 8,000,000			
<b>New WAS Valves</b> <i>Description: Replace three Waste Activated Sludge valves</i> <i>Need: The project is needed to continue running the current plant. The three valves that control the Waste Activated Sludge being sent to the Digester are worn and are leaking.</i>	\$ 100,000	SYCSD 20% WW Fund 80%	\$ 20,000 \$ 80,000						
<b>Belt Press Rehabilitation</b> <i>Description: Replace rollers, bearings and belts as part of periodic major</i> <i>Need: The Project is needed as part of routine maintenance on existing equipment. Failure to perform routine maintenance and replace aging parts will likely result in compounded repair costs in the future and disrupt operations.</i>	\$ 35,000	SYCSD 21% (2) WW Fund 79%		\$ 7,350 \$ 27,650					
<b>Aeration Basin Membrane Replacements</b> <i>Description: Replace out of warranty damaged membranes in the aeration basin system.</i> <i>Need: The replacements are needed to replace out of warranty damaged membranes.</i>	\$ 34,000	SYCSD 21% (2) WW Fund 79%		\$ 7,140 \$ 26,860					
<b>Pond Dredging</b> <i>Description: Remove accumulated sludge and sediment from the pond</i> <i>Need: The Project is needed to remove the accumulated sludge to restore the pond's capacity for efficient operation and to maintain regulatory compliance..</i>	\$ 400,000.00	SYCSD 20% (1) WW Fund 80%			\$ 80,000 \$ 320,000				
<b>Fjord Lift Station Upgrades</b> <i>Description: Upgrade antiquated controls, plc, flowmeters and replace aging components at Fjord Lift Station</i> <i>Need: The Project is needed as part of routine maintenance on existing equipment. Failure to perform routine maintenance and replace aging parts will likely result in compounded repair costs in the future and disrupt operations.</i>	\$ 900,000	SYCSD 20% (1) WW Fund 80%		\$ 180,000 \$ 720,000					

Capital Projects -Wastewater	Project and 10-Yr Program Cost	Funding Source	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	FYs 2031 - 2034
<b>Project Name, Description &amp; Need</b>									
<i>Total WW Project cost</i>									
			\$ 910,000	\$ 2,969,000	\$ 8,400,000	\$ 10,000,000	\$ -	\$ -	\$ -
		SYCSD:	\$ 182,000	\$ 594,490	\$ 1,680,000	\$ 2,000,000		\$ -	\$ -
		Wastewater Fund:	\$ 728,000	\$ 2,374,510	\$ 6,720,000	\$ 8,000,000		\$ -	\$ -
<b>Wastewater Projects:</b>	<b>\$ 22,279,000</b>	<b>Total WW only:</b>	<b>\$ 910,000</b>	<b>\$ 2,969,000</b>	<b>\$ 8,400,000</b>	<b>\$ 10,000,000</b>		<b>\$ -</b>	<b>\$ -</b>
<b>Sanitary Sewer Projects:</b>			\$ 350,000	\$ 580,000	\$ 1,380,000	\$ 100,000	\$ 100,000	\$ -	\$ 500,000
<b>Total SS &amp; WW Projects:</b>			\$ 1,260,000	\$ 3,549,000	\$ 9,780,000	\$ 10,100,000	\$ 100,000	\$ -	\$ 500,000
<b>Sewer Connection Fee Revenue:</b>									
<b>Unrestricted Net Position (6-30-2024):</b>	<b>\$ 1,978,822</b>								
<b>Balance: (3)</b>									

- Notes:
- (1) Per Agreement, for capital expenditures exceeding \$50,000 SYCSD shares in 20% of project cost.
  - (2) Per Agreement, for capital expenditures <= \$50,000 SYCSD's share of the project cost is based on annual flow. In recent years SYCSD's flow percentage has averaged 21%. Expenditures <= \$50,000 are considered "administration/maintenance."
  - (3) The figures shown are intended to present a rough approximation of changes in Sewer Fund Reserve levels. Revenues and operations expenditures are assumed to remain the same for the ten year period with 1% interest applied annually to any positive balance.



## 2045 General Plan & Capital Improvement Plan Consistency Matrix

GOAL		POLICY		CIP PROGRAM
LU-4	To protect, promote, and enhance the Village Area and the Village Core and Mission Design Districts. The Village Area is Solvang's principal tourist attraction and the essential component of the City's identity.	LU-4.3	Safe Pedestrian Environment. The City shall encourage and/or undertake design improvements in the Village Area to create a safe, convenient, and pleasant pedestrian environment.	<i>Alternative Transportation</i>
		LU-4.5	Pedestrian Facility Design. The City shall design and manage City roadway and pedestrian facilities to minimize conflicts between vehicles, pedestrians, and bicyclists, and encourage Caltrans to do the same on State highway facilities.	<i>Alternative Transportation</i>
LU-7	To ensure and preserve adequate space throughout the city for public and institutional uses.	LU-7.2	Solvang Veteran's Memorial Building. The City shall preserve and maintain the Solvang Veteran's Memorial Building and encourage its use for appropriate community events.	<i>Facilities and Parks Projects</i>
		LU-7.3	City Hall. The City shall provide conveniently located public facilities to support local government and city services with appropriate public access and participation.	<i>Facilities and Parks Projects</i>
		LU-7.5	Senior Serving and Retirement Care Facilities. The City shall support senior serving and retirement care facilities.	<i>Facilities and Parks Projects</i>
MOB-1	To provide a street network to move people and goods safely and efficiently.	MOB-1.6	Rights-of-way Preservation. The City shall reserve and protect adequate rights-of-way to accommodate future roadway widening projects.	<i>Transportation &amp; Road Improvement Projects</i>
		MOB-1.7	Mission Drive Improvement. The City shall coordinate with the California Department of Transportation to make modifications to Mission Drive (SR 246) to improve traffic flow.	<i>Transportation &amp; Road Improvement Projects</i>
		MOB-1.9	Safe Speeds. The City shall enforce speed limits and consider lower posted speeds as warranted.	<i>Transportation &amp; Road Improvement Projects</i>
		MOB-1.10	Residential Traffic Diversion. The City shall maintain minimum levels of service on city streets in order to avoid diversion of through traffic into residential neighborhoods.	<i>Transportation &amp; Road</i>



## 2045 General Plan & Capital Improvement Plan Consistency Matrix

GOAL		POLICY		CIP PROGRAM
				<i>Improvement Projects</i>
		MOB-1.11	Regional Coordination for Roadway Management. The City shall coordinate with SBCAG, the City of Buellton, the Chumash Tribe, Santa Barbara County, the California Department of Transportation, and other jurisdictions in the planning and funding of regional transportation alternatives. Mission Drive (SR 246) shall not be widened to four lanes through the Village Area instead, emphasis shall be placed on developing regional transportation alternatives.	<i>Transportation &amp; Road Improvement Projects</i>
		MOB-1.12	Air Quality Impact Reduction. The City shall work to reduce the air quality impacts of motor vehicle use by reducing traffic congestion and promoting efforts to reduce fossil fuel-based motor vehicle use, including support for a citywide network of all electric charging station types (e.g., Level 1, Level II, Tesla, Mega-charging).	<i>Alternative Transportation</i>
		MOB-1.13	Future Automotive Technology. The City shall work with Caltrans and other relevant stakeholders to ensure that City streets are designed and striped to safely accommodate connected and autonomous vehicles.	<i>Transportation &amp; Road Improvement Projects</i>
		MOB-1.15	Roadway Capacity. The City shall require roads to be of adequate width for use in times of emergency	<i>Transportation &amp; Road Improvement Projects</i>
MOB-2	To promote safe alternatives to motorized transportation that meet the needs of all city residents	MOB-2.1	Bicycle Master Plan. The City shall adopt a master plan of bikeways on public property and shall develop bikeways as needed and feasible	<i>Alternative Transportation</i>
		MOB-2.2	Bicycle and Pedestrian Routes on New Roadways. The City shall incorporate bicycle routes or trails into the design of new or expanded roadways when feasible	<i>Alternative Transportation</i>
		MOB-2.3	Safe Bikeway System. The City shall allocate resources to maintain a safe bikeway system by ensuring pavement is of good quality, mode separation is implemented where feasible, and signs and markings are maintained.	<i>Alternative Transportation</i>



## 2045 General Plan & Capital Improvement Plan Consistency Matrix

GOAL		POLICY		CIP PROGRAM
		MOB-2.4	Pedestrian Facilities. The City shall provide a system of sidewalks or pathways that provides a safe environment for pedestrians.	<i>Alternative Transportation</i>
		MOB-2.5	New Pedestrian Access. The City shall require new development to provide adequate pedestrian access.	<i>Alternative Transportation</i>
		MOB-2.6	Wheelchair Ramps. The City shall require the installation of wheelchair ramps on all new sidewalks	<i>Alternative Transportation</i>
		MOB-2.7	New Facilities in Existing Neighborhoods. The City shall encourage the installation of sidewalks, pedestrian paths, bikeways, and wheelchair ramps in existing neighborhoods, where appropriate and support Safe Routes to Schools funding.	<i>Alternative Transportation</i>
MOB-3	To provide an adequate supply of public parking to meet the needs of residents and visitors to the city.	MOB-3.1	Monitor Parking Needs. The City shall continue to monitor the parking situation in the downtown area and consider the creation of programs limiting parking if needs arise. This may include revising existing standards, programs, or fees, the implementation of paid parking, the implementation of timed parking, or other programs to limit long-term parking, increase parking capacity, and encourage economic activity.	<i>Facilities and Parks Projects</i>
		MOB-3.2	Parking Construction Coordination. The City shall work cooperatively with developers and the business community to identify funding mechanisms for the construction of future public parking facilities or maximize use of current underutilized private parking facilities.	<i>Facilities and Parks Projects</i>
MOB-4	To provide a safe network of streets that reduce automobile dependence without sacrificing mobility are safe for all users.	MOB-4.1	Complete Streets. The City shall create guidelines to facilitate the installation of non-automobile serving infrastructure along its streets, including sidewalks and bike trails.	<i>Transportation &amp; Road Improvement Projects</i>
		MOB-4.3	Safe Streets. The City shall pursue and enact traffic calming measures as appropriate to meet the policy objectives, as conditions warrant.	<i>Transportation &amp; Road Improvement Projects</i>
MOB-6	To participate in a public transportation	MOB-6.1	Transit Service Use and Expansion. The City shall support the use of the public transportation system as well as the	<i>Transportation &amp; Road</i>



## 2045 General Plan & Capital Improvement Plan Consistency Matrix

GOAL		POLICY		CIP PROGRAM
	system that is safe, convenient, efficient and meets the identified need of the Solvang community.		expansion of transit operations when demand levels are sufficient to warrant increased service.	<i>Improvement Projects</i>
		MOB-6.2	Regional Transit Network. The City shall work with SBCAG and other nearby cities and jurisdictions to ensure that the regional transit network offers access for those with limited mobility options.	<i>Alternative Transportation</i>
		MOB-6.3	Transportation Access for Mobility Impaired. The City shall support the public transportation system to accommodate the mobility needs of residents, especially of transit dependent persons such as the elderly and disabled.	<i>Alternative Transportation</i>
PFS-1	To maintain an adequate level of service in the City's water system to meet the needs of existing and future residents, businesses, and new development.	PFS-1.1	Water Supply Sources. The City shall continue to maintain a water supply program consisting of multiple sources of water, water conservation and groundwater management to accommodate projected water demand and provide for reliable water supply.	<i>Water Projects</i>
		PFS-1.2	Adequate Fire Flows. The City shall insure the provision of water supply, storage, and adequately sized pipelines to provide fire flows to meet the recommendations of the Fire Chief, City Engineer, and Utilities Director.	<i>Water Projects</i>
		PFS-1.3	Water Supply and Infrastructure. The City shall ensure there is adequate water supply and infrastructure in place or that will be available in place and prior to approving any new development. The City will consider existing and future water supply and demand prior to project approval.	<i>Water Projects</i>
		PFS-1.4	Water Line Maintenance. The City shall systematically replace or repair leaking and deteriorated water lines.	<i>Water Projects</i>
PFS-2	To operate and maintain the City's sanitary sewer system and wastewater treatment plant facilities to provide adequate capacity for existing residents,	PFS-2.1	Wastewater System Capacity. The City shall continue to expand water treatment, distribution, and storage facility systems for potable and non-potable systems as necessary to accommodate the needs of existing and planned development.	<i>Sanitary Sewer and Wastewater Treatment Plant Projects</i>
		PFS-2.4	Protect Groundwater Quality. The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal.	<i>Sanitary Sewer and Wastewater Treatment Plant Projects</i>



## 2045 General Plan & Capital Improvement Plan Consistency Matrix

GOAL		POLICY		CIP PROGRAM
	businesses, and future development			
PFS-7	To provide and maintain park facilities with a range of recreational opportunities for City residents of all ages and abilities.	PFS-7.3	Park Facility Use. The City shall continue to maximize the use of each park facility by creatively adapting the recreation opportunities available, as community needs change and evolve.	<i>Facilities and Parks Projects</i>
PFS-8	To provide high-quality, cost-effective park operation and maintenance.	PFS-8.1	ADA Compliant Parks and Facilities. The City shall design park and recreation facilities that are ADA accessible and energy and resource efficient.	<i>Facilities and Parks Projects</i>
		PFS-8.2	Energy Efficient Parks and Facilities. When creating new, or updating existing park and facility plans, the city should incorporate energy and resource efficient concepts to the extent feasible.	<i>Facilities and Parks Projects</i>
		PFS-8.3	Water Efficient Parks. The City shall use drip irrigation and other water efficient methods in parks to the extent feasible.	<i>Water Projects</i>
		PFS-8.5	Park Facility Maintenance. The City shall reduce City Park facility maintenance costs wherever feasible including use of durable materials.	<i>Facilities and Parks Projects</i>
PFS-9	To use a variety of funding sources to acquire, develop, expand, and maintain the City's parks, facilities, recreation opportunities and natural areas.	PFS-9.1	Capital Improvement Program. The City shall continue to list potential park projects in the City's Ten-Year Capital Improvement Program project list.	<i>All CIP Projects</i>
ENV-7	To maintain an adequate level of service in the City's	ENV-7.1	Adequate Water Supply. The City shall continue to work with water providers to ensure adequate water supply is available to the community. Further, the City shall impose limitations or	<i>Water Projects</i>



## 2045 General Plan & Capital Improvement Plan Consistency Matrix

GOAL		POLICY		CIP PROGRAM
	water system to meet the needs of existing and future development		moratoriums on new development or redevelopment when the water supply of existing customers will be adversely impacted.	
		ENV-7.2	Diverse Water Supply. The City shall pursue a water supply program consisting of the development of multiple sources of water, water conservation, and groundwater management to accommodate projected water demand and provide as best possible for water supply security.	<i>Water Projects</i>

RESOLUTION NO. 25-04

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SOLVANG, CALIFORNIA FINDING THAT THE CAPITAL IMPROVEMENT PROJECTS IN THE CAPITAL IMPROVEMENT PROGRAM FOR THE 10-YEAR PERIOD FY 2024-26 THROUGH FY 2034-35 ARE IN CONFORMITY WITH THE GENERAL PLAN PURSUANT TO GOVERNMENT CODE SECTION 65401.**

**WHEREAS**, Government Code Section 65401 states: “Public works projects shall be submitted to the City Planning Commission for review as to the conformity with the adopted General Plan”; and

**WHEREAS**, the Planning Commission reviewed and considered the staff report and CIP at a Regular Planning Commission Meeting on June 2, 2025; and

**WHEREAS**, the Planning Commission of the City of Solvang were presented and reviewed the proposed Capital Improvement Program for Fiscal Year 2025-26 for General Plan consistency, and all interested persons were given the opportunity to be heard.

**NOW THEREFORE, THE PLANNING COMMISSION OF THE CITY OF SOLVANG DOES HEREBY RESOLVE AS FOLLOWS:**

**SECTION 1.** The Recitals set forth above are true and correct and are adopted as findings in support of this Resolution.

**SECTION 2.** The Planning Commission of the City of Solvang hereby finds the proposed Capital Improvement Program as attached hereto as Exhibit A for fiscal Year 2025-26 is determined to be consistent with the City’s General Plan, pursuant to Government Code §65401.

**SECTION 3.** This Resolution is exempt from environmental review under the California Environmental Quality Act (“CEQA”) pursuant to CEQA Guidelines Section 15061(b)(3) and Public Resources Section 21065 because it can be seen with certainty that this Resolution would have no potential for causing a significant impact on the environment. The Resolution constitutes a determination by the Planning Commission that the Capital Improvement Program is consistent with the General Plan and does not in itself propose any change to the environment.

**SECTION 4.** This Resolution is effective immediately upon adoption.

**SECTION 5.** That the City Clerk shall certify to the passage and adoption of this Resolution and shall cause a certified copy to be filed in the book of original resolutions.

**PASSED, APPROVED AND ADOPTED** this 2<sup>nd</sup> day of June 2025.

\_\_\_\_\_  
Jack Williams, Chair

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Taylor Foland, Assistant City Attorney

\_\_\_\_\_  
Annamarie Porter, City Clerk

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA   )ss  
CITY OF SOLVANG                )

I, Annamarie Porter, City Clerk of the City of Solvang, California do hereby certify that Resolution No. 25-03 was passed and adopted by the Planning Commission of the City of Solvang at a regular meeting of said Planning Commission held on the 2<sup>nd</sup> day of June, 2025, and thereafter signed and approved by the Chair and attested by the City Clerk, and that said resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

\_\_\_\_\_  
Annamarie Porter, City Clerk