



## AGENDA

### SOLVANG CITY COUNCIL MONDAY OCTOBER 27, 2025 5:30 PM SPECIAL CLOSED SESSION 6:30 PM REGULAR MEETING

#### **City Council:**

David Brown,	Mayor
Mark Infanti	District 1
Claudia Orona	Mayor pro tem, District 2
Louise Smith	District 3
Elizabeth Orona	District 4

1644 Oak Street, Solvang, Ca 93463  
*Virtual & in Council Chamber*

**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 distributed to a majority of the City Council 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 City Council 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 Friday 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 \$500 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** – City Council meetings will be in person and conducted by video/teleconferencing through Zoom. The meeting will also be broadcast live on Channel 23 and streamed on the City’s website, Vimeo, and YouTube <https://www.youtube.com/@CityofSolvang1/>

- 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 30 minutes before the meeting.

#### **5:30 PM SPECIAL CLOSED SESSION**

**CALL TO ORDER**  
**ROLL CALL**  
**PLEDGE OF ALLEGIANCE**

**1. PUBLIC COMMUNICATIONS ON CLOSED SESSION ONLY**

*Each speaker will be afforded three minutes and may speak only once.*

**2. RECESS TO CLOSED SESSION**

- a. **CONFERENCE WITH LEGAL COUNSEL – ANTICIPATED LITIGATION** – Initiation of litigation pursuant to paragraph (4) of subdivision (d) of Section 54956.9

One potential case

**RECONVENE TO OPEN SESSION**

**3. ANNOUNCEMENT OF CLOSED SESSION ACTIONS**

**4. ADJOURNMENT**

**6:30 PM REGULAR MEETING**

**CALL TO ORDER**

**ROLL CALL**

**PLEDGE OF ALLEGIANCE**

**1. PROCLAMATIONS, COMMENDATIONS AND CEREMONIAL ITEMS**

- a. Code Enforcement Officers Week 4
- b. Diablo Power Plant 5

**2. PRESENTATIONS**

- a. Utility Rate Structure Update 7

**3. PUBLIC COMMUNICATIONS – NON- AGENDA AND CONSENT ITEMS**

*To address the Council on items not on the Agenda and on Consent. Each speaker will be afforded three minutes.*

**4. CITY MANAGER REPORT AND ADVANCE CALENDAR**

*Informational Report* **33**

**5. GC SECTION 53232.3(d) (aka AB 1234) and GC SECTION 84308 (aka SB 1439), REPORT OUT, EX-PARTE COMMUNICATIONS, COUNCIL COMMENTS, REQUESTS**

*Meetings attended, contributions made or received, ex-parte communications, Comments and requests*

**6. CONSENT ITEMS**

*Routine, administrative city matters approved with one motion.*

- a. Approve Order of Agenda.
- b. Approve City Council Minutes: October 13, 2025 34
- c. Quarterly Financial Report July – September 40
- d. Solvang City Council 2025 Goals Update 68
- e. Second Reading for Adoption Ordinance 25-0384 Modifying terms for Advisory Body members
- f. Third Quarter Marketing reports 80

**7. PUBLIC HEARINGS - None**

**8. DISCUSSION ITEMS:**

- a. City Hall Feasibility Study 175
- b. Discussion and possible action to Introduce for first reading Ordinance No. 25-0385 Amending Title 10 of the Solvang Municipal Code and Adopting by Reference the 2025 California Building Codes 179

**9. COUNCIL CLOSING COMMENTS**

**10. ADJOURNMENT**

**AFFIDAVIT OF POSTING**

I, Annamarie Porter, City Clerk 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 22nd day of October 2025.

**City of Solvang Proclamation**

**Code Enforcement Appreciation Week**

**Whereas**, the second week of October is designated as “Code Enforcement Appreciation Week” throughout the State of California to recognize and celebrate the positive role Code Enforcement has in its communities; and

**Whereas**, Code Enforcement provides for the safety, health, and welfare of residents and businesses through the enforcement of Local, State, and Federal laws and ordinances dealing with various issues of building, zoning, and housing; and

**Whereas**, Code Enforcement Officers are dedicated, highly qualified, and highly trained professionals who share the goals of preventing neighborhood deterioration, enhancing communities and ensuring safety preservation through education and knowledge of housing, zoning and nuisance laws; and

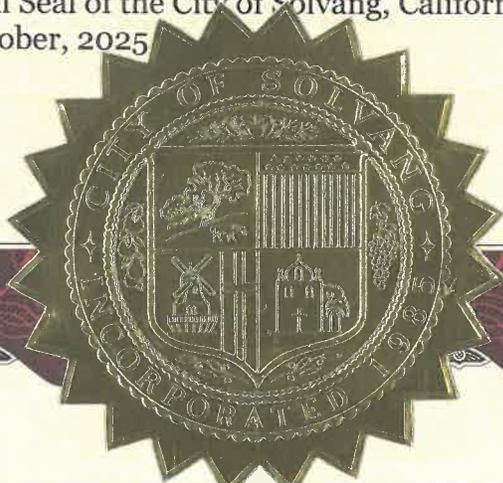
**Whereas**, Code Enforcement Officers often have a highly visible role in the communities they serve and regularly interact with the public and a variety of Federal, State, County, and local officials; and

**Whereas**, the City of Solvang recognizes and honors its Code Compliance Officer who continues to serve the community in a variety of ways to improve the quality of life for residents and businesses.

**NOW, THEREFORE BE IT RESOLVED**, that I, Mayor David Brown, along with the City Council of the City of Solvang, does hereby proclaim the second week of October 2025, as “Code Enforcement Officer Week” and call upon its residents to join in recognizing and expressing their appreciation for the dedication and service of Code Compliance Officer Jennifer Calbillo and fellow staff members that support code compliance in our community.

**IN WITNESS THEREOF**, I have hereunto set my hand and have caused the Official Seal of the City of Solvang, California, to be affixed this 27th day of October, 2025

\_\_\_\_\_  
David Brown, Mayor





## CITY COUNCIL STAFF REPORT

### AGENDA ITEM 2.b

Meeting Date: October 27, 2025

**SUBJECT:** Support for Diablo Canyon Power Plant license Extension and Coastal Commission Approval Proclamation

**PREPARED BY:** Randy Murphy, City Manager

**Support for Diablo Canyon Power Plant License Extension and Coastal Commission Approval Proclamation**

**WHEREAS**, Diablo Canyon Power Plant (DCPP) is California’s last operating nuclear facility and the state’s largest source of clean, carbon-free electricity, generating about ten percent of California’s total power and providing safe, reliable service to approximately four million residents; and

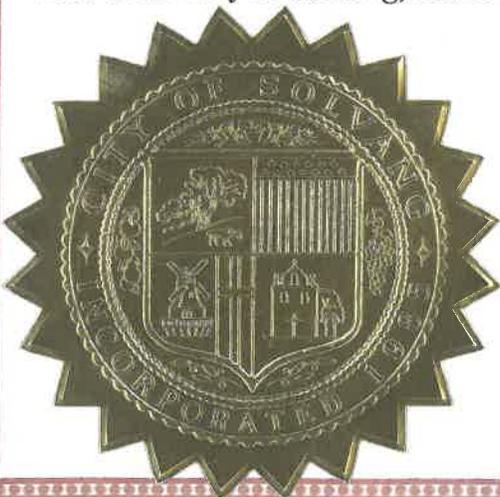
**WHEREAS**, California aims to achieve carbon neutrality by 2045, and continued operation of DCPP is essential to meeting that goal while maintaining statewide energy reliability; and premature closure would require fossil fuel generation or major renewable and storage projects, potentially raising costs and emissions during the transition; and

**WHEREAS**, DCPP provides significant economic benefits to San Luis Obispo County and Santa Barbara County, including hundreds of skilled jobs, substantial tax revenue, and strong local business support; and the Nuclear Regulatory Commission (NRC) is reviewing DCPP’s license renewal application, pending the California Coastal Commission’s (CCC) final coastal compliance determination; and

**WHEREAS**, the California Coastal Commission will take up DCPP-related matters on November 6, 2025, in Sacramento, and the City of Solvang affirms the importance of clean, reliable energy to California’s economy, environment, and quality of life, supporting DCPP’s continued operation as part of a sustainable energy future.

**NOW, THEREFORE BE IT RESOLVED**, that I, Mayor David Brown, along with the City Council of the City of Solvang, California, do hereby proclaim our strong support for the license extension of Diablo Canyon Power Plant and urge the California Coastal Commission to approve all necessary permits to ensure its continued operation as a vital source of clean, reliable, and carbon-free electricity for California.

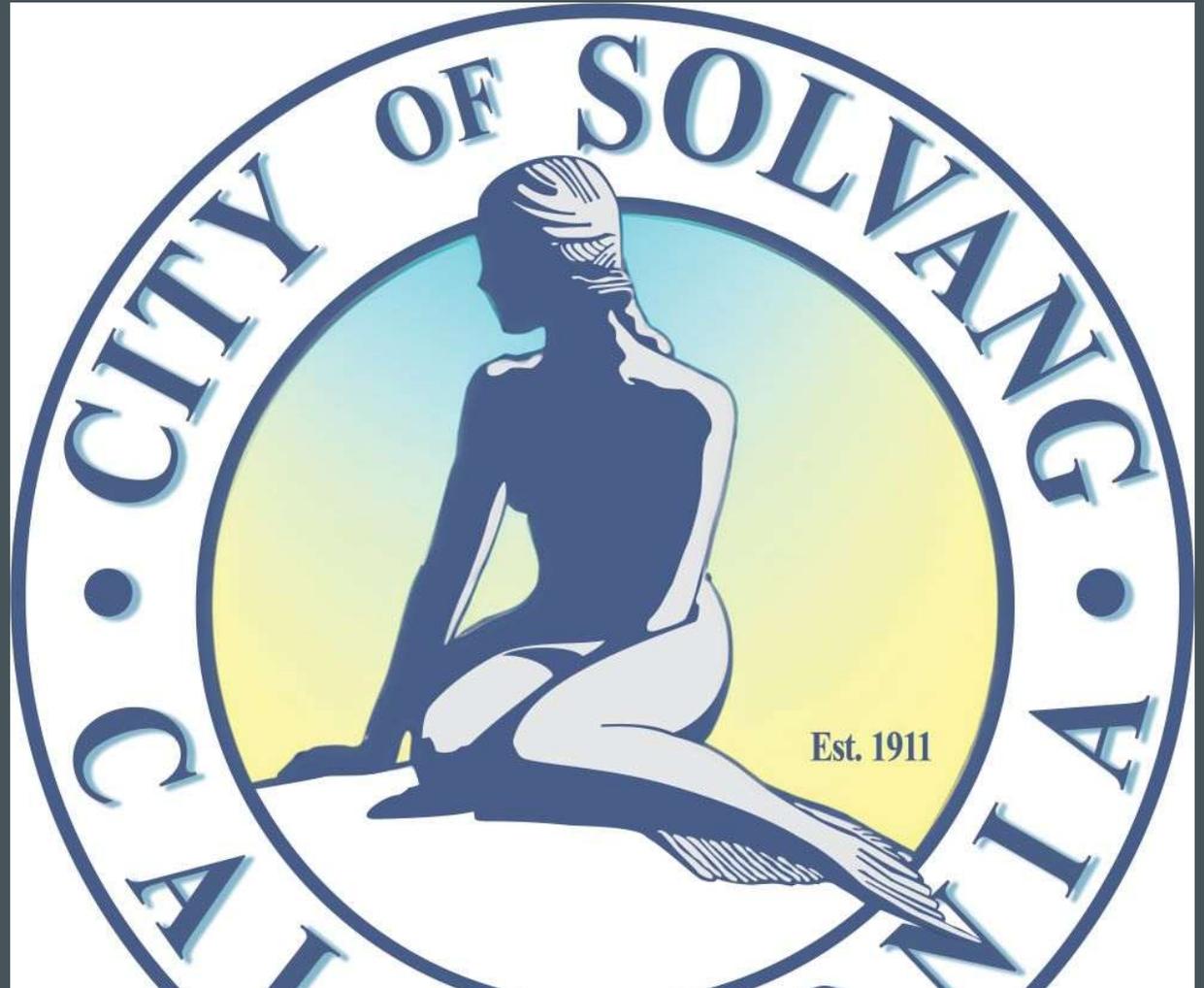
**IN WITNESS THEREOF**, I have hereunto set my hand and have caused the Official Seal of the City of Solvang, California, to be affixed this 27th day of October 2025.



\_\_\_\_\_  
David Brown, Mayor

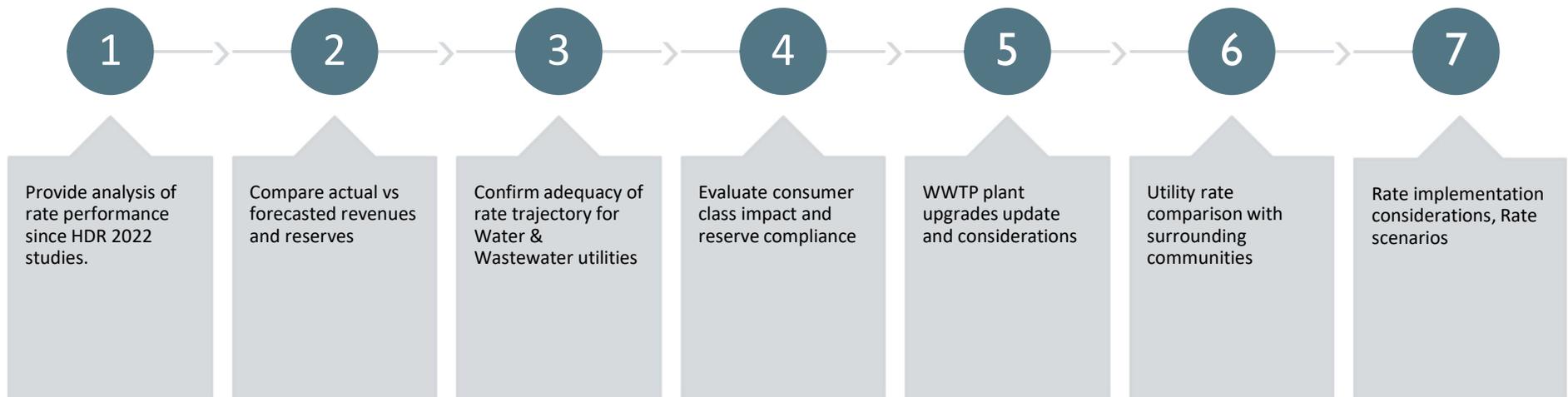
---

CITY OF  
SOLVANG  
UTILITY RATE  
AND RESERVE  
ASSESSMENT



---

## PURPOSE AND SCOPE

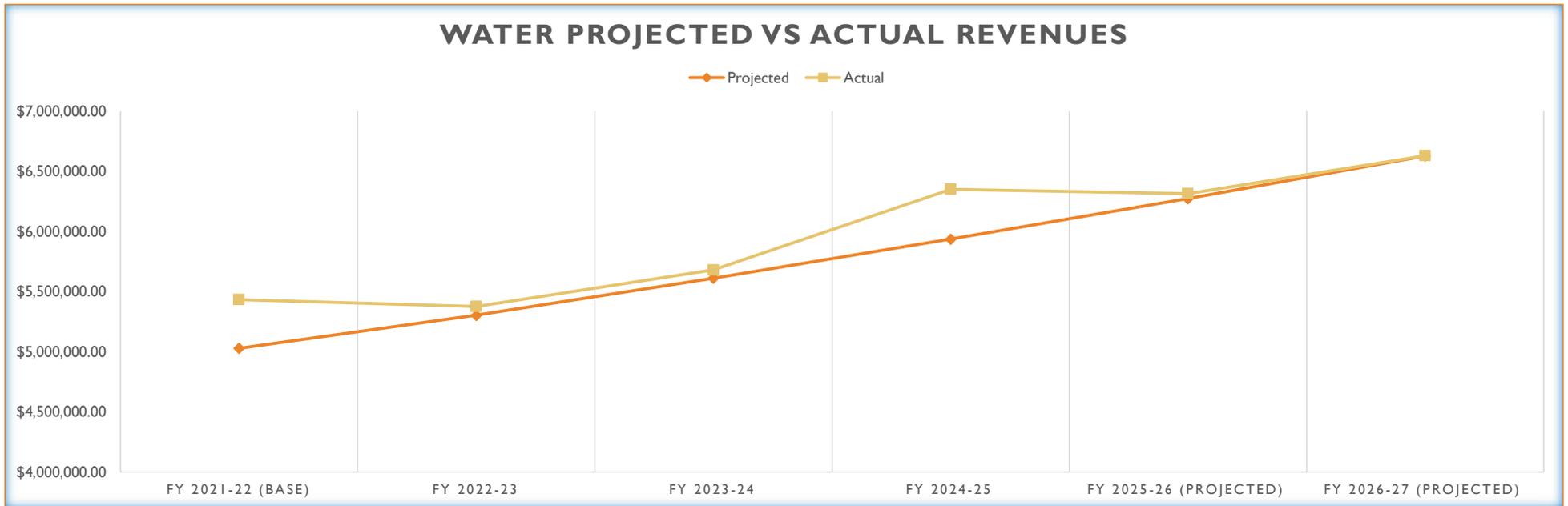


# WATER UTILITY REVENUE DATA

Water Revenues Projected vs Actual					
Fiscal Year	Rate Increase (%)	HDR Projected Revenue Estimate (\$)	Total Revenue Actual (\$)	Total Expenditures Actual (\$)	% Diff Proj/Actual Revenues
FY 2021-22 (Base)		\$5,028,000	\$5,431,777	\$4,994,569	8.0%
FY 2022-23	5.5%	\$5,302,000	\$5,375,934	\$4,845,626	1.4%
FY 2023-24	5.5%	\$5,611,000	\$5,679,114	\$5,195,822	1.2%
FY 2024-25	5.5%	\$5,936,000	\$6,349,475	\$5,070,748	7.0%
FY 2025-26 (Projected)	5.5%	\$6,273,000	\$6,314,527	\$11,708,895	0.7%
FY 2026-27 (Projected)	5.5%	\$6,629,000	\$6,630,253		0.0%

\* Expenditures include CIP planned for this year but may get carried over

## PROJECTED REVENUES VS ACTUAL

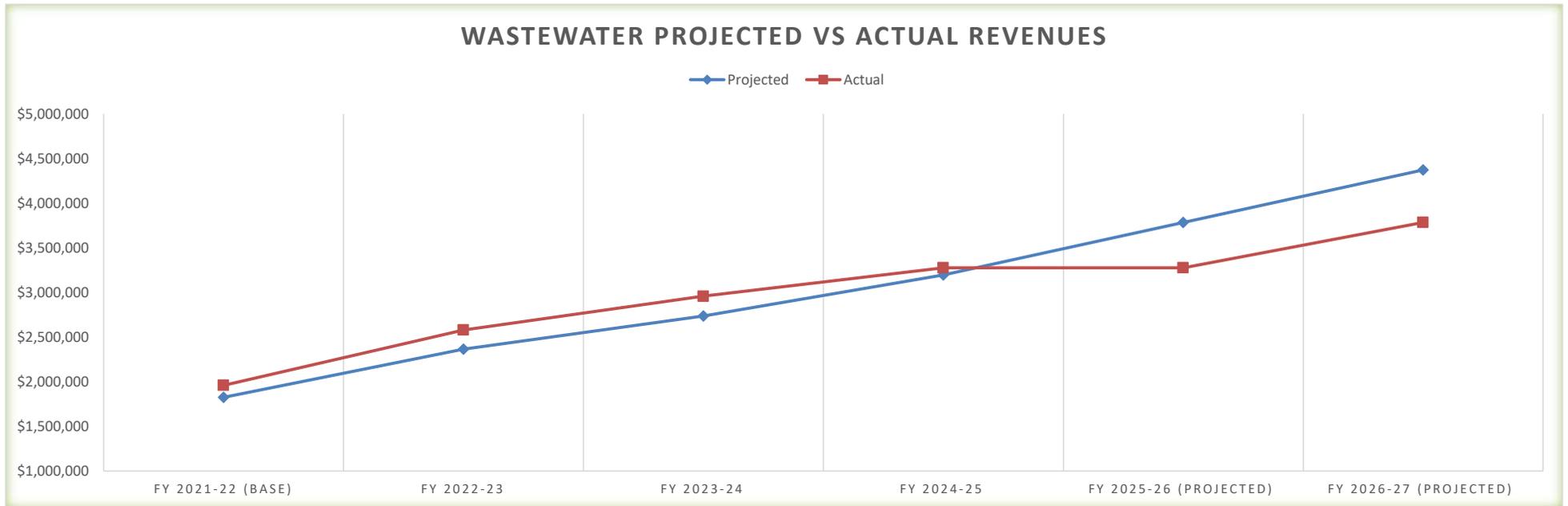


- The rate study projected revenues to increase 5.5% year over year
- Actual revenues have increased slightly higher year over year
- Steady 5.5 rate adjustments sufficient to match expenditures
- Supports financial stability without excessive reserve growth

## WASTEWATER UTILITY REVENUE DATA

Wastewater Revenues Projected vs Actual					
Fiscal Year	Rate Increase (%)	HDR Projected Revenue Estimate (\$)	Total Revenue Actual (\$)	Total Expenditures Actual (\$)	% Diff Proj/Actual Revenues
FY 2021-22 (Base)		\$1,824,000	\$1,959,355	\$3,887,049	7.4%
FY 2022-23	37.5%	\$2,363,000	\$2,578,009	\$2,162,138	9.1%
FY 2023-24	17.5%	\$2,736,000	\$2,956,724	\$2,497,426	8.1%
FY 2024-25	17.5%	\$3,194,000	\$3,275,366	\$3,210,112	2.5%
FY 2025-26 (Projected)	15.5%	\$3,784,000	\$3,274,578	\$8,091,762	-13.5%
FY 2026-27 (Projected)	15.5%	\$4,370,520	\$3,782,138		-13.5%

## PROJECTED REVENUES VS ACTUAL

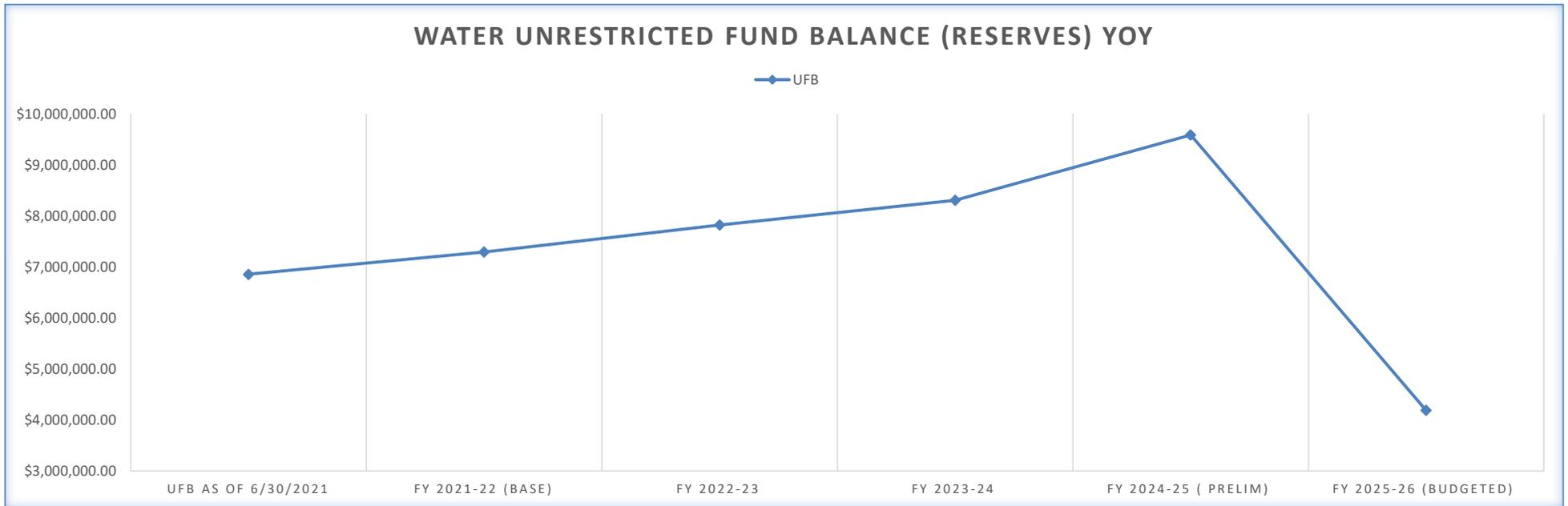


- The rate study projected revenues to increase between 15.5-37.5% year over year
- Actual revenues have increased slightly higher year over year
- Steady rate adjustments sufficient to match expenditures
- Supports financial stability without excessive reserve growth

## WATER UNRESTRICTED FUND(RESERVES) BALANCE

Fiscal Year	Water Unrestricted Fund Balance (reserves) Data				Net Change	Unrestricted Fund Balance, End of FY
	Revenues	Expenditures	Capital Expenses			
UFB as of 6/30/2021						\$6,853,018
FY 2021-22 (Base)	\$5,431,777	\$4,827,854	\$166,715		\$437,208	\$7,290,226
FY 2022-23	\$5,375,934	\$3,965,373	\$880,253		\$530,308	\$7,820,534
FY 2023-24	\$5,679,114	\$4,822,928	\$372,894		\$483,292	\$8,303,826
FY 2024-25 ( Prelim)	\$6,349,745	\$4,790,411	\$280,337		\$1,278,997	\$9,582,823
FY 2025-26 (Budgeted)	\$6,314,527	\$6,805,479	\$4,903,416		-\$5,394,368	\$4,188,455

# WATER RESERVES

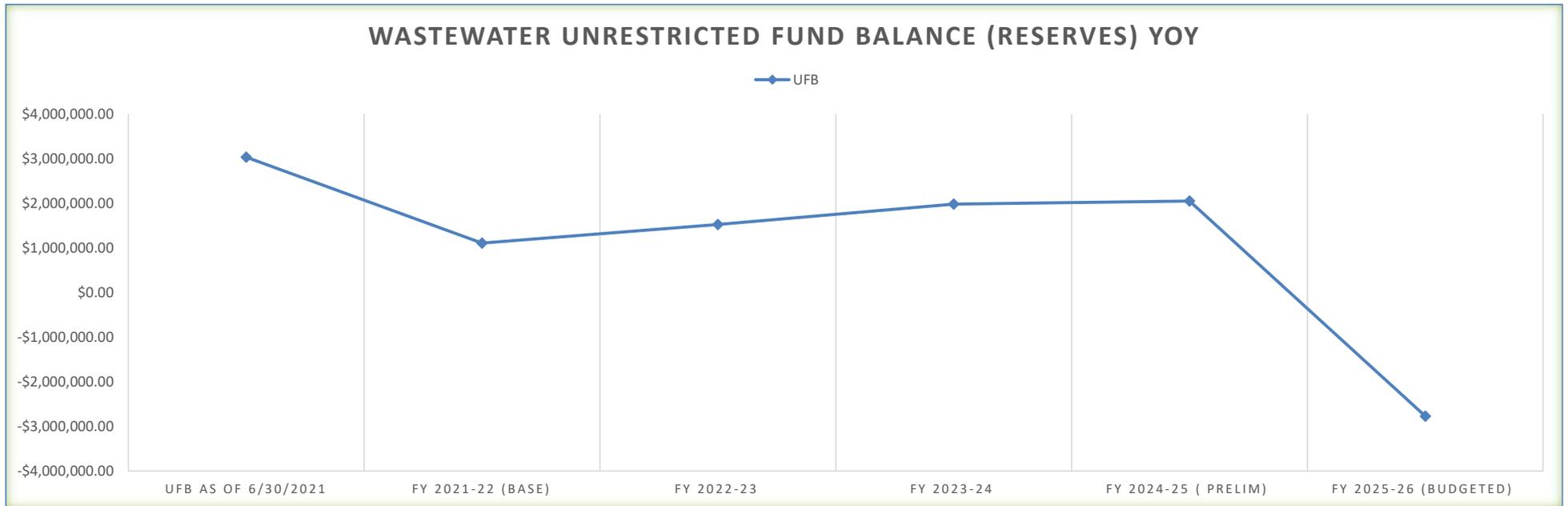


- Reserves have remained in the positive over the last five years with minimal CIP project expenses
- FY 25-26 shows a sharp decrease based on CIP projects being completed
- Future CIP projects will run through reserves in next couple years
- Some future projects include, AMI, HCA Middle Well, Reservoir 3 expansion

## WASTEWATER UNRESTRICTED FUND(RESERVES) BALANCE

Wastewater Unrestricted Fund Balance (reserves) Data					
Fiscal Year	Revenues	Expenditures	Capital Expenses	Net Change	Unrestricted Fund Balance, End of FY
UFB as of 6/30/2021					\$3,031,353
FY 2021-22 (Base)	\$1,959,354	\$1,772,142	\$2,114,907	-\$1,927,695	\$1,103,658
FY 2022-23	\$2,578,009	\$1,908,090	\$254,048	\$415,871	\$1,519,529
FY 2023-24	\$2,956,724	\$2,159,923	\$337,503	\$459,298	\$1,978,827
FY 2024-25 ( Prelim)	\$3,275,366	\$2,697,566	\$512,546	\$65,254	\$2,044,081
FY 2025-26 (Budgeted)	\$3,274,578	\$3,163,358	\$4,928,404	-\$4,817,194	-\$2,773,113

## WASTEWATER RESERVES



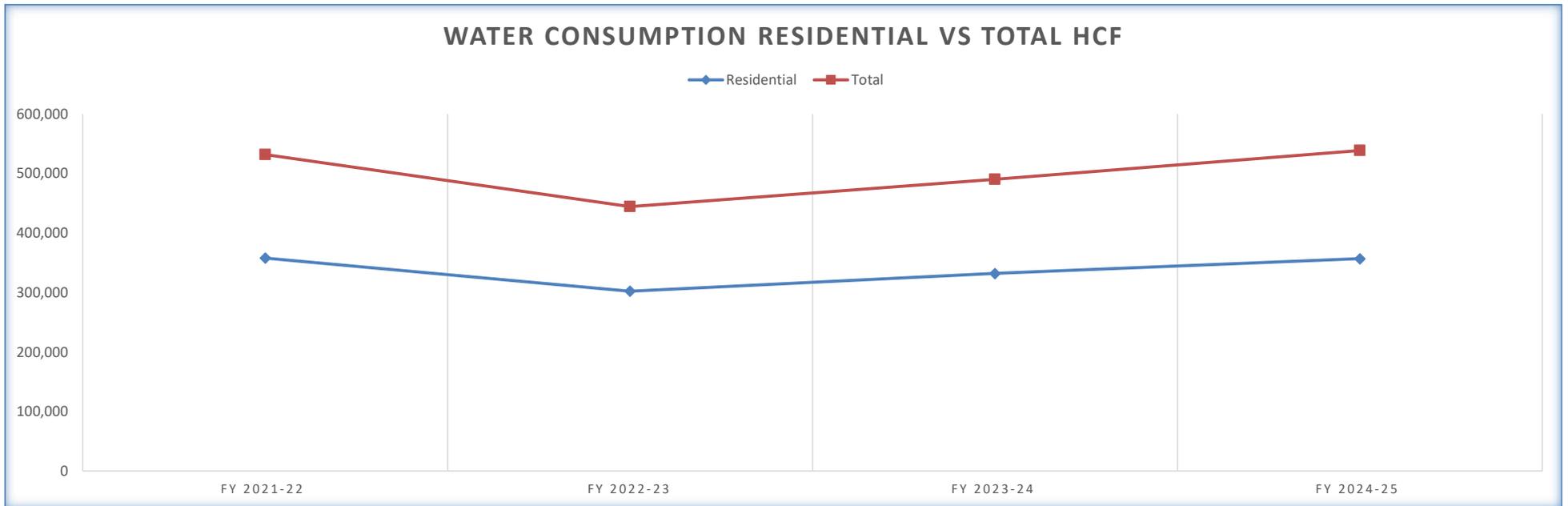
- Reserves have remained slightly in the positive over the last five years
- FY 25-26 shows a sharp decrease based on WWTP upgrades project and other CIP projects
- Future CIP projects will run through reserves in next couple years
- Some future projects include, WWTP Upgrades, Lift Stations Upgrades, Manhole and Sewer Line Relining



## WATER CONSUMPTION AND REVENUES RESIDENTIAL VS TOTAL

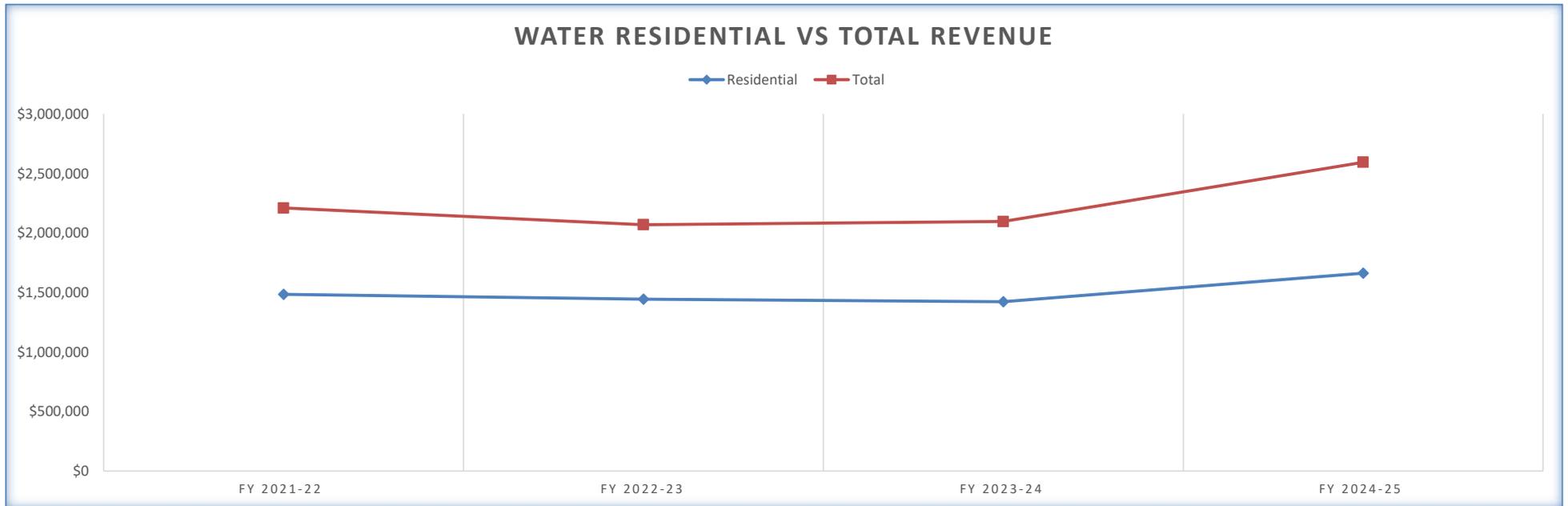
Water Consumption Residential vs Total						
Fiscal Year	Total Consumption (HCF)	Residential Consumption (HCF)	Residential Percentage	Total Revenue	Residential Revenue	Residential Percentage
FY 2021-22	531,820	357,973	67.3%	\$2,207,951	\$1,482,823	67.2%
FY 2022-23	444,188	302,099	68.0%	\$2,068,128	\$1,442,746	69.8%
FY 2023-24	490,039	331,958	67.7%	\$2,094,810	\$1,422,451	67.9%
FY 2024-25	538,763	356,740	66.2%	\$2,593,798	\$1,661,125	64.0%

## WATER CONSUMPTION RESIDENTIAL VS TOTAL



- Residential water use trends along with total usage
- Residential usage ranges between 66-68% of total usage
- Usage patterns reflect wet seasons, higher usage during wet rain years
- Residential meters make up 86% of total meters

## WATER REVENUES RESIDENTIAL VS TOTAL



- Residential revenues trend along with total revenues
- Residential revenue share ranges between 66-68% of total revenues
- Slight decrease in residential share FY 24-25 could be due to higher tourism
- Revenues based on residential water usage percentages

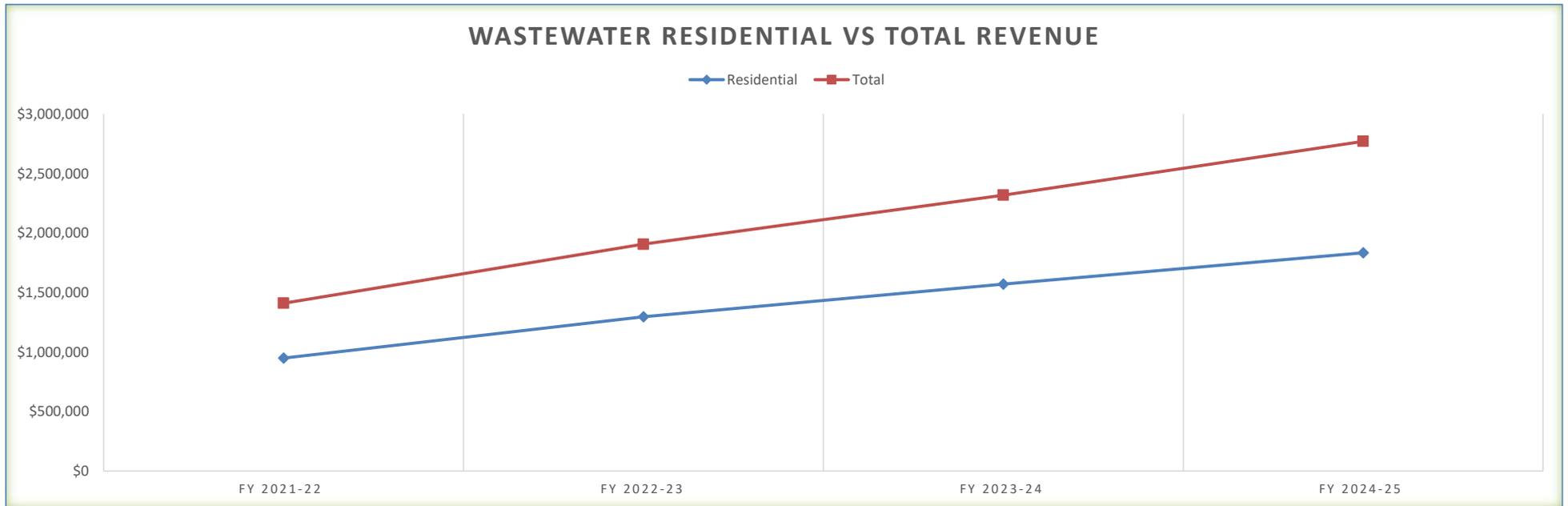


## WASTE WATER REVENUES RESIDENTIAL VS TOTAL

Wastewater Consumption Residential vs Total Assumed*				
Fiscal Year	Sewer Revenue	Residential Revenue	Residential Percentage	
FY 2021-22	\$1,408,571	\$948,122	67.3%	
FY 2022-23	\$1,904,365	\$1,295,188	68.0%	
FY 2023-24	\$2,316,611	\$1,569,299	67.7%	
FY 2024-25	\$2,768,538	\$1,833,178	66.2%	

\* Assumes percentage based on residential water usage percentage

## WASTEWATER REVENUES RESIDENTIAL VS TOTAL



- Residential revenues trend along with total revenues
- Residential revenue share ranges between 66-68% of total revenues
- Slight decrease in residential share FY 24-25 could be due to higher tourism
- Residential costs burden seem to be equitable based on lower usage and revenue share with 86% makeup of all meters



## WWTP UPGRADE PROJECT FUNDING

- Current rate study was built for debt repayment, 20% covered by SYCSD contributions. Possible contributions from LOCSD in the future, not built into current rate study and not finalized
- Wastewater reserves are designed to cover other CIP projects
- The City is seeking a low interest loan through USDA
- The project is at 30% design, with reconsiderations being implemented
- There are currently no grants available to offset the total costs, recent discussions estimate costs ~\$25m

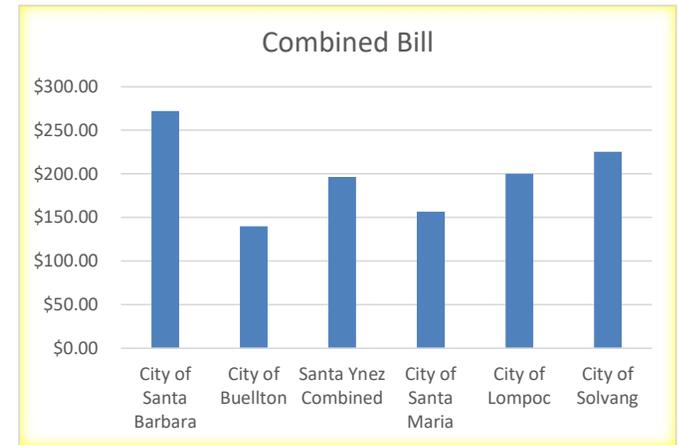
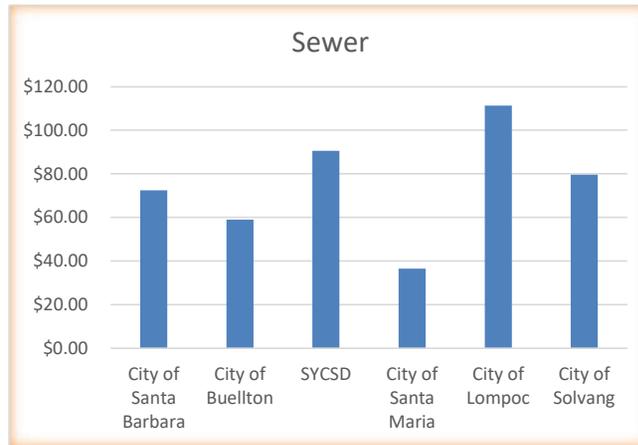
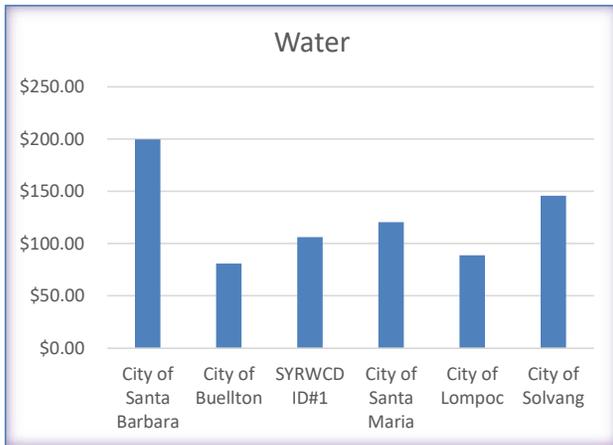
---

## LOCAL COMMUNITY COMPARISONS



- Data used from most recent agency rate adoptions
- Water data is based on 5/8x3/4” meter, 12 HCF(units)
- Wastewater data compiled based on agency methodology
- Combined bill reflects water and sewer charges for SFR usage
- Solvang water rates fall 18% above regional average
- Solvang sewer charges are 6% above regional average
- Solvang combined bill is 30% above regional average
- Several agencies have increases forecasted for several years out

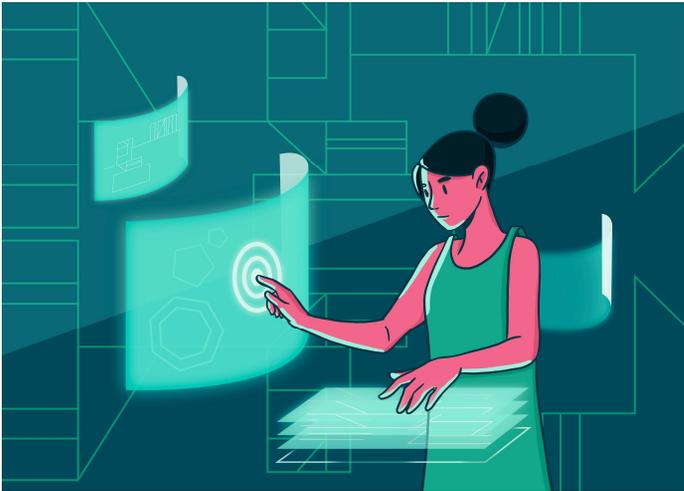
## UTILITY BILL COMPARATIVE DATA



Agency	Water 12HCF	Sewer	Total
City of Santa Barbara	\$199.61	\$72.42	\$272.03
City of Buellton	\$80.73	\$58.96	\$139.69
SYRWCD ID#1	\$105.99		\$105.99
SYCSD		\$90.56	\$90.56
Santa Ynez Combined			\$196.55
City of Santa Maria	\$120.33	\$36.40	\$156.73
City of Lompoc	\$88.62	\$111.36	\$199.98
City of Solvang	\$145.65	\$79.54	\$225.19
Average	\$123.49	\$74.87	\$173.34

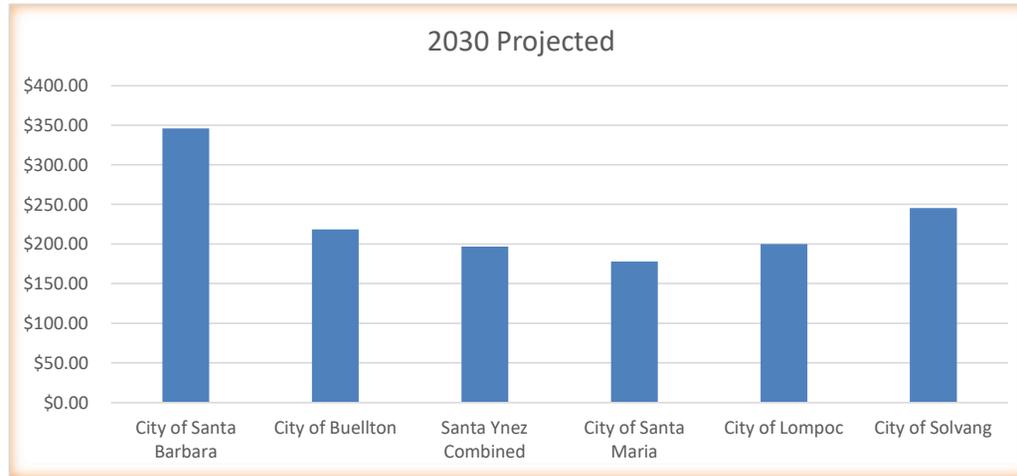
---

## LOCAL COMMUNITY COMPARISONS 2030 PROJECTIONS



- Data used from most recent agency rate study projections
- Data compiled based on same parameters as previous slide
- Solvang water rates fall 10.5% above regional average
- Solvang sewer charges are nearly identical as the regional average
- Solvang combined bill is 24.2% above regional average

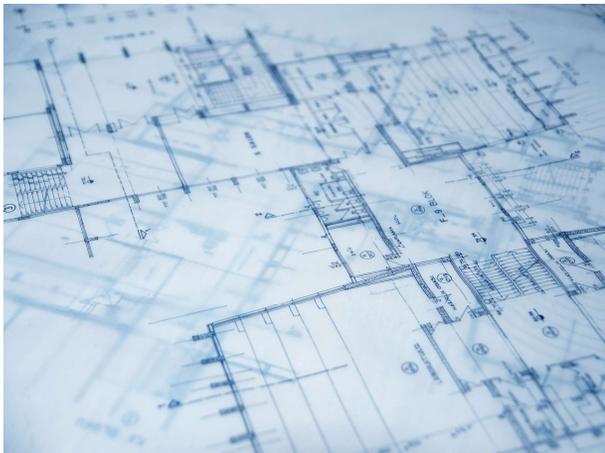
# UTILITY BILL COMPARATIVE DATA 5-YEARS PROJECTION



Agency	Water 12HCF	Sewer	Total
City of Santa Barbara	\$199.61	\$72.42	\$272.03
City of Buellton	\$80.73	\$58.96	\$139.69
SYRWCD ID#1	\$105.99		\$105.99
SYCSD		\$90.56	\$90.56
Santa Ynez Combined			\$196.55
City of Santa Maria	\$120.33	\$36.40	\$156.73
City of Lompoc	\$88.62	\$111.36	\$199.98
City of Solvang	\$145.65	\$79.54	\$225.19
Average	\$123.49	\$74.87	\$173.34

---

## CAPITAL IMPROVEMENT PROJECTS AND NEEDS CONSIDERATIONS



- Water mainline replacement program timeline change, and price escalations
- Future well development possible locations, Lot 72, Sunny Fields, River Wells
- Possible wellhead treatment projects, Well 4
- Reservoirs expansion projects, Reservoir 1 and 3
- Water shop/office remodel
- AMI and Customer portal projects
- Reservoir 4 cistern rehab
- Source water monitoring program for WWTP compliance
- Sewer lift station upgrades
- Sewer collections manhole and mainline rehab projects

---

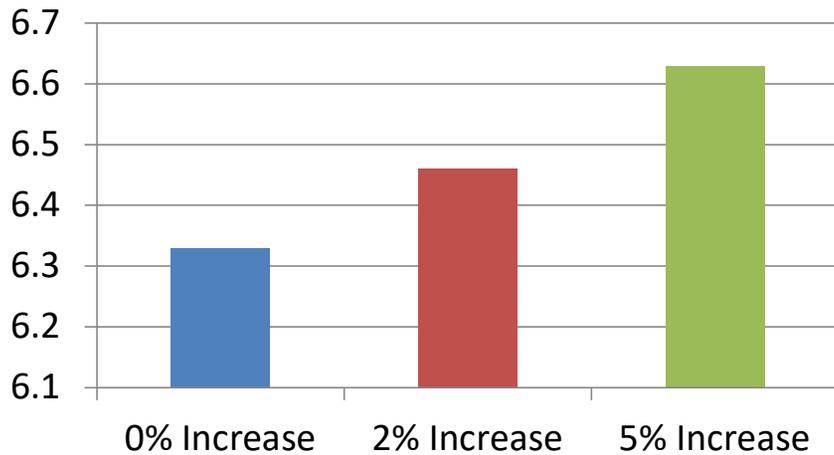
## RATE INCREASE CONSIDERATIONS



- Short-term rate relief improves affordability but reduces long-term capital readiness. The climb later will always be steeper.
- Deferral or partial implementation in FY 26-27 may weaken the City's position for competitive grants or bond scoring if local match funding appears insufficient.
- Implementing 0, 2, or 5% increase for Water
- Implementing 0, 7, and 15.5 increase for Wastewater
- The City will begin the next rate study in 2026
- Other considerations for offsetting future rate increases

## WATER FUND- FY26-27 RATE SCENARIOS

Water Revenue Scenarios (FY 26-27)

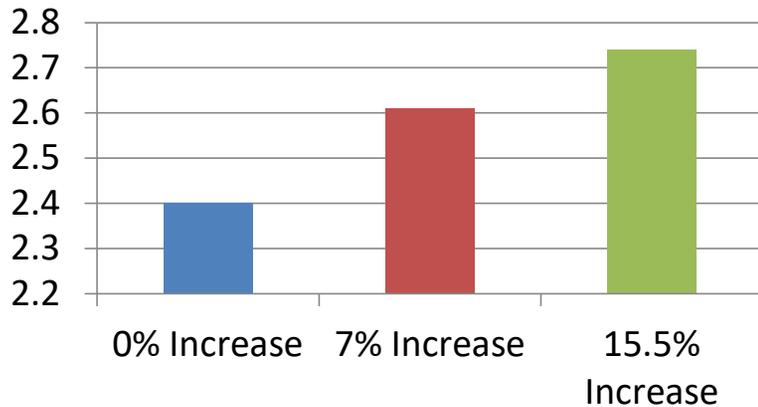


- The full 5% increase sustains projected revenues near \$6.6M.
- Reducing to 2% or holding at 0% would lower revenues by \$150K-\$300K.
- Unrestricted Fund Balances (UFB) would decrease under both lower-rate scenarios, slowing progress toward long-term capital targets.
- Continuing to deplete reserves will limit cash on hand and ability to complete CIP

Scenario	Rate Increase	Revenue (\$M)	Δ from 5% (\$M)
0%	Baseline held	6.33	-0.30
2%	Partial increase	6.46	-0.17
5%	Full increase	6.63	–

## WASTEWATER FUND- FY26-27 RATE SCENARIOS

Wastewater Revenue Scenarios  
(FY 26-27)



- The full 15.5% increase sustains projected revenues near \$2.7M.
- Reducing to 7% or holding at 0% would lower revenues by \$130K-\$340K.
- Unrestricted Fund balances would continue to decrease, and the Wastewater fund would sink further into negative territory.
- Continuing to deplete reserves will limit cash on hand and ability to complete CIP

Scenario	Rate Increase	Revenue (\$M)	Δ from 15.5% (\$M)
0%	Baseline held	2.40	-0.34
7%	Moderate increase	2.61	-0.13
15.5%	Full increase	2.74	—

---

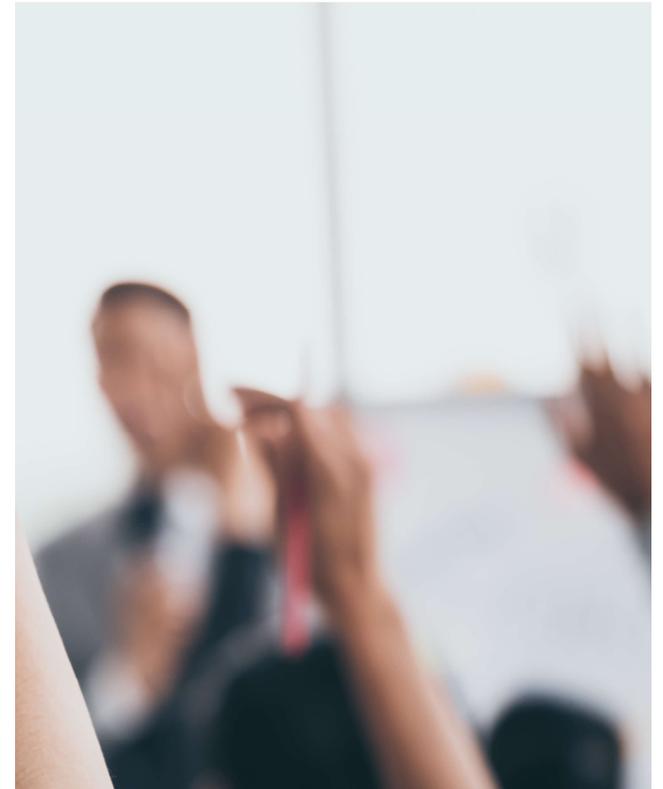
## STAFF RECOMMENDATIONS



- The City should implement the proposed rate increase for FY 26/27
- Begin discussions for next rate study to discuss any possible future increase
- Possible Ad HOC committee formation and public forums for transparency and input
- Staff is reassessing the CIP plan and setting priorities
- Steady manageable increases will alleviate huge burdens in the future
- Maintaining satisfactory reserve funds will help with offsetting current and/or future debt and need for procuring loans

---

THANK YOU  
QUESTIONS?





# CITY COUNCIL ADVANCE CALENDAR

Meeting Date	Agenda Item	Agenda	Dept
<b>10-Nov</b>			
<b>24-Nov</b>	Library Update	Presentation	Administration
	Urban Growth Boundary Direction to Staff	Discussion	Planning
	Stormwater Annual Report	Consent	Public Works
	Adoption of 2025 Building Code	Public Hearing	Planning
<b>8-Dec</b>	Adopt Urban Growth Boundary Reso	Discussion	Planning
	City Council Reorganization - Appt of Mayor pro tem	Discussion	City Clerk
	Approve 2026 City Council Meeting Calendar	Consent	City Clerk
	Revenue Measures Committee Appointment	Discussion	City Clerk
<b>22-Dec</b>	No Meeting		
<b>Future Meetings</b>	RFQ Interim Financing WWTP Administration	Discussion	Finance
	Adopt IS-MND for HCA well	Public Hearing	Utilities
	Adopt Mitigation Fees Reso AB 1600	Public Hearing	Public Works
	Los Olivos CSD Sewer Connection Update	Receive & File	Utilities
	Outdoor dining	Discussion	Planning
	Modify City Code Title 9, Chapter 3, 9-3D-3 Water Conservation	Public Hearing	Utilities
	Divestment of Transit responsibility	Discussion	Public Works
	On-Street Parking Restrictions Policy	Discussion	Public Works
	CCWA Bond Update	Presentation	Utilities
	WWTP Finance Solution Directon to Staff	Discussion	Utilities
<b>Council Requested Agenda Items</b>			
Target Date	Agenda Item	Agenda	Dept



## CITY COUNCIL STAFF REPORT

AGENDA ITEM: 6.b

**SUBJECT:** Approve City Council Minutes of October 13, 2025

**PREPARED BY:** Annamarie Porter, City Clerk

---



**MINUTES  
SOLVANG CITY COUNCIL  
Monday, October 13, 2025**

Regular Meeting – 6:30 PM

---

**6:30 PM REGULAR MEETING**

**CALL TO ORDER**

Mayor Brown called the Regular meeting to order at 6:32 p.m. in the City Hall Council Chamber, 1644 Oak Street, Solvang, California.

**ROLL CALL**

Present: Mayor David Brown, Mayor pro tem Claudia Orona, Councilmembers Mark Infanti, Elizabeth Orona, Louise Smith

Staff: City Manager Randy Murphy, City Attorney Chelsea O’Sullivan, City Clerk Annamarie Porter Community Development Director Rafael Castillo, Assistant to the City Manager Olivia Uribe-Mutal, Public Works Director Bridget Paris

**PLEDGE OF ALLEGIANCE**

Michael Daly led in the Pledge of Allegiance.

**1. PROCLAMATIONS, COMMENDATIONS AND CEREMONIAL ITEMS - None**

**2. PRESENTATIONS**

**a. 3CE Presentation**

Spencer Brandt, Community Relations Manager, Central Coast Community Energy (3CE), narrated a PowerPoint presentation with the annual update on 3CE’s partnership with the City of Solvang.

**b. County Assessor Presentation**

Michael Daly, Santa Barbara County Chief Deputy Assessor, narrated a PowerPoint presentation

**3. PUBLIC COMMUNICATIONS – NON- AGENDA AND CONSENT ITEMS**

Mayor Brown invited public comments.

Kathy Mobbs  
Denise El-Amin

There were no other public comments.

**4. CITY MANAGER REPORT AND ADVANCE CALENDAR**

City Manager Murphy announced the community cleanup, the Parks and Recreation Master Plan, and the Earthquake Brace and Bolt Grant.

**5. GC SECTION 53232.3(d) (aka AB 1234) and GC SECTION 84308 (aka SB 1439) REPORT OUT, COUNCIL COMMENTS, REQUESTS**

Mayor pro tem Claudia Orona reported on her attendance of the Cal Cities Annual Conference in Long Beach

Councilmember Smith reported attending the Cal Cities Annual Conference and the recent State of the City event.

Councilmember Elizabeth Orona reported attending the Eastern Management Agency JPA meeting and the State the City; and doing a site visit at 1704 Mission.

Mayor Brown reported a City Leadership meeting, a tour at the Aquatic Center in Lompoc, being invited to the Taste of the Valley, attending the United Way Mayor's Bash, the Senior Center Fundraiser, the Viking Car Show; Cal Cities Conference, and a site visit at 1704 Mission.

## **6. CONSENT ITEMS**

- a. Approve Order of Agenda
- b. Approve City Council Minutes: September 22, 2025
- c. Letters to Governor Newsom re Pending 2025 California State Legislation
- d. Public Records Requests Update
- e. Approve September Warrants
- f. Santa Barbara County Fire Department – Quarterly Reports

Mayor Brown announced that Item No. 8.a will be tabled to a future meeting to allow for further research by staff.

*Motion by Mayor Brown to approve the Consent Calendar, as amended, tabling Item No. 8.a to a future meeting, seconded by Councilmember Elizabeth Orona, and carried 5-0.*

## **7. PUBLIC HEARINGS**

### **a. 1704 Mission Appeal**

Community Development Director Castillo announced that the applicant has requested that the item be continued to the next City Council meeting of October 27, 2025.

City Attorney O'Sullivan recommended opening the public hearing, allowing the applicant the opportunity to confirm the request.

Applicant Ed St. George confirmed his request to continue.

*Motion by Councilmember Elizabeth Orona, to proceed with the hearing, as noticed.*

*The motion died for lack of a second.*

*Motion by Mayor Brown to continue the public hearing to the City Council meeting of October 27, 2025 seconded by Councilmember Infanti, and failed 2-3, by roll call vote, with Councilmembers Elizabeth Orona, Smith, Mayor pro tem Claudia Orona, opposed.*

Mayor Brown announced the public hearing will proceed.

Community Development Director Castillo narrated a PowerPoint presentation with details of the project and of the appeal of the Planning Commission.

Applicant St. George shared photos of local buildings as references

Mayor Brown invited public comments.

Jim Billington  
Jean Seamount  
Michael Mendizza  
Rod Simmons  
Dennis Beebe  
Denise El-Amin  
Janice Zigler  
Kathleen Hawkins  
Melissa Bates  
Kathleen Campbell  
Hans Duus  
David Gebauer  
Thorn Kinersly  
Sierra Falso  
Steve Golio  
Steven Brown, Zoom  
Esther Jacobsen-Bates, Zoom

There were no other public comments and Mayor Brown closed public comments.

City Attorney O’Sullivan explained that the decision on this appeal is whether the two elements at issue are allowed to remain as is or required to be corrected.

Discussions continued regarding the design rules, process, Staff concessions, Advisory Body actions, setting precedence, future liability, existing examples.

City Attorney O’Sullivan suggested Council provide input on whether the two elements of the half timbers and the roof design on appeal meet the design criteria.

*Motion by Mayor Brown, to approve the appeal.*

Discussion followed regarding the units related to the appeal, adding language to PLN 1, that, “if there are inconsistencies with Exhibit B and C, the project shall go before the DRC for final determination” and for PLN 5, that “The final landscaping plan shall go to the DRC for final approval”.

*Amended motion by Mayor Brown, to approve the appeal with the added conditions.*

The Amended motion died for lack of a second.

*Motion by Councilmember Infanti, to adopt Resolution No. 25-1303 denying the appeal and adopting the Planning Commission decision, seconded by Mayor pro tem Claudia Orona and carried 4-1, Mayor Brown opposed.*

## **8. DISCUSSION ITEMS:**

- a. **(tabled to a future agenda). Focus Point Emergency Management Consulting Services (FPEM) for Comprehensive Emergency Planning Services AGMT.**
- b. **Agreement with NBS Government Finance Group dba NBS for Downtown Solvang Business Improvement District (BID) Formation and Implementation Services**

Assistant to the City Manager Uribe-Mutal introduced the item and presented details of the item.

Danielle Wood, NBS, Zoom, spoke about the process of defining district boundaries, input from stakeholders, and the approval process.

Mayor Brown invited public comments.

There were no public comments on this item.

*Motion by Mayor Brown, to approve Item No. 8.b, seconded by Councilmember Elizabeth Orona and carried 5-0.*

*Motion by Councilmember Infanti, continue with the meeting beyond 9:30 p.m., seconded by Councilmember Elizabeth Orona and carried 4-1, Mayor pro tem Claudia Orona opposed.*

**c. First Reading and Introduction of Ordinance Amending Advisory Body Terms and Appointment Processes**

City Clerk Porter presented details of the report.

There were no public comments on this item.

*Motion by Mayor Brown, to introduce for first reading, by title only, Ordinance No. 25-0384 amending certain sections of Chapter 1, Planning Commission, Chapter 4 Design Review Committee and Chapter 6 Revenue Measures Oversight Committee of Title 2 Boards and Commissions of the Solvang Municipal Code adding to that, ratification of appointments by City Council, seconded by Mayor pro tem Claudia Orona, and carried 5-0.*

**d. Revenue Measures Oversight Committee Vacancy**

City Clerk Porter presented details of the report.

Discussion followed regarding mid-term vacancies, resignations and the need to notice vacancies.

There were no public comments on this item.

City Attorney O’Sullivan stated that staff will post a notice for the vacancy.

**e. Caltrans Mission Drive Traffic Flow Discussion**

Public Works Director Paris presented details of the report.

Discussion followed regarding Caltrans’s limited jurisdiction, impacts of traffic on ancillary streets, data tracking and checkpoints, including arterial routes, implementing clear pavement signs, enforcement and the parking lot idea.

There were no public comments on this item.

Staff directed to continue to work with Caltrans to find solutions.

**f. New City Hall Feasibility Discussion**

*Motion by Mayor Brown, to table Item No. 8.f to a future meeting, seconded by Councilmember Elizabeth Orona and carried 5-0.*

**9. COUNCIL CLOSING COMMENTS - None**

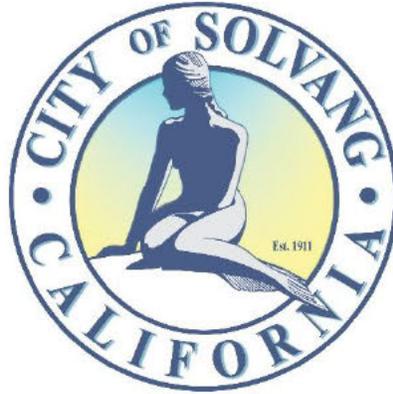
**10. ADJOURNMENT**

The meeting was adjourned at 10:26 p.m.

Respectfully submitted:

---

Annamarie Porter, CMC, City Clerk



# Quarterly Investment Report

**July 2025-September 2025**

**CITY OF SOLVANG**

**By  
Wendy Berry**

# Quarterly Investment Report

July 2025-September 2025

This report is consistent with the reporting requirements in the Investment Policy. There are sufficient funds to meet the next six months' obligations.

## LAIF Activity

<b>Balance Ending 6-30-25</b>	\$211,627.22
Prior Quarter Interest	\$7,651.08
Transfer to MB&T	
<b>Balance as of 9-30-25</b>	\$219,278.30

## Five Star Activity

<b>Balance ending 6-30-25</b>	\$9,517,262.98
Interest	\$102,762.08
Deposit to California Class	0
<b>Balance as of 09/30/2025</b>	\$9,620,025.06

## California Class

<b>Balance ending 6/30/2025</b>	\$28,035,034.53
Interest	\$305,976.42
Deposit	
<b>Balance as of 9/30/2025</b>	\$28,341,010.95

## Notes

- As part of our cash management strategy, funds are deposited to or withdrawn from LAIF, California Class and/or Five Star Bank after evaluating daily cash needs to meet current obligations.
- LAIF interest earned on the balance for the quarter is \$2,386.57 and will be credited to the account in October 2025.
- LAIF quarterly interest rates decreased from 4.258% in July 2025 to 4.212% in September 2025.
- Five Star Bank interest rate in July 2025 was 4.258% and decreased to 4.212% in September 2025.
- California Class interest rate in July 2025 was 4.343% and decreased to 4.272% in September 2025.

## CD Activity

- In July 2024, the City invested \$1,238,000.00 in CD's. The City originally purchased five CD's but one was called so the money was reinvested into another CD. The CD's are listed below.

JP Morgan Chase	\$240,000	4.5%	11/13/2025
American Commerce	\$249,000	4.4%	2/17/2026
Valley Bank NA	\$244,000	4.4%	08/6/2026
First Bank TN	\$245,000	4.0%	11/16/2026
First Fed. Saving Bank	\$249,000	4.25%	5/6/2027
UBS Bank USA	\$249,000	4.0%	5/15/2027
Texas Exchange	\$248,000	5.0%	8/9/2027
Morgan Stanley	\$244,000	4.4%	2/28/2028
Toyota Financial Bank	\$245,000	4.05%	5/15/2028
BMW Bank of NA	\$245,000	4.0%	05/16/2028
<b>Total Invested</b>	<b>\$2,458,000</b>		

**CERBT Activity**

The City has invested money in the California Employers’ Retirement Benefit Trust (CERBT), managed by CalPERS to reduce our unfunded liability of retiree medical and health benefits (OPEB), and to prefund future payments.

<b>Balance as of 6/30/2025</b>	\$1,443,488.60
Contributions	0
Investment Earnings	\$70,735.46
Investment/Admin Expenses	(\$259.76)
<b>Balance as of 9/30/2025</b>	\$1,513,964.30

**Notes:**

- Investment/Administrative Expenses are .10% and are assessed on the daily balance.

**Included in this Report:**

- Monthly Account Balance Reports for July 2025 – September 2025
- LAIF Statement –September 2025
- Five Star Bank Statement – September 2025
- California Class Statement – September 2025
- CD Statements – September 2025
- CERBT Statement- June 2025

CITY OF SOLVANG INVESTMENTS  
July 2025

FUND #	FUND	FUND BALANCE	% OF TOTAL
100	GENERAL FUND	\$ 21,811,479.66	51.24%
200	GOVERNMENTAL IMPACT FEES	\$ 1,757,031.57	4.13%
201	TRAFFIC SAFETY	\$ 6,778.73	0.02%
202	GAS TAX FUND	\$ 338,802.68	0.80%
203	LOCAL TRANSPORTATION	\$ 494,875.02	1.16%
204	MEASURE A	\$ 1,526,974.92	3.59%
205	SKYTT MESA LLMD	\$ 569,264.07	1.34%
207	MEASURE U	\$ 2,434,181.12	5.72%
300	CAPITAL PROJECTS	\$ (2,513.12)	-0.01%
500	WATER FUND	\$ 7,317,931.80	17.19%
501	WASTEWATER	\$ 2,695,602.20	6.33%
502	TRANSIT FUND	\$ 2,173,702.68	5.11%
600	EQUIPMENT/VEHICLE POOL	\$ 1,402,770.87	3.30%
800	GENERAL FIXED ASSET GROUP	0.00	0.00%
<b>TOTALS</b>		<b>\$ 42,570,944.58</b>	<b>100%</b>

		Interest Rate
LAIF BALANCE	\$ 219,278.30	4.258%
CHECKING ACCOUNTS	\$ 42,351,666.28	4.258%/4.34%
<b>TOTALS</b>	<b>\$ 42,570,944.58</b>	

\*\* All City investments for the month are in compliance with California Government Code, Section 53646(b)(1).

\*\* Current investments meet expenditure requirements for the next six months.

CITY OF SOLVANG INVESTMENTS  
August 2025

FUND #	FUND	FUND BALANCE	% OF TOTAL
100	GENERAL FUND	\$ 22,221,575.45	51.59%
200	GOVERNMENTAL IMPACT FEES	\$ 1,762,935.77	4.09%
201	TRAFFIC SAFETY	\$ 6,801.51	0.02%
202	GAS TAX FUND	\$ 370,193.12	0.86%
203	LOCAL TRANSPORTATION	\$ 496,537.97	1.15%
204	MEASURE A	\$ 1,532,741.16	3.56%
205	SKYTT MESA LLMD	\$ 554,255.38	1.29%
207	MEASURE U	\$ 2,625,762.57	6.10%
300	CAPITAL PROJECTS	\$ (18,744.65)	-0.04%
500	WATER FUND	\$ 7,624,167.57	17.70%
501	WASTEWATER	\$ 2,938,371.14	6.82%
502	TRANSIT FUND	\$ 1,491,386.41	3.46%
600	EQUIPMENT/VEHICLE POOL	\$ 1,407,484.64	3.27%
800	GENERAL FIXED ASSET GROUP	0.00	0.00%
<b>TOTALS</b>		<b>\$ 43,073,598.42</b>	<b>100%</b>

		Interest Rate
<b>LAIF BALANCE</b>	<b>\$ 219,278.30</b>	<b>4.251%</b>
<b>CHECKING ACCOUNTS</b>	<b>\$ 42,854,320.12</b>	<b>4.251%/4.326%</b>
<b>TOTALS</b>	<b>\$ 43,073,598.42</b>	

\*\* All City investments for the month are in compliance with California Government Code, Section 53646(b)(1).

\*\* Current investments meet expenditure requirements for the next six months.

CITY OF SOLVANG INVESTMENTS  
September 2025

FUND #	FUND	FUND BALANCE	% OF TOTAL
100	GENERAL FUND	\$ 22,237,803.27	51.58%
200	GOVERNMENTAL IMPACT FEES	\$ 1,764,756.67	4.09%
201	TRAFFIC SAFETY	\$ 7,228.89	0.02%
202	GAS TAX FUND	\$ 397,173.84	0.92%
203	LOCAL TRANSPORTATION	\$ 574,988.61	1.33%
204	MEASURE A	\$ 1,577,767.18	3.66%
205	SKYTT MESA LLMD	\$ 537,770.00	1.25%
207	MEASURE U	\$ 2,533,459.83	5.88%
300	CAPITAL PROJECTS	\$ (58,459.90)	-0.14%
500	WATER FUND	\$ 7,563,633.37	17.54%
501	WASTEWATER	\$ 3,055,789.73	7.09%
502	TRANSIT FUND	\$ 1,468,751.18	3.41%
600	EQUIPMENT/VEHICLE POOL	\$ 1,410,113.64	3.27%
800	GENERAL FIXED ASSET GROUP	0.00	0.00%
<b>TOTALS</b>		<b>\$ 43,117,168.69</b>	<b>100%</b>

		Interest Rate
LAIF BALANCE	\$ 219,278.30	4.212%
CHECKING ACCOUNTS	\$ 42,897,890.39	4.212%/4.272%
<b>TOTALS</b>	<b>\$ 43,117,168.69</b>	

\*\* All City investments for the month are in compliance with California Government Code, Section 53646(b)(1).

\*\* Current investments meet expenditure requirements for the next six months.



MALIA M. COHEN

California State Controller

LOCAL AGENCY INVESTMENT FUND  
REMITTANCE ADVICE

Agency Name

SOLVANG

Account Number



As of 10/15/2025, your Local Agency Investment Fund account has been directly credited with the interest earned on your deposits for the quarter ending 9/30/2025.

Earnings Ratio		0.00011893333163814
Interest Rate		4.34%
Dollar Day Total	\$	20,066,488.48
Quarter End Principal Balance	\$	219,278.30
Quarterly Interest Earned	\$	2,386.57



# FIVE STAR BANK

City of Solvang  
1644 Oak Street  
Solvang CA 93463

Date 9/30/25  
Enclosures

Page 1



Public Money Market		Number of Enclosures	0
Account Number	██████████ 6686	Statement Dates	9/01/25 thru 9/30/25
Previous Balance	9,586,457.02	Average Ledger	9,586,457.02
Deposits/Credits	.00	Average Collected	9,586,457.02
Checks/Debits	.00	Annual Percentage Yield Earned	4.34%
Service Charge	.00	2025 Interest Paid	305,416.63
Current Balance	9,620,025.06	Interest Paid	33,568.04

### DEPOSITS AND ADDITIONS

Date	Description	Amount
9/30	Interest Deposit	33,568.04

### DAILY BALANCE INFORMATION

Date	Balance	Date	Balance
9/02	9,586,457.02	9/30	9,620,025.06

### INTEREST RATE SUMMARY

Date	Rate
9/01	4.258000%
9/10	4.251000%



Summary Statement

September 30, 2025

Page 1 of 3

Investor ID: C [REDACTED]

0000165-0000688 PDF 834242

City of Solvang  
1644 Oak Street  
Solvang, CA 93463

California CLASS

California CLASS

Average Monthly Yield: 4.2725%

		Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
CA-0 [REDACTED]	CLASS Savings Account	28,241,841.63	0.00	0.00	99,169.32	890,093.66	28,245,147.27	28,341,010.95
<b>TOTAL</b>		<b>28,241,841.63</b>	<b>0.00</b>	<b>0.00</b>	<b>99,169.32</b>	<b>890,093.66</b>	<b>28,245,147.27</b>	<b>28,341,010.95</b>



Account Statement

September 30, 2025

Page 2 of 3

Account Number: CA [REDACTED]

CLASS Savings Account

Account Summary

Average Monthly Yield: 4.2725%

	Beginning Balance	Contributions	Withdrawals	Income Earned	Income Earned YTD	Average Daily Balance	Month End Balance
California CLASS	28,241,841.63	0.00	0.00	99,169.32	890,093.66	28,245,147.27	28,341,010.95

Transaction Activity

Transaction Date	Transaction Description	Contributions	Withdrawals	Balance	Transaction Number
09/01/2025	Beginning Balance			28,241,841.63	
09/30/2025	Income Dividend Reinvestment	99,169.32			
09/30/2025	Ending Balance			28,341,010.95	



California CLASS

California CLASS

Date	Dividend Rate	Daily Yield
09/01/2025	0.00000000	4.3238%
09/02/2025	0.000118470	4.3175%
09/03/2025	0.000118622	4.3297%
09/04/2025	0.000118635	4.3302%
09/05/2025	0.000357231	4.3463%
09/06/2025	0.00000000	4.3463%
09/07/2025	0.00000000	4.3463%
09/08/2025	0.000119040	4.3449%
09/09/2025	0.000118746	4.3342%
09/10/2025	0.000118698	4.3325%
09/11/2025	0.000118598	4.3288%
09/12/2025	0.000356493	4.3373%
09/13/2025	0.00000000	4.3373%
09/14/2025	0.00000000	4.3373%
09/15/2025	0.000119379	4.3574%
09/16/2025	0.000119433	4.3593%
09/17/2025	0.000118363	4.3202%
09/18/2025	0.000116724	4.2604%
09/19/2025	0.000344004	4.1854%
09/20/2025	0.00000000	4.1854%
09/21/2025	0.00000000	4.1854%
09/22/2025	0.000114288	4.1715%
09/23/2025	0.000114221	4.1691%
09/24/2025	0.000114187	4.1678%
09/25/2025	0.000114492	4.1790%
09/26/2025	0.000344334	4.1894%
09/27/2025	0.00000000	4.1894%
09/28/2025	0.00000000	4.1894%
09/29/2025	0.000114709	4.1848%
09/30/2025	0.000114740	4.1880%

Performance results are shown net of all fees and expenses and reflect the reinvestment of dividends and other earnings. Many factors affect performance including changes in market conditions and interest rates and in response to other economic, political, or financial developments. Investment involves risk including the possible loss of principal. No assurance can be given that the performance objectives of a given strategy will be achieved. **Past performance is no guarantee of future results. Any financial and/or investment decision may incur losses.**

ENV# CEBSGJLKBBBJFQV\_BBBBB  
 CAMBRIDGE INVESTMENT RESEARCH  
 1776 PLEASANT PLAIN RD  
 FAIRFIELD, IA 52556-8757  
 888-245-0452



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

CITY OF SOLVANG  
 1644 OAK ST  
 SOLVANG CA 93463

**STATEMENT FOR THE PERIOD SEPTEMBER 1, 2025 TO SEPTEMBER 30, 2025**

CITY OF SOLVANG - Unincorporated

<b>BEGINNING VALUE OF YOUR PORTFOLIO</b>	<b>\$2,496,902.53</b>
<b>TOTAL VALUE OF YOUR PORTFOLIO</b>	<b>\$2,505,746.99</b>

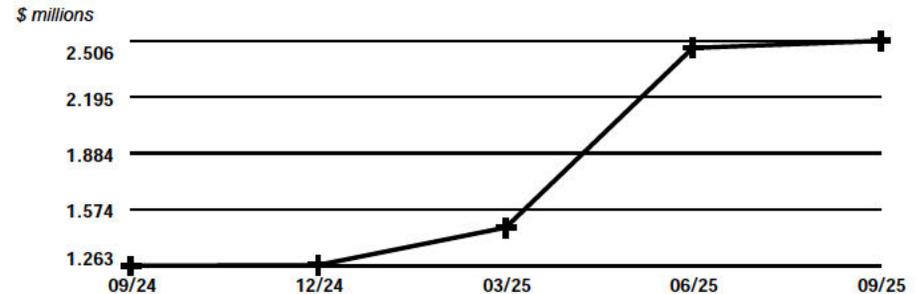
**YOUR FINANCIAL PROFESSIONAL**      **For questions about your accounts:**  
 Mark Edelman                              Local: 281 582 6500  
 RR#: S6Q

**FOR YOUR INFORMATION**

IBDP program banks may have changed. Please visit <https://www.join.cambridge.com/information-for-investors/investor-resources/cambridge-disclosures/> for the most current list of program banks.

Due to industry and regulatory changes, positions not within Cambridge interval fund or mutual fund share class of choice may be converted into our share class of choice on an ongoing basis. Please contact your financial professional with questions.

**CHANGE IN VALUE OF YOUR PORTFOLIO**



*Change In Value Of Your Portfolio information can be found in Miscellaneous Footnotes at the end of this statement.*

Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

## Account Overview

CHANGE IN ACCOUNT VALUE	Current Period	Year-to-Date
BEGINNING VALUE	\$2,496,902.53	\$1,268,638.30
Additions and Withdrawals	\$0.00	\$1,175,888.38
Misc. & Corporate Actions	\$0.00	\$0.00
Income	\$4,680.76	\$54,333.77
Taxes, Fees and Expenses	(\$1.00)	(\$7.00)
Change in Value	\$4,164.70	\$6,893.54
ENDING VALUE (AS OF 09/30/25)	\$2,505,746.99	\$2,505,746.99
Total Accrued Interest	\$16,506.33	
<b>Ending Value with Accrued Interest</b>	<b>\$2,522,253.32</b>	

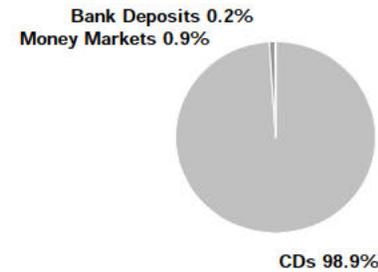
Refer to Miscellaneous Footnotes for more information on Change in Value.

INCOME	Current Period	Year-to-Date
TAXABLE		
Taxable Dividends	\$74.24	\$346.67
Taxable Interest	\$4,606.52	\$53,987.10
<b>TOTAL TAXABLE</b>	<b>\$4,680.76</b>	<b>\$54,333.77</b>
<b>TOTAL INCOME</b>	<b>\$4,680.76</b>	<b>\$54,333.77</b>

Taxable income is determined based on information available to NFS at the time the statement was prepared, and is subject to change. Final information on taxation of interest and dividends is available on Form 1099-Div, which is mailed in February of the subsequent year.

TAXES, FEES AND EXPENSES	Current Period	Year-to-Date
Account Fees	(\$1.00)	(\$7.00)
<b>TOTAL TAXES, FEES AND EXPENSES</b>	<b>(\$1.00)</b>	<b>(\$7.00)</b>

## ACCOUNT ALLOCATION



	Percent	Prior Period	Current Period
Money Markets	0.9 %	\$23,541.95	\$23,616.19
Bank Deposits	0.2	\$41.18	\$4,646.70
CDs	98.9	\$2,473,319.40	\$2,477,484.10
<b>TOTAL</b>	<b>100.0 %</b>	<b>\$2,496,902.53</b>	<b>\$2,505,746.99</b>

Account Allocation shows the percentage that each asset class represents of your total account value. Account Allocation for equities, fixed income, and other categories may include mutual funds and may be net of short positions. NFS has made assumptions concerning how certain mutual funds are allocated. Closed-end mutual funds and Exchange Traded Products (ETPs) listed on an exchange may be included in the equity allocation. The chart may not reflect your actual portfolio allocation. Consult your broker/dealer prior to making investment decisions.

CITY OF ██████████  
██████████



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

## Account Overview *continued*

---

### MESSAGES AND ALERTS

National Financial Services has been advised by Cambridge Investment Research, Inc. that Cambridge may receive payment for directing order flow. Upon written request to Cambridge, you may obtain the identity of the venue to which your orders were routed for the six months prior to your request and the time of the transactions that may have resulted from such orders. Please contact your financial professional with any questions. Effective November 17th, 2025, overnight courier fees will be based on the delivery address. See disclosure at [joincambridge.com](http://joincambridge.com) for more details.

Effective November 2025, First Horizon Bank will be removed from the Bank Deposit Sweep Program, BDSP, bank list. No action is required. If you would like to opt out of banks or have questions, please contact your investment professional.

**Statement for the Period September 1, 2025 to September 30, 2025**

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

# Holdings

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for tax purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information.

AI (Accrued Interest) - Represents interest accumulated since the last coupon date, but not yet paid by the issuer or received by NFS. There is no guarantee that AI will be paid by the issuer.

For additional information regarding your holdings, please refer to the footnotes at the end of the statement.

**CASH AND CASH EQUIVALENTS - 1.13% of Total Account Value**

Description	Symbol/Cusip Account Type	Quantity	Price on 09/30/25	Current Market Value	Estimated Annual Income
<b>Money Markets</b>					
FIDELITY TREASURY MONEY MARKET FUND	FZFXX	23,616.19	\$1.00	\$23,616.19	
7 DAY YIELD 3.76%	CASH				
Dividend Option Reinvest					
Capital Gain Option Reinvest					
<b>Bank Deposits</b>					
<small>Bank deposits are not securities and are not covered by the Securities Investor Protection Corporation (SIPC). Funds used to purchase or sweep to a bank deposit are SIPC protected until deposited to a Program Bank at which time funds may be eligible for FDIC insurance. Customers are responsible for monitoring their total deposits at each Program Bank to determine the extent of available FDIC insurance. Refer to the Bank Deposit Detail section which appears later in this statement for information on the banks holding your deposits. If your account was established on the last business day of this month, your statement will not include a Bank Deposit Detail section. The Interest Rate below is the interest rate effective for Cash Balances in your FDIC-Insured Bank Deposit Sweep on the last day of the statement period.</small>					
INSURED BANK DEPOSIT PROGRAM	QIDPQ	4,646.7	\$1.00	\$4,646.70	
Interest Rate 0.15%	CASH				
<b>Total Cash and Cash Equivalents</b>				<b>\$28,262.89</b>	

**Statement for the Period September 1, 2025 to September 30, 2025**

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

**HOLDINGS > FIXED INCOME - 98.87% of Total Account Value**

For an explanation of fixed income pricing, please see the last page. Redemption schedule(s), bond rating(s), and other information are provided where available. If information does not appear regarding a particular investment, it is not available.

**Copyright 2022, S&P Global Market Intelligence.** Reproduction of any information, data or material, including ratings ("Content") in any form is prohibited except with the prior written permission of the relevant party. Such party, its affiliates and suppliers ("Content Providers") do not guarantee the accuracy, adequacy, completeness, timeliness or availability of any Content and are not responsible for any errors or omissions (negligent or otherwise), regardless of the cause, or for the results obtained from the use of such Content. In no event shall Content Providers be liable for any damages, costs, expenses, legal fees, or losses (including lost income or lost profit and opportunity costs) in connection with any use of the Content. A reference to a particular investment or security, a rating or any observation concerning an investment that is part of the Content is not a recommendation to buy, sell or hold such investment or security, does not address the suitability of an investment or security and should not be relied on as investment advice. Credit ratings are statements of opinions and are not statements of fact.

**Moody's® Copyright 2022, Moody's Investors Service, Inc.** ("Moody's"). Moody's ratings ("Ratings") are proprietary to Moody's or its affiliates and are protected by copyright and other intellectual property laws. Ratings are licensed to Licensee by Moody's. RATINGS MAY NOT BE COPIED OR OTHERWISE REPRODUCED, REPACKAGED, FURTHER TRANSMITTED, TRANSFERRED, DISSEMINATED, REDISTRIBUTED OR RESOLD, OR STORED FOR SUBSEQUENT USE FOR ANY SUCH PURPOSE, IN WHOLE OR IN PART, IN ANY FORM OR MANNER OR BY ANY MEANS WHATSOEVER, BY ANY PERSON WITHOUT MOODY'S PRIOR WRITTEN CONSENT. Moody's® is a registered trademark.

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 09/30/25	Estimated Current Market Value	Estimated Annual Income	Original/Adjusted Cost Basis	Unrealized Gain (Loss)
-------------	------------------------------	----------	-----------------------------------	--------------------------------------	----------------------------	---------------------------------	---------------------------

**CDs**

Certificates of Deposit (CDs), including Market Indexed CD s and Market Linked CDs (collectively, MCDs) are generally shown at estimated market prices based upon a matrix or model pricing method that may not represent the actual price if sold prior to maturity. However, CDs and MCDs may be shown at face value for up to seven calendar days from date of issue if estimated market prices have not been received from a third party pricing vendor. The actual value of CDs and MCDs may be different from their purchase price. CDs and MCDs are subject to interest rate risk. The estimated market price reflected for MCDs may not be based on the actual closing value of the linked market index on the final maturity date and the market value of MCDs may not correspond directly to increases or decreases in the underlying linked market index. You may sell CDs or MCDs in the secondary market subject to market conditions. The secondary market for CDs and MCDs is generally illiquid. If sold prior to maturity, the value of MCDs may be less than the purchase amount or face value. The sale or redemption of any fixed income security prior to maturity may result in a substantial gain or loss, and an early withdrawal penalty may apply. Certain MCDs may only be redeemed on pre-specified liquidation dates and may have call features that allow the issuer to call the MCD prior to maturity. Certain Step Rate CDs are also subject to reinvestment risk if call provisions are exercised by the issuer and if a CD with a comparable rate is not available.

See sales materials or contact your broker/dealer for additional information.

<b>AMERICAN COMM BK NA BREMEN GA CD</b>	02519TBF2	249,000	\$1.00169	\$249,420.81	\$10,956.00	\$249,003.50	
4.40000% 02/17/2026 FDIC INSURED	CASH						
CPN PMT MONTHLY							
Next Interest Payable: 10/14/25							
Estimated Yield 4.39%							
Accrued Interest \$510.28							
Average Unit Cost \$1.00							
Adjusted Cost Basis						\$249,000.90	D
YTD Amortized Premium	\$1.74 E						\$419.91

Account carried with National Financial Services LLC, Member  
 NYSE, SIPC

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

**HOLDINGS > FIXED INCOME** *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 09/30/25	Estimated Current Market Value	Estimated Annual Income	Original/Adjusted Cost Basis	Unrealized Gain (Loss)
<b>VALLEY NATL BK PASSAIC N J CD 4.40000%</b> 08/06/2026 FDIC INSURED CPN PMT SEMI-ANNUAL ON FEB 06, AUG 06 Next Interest Payable: 02/06/26 Estimated Yield 4.38% Accrued Interest \$1647.17 Average Unit Cost \$1.00 Adjusted Cost Basis YTD Amortized Premium	919853NH0 CASH	244,000	\$1.00441	\$245,076.04	\$10,736.00	\$244,003.50	
						\$244,001.52	D \$1,074.52
<b>FIRSTBANK NASHVILLE TENN CD 4.00000%</b> 11/16/2026 FDIC INSURED CPN PMT SEMI-ANNUAL ON NOV 14, MAY 14 1ST CPN DTE 11/14/2025 Next Interest Payable: 11/14/25 Estimated Yield 3.99% Accrued Interest \$3758.90 Average Unit Cost \$1.00 Adjusted Cost Basis	33766NAZ7 CASH	245,000	\$1.00254	\$245,622.30	\$9,800.00	\$245,003.50	
						\$245,002.63	D \$619.67
<b>FIRST FED SVGS BK HUNTINGTON CD 4.25000%</b> 05/06/2027 FDIC INSURED CPN PMT MONTHLY Next Interest Payable: 10/06/25 Estimated Yield 4.21% Accrued Interest \$724.83 Average Unit Cost \$1.00 Adjusted Cost Basis YTD Amortized Premium	32021YFJ7 CASH	249,000	\$1.00849	\$251,114.01	\$10,582.50	\$249,003.50	
						\$249,002.08	D \$2,111.93
<b>UBS BK USA SALT LAKE CITY UT CD 4.00000%</b> 05/14/2027 FDIC INSURED CPN PMT MONTHLY Next Interest Payable: 10/14/25 Estimated Yield 3.98% Accrued Interest \$463.89 Average Unit Cost \$1.00 Adjusted Cost Basis	90355GVZ6 CASH	249,000	\$1.00472	\$250,175.28	\$9,960.00	\$249,003.50	
						\$249,002.85	D \$1,172.43

Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED] 7



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

**HOLDINGS > FIXED INCOME** *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 09/30/25	Estimated Current Market Value	Estimated Annual Income	Original/Adjusted Cost Basis	Unrealized Gain (Loss)
<b>UBS BK USA SALT LAKE CITY UT CD 4.00000%</b>	90355GVZ6	<b>continued</b>					
YTD Amortized Premium	\$0.56 E						
<b>TEXAS EXCHANGE BK CROWLEY CD 5.00000%</b>	88241TST8	248,000	\$1.00026	\$248,064.48	\$9,580.24	\$248,003.50	
08/09/2027 FDIC INSURED	CASH						
CPN PMT MONTHLY							
Next Interest Payable: 10/09/25							
CALLED ON 10/09/2025 @ 100.0							
Estimated Yield 3.86%							
Accrued Interest \$747.40							
Average Unit Cost \$1.00							
Adjusted Cost Basis						\$248,002.23	D \$62.25
YTD Amortized Premium	\$0.84 E						
<b>MORGAN STANLEY BK N A CD 4.40000%</b>	61776CHU4	244,000	\$1.00154	\$244,375.76	\$10,736.00	\$244,003.50	
02/28/2028 FDIC INSURED	CASH						
CPN PMT SEMI-ANNUAL							
ON AUG 28, FEB 28							
Next Interest Payable: 02/28/26							
CALLABLE ON 02/28/2026 @ 100.0000							
Estimated Yield 4.39%							
Accrued Interest \$1000.07							
Average Unit Cost \$1.00							
Adjusted Cost Basis						\$244,002.84	D \$372.92
YTD Amortized Premium	\$0.55 E						
<b>TOYOTA FINL SVGS BK HEND NV CD 4.05000%</b>	89235MSD4	245,000	\$1.00945	\$247,315.25	\$9,922.50	\$245,003.50	
05/15/2028 FDIC INSURED	CASH						
CPN PMT SEMI-ANNUAL							
ON NOV 15, MAY 15							
1ST CPN DTE 11/15/2025							
Next Interest Payable: 11/15/25							
Estimated Yield 4.01%							
Accrued Interest \$3778.71							
Average Unit Cost \$1.00							
Adjusted Cost Basis						\$245,003.09	D \$2,312.16

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

**HOLDINGS > FIXED INCOME** *continued*

Description	Symbol/Cusip Account Type	Quantity	Estimated Price on 09/30/25	Estimated Current Market Value	Estimated Annual Income	Original/Adjusted Cost Basis	Unrealized Gain (Loss)
<b>BMW BK NORTH AMER SALT LAKE CI CD</b> 4.00000% 05/16/2028 FDIC INSURED CPN PMT SEMI-ANNUAL ON NOV 16, MAY 16 1ST CPN DTE 11/16/2025 Next Interest Payable: 11/16/25 Estimated Yield 3.96% Accrued Interest \$3705.21 Average Unit Cost \$1.00 Adjusted Cost Basis	05612LEW8 CASH	245,000	\$1.00822	\$247,013.90	\$9,800.00	\$245,003.50	
						\$245,003.09	D \$2,010.81
<b>OAK VIEW BANKSHARES INC CD 4.15000%</b> 08/25/2028 FDIC INSURED CPN PMT MONTHLY Next Interest Payable: 10/25/25 CALLABLE ON 02/25/2026 @ 100.0000 Estimated Yield 4.14% Accrued Interest \$169.87 Average Unit Cost \$1.00 Adjusted Cost Basis YTD Amortized Premium \$0.09 E	67134XAZ8 CASH	249,000	\$1.00123	\$249,306.27	\$10,333.50	\$249,003.50	
						\$249,003.39	D \$302.88
<b>Total CDs</b>		<b>2,467,000</b>		<b>\$2,477,484.10</b>	<b>\$102,406.74</b>	<b>\$2,467,024.62</b>	<b>\$10,459.48</b>
<b>Total Fixed Income</b>		<b>2,467,000</b>		<b>\$2,477,484.10</b>	<b>\$102,406.74</b>	<b>\$2,467,024.62</b>	<b>\$10,459.48</b>
<b>Total Securities</b>				<b>\$2,477,484.10</b>	<b>\$102,406.74</b>	<b>\$2,467,024.62</b>	<b>\$10,459.48</b>
<b>TOTAL PORTFOLIO VALUE</b>				<b>\$2,505,746.99</b>	<b>\$102,406.74</b>	<b>\$2,467,024.62</b>	<b>\$10,459.48</b>

Account carried with National Financial Services LLC, Member  
 NYSE, SIPC

**Statement for the Period September 1, 2025 to September 30, 2025**

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

# Activity

NFS-provided cost basis, realized gain (loss) and holding period information may not reflect all adjustments necessary for tax purposes. Please refer to Footnotes and Cost Basis Information at the end of this statement for more information.

**PURCHASES, SALES, AND REDEMPTIONS**

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
<b>Securities Purchased</b>					
09/30/25	CASH	REINVESTMENT	FIDELITY TREASURY MONEY MARKET FUND REINVEST @ \$1.000	74.24	(\$74.24)
<b>Total Securities Purchased</b>					<b>(\$74.24)</b>

**ACTIVITY > CORE FUND ACTIVITY**

For more information about the operation of your core account, please refer to your Customer Agreement.

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
09/08/25	CASH	YOU BOUGHT	INSURED BANK DEPOSIT PROGRAM MORNING TRADE @ 1	898.79	(\$898.79)
09/09/25	CASH	YOU BOUGHT	INSURED BANK DEPOSIT PROGRAM MORNING TRADE @ 1	1,053.15	(\$1,053.15)
09/15/25	CASH	YOU BOUGHT	INSURED BANK DEPOSIT PROGRAM MORNING TRADE @ 1	1,776.43	(\$1,776.43)
09/23/25	CASH	YOU SOLD	INSURED BANK DEPOSIT PROGRAM @ 1	(1)	\$1.00
09/25/25	CASH	YOU BOUGHT	INSURED BANK DEPOSIT PROGRAM MORNING TRADE @ 1	877.64	(\$877.64)
09/30/25	CASH	REINVESTMENT	INSURED BANK DEPOSIT PROGRAM NET INT REINVEST	0.51	(\$0.51)

Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF ██████████



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

ACTIVITY *continued*

	Amount
<b>TOTAL CORE FUND ACTIVITY</b>	<b>(\$4,605.52)</b>

ACTIVITY > INCOME > TAXABLE INCOME

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
<b>Taxable Dividends</b>					
09/30/25	CASH	DIVIDEND RECEIVED	FIDELITY TREASURY MONEY MARKET FUND DIVIDEND RECEIVED		\$74.24
<b>Total Taxable Dividends</b>					<b>\$74.24</b>
<b>Taxable Interest</b>					
09/06/25	CASH	INTEREST	FIRST FED SVGS BK HUNTINGTON CD 4.25000% 05/06/2027		\$898.79
09/09/25	CASH	INTEREST	TEXAS EXCHANGE BK CROWLEY CD 5.00000% 08/09/2027		\$1,053.15
09/14/25	CASH	INTEREST	AMERICAN COMM BK NA BREMEN GA CD 4.40000% 02/17/2026		\$930.51
09/14/25	CASH	INTEREST	UBS BK USA SALT LAKE CITY UT CD 4.00000% 05/14/2027		\$845.92
09/25/25	CASH	INTEREST	OAK VIEW BANKSHARES INC CD 4.15000% 08/25/2028		\$877.64
09/30/25	CASH		INSURED BANK DEPOSIT PROGRAM INTEREST RECEIVED		\$0.51
<b>Total Taxable Interest</b>					<b>\$4,606.52</b>
<b>Total Taxable Income</b>					<b>\$4,680.76</b>

Account carried with National Financial Services LLC, Member NYSE, SIPC

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated Assn  
 Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
 Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

ACTIVITY *continued*

	Amount
<b>TOTAL INCOME</b>	<b>\$4,680.76</b>

ACTIVITY > TAXES, FEES AND EXPENSES

Settlement Date	Account Type	Transaction	Description	Quantity	Amount
<b>Account Fees</b>					
09/23/25	CASH	FEE	Trade Confirms 08/2025		(\$1.00)
<b>Total Account Fees</b>					<b>(\$1.00)</b>
<b>TOTAL TAXES, FEES AND EXPENSES</b>					<b>(\$1.00)</b>

ACTIVITY > BANK DEPOSIT DETAIL

Bank Deposits are not securities and are not covered by the Securities Investor Protection Corporation (SIPC). Funds are not FDIC insured until swept to a Program Bank. Customers are responsible for monitoring their total deposits at each Program Bank to determine the extent of available FDIC insurance. Your ending balance at each Program Bank as of the end of this statement period is shown below. If you participate in the Bank Deposit Sweep Program, the Bank Deposit Detail section lists banks and ending balances. Funds pending settlement reflect deposits to (credit) or withdrawals from (debit) to a Program Bank. Please refer to the Program Disclosure document for additional details that may impact the program.

Bank	Beginning Balance	Ending Balance
State Street Bank and Trust Co	\$0.00	\$4,646.70
Prior Month's Pending Settlement	\$41.18	
<b>Total Bank Deposits</b>	<b>\$41.18</b>	<b>\$4,646.70</b>

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated Assn  
Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

## Footnotes and Cost Basis Information

Amortization, accretion and similar adjustments to cost basis have been provided for many fixed income securities (and some bond-like equities), however, they are not provided for certain types, such as short-term instruments, Unit Investment Trusts, foreign fixed income securities, or those that are subject to early prepayment of principal (pay downs). Where current year premium or acquisition premium amortization is provided, the prior years' cumulative amortization is reflected in the adjusted cost basis, but we cannot provide a breakdown or the total of such prior amortization amounts.

NFS is required to report certain cost basis and related information to the IRS on the Form 1099-B. Your official 1099-B forms for certain transactions will reflect which lots have been sold for tax purposes. To apply a specific identification cost basis method to 1099-B reporting, appropriate instructions must be on file with NFS or be received by NFS before the trade has settled. Absent such instructions, NFS determines cost basis at the time of sale based on its default methods of average cost for open-end mutual funds and first-in, first-out (FIFO) for all other (including ETFs) unless your broker dealer has elected to use another default method. NFS applies FIFO (or other disposal method, if applicable) based on its records, which may be different from yours. For transactions that are not subject to 1099-B cost basis reporting, you should refer to your trade confirmations and other applicable records to determine which lots were considered sold for tax purposes.

While NFS must meet IRS requirements with respect to certain information required to be reported to the IRS, NFS-provided cost basis, realized gain and loss, and holding period information may not reflect all adjustments necessary for your tax reporting purposes. NFS makes no warranties with respect to and specifically disclaims any liability arising out of a customer's use of, or any tax position taken in reliance upon, such information.

For investments in partnerships, NFS does not make any adjustments to cost basis information as the calculation of basis in such investments requires supplemental information from the partnership on its income and distributions during the period you held your investment. Partnerships usually provide this additional information on a Form K-1 issued by April 15th of the following year.

Consult your tax advisor for further information.

D - Adjusted cost basis reflects any cumulative original issue discount, premium, or acquisition premium, and it assumes such amounts were amortized by the taxpayer over the life of the security from acquisition date through disposition date. For securities still held, maturity date was used instead of disposition date. Premium amortization was calculated using the yield-to-maturity method. Acquisition premium was calculated using the ratable accrual method. If applicable, adjusted cost basis reflects market discount accretion which was calculated using the straight-line method and was recognized at disposition date. Gain/loss displayed for this transaction was based on cost basis as adjusted for premium and discount as stated above and does not reflect any losses disallowed because of wash sales (if applicable). The adjusted cost basis may not reflect all adjustments necessary for tax reporting purposes and may also not apply if you are using an alternative amortization calculation method. Refer to IRS Publication 550, Investment Income and Expenses, for additional information. E - YTD amortized premium was calculated on the yield-to-maturity amortization method. Cumulative premium amortization from acquisition date through disposition date is reflected in the adjusted cost basis. For securities still held, maturity date was used instead of disposition date. For tax-exempt securities, amortization of premium is required and is not deductible from taxable income. For taxable bonds, a tax election may be required to amortize premium, and the current year's amortized premium may be deductible from taxable income. Our adjusted cost basis calculation may not reflect all adjustments necessary for tax reporting purposes. It may not be applicable if you have not made an appropriate tax election or if you are using an alternative amortization calculation method. Review prior adjustments that you have made, and consult your tax advisor and IRS Publication 550, Investment Income and Expenses, for additional information.

If a sale, redemption or other disposition involved multiple tax lots, the transaction's totals may have been calculated using a combination of adjusted and unadjusted cost basis information. For lots where adjusted cost basis and its associated gain/loss are known, that was used, otherwise "regular" unadjusted cost basis and its associated gain/loss was used.

Statement for the Period September 1, 2025 to September 30, 2025

CITY OF SOLVANG - Unincorporated Assn  
Account Number: [REDACTED]



Securities offered through Cambridge Investment Research, Inc. Member FINRA/SIPC.  
Advisory services through Cambridge Investment Research Advisors, Inc., a Registered Investment Adviser. Cambridge and King Capital Advisors are not affiliated.

## Miscellaneous Footnotes

CHANGE IN VALUE OF YOUR PORTFOLIO is the change in market value of your portfolio assets over the time period shown. The portfolio assets include the market value of all the securities in the account, plus insurance and annuity assets if applicable. The time frame of the graph is from account opening or September 2010, whichever is later, to the current period. Please note that large increases and/or declines in the change in the value of the portfolio can be due to additions, distribution and/or performance.

CHANGE IN VALUE reflects appreciation or depreciation of your holdings due to price changes plus any activity not reflected within Additions and Withdrawals, Misc. & Corporate Actions, Income, Taxes, Fees and Expenses, and Other Activity sections. Change in Value does not reflect activity related to assets in which NFS is not the custodian (e.g. Insurance and Annuities, Assets Held Away and Other Assets Held Away).

CALLABLE SECURITIES LOTTERY - When street name or bearer securities held for you are subject to a partial call or partial redemption by the issuer, NFS may or may not receive an allocation of called/redeemed securities by the issuer, transfer agent and/or depository. If NFS is allocated a portion of the called/redeemed securities, NFS utilizes an impartial lottery allocation system, in accordance with applicable rules, that randomly selects the securities within customer accounts that will be called/redeemed. NFS' allocations are not made on a pro rata basis and it is possible for you to receive a full or partial allocation, or no allocation. You have the right to withdraw uncalled fully paid securities at any time prior to the cutoff date and time established by the issuer, transfer agent and/or depository with respect to the partial call, and also to withdraw excess margin securities provided your account is not subject to restriction under Regulation T or such withdrawal will not cause an undermargined condition.

PRICING INFORMATION - Prices displayed are obtained from sources that may include pricing vendors, broker/dealers who clear through NFS and/or other sources. Prices may not reflect current fair market value and/or may not be readily marketable or redeemable at the prices shown.

FOREIGN EXCHANGE TRANSACTIONS - Some transaction types necessitate a foreign currency exchange (FX) in order to settle. FX transactions may be effected by Fidelity Forex, LLC. on a principal basis. Fidelity Forex, LLC., an affiliate of NFS, may impose a commission or markup on the prevailing interbank market price, which may result in a higher price to you. Fidelity Forex, LLC. may share a portion of any FX commission or markup with NFS. More favorable rates may be available through third parties not affiliated with NFS. The rate applicable to any transaction involving an FX is available upon request through your broker-dealer.

COST BASIS LEGISLATION - New IRS Rules will require National Financial Services to report cost basis and holding period information for the sale of shares of open end Mutual Fund holdings purchased on or after January 1, 2012 on Form 1099-B. National Financial Services determines the cost basis for all shares of open end mutual funds using a default method of average cost. Alternatively, account owners or their brokers and advisors can instruct National Financial Services to determine the cost basis for shares of open end mutual funds by 1) setting up their non-retirement accounts with one of our eleven tax lot disposal methods available to investors or 2) identifying specific tax lots to sell at the time of a transaction. Contact your broker or advisor to learn more about the cost basis tracking of your holdings.

Interval Fund Owners: Please note an interval fund is structured as an unlisted closed-end mutual fund, and not a traditional open-end mutual fund. Material differences between an interval fund and a traditional open-end mutual fund may exist, including trading/liquidity limitations, and buyback and repurchase features. Please refer to the prospectus for the interval fund you own for specific information and other important considerations or contact your financial professional.

FRACTIONAL SHARE TRADING - National Financial Services ("NFS") will execute the fractional component of a customer order in a principal or riskless principal capacity. This includes fractional shares liquidations as a result of an ACATS transfer of whole shares or a dividend reinvestment that created a residual fractional position in a customer account.

PAYMENT FOR ORDER FLOW - NFS receives remuneration, compensation, or consideration for directing orders particular broker/dealers or market centers for execution. The source and nature of any compensation received in connection with your particular transaction, the name of the other party, and the time of execution will be disclosed upon written request.

**GLOSSARY Short Account Balances**-If you have sold securities under the short sale rule, we have, in accordance with regulations, segregated the proceeds from such transactions in your Short Account. Any market increases or decreases from the original sale price will be marked to the market and will be transferred to your Margin Account on a weekly basis. **Market Value** - The Total Market Value has been calculated out to 9 decimal places but the individual unit price is displayed in 5 decimal places. The Total Market Value represents prices obtained from various sources, may be impacted by the frequency in which such prices are reported and such prices are not guaranteed. Prices received from pricing vendors are generally based on current market quotes, but when such quotes are not available the pricing vendors use a variety of techniques to estimate value. These estimates, particularly for **fixed income securities**, may be based on certain minimum principal amounts (e.g. \$1 million) and may not reflect all of the factors that affect the value of the security, including liquidity risk. In certain situations, a price may be derived from a single broker quote. The prices provided are not firm bids or offers. Certain securities may reflect "N/A" or "unavailable" where the price for such security is generally not available from a pricing source. The Market Value of a security, including those

**CUSTOMER SERVICE:** Please review your statement and report any inaccuracy or discrepancy immediately by **calling the telephone number of your broker-dealer reflected on the front of this statement**. Reports of any inaccuracy or discrepancy regarding your brokerage account or the activity therein should be directed to your **broker-dealer at the telephone number and address reflected on the front of this statement** and National Financial Services LLC ("NFS").

NFS carries your brokerage account and acts as your custodian for funds and securities that are deposited with NFS by you or your broker-dealer. **In addition to your initial contact with your broker-dealer you may contact NFS at (800) 801-9942**. Any oral communications regarding inaccuracies or discrepancies should be reconfirmed in writing to protect your rights, including those under the Securities Investor Protection Act ("SIPA"). When contacting either your broker-dealer or NFS, remember to include your entire brokerage account number to ensure a prompt reply.

**ADDITIONAL INFORMATION Free credit balances ("FCB")** are funds payable to you on demand. FCB are subject to open commitments such as uncleared checks and exclude proceeds from sales of certificated securities without delivery of the certificate. If your FCB is swept to a core position, you can liquidate the core position and have the proceeds sent to you or held in your account subject to the terms of your account agreement. Required rule 10b-10(a) information not contained herein will be provided on written request. Fidelity may use this free credit balance in connection with its business, subject to applicable law.

**Credit Adjustment Program.** Accountholders receiving payments in lieu of qualified dividends may not be eligible to receive credit adjustments intended to help cover additional associated federal tax burdens. NFS reserves the right to deny the adjustment to any accountholder and to amend or terminate the credit adjustment program.

**Options Customers.** Each transaction confirmation previously delivered to you contains full information about commissions and other charges. If you require further information, please contact your broker-dealer.

Assignments of American and European-style options are allocated among customer short positions pursuant to a random allocation procedure, a description of which is available upon request. Short positions in American-style options are liable for assignment at any time. The writer of a European-style option is subject to exercise assignment only during the exercise period. You should advise your broker-dealer promptly of any material change in your investment objectives or financial situation. **Splits, Dividends, and Interest.** Expected stock split, next dividend payable, and next interest payable information has been provided by third parties and may be subject to change. Information for certain securities may be missing if not received from third parties in time for printing. NFS is not responsible for inaccurate, incomplete, or missing information. Please consult your broker-dealer for more information about expected stock split, next dividend payable, and next interest payable for certain securities.

**Equity Dividend Reinvestment Customers.** Shares credited to your brokerage account resulted from transactions effected as agent by either: 1) Your broker-dealer for your investment account, or 2) through the Depository Trust Company (DTC) dividend reinvestment program. For broker-dealer effected transactions, the time of the transactions, the exchange upon which these transactions occurred and the name of the person from whom the security was purchased will be furnished upon written request. NFS may have acted as market maker in effecting trades in 'over-the-counter' securities.

**Retirement Contributions/Distributions.** A summary of retirement contributions/distributions is displayed for you in the activity summary section of your statement. **Income Reporting.** NFS reports earnings from investments in Traditional IRAs, Rollover IRAs, SEP-IRAs and, Keoghs as tax-deferred income. Earnings from Roth IRAs are reported as tax-free income, since distributions may be tax-free after meeting the 5 year aging requirement and certain other conditions. **A financial statement** of NFS is available for your personal inspection at its office or a copy of it will be mailed to you upon your written request.

**Statement Mailing.** NFS will deliver statements by mail or, if applicable, notify you by e-mail of your statement's availability, if you had transactions that affected your cash balances or security positions held in your account(s) during the last monthly reporting period. At a minimum, all brokerage customers will receive quarterly statements (at least four times per calendar year) as long as their accounts contain a cash or securities balance.

**Sales Loads and Fees.** In connection with (i) access to, purchase, sale, exchange or redemption of, and/or maintenance of positions in mutual funds, ETFs and other investment products such as alternative investments or private placements ("funds") or (ii) infrastructure needed to support such funds, some funds, or their investment

priced at par value, may differ from its purchase price and may not closely reflect the value at which the security may be sold or purchased based on various market factors. Investment decisions should be made only after consulting your broker-dealer.

**Estimated Annual Income (EAI) & Estimated Yield (EY)**- EAI for fixed income is calculated using the coupon rate. For all other securities, EAI is calculated using an indicated annual dividend (IAD). The IAD is an estimate of a security's dividend payments for the next 12 months calculated based on prior and/or declared dividends for that security. EY reflects only the income generated by an investment and not changes in its price which may fluctuate. Interest and dividend rates are subject to change at any time and may be affected by current and future economic, political and business conditions. EAI and EY are estimates only and may include return of principal and/or capital gains, which would render them overstated. EAI and EY are provided for informational purposes only and should not be used or relied on for making investment, trading or tax decisions. EAI and EY are based on data obtained from information providers believed to be reliable, but no assurance can be made as to accuracy, timeliness or completeness.

affiliates, pay your introducing broker dealer and/or NFS sales loads and 12b-1 fees described in the Offering Materials as well as additional compensation for shareholder services, start-up fees, platform support and maintenance, and marketing, engagement and analytics programs. Additional information about the source(s) and amount(s) of compensation as well as other remuneration received by FBS or NFS will be furnished to you upon written request. At time of purchase fund shares may be assigned a load, transaction fee or no transaction fee status. At time of sale, any fees applicable to your transaction will be assessed based on the status assigned to the shares at time of purchase. **Margin.** If you have applied for margin privileges and been approved, you may borrow money from NFS in exchange for pledging the assets in your account as collateral for any outstanding margin loan. The amount you may borrow is based on the value of securities in your margin account, which is identified on your statement. If you have a margin account, this is a combined statement of your margin account and special memorandum account other than your non-purpose margin accounts maintained for you under Section 220.5 of Regulation T issued by the Board of Governors of the Federal Reserve Board. The permanent record of the separate account, as required by Regulation T, is available for your inspection upon request.

**NYSE and FINRA.** All transactions are subject to the constitution, rules, regulations, customs, usages, rulings and interpretations of the exchange market and its clearing house, if any, where the transactions are executed, and of the New York Stock Exchange (NYSE) and of the Financial Industry Regulatory Authority ("FINRA"). The FINRA requires that we notify you in writing of the availability of an investor brochure that includes information describing FINRA Regulation's BrokerCheck Program ("Program"). To obtain a brochure or more information about the Program or FINRA Regulation, contact the FINRA Regulation BrokerCheck Program Hotline at (800) 289-9999 or access the FINRA's web site at [www.finra.org](http://www.finra.org). **FINRA Rule 4311** requires that your broker-dealer and NFS allocate between them certain functions regarding the administration of your brokerage account. The following is a summary of the allocation services performed by your broker-dealer and NFS. A more complete description is available upon request. **Your broker-dealer is responsible for:** (1) obtaining and verifying brokerage account information and documentation, (2) opening, approving and monitoring your brokerage account, (3) transmitting timely and accurate orders and other instructions to NFS with respect to your brokerage account, (4) determining the suitability of investment recommendations and advice, (5) operating, and supervising your brokerage account and its own activities in compliance with applicable laws and regulations including compliance with margin rules pertaining to your margin account, if applicable, and (6) maintaining required books and records for the services that it performs. **NFS shall, at the direction of your broker-dealer:** (1) execute, clear and settle transactions processed through NFS by your broker-dealer, (2) prepare and send transaction confirmations and periodic statements of your brokerage account (unless your broker-dealer has undertaken to do so). Certain securities pricing and descriptive information may be provided by your broker-dealer or obtained from third parties deemed to be reliable, however, this information has not been verified by NFS. (3) act as custodian for funds and securities received by NFS on your behalf, (4) follow the instructions of your broker-dealer with respect to transactions and the receipt and delivery of funds and securities for your brokerage account, and (5) extend margin credit for purchasing or carrying securities on margin. Your broker-dealer is responsible for ensuring that your brokerage account is in compliance with federal, industry and NFS margin rules, and for advising you of margin requirements. NFS shall maintain the required books and records for the services it performs. **Securities in accounts carried by** NFS are protected in accordance with the Securities Investor Protection Corporation ("SIPC") up to \$500,000. The \$500,000 total amount of SIPC protection is inclusive of up to \$250,000 protection for claims for cash, subject to periodic adjustments for inflation in accordance with terms of the SIPC statute and approval by SIPC's Board of Directors. NFS also has arranged for coverage above these limits. Neither coverage protects against a decline in the market value of securities, nor does either coverage extend to certain securities that are considered ineligible for coverage. For more details on SIPC, or to request a SIPC brochure, visit [www.sipc.org](http://www.sipc.org) or call 1-202-371-8300. Funds used to purchase or sweep to a bank deposit are SIPC protected until deposited to a Program Bank at which time funds may be eligible for FDIC insurance. Assets Held Away, commodities, unregistered investment contracts, futures accounts, loaned securities and other investments may not be covered. Precious metals are not covered by SIPC protection. Mutual funds and/or other securities are not backed or guaranteed by any bank, nor are they insured by the FDIC and involve investment risk including possible loss of principal.

**End of Statement**

**722239.10.0**



**Market Value Summary:**

	QTD Current Period	Fiscal Year to Date
Beginning Balance	\$1,443,488.60	\$1,443,488.60
Contribution	0.00	0.00
Disbursement	0.00	0.00
Transfer In	0.00	0.00
Transfer Out	0.00	0.00
Investment Earnings	70,735.46	70,735.46
Administrative Expenses	(100.22)	(100.22)
Investment Expense	(159.54)	(159.54)
Other	0.00	0.00
Ending Balance	\$1,513,964.30	\$1,513,964.30
FY End Contrib per GASB 74 Para 22	0.00	0.00
FY End Disbursement Accrual	0.00	0.00
Grand Total	\$1,513,964.30	\$1,513,964.30

**Unit Value Summary:**

	QTD Current Period	Fiscal Year to Date
Beginning Units	61,612.556	61,612.556
Unit Purchases from Contributions	0.000	0.000
Unit Sales for Withdrawals	0.000	0.000
Unit Transfer In	0.000	0.000
Unit Transfer Out	0.000	0.000
Ending Units	61,612.556	61,612.556
Period Beginning Unit Value	23.428483	23.428483
Period Ending Unit Value	24.572336	24.572336

Please note the Grand Total is your actual fund account balance at the end of the period, including all contributions per GASB 74 paragraph 22 and accrued disbursements. Please review your statement promptly. All information contained in your statement will be considered true and accurate unless you contact us within 30 days of receipt of this statement. If you have questions about the validity of this information, please contact CERBT4U@calpers.ca.gov.

Statement of Transaction Detail for the Quarter Ending 09/30/2025

City of Solvang

Entity #: [REDACTED]



---

Date	Description	Amount	Unit Value	Units	Check/Wire	Notes
------	-------------	--------	------------	-------	------------	-------

---

---

Client Contact:  
CERBT4U@CalPERS.ca.gov



## CITY COUNCIL STAFF REPORT

### AGENDA ITEM 6.f

Meeting Date: October 27, 2025

**SUBJECT:** Solvang Council Goals 2024/26 Fifth Quarterly Update

**PREPARED BY:** Randy Murphy, City Manager

---

**DISCUSSION:**

As has been previously discussed, Council held a workshop in March 2024 and identified a list of 33 community goals. These goals were discussed during the subsequent budget process and Council identified the first sixteen as priorities during the subsequent biennial budget cycle. By way of reminder, many of the goals were not expected to be achieved within that timeframe. However, they are intended to help keep staff focused on areas that Council has determined to be most important.

Please note that all goals remain as originally approved by Council at the workshop. So, although Goal #17 still suggests that Lot 72 might be developed as a site for workforce housing, subsequent discussions by Council have removed it from consideration.

**RECOMMENDED MOTION:**

"I move to receive and file the Fifth Council Goal Quarterly Update"

**ALTERNATIVES:**

None.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

A. Update #5 to Solvang City Council Goals 2024/2026

## Update #5 to Solvang City Council Goals 2024/2026

### 1. **Analyze all parking improvement opportunities to relieve congestion and financial options. – Public Works/Planning**

Funds budgeted to provide services related to off-site parking at the Mission and other locations. Recent discussions with Caltrans officials suggest options to channelize pedestrian movements on Mission may be attainable in the not-too-distant future. More to come.

On September 23, 2025, City staff participated in a collaborative meeting with six Caltrans representatives, including staff from Traffic Safety and Planning. The purpose of the meeting was to review existing and potential traffic and pedestrian issues along Mission Drive (SR 246) and to discuss both near-term and long-term solutions. Topics included:

- Protected Left turn at Fifth St. (north bound) & Mission Dr. Intersection
- Protected Left Turn at Alisal Rd. (south bound) & Mission Dr. Intersection
- Restricted pedestrian crossings along Mission Dr.
- Scoping for our next Sustainable Transportation Planning Grant application to be submitted in November, 2025.

### 2. **Analyze limited uses in the Urban Growth Boundary for affordable and work force housing to meet State Law and community needs. – Planning**

City staff will be preparing an item later this year to discuss the UGB and options the City Council has regarding the municipal code and potential analysis to remove, modify, etc. for water security, emergency ingress/egress, and potential future housing locations.

### 3. **Identify all existing opportunities for affordable housing in TRC especially from “walkable” locations. – Planning**

Staff continues to explore options related to recent changes in the City’s zoning ordinances that will allow conversions of single-use commercial properties into multi-use.

### 4. **Pursue Solvang becoming a regional Wastewater Treatment Provider. – Utilities**

Staff continues to communicate with Los Olivos CSD regarding their project but no significant changes have been made.

### 5. **Start process to update outdated codes and ordinances. – Planning**

The City Council has adopted a major overhaul of the City’s Zoning Ordinance that went into effect January 8, 2025. City staff has identified additional work efforts that need to be completed in 2025. Those include amendments to the Sign Ordinance and Subdivision Ordinance, as well as landscaping, lighting, and fencing amendments. City staff will also have to codify the 2025 California Building Code (CBC) by Fall of 2025. – No changes

### 6. **Analyze means to improve police response and enforcement including private security, technology, and increased Sheriff services. – City Manager**

The City Council approved a three-year pilot program for AI-enabled surveillance cameras to enhance crime deterrence and investigations. Camera locations were selected in coordination with the Santa Barbara County Sheriff’s Office, and a Surveillance Policy adopted on September 8 now guides implementation. Staff is working with the consultant to proceed with camera installation.

### 7. **Assess opportunities and financing to improve traffic, pedestrian, and bicycle circulation in general and especially on SR 246. – Planning/Public Works**

This is included as part of Goal # 1.

The City will be submitting another Sustainable Transportation Planning Grant application in November 2025 for FY 2026/27. Staff requested Caltrans’ guidance to help facilitate the appropriate data collection and analysis requirements to support planning and consultant procurement. Caltrans agreed to provide example scopes of work from Active Transportation Program (ATP) grants, which could serve as a template for developing a comprehensive multimodal model and supporting data

## **Update #5 to Solvang City Council Goals 2024/2026 (cont.)**

collection. Additionally, Caltrans suggested the possibility of partnering with Cal Poly students to assist with planning and modeling of potential solutions.

- 8. Develop more local events to broaden and even out tourism activities. – Marketing**  
Efforts with Solvang businesses and Solvang Chamber to bring "Harvest, Haunts and Happenings" - this includes several events for locals and tourists to enjoy during the month of October. Also included Halloween-themed lights for the month of October.
- 9. Assess opportunities to support and use local organizations more effectively to meet community needs and volunteers. – Marketing**  
No update
- 10. Streamline the entitlement and building process make it easier for residents and businesses to improve their property. – Planning**  
The new Zoning Ordinance allows for more "by right" projects through the creation of a zoning ordinance process. City staff has established time frames for building permits and has taken over permitting functions and is now issuing permits 5 days a week and has completed a transition to accept all digital submittals. City staff has completed Planning Application checklists and Building Permit Checklists which are now available on our website. City staff has revamped its permitting systems and is now tracking metrics to ensure timely reviews of building permits to meet established building permit turnaround times. Building Permit turnaround times have fallen to between 20 and 25 business days for major construction projects, less than 10 business days for minor permits and less than 24 hours for over-the-counter permits. – No changes
- 11. Evaluate market potential for expanding business meetings, retreats, and boutique conferences. – Marketing**  
Candice recently attended IPW in Chicago working with Buellton and Visit SYV to bring tour groups, meetings, conferences, etc. to Solvang.
- 12. Explore BID to support downtown in a manner that would have Chamber support. – City Manager**  
The City Manager introduced the Business Improvement District (BID) concept to the Chamber, which expressed initial interest. On August 11, the City released the RFP for Downtown Solvang Business Improvement District Formation and Implementation Services. Staff anticipates bringing an award recommendation to Council on October 13.
- 13. Analyze increased water storage and/or supply with additional and/or larger reservoirs and development of injection wells for ground water storage for drought years independently or with other water purveyors. – Utilities**  
No update
- 14. Assess Library needs, opportunities, and funding. – Administration**  
No update
- 15. Assess regional opportunities on use and development of water infrastructure. – Utilities**  
No update
- 16. Analyze feasibility to reuse wastewater either as reclaimed wastewater, enhanced treatment for well injection or as direct potable water. – Utilities (combine w 15)**  
No update

## Update #5 to Solvang City Council Goals 2024/2026 (cont.)

Council directed staff to work on the top 16 for FYs 24/5 to 25/6. Other goals that were identified during the process but not currently in focus:

**17. Evaluate feasibility of workforce housing opportunities with Alisal Ranch and Lot 72. – Planning**

Lot 72 is off of this list for purposes of housing opportunities.

**18. Assess opportunities to make existing transit more effective in the overall transportation needs of the community. – Public Works**

**19. Evaluate the opportunities to improve overall public safety services. – City Manager (combine w 6)**

On August 11, the City released the RFP for Comprehensive Emergency Planning Services to strengthen the City's resilience and readiness for disasters and emergencies. The scope includes Updating the City's 2014 Emergency Operations Plan (EOP), developing the City's first Continuity of Operations Plan (COOP), conducting an Emergency Operations Center (EOC) inventory and gap analysis, with recommendations for improvements, delivering staff training, tabletop exercises, and after-action reports. Staff anticipates bringing an award recommendation to Council on October 13.

**20. Develop a Danish Heritage Master Plan. – Planning**

**21. Assess the ability to expand and diversify commerce and industry to augment tourism dependent revenues. – City Manager**

**22. Analyze community meeting space needs and methods of achieving those needs with existing and additional facilities. – City Manager (combine w 11)**

**23. Develop a long-term infrastructure Maintenance Master Plan. – Public Works**

**24. Explore means to minimize the adverse impacts of tourism on the quality of life of the residents. – Marketing**

Lot 72 temporary parking lot for Julefest that will help reduce the impact of parking in surrounding neighborhoods.

**25. Develop a five-year marketing plan for tourism and other business opportunities for a more sustainable and less volatile revenue base. – Marketing**

**26. Analyze the opportunities for broader business development. – Planning (combine w 21)**

**27. Develop options for meeting the cities' administrative and operational needs. – Administration**

**28. Develop a long-term infrastructure and funding plan. – Finance**

**29. Evaluate the Senior Service programs long term needs. – Administration**

**30. Update sign codes and home occupation ordinances. – Planning**

**31. Consider establishing mid-range housing requirements. – Planning**

**32. Develop strategy to reduce or eliminate PERS liability. – City Manager**

Policy completed and approved by Council.

**33. Assess community outreach programs. – City Manager**

Established an agreement for one year of monthly digital newsletters and quarterly mailed newsletters. Launched the first digital edition in September 2025.



**SUBJECT: Second Reading and Adoption of Ordinance No. 25-0384 to Amend Advisory Body Terms and Appointment Processes**

**PREPARED BY:** Annamarie Porter, City Clerk

---

**DISCUSSION:**

At the October 13, 2025, meeting, the City Council introduced for first reading Ordinance No. 25-0384. This ordinance, if adopted, will amend various sections of the Solvang Municipal Code related to advisory body terms and appointment procedures to establish staggered terms, standardize appointment and removal procedures, and ensure consistency among all advisory bodies, including the Planning Commission, Design Review Committee, and Revenue Measures Oversight Committee.

The proposed updates to the Municipal Code would establish four-year terms for members appointed by individual Council Members and two-year terms for members appointed by the Mayor, with staggered appointment cycles designed to promote stability, continuity, and institutional knowledge across advisory bodies. These amendments are intended to reduce administrative burdens on staff, ensure consistency among advisory body procedures, and improve the overall effectiveness of the City's boards and commissions. Consistent with Council direction at its last meeting, the ordinance now also requires that all appointments be ratified by a majority vote of the City Council.

Staff recommends that the City Council adopt Ordinance No. 25-0384, amending certain sections of Title 2 (Boards and Commissions) of the Solvang Municipal Code to implement the proposed changes related to the terms, appointment procedures, and membership structure of the City's advisory bodies.

**RECOMMENDED MOTION:**

I move to adopt Ordinance No. 25-0384 Amending certain sections of Chapter 1 (Planning Commission), Chapter 4 (Design Review Committee), and Chapter 6 (Revenue Measures Oversight Committee) of Title 2 (Boards and Commissions) of the Solvang Municipal Code to implement changes regarding advisory body terms and appointment procedures.

**ALTERNATIVES:**

Council could choose not to adopt the ordinance.

**FISCAL IMPACT:**

There is no fiscal impact directly from implementing the ordinance, however there may be cost savings from increase efficiencies in the recruitment process.

**ATTACHMENTS:**

A. Ordinance No 25-0384

**ORDINANCE NO. 25-0384**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLVANG, CALIFORNIA  
AMENDING CERTAIN SECTIONS OF CHAPTER 1 (PLANNING COMMISSION),  
CHAPTER 4 (DESIGN REVIEW COMMITTEE), AND CHAPTER 6 (REVENUE  
MEASURES OVERSIGHT COMMITTEE) OF TITLE 2 (BOARDS AND COMMISSIONS)  
OF THE SOLVANG MUNICIPAL CODE**

**WHEREAS**, members of advisory bodies to the City Council, including the Planning Commission, the Design Review Committee and the Revenue Measures Oversight Committee, serve two (2) year terms; and

**WHEREAS**, members of the Design Review Committee and the Planning Commission do not have staggered terms; and

**WHEREAS**, members of the Revenue Measures Oversight Committee serve staggered terms; and

**WHEREAS**, this arrangement results in significant administrative burdens on staff to recruit all members of the Design Review Committee and Planning Commission every two years and to recruit some members of the Revenue Measures Oversight Committee every year; and

**WHEREAS**, this arrangement disrupts the continuity and the effectiveness of advisory bodies and makes it difficult for advisory bodies to retain institutional knowledge, and

**WHEREAS**, amending advisory bodies terms to be four years for those members appointed by City Council members and two years for those members appointed by the Mayor and staggering such advisory body member terms will reduce administrative burdens and improve continuity and effectiveness and foster institutional knowledge; and

**WHEREAS**, the Solvang Municipal Code sets forth the procedures and requirements for appointment, vacancy, removal and other matters for each of the advisory bodies; and

**WHEREAS**, these procedures and requirements are inconsistent among advisory bodies; and

**WHEREAS**, these inconsistencies create additional administrative burden for staff to track and implement similar but slightly different procedures and requirements for each advisory body; and

**WHEREAS**, the City Council desires to amend and stagger the terms of advisory bodies and to establish consistent advisory body procedures and requirements and thereby reduce administrative burdens and improve advisory body effectiveness.

**NOW, THEREFORE, THE PEOPLE OF THE CHARTERED CITY OF SOLVANG DO ORDAIN AS FOLLOWS:**

**SECTION 1.** Section 2-1-2 (Membership) of Chapter 1 (Planning Commission), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby amended to read as follows:

§ 2-1-2 Membership.

A. Appointment. Consistent with subsection C, each City Council member, on behalf of their respective City Council District, shall appoint one Planning Commission member and the Mayor shall appoint one Planning Commission member. Such appointments shall be subject to ratification by majority vote of the City Council. In the event a City Council member or the Mayor declines to make an appointment, the appointment will be made by a majority vote of the City Council. Notwithstanding appointment by a

City Council member from a City Council District, members of the Planning Commission shall not be required to reside in the same City Council District as the appointing City Council member, and all members of the Planning Commission shall serve at large.

B. Qualifications. Each member of the Planning Commission shall be a legal resident within the City at the time of his or her appointment and during his or her tenure in office.

C. Term.

1. The term for each Planning Commission member appointed by a City Council member shall be for four (4) years, and the term for each Planning Commission member appointed by the Mayor shall be for two (2) years with such terms commencing on March 1 in the year following the regular election of the appointing City Council member or Mayor.

2. All Planning Commission members shall continue to hold and exercise their respective positions on the Planning Commission until the appointment of their respective successors.

3. Notwithstanding subsection C.1., a person elected or appointed to a City Council seat to fill a vacancy created by election or appointment of a sitting City Council member to the office of Mayor shall appoint the Planning Commission member for the two (2) year term on behalf of the newly elected or appointed Mayor so that, except in the event of a vacancy, all members of the City Council, including the Mayor, shall have each appointed only one Planning Commission member.

D. Vacancies shall be filled in the same manner as set forth in subsection A of this section by the Mayor or the current representative of the City Council District making the original appointment.

E. Removal. Planning Commissioners serve at the pleasure of the City Council and may be removed at any time by affirmative vote of three or more members of the City Council. A member who is absent for three (3) consecutive meetings without approval by a majority of the Planning Commission members shall be automatically removed from membership without further action by the City Council. Removal by Council or due to unapproved absence shall create a vacancy under subsection D of this section.

F. Compensation and Expenses. Any compensation of the commissioners shall be fixed by resolution of the City Council, and commissioners may be reimbursed for their valid expenses incurred on official City business.

**SECTION 2.** Clause 1, of Subsection A (Organization) of Section 2-1-3 (Organization and Meetings) of Chapter 1 (Planning Commission), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby amended to read as follows:

1. Officers of the Planning Commission shall include the chair and vice-chair. The vice-chair shall serve as the chair, pro tempore, when the chair is absent. The chair and vice-chair shall be elected from among the Planning Commission members by a majority of the members present at the first regular meeting of the Planning Commission on or after March 1.

**SECTION 3.** Section 2-4-2 (Membership) of Chapter 4 (Design Review Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby amended to read as follows:

§ 2-4-2 Membership.

A. Appointment. Consistent with subsection C, each City Council member, on behalf of their respective City Council District, shall appoint one Design Review Committee member and the Mayor shall appoint one Design Review Committee member. Such appointments shall be subject to ratification by majority vote of the City Council. In the event a City Council member or the Mayor declines to make an appointment, the appointment will be made by a majority vote of the City Council. Notwithstanding appointment by a City Council member from a City Council District, members of the Design Review

Committee shall not be required to reside in the same City Council District as the appointing City Council member, and all members of the Design Review Committee shall serve at large.

B. Qualification. Each Design Review Committee member shall be a legal resident or a business operator with a business within the Santa Ynez Valley at the time of the member's appointment and during the member's tenure in office. Each member should have a demonstrated interest in, and knowledge of, architectural history, architecture, local history or be knowledgeable in fields related to historic preservation, construction, planning, geography, landscape architecture, urban design, Danish culture, arts, or real estate. As used herein, "Santa Ynez Valley" is coterminous with the following ZIP codes: 93463, 93464, 93441, and 93460.

C. Term.

1. The term for each Design Review Committee member appointed by a City Council member shall be for four (4) years, and the term for each Design Review Committee member appointed by the Mayor shall be for two (2) years with such terms commencing on March 1 in the year following the regular election of the appointing City Council member or Mayor.

2. All Design Review Committee members shall continue to hold and exercise their respective positions on the Design Review Committee until the appointment of their respective successors.

3. Notwithstanding subsection C.1., a person elected or appointed to a City Council seat to fill a vacancy created by election or appointment of a sitting City Council member to the office of Mayor shall appoint the Design Review Committee member for the two (2) year term on behalf of the newly elected or appointed Mayor so that, except in the event of a vacancy, all members of the City Council, including the Mayor, shall have each appointed only one Design Review Committee member.

D. Vacancies shall be filled for the unexpired portion of the term in the same manner as set forth in subsection A of this section by the Mayor or the current representative of the City Council District making the original appointment.

E. Removal. Design Review Committee members serve at the pleasure of the City Council and may be removed at any time by affirmative vote of three or more members of the City Council. A Design Review Committee member who is absent for three (3) consecutive meetings without approval by a majority of the Design Review Committee members shall be automatically removed from membership without further action by the City Council. Removal by Council or due to unapproved absence shall create a vacancy that shall be filled pursuant to subsection D of this section.

F. Compensation and Expenses. Any compensation of the Design Review Committee members shall be fixed by resolution of the City Council. Design Review Committee members may be reimbursed for their necessary and actual expenses incurred on official City business in accordance with City policy.

**SECTION 4.** Clause 1 of Subsection A (Organization) of Section 2-4-3 (Organization and meetings) of Chapter 4 (Design Review Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby amended to read as follows:

1. Officers of the Design Review Committee shall include the chair and vice-chair. The vice-chair shall serve as the chair, pro tempore, when the chair is absent. The chair and vice-chair shall be elected from among the Design Review Committee members by a majority of the members present at the first regular meeting of the Design Review Committee on or after March 1.

**SECTION 5.** Clause 6 of Subsection A (Organization) of Section 2-4-3 (Organization and meetings) of Chapter 4 (Design Review Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby deleted in its entirety.

**SECTION 6.** Subsection B (Regular Meetings) of Section 2-4-3 (Organization and meetings) of Chapter 4 (Design Review Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal

Code is hereby amended to read as follows:

B. Regular Meetings. The Design Review Committee shall hold regularly scheduled public meetings.

**SECTION 7.** Subsection C (Appeals) of Section 2-4-3 (Organization and meetings) of Chapter 4 (Design Review Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby retitled and amended to read as follows:

C. Rules. The Design Review Committee shall adopt rules for the transaction of its business and shall keep a public record of its resolutions, transactions, findings and determinations.

**SECTION 8.** Subsection E (Conflict of Interest) of Section 2-4-3 (Organization and meetings) of Chapter 4 (Design Review Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby deleted in its entirety.

**SECTION 9.** Section 2-6-1 (Purpose and scope) of Chapter 6 (Revenue Measures Oversight Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby retitled and amended to read as follows:

§ 2-6-1 Committee establishment, purpose and scope.

1. Establishment. There is hereby created and established a committee consisting of five members to be known as the Revenue Measures Oversight Committee.

2. Purpose and Scope. The Revenue Measures Oversight Committee is an advisory committee appointed by the City Council of the City of Solvang. The purpose of the Revenue Measures Oversight Committee is to review the revenue and expenditure of funds from taxes established by the voters, as assigned by the City Council, and to help ensure accountability to voters regarding such expenditures.

**SECTION 10.** Section 2-6-2 (General duties) of Chapter 6 (Revenue Measures Oversight Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby retitled and amended to read as follows:

§ 2-6-2 Membership.

A. Appointment. Consistent with subsection C, each City Council member, on behalf of their respective City Council District, shall appoint one Revenue Measures Oversight Committee member and the Mayor shall appoint one Revenue Measures Oversight Committee member. Such appointments shall be subject to ratification by majority vote of the City Council. In the event a City Council member or the Mayor declines to make an appointment, the appointment will be made by a majority vote of the City Council. Notwithstanding appointment by a City Council member from a City Council District, members of the Revenue Measures Oversight Committee shall not be required to reside in the same City Council District as the appointing City Council Member, and all members of the Revenue Measures Oversight Committee shall serve at large.

B. Qualifications. Each Revenue Measures Oversight Committee member shall be a legal resident or a business operator with a business within the Santa Ynez Valley at the time of the member's appointment and during the member's tenure in office. As used herein, "Santa Ynez Valley" is coterminous with the following ZIP codes: 93463, 93441, 93460.

C. Term.

1. The term for each Revenue Measures Oversight Committee member appointed by a City Council member shall be for four (4) years, and the term for each Revenue Measures Oversight Committee member appointed by the Mayor shall be for two (2) years with such terms commencing on March 1 in the year following the regular election of the appointing City Council member or Mayor.

2. All Revenue Measures Oversight Committee members shall continue to hold and exercise their respective positions on the Revenue Measures Oversight Committee until the appointment of their respective successors.

3. Notwithstanding subsection C.1., a person elected or appointed to a City Council seat to fill a vacancy created by election or appointment of a sitting City Council member to the office of Mayor shall appoint the Revenue Measures Oversight Committee member for the two (2) year term on behalf of the newly elected or appointed Mayor so that, except in the event of a vacancy, all members of the City Council, including the Mayor, shall have each appointed only one Revenue Measures Oversight Committee member.

D. Vacancies. Vacancies shall be filled for the unexpired portion of the term in the same manner as set forth in Subsection A of this section by the Mayor or the current representative of the City Council District making the original appointment.

E. Removal. Revenue Measures Oversight Committee members serve at the pleasure of the City Council and may be removed at any time by an affirmative vote of three or more members of the City Council. A member who is absent for three (3) consecutive meetings without approval by a majority of the Revenue Measures Oversight Committee members shall be automatically removed from membership without further action by the City Council. Removal by Council or due to unapproved absence shall create a vacancy that shall be filled pursuant subsection D of this section.

F. Compensation and Expenses. Members shall serve with no compensation, but they shall be reimbursed for their reasonable expenses as allowed by applicable law, provided the city council allocates sufficient funding for such expenses.

**SECTION 11.** Section 2-6-3 (Committee membership and administration) of Chapter 6 (Revenue Measures Oversight Committee), of Title 2 (Boards and Commissions) of the City of Solvang Municipal Code is hereby retitled and amended to read as follows:

§ 2-6-3 Organization and Meetings.

A. Organization.

1. Officers of the Revenue Measures Oversight Committee shall include the chair and vice-chair. The vice-chair shall serve as the chair, pro tempore, when the chair is absent. The chair and vice-chair shall be elected from among the Revenue Measures and Oversight Committee members by a majority of the members present at the first regular meeting of the Revenue Measures Oversight Committee on or after March 1.

2. City staff shall provide administrative and technical support to the committee.

B. Meetings. The inaugural meeting of the Revenue Measures Oversight Committee shall be at a time and place set by City Council. Thereafter, the Revenue Measures Oversight Committee shall meet twice annually at a time and place deemed appropriate by the majority of the Revenue Measures Oversight Committee. At the discretion of the chair, meetings may be rescheduled or cancelled. Meetings shall be called, noticed and conducted in compliance with the Ralph M. Brown Act as amended (Government Code section 54950 et seq.).

C. Voting. Only appointed members who are present at a Revenue Measures Oversight Committee meeting may make a motion, second a motion or vote upon a motion under consideration by the Revenue Measures Oversight Committee. A motion shall pass if approved by a simple majority of the members present and voting at the meeting unless otherwise required. A quorum shall consist of a simple majority of Revenue Measure Oversight Committee members (three of five members). The Revenue Measure Oversight Committee may only take action on items if a quorum of appointed members is present, except that if a quorum is not present, the present members may vote to adjourn the meeting.

D. Amendment of Duties. A majority of the City Council must approve any amendments to the Revenue Measure Oversight Committee's duties set forth herein. The Revenue Measure Oversight Committee may, by majority vote of the Revenue Measure Oversight Committee, recommend amendments to the Revenue Measure Oversight Committee's duties for consideration by the City Council.

**SECTION 12.** Section 2-6-4 (Duties and responsibilities) is hereby added to Chapter 3 (General Penalty), of Title 1 (Administration) of the City of Solvang Municipal Code and shall read as follows:

§ 2-6-4 Duties and responsibilities.

A. The Revenue Measures Oversight Committee shall serve in an advisory capacity to the City Council and shall have no independent authority to expend or direct the expenditure of funds received by the City under Measure U, Measure E or other revenue measures.

B. The Revenue Measures Oversight Committee may conduct hearings; review reports; request funding from the City Council for independent audits of funds from Measure U, Measure E and other revenue measures; receive presentations; provide comments; make findings and recommendations; and issue reports to the City Council related to implementation and the expenditure of funds received under, Measure U, Measure E and other revenue measures.

**SECTION 13.** This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines (Title 14, Division 6, Chapter 3 of the California Code of Regulations), and the City's environmental procedures. The City has determined that this Ordinance is exempt from CEQA pursuant to CEQA Guidelines Section 15061(b)(3) because it can be seen with certainty that there is no possibility the passage of this Ordinance will result in a direct or reasonably foreseeable indirect physical change in the environment and there is no possibility the passage of this Ordinance will have a significant effect on the environment.

**SECTION 14.** If any section, subsection, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by a decision of a court of competent jurisdiction or preempted by State or Federal legislation, such decision or legislation shall not affect the validity of the remaining provisions of this Ordinance.

**SECTION 15.** This Ordinance shall become effective 30 days after its adoption.

**SECTION 16.** The City of Solvang is a Charter City and has adopted its own rules for summarizing and posting ordinances once they are adopted. A summary of this Ordinance will be prepared by the City Clerk. The summary will be posted in three locations after adoption as directed in the Solvang Municipal Code. A true and correct copy of the full ordinance together with a record of the vote of each council member shall be kept by the City Clerk.

**PASSED, APPROVED, AND ADOPTED** on this 27 day of October 2025.

\_\_\_\_\_  
David Brown, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Chelsea O'Sullivan, 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 the foregoing Ordinance No. 25-0384 was duly introduced at a regular meeting of the City Council held on the 13th day of October 2025, and was duly adopted at a regular meeting of said City Council held on the 27th day of October 2025, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said Ordinance was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Annamarie Porter, City Clerk



**SUBJECT:** Third Quarter Marketing Reports

**PREPARED BY:** Candice Libera, Marketing and Events Coordinator

---

**DISCUSSION:**

This report provides a summary of each contracted marketing agency's quarterly performance and activity reports, outlining deliverables, campaign metrics, and upcoming initiatives. Collectively, these reports demonstrate ongoing progress toward the City's tourism marketing goals and provide transparency and accountability for the Tourism Marketing Program.

**RECOMMENDED MOTION:**

"I move to receive and file the Third Quarter Marketing Reports."

**ATTACHMENTS:**

- A. TJA Advertising July – September Quarterly Report
- B. Islett Social July – September Quarterly Report
- C. Stiletto Marketing & Solvang Visitors Center July – September Quarterly Report
- D. Solvang Visitors Center Q3 Questions

# City of Solvang Quarter 3 Report



**TJJA**  
 Advertising  
 Public Relations

Prepared for **City of Solvang**  
 By **TJJA Advertising**

**TJJAAdvertising.com**



## TOT/ ROI Report

**TOT Equation:** 26,214 (lodging referrals) x 30%  
(look to book ratio) = 7,864 (reservations) x 2  
nights (average length of stay) = 15,728 room  
nights x \$225 average ADR = \$3,538,800 (possible  
reservations made from website lodging  
referrals). 14% TOT generated = \$495,432



Image sourced and secured via Crowdriff



# Fall Sojern Campaign

## Underway

- We kicked off a fall campaign with Sojern that features fall and Julefest events and links back to the lodging specials page.
- The campaign runs 8/18-11/30
- Over 50 assets were created and sized for this campaign and tactics include native video, mobile ads, digital display, social media, and more.

**SOLVANG**  
The Danish Capital of America

*Visit* America's  
Denmark

**For Small Town Vibes  
and International Flavor**

Leave the passport at home and find your next European getaway right in California's backyard. Easily accessible from both Los Angeles and San Francisco, our charming Danish village offers an escape that feels a world away.

Explore our Exclusive Lodging Deals  
[SolvangUSA.com](http://SolvangUSA.com)



# Sojern Results (Campaign is still running)

## Post-Impression Travel Activity Summary

How many travel activities did the campaign drive to Solvang after travelers see your campaign within 30 days?



Total Activities	Total Travelers
Flight Search	2,805
Flight Booking	621



Total Activities	Total Travelers	Hotel Night Stays
Lodging Search	115	240.0
Lodging Booking	8	10.0

	Total Activities	Total Travelers	Average Lead Time In Days	Average Length Of Stay In Days
<b>Flight</b>	<b>5,026</b>	<b>2,805</b>	<b>58</b>	<b>3</b>
Flight Search	5,026	2,805	58	3
Flight Booking	472	621	39	2
<b>Lodging</b>	<b>115</b>	<b>142</b>	<b>31</b>	<b>2</b>
Lodging Search	115	142	31	2
Lodging Booking	8	6	32	1
<b>Car</b>	<b>186</b>	<b>147</b>	<b>19</b>	<b>7</b>
Car Search	186	147	19	7
Car Booking	22	22	19	3
<b>Vacation</b>	<b>13</b>	<b>16</b>	<b>24</b>	<b>2</b>
Vacation Search	13	16	24	2
<b>Grand Total</b>	<b>5,842</b>	<b>3,271</b>	<b>54.13</b>	<b>2.84</b>
Total Activities		502	Total Confirmed Hotel Night Stays	
Total Bookings		647	10	

How effective is my campaign? How much revenue is the campaign bringing to Solvang?



Media Spend To Date **\$9,650**



# Sojern Results (Campaign is still running)

## Estimated Economic Impact & ROAS

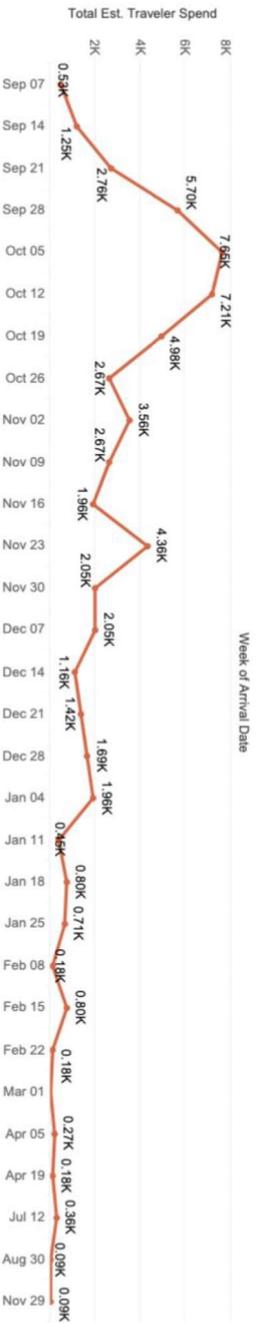
### Online Booking

Confirmed Total Travelers x Avg. Spend per Traveler (\$89.00)

\$57,583

Estimated Economic Impact / Media Spend

\$5.97 : 1



### Multichannel Performance

How many travel activities are attributed to each channel after someone is impressed? Someone who is impressed in more than one channel will have their travel activities counted in each channel.

	Flight		Lodging		Car		Vacation		Grand Total
	Search	Bookings	Search	Bookings	Search	Bookings	Search		
Native	3,808	350	84	5		20		7	4,402
Video	1,812	173	50	8		10		6	2,142
<b>Grand Total</b>	<b>5,620</b>	<b>523</b>	<b>134</b>	<b>13</b>	<b>211</b>	<b>30</b>	<b>13</b>		<b>6,544</b>

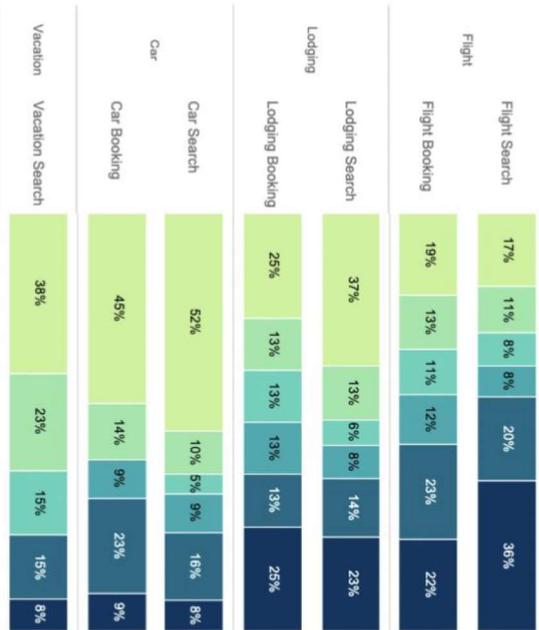


# Sojern Results (Campaign is still running)

## Economic Impact Report

### Trip Planning

How far in advance are travelers planning and booking prior to their trip?



### Length Of Stay

How long are travelers staying?

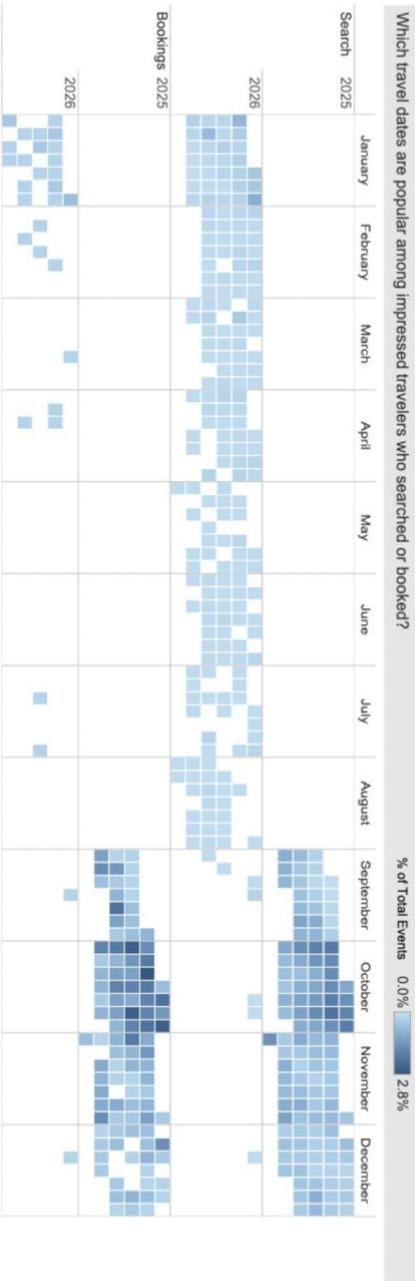




# Sojern Results (Campaign is still running)

## Searched and Booked Departures

Which travel dates are popular among impressed travelers who searched or booked?



### Top 10 Most Searched Dates

October 10, 2025	2.2%
October 05, 2025	2.0%
October 04, 2025	1.9%
October 09, 2025	1.9%
October 12, 2025	1.8%
October 03, 2025	1.8%
October 17, 2025	1.6%
October 06, 2025	1.6%
October 07, 2025	1.6%
October 08, 2025	1.6%

### Top 10 Most Booked Dates

October 07, 2025	2.8%
October 04, 2025	2.6%
October 12, 2025	2.6%
October 17, 2025	2.6%
September 25, 2025	2.2%
October 02, 2025	2.2%
October 11, 2025	2.2%
October 06, 2025	2.0%
October 08, 2025	2.0%
October 19, 2025	2.0%



# Additional Fall Tactics

- Placement in Phoenix Magazine CCTC Co-Op
- CCTC Co-Op through Visit California
- SYV News- Congratulations on their Anniversary Print
- USA Today Fall/Winter Print Guide

# Photography

New assets were shot and purchased for Danish Days



## THE DANISH CAPITAL OF AMERICA

Solvang is a place where Danish tradition meets California ease, tucked into the rolling hills of the Santa Ynez Valley. This walkable village is home to acclaimed bakeries, boutique tasting rooms, and independent shops rooted in both heritage and creativity.

Beyond its windmills and storybook architecture, Solvang offers a slower pace and a welcoming spirit that invites visitors to explore at their own rhythm. Whether you're drawn by food design, or culture, Solvang stands apart as a destination that's quietly remarkable, and well worth discovering.

805.465.7298 | [SolvangUSA.com](http://SolvangUSA.com)

CELEBRATING  
100 Years

*"Tillykke!"*

Congratulations from the City of Solvang to Santa Ynez Valley News








Here's to a century of storytelling, excellence, and service to our community. Congratulations from the City of Solvang to Santa Ynez Valley News on reaching your remarkable milestone of your 100th anniversary! Your dedication to delivering timely news and fostering community engagement has always been appreciated in the City of Solvang.



Explore our Exclusive Lodging Deals and Packages! | [SolvangUSA.com](http://SolvangUSA.com)



## Website Design Projects Highlights

- Updates to Hotel and Dining Listings
- Updated “Happenings” and Events 2X/ Month
- “Summer Looks Different” Blog
- Refreshed Special Offers Page with “Featured Specials”
- Added “Tour” Category to Happenings
- New Solvang Tour Page
- New Spirits of Solvang Landing Page with Video
- New ID Tracking System Setup for Listings
- “Solvang’s Harvest, Haunts, and Happenings” Blog
- Sojern Assets Web/Video, Calendar Updates
- New Improved Blog Page Layout
- Add Sunset Award to Homepage
- Plan Your Getaway “From Harvest to Haunts” Blog





# Website Stats

July - September 2025

Sessions = 233,717 | Y/Y = -13.45%

Page Views = 383,576 | Y/Y = -18.73%

Lodging Specials Page Views = 41,537

Lodging Referrals = 26,214 | -5.77%

Most Important - Conversion % | Lodging Referral/Session = 11.35%

Downloads:

Walking Map = 2,266

City Map = 1,026

Know Before You Go Guide = 551

Note: One of the reasons why traditional web traffic is down is due to the rise of search on AI and the challenge of measuring it. Refer to the next slide on how we are embracing that challenge and determining new ways of reporting.

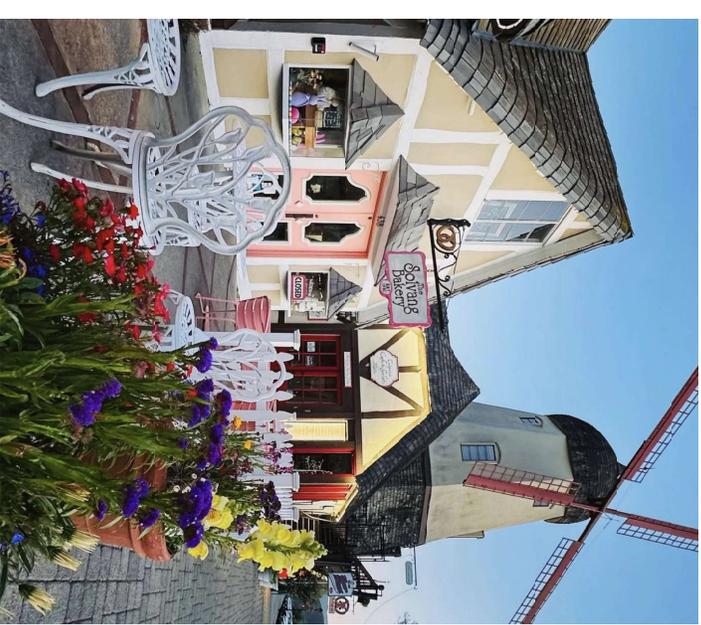
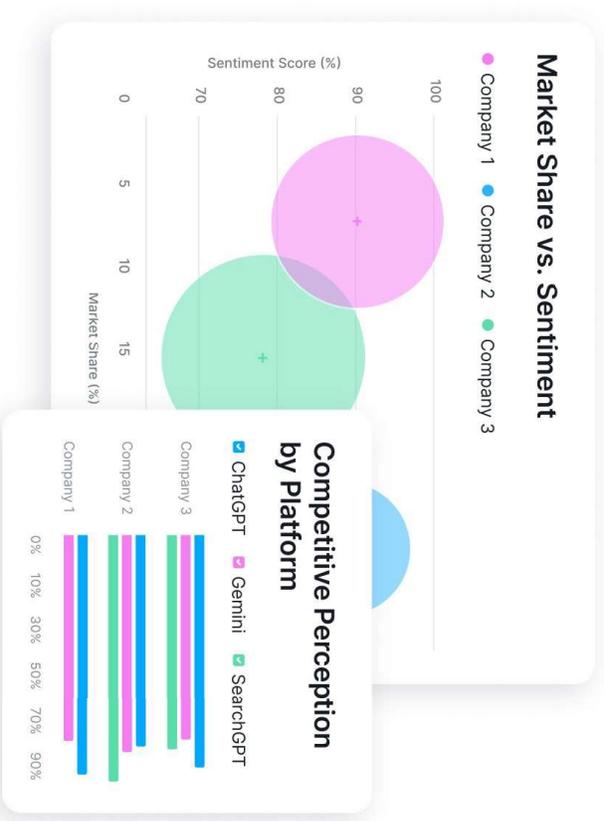


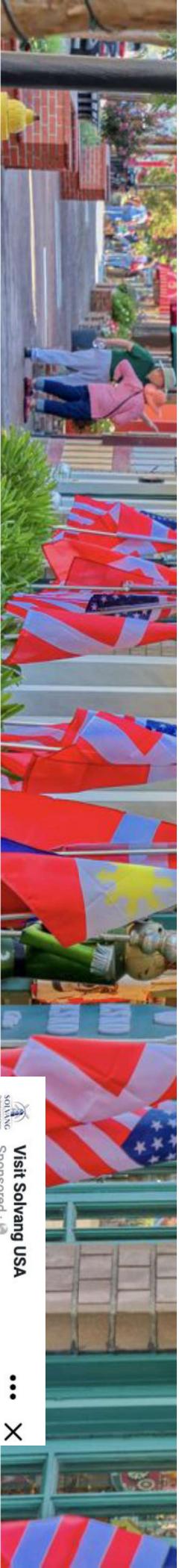
Image sourced and secured via CrowdRiff



# AI SEO Strategy and Execution

- **Implementing Advanced AI SEO:** We are leveraging a combination of advanced AI SEO tactics and proven strategies, using the latest emerging tools to gain a strong foothold in the new Google landscape.
- **New AI SEO Program Rollout:** We have launched a dedicated, focused AI SEO program.
- **Enhanced Reporting and Insights:** This includes new dashboard metrics and a comprehensive monthly report detailing insights to drive future strategy.
- **Strategic Goal Shift:** Transitioning from "Getting the click" to "Becoming the source AI chooses to cite" for queries where users only seek quick, factual answers (low-intent searches).
- **Maintain High-Intent Visibility:** Simultaneously, we're increasing visibility in high-intent searches, targeting users who are actively ready to take action, like making a purchase or signing up.





# TJA's Digital Marketing Efforts

## Paid Meta Ads

- Custom meta ads are created and launched monthly.
- Targeting is based on key demographics identified through Placer AI and additional audience insights, including income levels and interests.
- The average per ad this quarter was over 16,458 clicks, all directed to the lodging specials page.
- This quarter's top-performing ad was run in September and helped to promote fall happening and linked back to lodging specials, achieving an impressive average cost per click of just \$0.10.

Visit Solvang USA Sponsored

Cozy up in Solvang this fall! Enjoy harvest flavors, Halloween festivities & small-town charm. Book your autumn ... See more

solvangusa.com  
Lodging Deals & Packages - Visit...  
Book now



## Solvang's Harvest, Haunts, and Happenings

This fall, [Solvang](#) invites visitors to experience the season in a whole new way. Tucked in the heart of Santa Ynez Valley wine country, the Danish village will celebrate harvest abundance, cultural heritage, and Halloween wonder with [Spirits of Solvang: Harvest, Haunts & Happenings](#).

From September through November, the streets will come alive with festivals, exhibits, and seasonal gatherings. By day, discover the flavors of wine country, stroll past unique architecture, and explore new cultural showcases. By night, enjoy spirited happenings that capture the mystery and magic of the season.

### Danish Days



[Solvang Danish Days](#) returns for its 88th celebration honoring the village's 1911 founding by Danish Americans. The three-day festival fills downtown with Danish flavors, music, and traditions, offering a vibrant blend of heritage and fun.



Highlights include savoring Æbleskiver pastries, enjoying the beer and wine garden, exploring artisanal crafts, a [Viking Encampment](#), and experiencing interactive history at the Elverhøj

## Monthly Eblasts

- Monthly e-blasts and blog posts are created and published to keep content fresh and relevant.
- E-blasts are sent to a subscriber list of 68,718 engaged users. We have added over 319 subscribers in the last 30 days.
- Our average open rate is 45%—well above the industry standard of 22%.
- The top-performing e-blast in August reached a 46% open rate and highlighted content around upcoming events and fall festivities.



Advertising  
Public Relations



# Pinterest

- We drove over 12,940 impressions on Pinterest this quarter with an active audience of over 6,830 people.
- Top pins included Things to Do, Danish Days, and Historical Pin.
- Pinterest users often search with a planning mindset, making it an ideal platform to inspire and capture interest from travelers dreaming up their next getaway.



Solvang Things To Do and Attractio...



California Danish Maid Solvang



Step Back in Time in Solvang



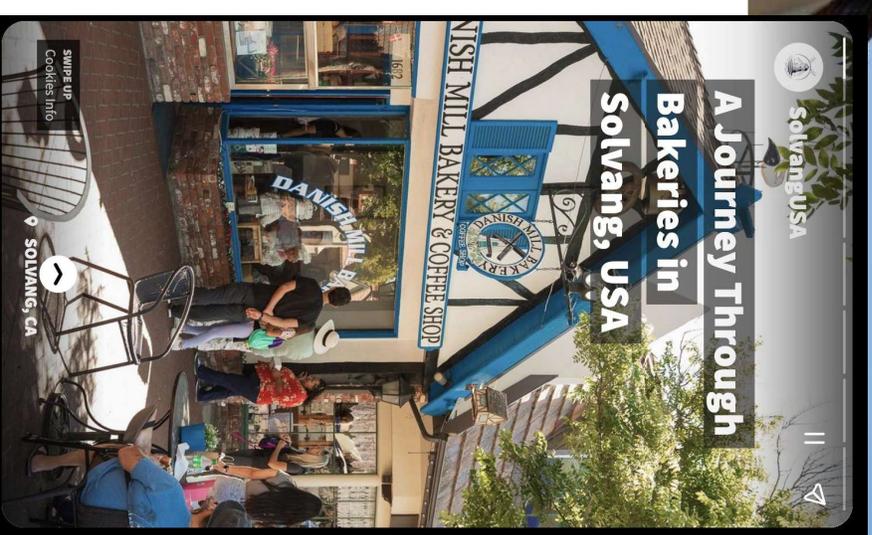
Danish Days 2025 - Visit Solvang, CA





## Crowdriff

- Localhood Stories are created and embedded across our website and may also be featured on the Visit California website and Google Discover.
- This quarter's top-performing story was "The Best Bakeries in Solvang."
- Over 759 pieces of user-generated content have been secured and are accessible for ongoing use.
- UGC is also repurposed as Pins on Pinterest to expand reach.
- Please note: Full performance reporting is available via a live dashboard and monthly written reports.





Thank You!

# SOCIAL MEDIA REPORT

## *July-September 2025*



## OVERVIEW

03-05	<i>Key Takeaways</i>
06-08	<i>Quarterly Data</i>
09-14	<i>Top Performing Content</i>
15-16	<i>Community Engagement</i>
17-18	<i>Quarterly Projects</i>
19-20	<i>Instagram Market Analysis</i>

*July-Sep 2025*

## **KEY TAKEAWAYS**

## KEY TAKEAWAYS

### JULY WINS

- We surpassed 80K followers on Instagram as of end of June. A major growth benchmark!
- Our top content theme of sweets/bakeries remains the highest performing topic. Rather than showcasing it in video format, we tested the topic in a still carousel format (with native text). It still outperformed other content themes!
- Nighttime imagery continues to drive strong engagement across Instagram and Facebook. We paired this with "midweek stays" language in the caption to optimize the most eyes in efforts to bring in more visitors during the slow periods during the week.

### AUGUST WINS

- We had a high performing month across all platforms!
  - Facebook: +142% views, +86% interactions.
  - Instagram: +76% views (518K total).
  - TikTok: Engagement doubled with 1.4K interactions.
- High performing content highlights on Instagram:
  - Danish Days Promo: 120K views, 3.3K likes, 3.4K shares, 725 saves.
  - "Sweets" Video Content (Trending Account Theme): 50K views, 3.4K likes, 1.7K shares, 402 saves.
  - Danish Days Giveaway (Collab): 24K views, 2K comment entries, +94 new followers directly from the post.
- We drove over 100 total clicks to the "Best Historical Small Town" voting page since July.
- Our Danish Days post is the #3 top performer of 2025, with 298K views and 2.2K interactions on FB!

### SEPTEMBER WINS

- Seasonal rollout drove major engagement gains across all platforms.
- Strong audience growth: +2K on IG, +1K on FB, +500 on TikTok.
- Instagram interactions up 57%. Our top post ("Halloween in Solvang, CA" UGC) hit 91K views, 8.2K likes, 4.6K shares, and brought +192 followers.
- Secured a collab with Thomas Dambo for a "Lulu the Troll" post. CalNAM was also a collaborator which increased engagement (1.9K likes, 235 shares).
- TikTok saw a +131% increase in video views thanks to our seasonal content as well! The "Halloween in Solvang, CA" UGC video was also the top performer here with:
  - 77K views, 5.9K likes, 14 comments, 3.2K shares and 800 saves

## **OPPORTUNITIES**

- Continued partnerships with influencers.
- Social forward trends + interactive graphics.
- Repurposing user generated content (UGC).
- Continued upcoming holiday themes + event promo.

*July-Sep 2025*

# QUARTERLY DATA

*July-Sep 2025*

### 3 MONTH CHECK-IN

PLATFORM	TOTAL FOLLOWERS	NET GROWTH	ORGANIC ENGAGEMENTS	ORGANIC VIEWS
INSTAGRAM	84,623	+5,584	76,468	1,048,294
FACEBOOK	11,759	+3,006	63,937	1,117,630
TIKTOK	6,208	+707	16,501	230,817

July-Sep 2025

# QUARTERLY CHECK-IN

PLATFORM	FOLLOWER NET GROWTH Jul-Sep 2025	FOLLOWER NET GROWTH Jul-Sep 2024	TOTAL # OF POSTS Jul-Sep 2025	TOTAL # OF POSTS Jul-Sep 2024	ACCOUNTS REACHED Jul-Sep 2025	ACCOUNTS REACHED Jul-Sep 2024	ORGANIC PROFILE VIEWS Jul-Sep 2025	ORGANIC PROFILE VIEWS Jul-Sep 2024
INSTAGRAM	+5,584	+7,510	43	43	279,276	736,551	20,654	25,796
FACEBOOK	+3,006	+726	43	40	2,238,240	1,648,891	24,878	10,256
TIKTOK	+707	+466	19	15	199,969	179,841	1,898	873
<b>TOTAL</b>	<b>9,297</b>	<b>8,702</b>	<b>105</b>	<b>98</b>	<b>2,717,485</b>	<b>2,565,283</b>	<b>47,430</b>	<b>36,925</b>

*July-Sep 2025*

## **TOP PERFORMING CONTENT**

## TOP PERFORMING CONTENT - INSTAGRAM

### IMPRESSIONS + LIKES



Posted : August 20, 2025 5:22 PM

Danish Days Promo.

144k views, 3.5k likes, 29 comments, 3.6k shares, 16 reposts, 735 saves, +206 followers

## TOP PERFORMING CONTENT - INSTAGRAM REELS

### PLAYS, SAVES + LIKES



Posted : September 24, 2025 6:29 PM

Halloween UGC.

104k views, 9.9k likes, 83 comments, 5.2k shares, 96 reposts, 1k saves, +248 followers

# TOP LIKED POSTS-INSTAGRAM



Posted : September 24, 2025 6:29 PM



Posted : September 10, 2025 4:44 PM



Posted : August 20, 2025 5:22 PM



Posted : August 13, 2025 6:03 PM



Posted : September 22, 2025 4:25 PM

**Seasonal content, event promo and sweets themed content increase engagement + views.**

# TOP PERFORMING CONTENT - FACEBOOK

## REACH + ENGAGEMENT



Posted : August 26, 2025 4:50 PM

General UGC - Solvang Architecture.

78k views, 1.8k likes, 107 comments, 206 shares, 40

# TOP PERFORMING CONTENT - TIKTOK

## VIEWS & LIKES



Posted : September 24, 2025 6:29 PM

Halloween UGC.

111k plays, 8.2k likes, 24 comments, 4.3k shares, 1.1k

*July-Sep 2025*

# THE SOLVANG COMMUNITY

## COMMUNITY ENGAGEMENT

 **theboogeymancan**  6d ·  by author  
I freakin LOVE Solvang! Never seen it during Halloween though, looks so nostalgic! 🎃  
Reply Reply with a reel Hide ↓

 **el.lobo.bandido** 17h  
Beautiful place to visit! I always have a good time when I go to Solvang

 **grans2luvs** 1w ·  by author  
My favorite place to visit at Christmas time 🎅🎄🌟  
Reply Reply with a reel Hide ↓

 **michellebsellers** 2d  
Cant wait to eventually go there. Been wanting to for sooooo long. 😍  
Reply Hide ↓

 **sas25818** 7w ·  by author  
Solvang truly is our go to getaway! ❤️  
Reply Reply with a reel Hide ↓

 **spermario64** 1w  
Solvang during Halloween and Christmas are wonderful  
Reply Hide ↓

*July-Sep 2025*

# QUARTERLY PROJECTS

## **Q3 PROJECTS**

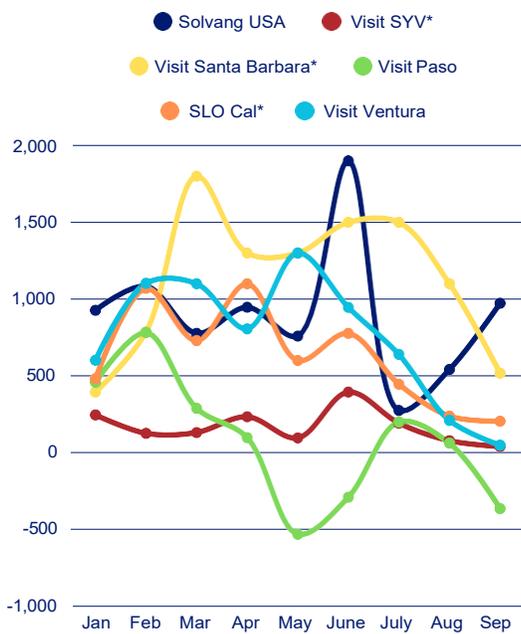
Outside of our social media schedule planning and video editing, we:

- Provided influencer support for Anna
- Monitored and reshared influencer content
- Sourced usable content from businesses/influencers
- Supported Solvang and businesses in town for media nominations
- Coordinated giveaway planning with Candice + Anna

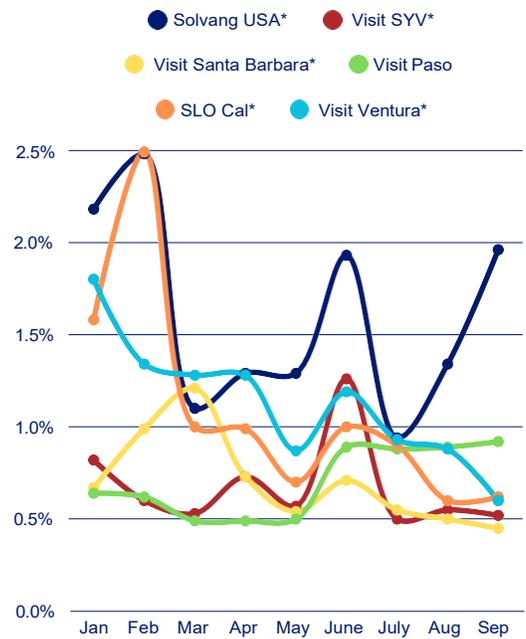
*July-Sep 2025*

# **INSTAGRAM MARKET ANALYSIS**

**NEW FOLLOWERS [30 days]**



**AVG ENGAGEMENT RATE [30 days]**



Main Takeaway.

Solvang’s follower count and engagement both grew compared to the previous reporting period, leading our market in new followers and engagement rate. The increase aligns with seasonal trends, driven by strong performing content that mirrors the engagement spike we saw during the same period last year.





## Solvang Tourism, Jul | Aug | Sept 2025 :: PR Briefs

prepared by Anna Ferguson-Sparks, Stiletto Marketing – October 10, 2025

### • JUL | AUG | SEPT 2025 Activities (recap)

#### Press Communications

- Drafting + updating + distributing press releases / marketing copy for Solvang 'developments' and other happenings, as well as media outreach in support of new or existing Solvang businesses or other Solvang initiatives.
- Included press release + marketing copy creation and [July 17] distribution: "Solvang, California, Nominated for 2025 Newsweek Readers' Choice Award in 'Best Historical Small Town' Contest Category"
- Continued press release distribution: "Solvang Julefest, the Danish Village of Solvang, California's Annual Holiday Event, Returns to One of the Nation's 'Best Christmas Towns' November 28, 2025, through January 4, 2026"
- Included press release + marketing copy creation and [August 21] distribution: "Solvang, California, Voted as One of the 'Best Historical Small Towns' in 2025 Newsweek Readers' Choice Awards" (< this press release also included announcement of various Solvang business Award 'winners' in both 2025 Newsweek **and** USA TODAY 10Best contests)





- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

- **Press Communications (continued)**

- Included press release + marketing copy creation and [August 26] distribution (on behalf of Solvang Danish Days Foundation): “September 19-21, 2025: 88th Celebration of Solvang Danish Days, California’s Premier Danish Heritage Festival, Returns with Æbleskiver, Vikings, Living History, LEGO®, Parades and Storytime Sessions, Beer, Wine, and Foodie Experiences” (incl. varied Danish Days follow-up announcements and communications)
- Included press release(s) + marketing copy creation and [September] distribution: “Solvang, California, ‘The Danish Capital of America,’ Debuts New Lineup of Fall Season Experiences: ‘Spirits of Solvang: Harvest, Haunts and Happenings’”
- Each of the above-listed press releases was used for editorial consideration as well as for other SolvangUSA marketing team projects. (content for these releases sits in shared Google docs)

- **Content / Media Liaison**



- Fulfilled additional Solvang photo request(s) for impending article in *PUNCH Magazine*, as a result of a May 2025 writer research visit: “...we’re planning to run a travel story about Solvang in our November issue.” ([PUNCH Magazine](#) is a “Silicon Valley monthly lifestyle magazine.”)



• **JUL | AUG | SEPT 2025 Activities (recap, continued)**

**Content / Media Liaison (continued)**



- Completed coordination of early-August media visit for pre-assigned article about Solvang, slated for “[Travel + Luxury magazine](#), a premium colour insert in *The Weekend Australian* newspaper, the prestigious national publication in Australia for a CEO-type audience of over 2.5 million (print + digital).” The writer, Cleo Glyde, stayed at The Landsby and we booked more than seven (7) stops or activities for her throughout Solvang and the surrounding Santa Ynez Valley. Post-visit, we followed up to fulfill photo requests to match Cleo’s itinerary and eventual article.
- Ferried various [USA TODAY 10Best](#) Solvang-related nominations and associated voting status updates to SolvangUSA marketing team, for social media and e-newsletter promo. (*Alisal Ranch, finished as #10 “Best Destination Resort;” Final Girl Wines, finished as #5 “Best Wine Tasting Room;” Alma Rosa Winery & Vineyards, finished as #10 “Best Winery Tour”*)
- Facilitated image asset hand-off [per KSBY request](#), in support of September 28, 2025, Hispanic Heritage Celebration in Solvang Park.
- Communicated with **Visit California Germany** regarding a German OTA Solvang visit by a pair from [Journaway](#) (*September 11, 2025, visit*), with a Visit California campaign / social content scheduled to go live in October.



• **JUL | AUG | SEPT 2025 Activities (recap, continued)**

**Content / Media Liaison (continued)**



- Completed coordination and collaborative organization of September 11-12, 2025, **JAPAN SoCal “Road Trips” FAM** (*Travel Trade opportunity through Visit California*), designed to inspire Japanese travel agents with fresh ways to experience California. FAM had an emphasis on **Urban Road Trips** and **Car-Free Road Trips** via **AMTRAK**. *Japan trade group overnighted in Solvang and completed an itinerary of pre-arranged meals, wine tasting, and tours – including a tour with Candice and the Visitor Center.*



- Assisted Candice with fact check for upcoming Solvang Julefest inclusion in digital *Westways* piece: “*We’re featuring Julefest in the November edition of our ‘Things to Do’ newsletter, which highlights top events across California.*”



- Contacted *ABC News* reporter who had erroneously stated that the Gifford Fire was located \*in\* Solvang and asked that they please remove the Solvang location mention from the [ABC News series of Gifford Fire articles](#). Solvang location mention was promptly removed from those articles after that correspondence.



- Supplied photos to, and completed photo permission waivers for, the **Los Angeles Times** and **Tribune News Service / Content Agency**, for original posting and subsequent syndication of September 9, 2025, *Los Angeles Times* travel article, “[California’s enchanting Danish town goes full Christmas. Now is the time to plan a trip](#)” (*included minor correction requests for Tribune’s syndicated version/s of the article*).



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

### **Content / Media Liaison (continued)**



- Completed September 25 [radio interview](#) for [CRN Digital Talk Radio](#), about Solvang's FALL happenings.

### **Media Outreach**

- Check SOS, HARO, Substack, and/or other media queries daily; submitted Solvang and/or individual businesses within City to seventeen (17) specific queries – including August submission of three (3) Solvang businesses for new *Newsweek Readers' Choice Awards* category consideration, and September submission of the Solvang Julefest Light & Music Shows for *Newsweek Readers' Choice Awards* category consideration.
  - Continued to conduct media outreach in support of three (3) Solvang businesses / initiatives: *Drover's Doughnuts* new Solvang space, *Coast Range's* new non-alcoholic bar program, *The Marlo* hotel's fall 2025 (re)debut, and the 5th anniversary (*July 17, 2025*) of *High Roller Tiki Lounge's* Alisal Road location.
- Additional, ongoing media outreach or pitching not tied to SOS, HARO, Substack, or other specific queries.



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

### **Content Submissions**



- **Solvang content submissions to Visit California** for future PR / Media consideration:
  - *Solvang, CA's High Roller Tiki Lounge Brings Blue Hawaiians with a Side of Bands and Burlesque* (call for "Beyond the Glass, Mug or Pint" idea submissions)
  - *Halloween "Haunts" in Solvang: Guided Ghost Tours, Annual Haunted House, Spirited (Wine) Sipping* (call for "Spooky Fun After Dark" idea submissions)
  - *Ladies who Lead Solvang's Shopping Scene: Spices and Furbabies, Inclusive Crafts and Art Experiences* (call for "All Dreams Always Welcome" idea submissions)
  - *Solvang Motel History, now with Speakeasies: The Marlo Hotel's Revamp Debuts 'Hidden' Guest Spaces* (call for "Hidden Hotel Features" idea submissions)
  - *Events among Vines and Veggies at Solvang's Buttonwood Farm and Vineyard* (call for "Professional Meetings and Events: Vineyard Venues" idea submissions)
  - *Solvang's Museums Entertain Fairytale Fans, Vintage Motorcycle Enthusiasts, California History Buffs* (call for "Golden discoveries: Museums only locals know" idea submissions)



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

### **Content Submissions (continued)**



- **Solvang content submissions to Central Coast Tourism Council** for potential use in upcoming e-newsletters, social media campaigns, in website copy, or for other possible marketing projects. The overarching call for content for September's e-newsletter topic was seasonal to the fall.

### **Additional Items**

- Supplied content suggestions, input, and materials to TJA + City (Candice) for late-July 2025 “*Summer Looks Different in Solvang*” e-blast / newsletter to SolvangUSA consumer email listing(s). Content was also used for [SolvangUSA.com](https://SolvangUSA.com) website [blog post](#).
- Supplied content suggestions, input, and materials to TJA + City (Candice) for late-August 2025 “*Solvang's Harvest, Haunts, and Happenings*” e-blast / newsletter to SolvangUSA consumer email listing(s). Content was also used for [SolvangUSA.com](https://SolvangUSA.com) website [blog post](#).
- Supplied content suggestions, input, and materials to TJA + City (Candice) for late-September 2025 “*Fall in Solvang: Pumpkins, Wine & Haunted Nights*” e-blast / newsletter to SolvangUSA consumer email listing(s). Content was also used for [SolvangUSA.com](https://SolvangUSA.com) website [blog post](#).



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

#### **Additional Items (continued)**

- Check-ins with the Solvang Visitor Center for updates and general catch-up sessions.
- Correspond regularly with islett (Liana + Kaylee) regarding @SolvangUSA social media topics, questions, content schedules, and for general check-ins. *Includes team review of potential influencers for future Solvang visits, discussion of associated deliverables, and any required content creator agreement details.*

#### **Q3 2025 Media Visits**

Late-June, we hosted one of our larger influencer collaborations meant to showcase some of Solvang's seasonal, "cultural pursuits." She posted her Solvang content (**see next slide**) on July 2, 2025. In August, we hosted one journalist (for the Australian publication travel article) and one blogger / micro-influencer (from the Phoenix, AZ, market – who had funneled through to Solvang via a Visit California media visit request form submission). In September, we hosted one journalist (visiting for *forthcoming* article research), one pair of Visit California 'Global Influencer Advisory Board' Members (a travel influencer couple), and the Visit California JAPAN **Trade** Group. *We traditionally kept media visits lighter during the summer months, but will readdress that strategy for summer of 2026.*

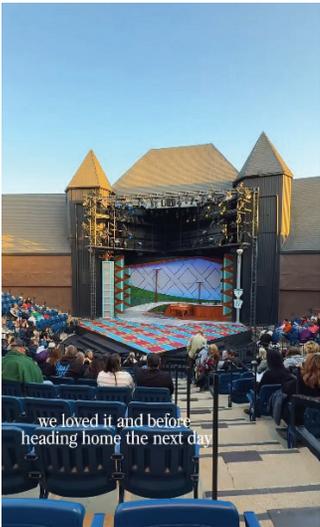
We are currently working on five (5) to six (6) confirmed or potential influencer + editorial visits for October and November. *All further visit results, trip confirmations, and details to follow in future monthly or quarterly reports.*



**Jul/Aug/Sept 2025 Solvang Influencer Visit – Recap**

- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

**SolvangUSA Influencer Campaign**  
(June 19-21, 2025, Solvang visit)



travelwithtalia and solvangusa  
Derik Fein • Sun

travelwithtalia • Steal my Solvang Weekend Itinerary! 🍷🌟  
@solvangusa  
Just a few hours from San Diego, this little Danish town is straight out of a fairytale. From cute cottages and epic sandwiches to wine bars, bakeries, and even a giant troll (yes, really)—here's how to spend the perfect

2 days in Solvang 🇩🇰  
📍 Stay: Wine Valley Inn @winevalleyinn 🍷 Lunch: Peasants Deli (get The Godfather) @peasantsdeli 🏰 Visit: Old Mission Santa Inés 🧀 Treat: Cheese danish from Mortensen's @mortensensbakery 🏡 Explore: Downtown & spot the mini birdhouses 🍷 Dinner: The Gathering Table @gatheringtablesolvang

Day 2 🍳 Breakfast: Danish Mill Bakery @danishmillbakery 🏰 California Nature Art Museum (find the Thomas Dambo Troll!) @calnatureartmuseum 🏡 Elverhøj Museum @elverhojmuseum 🍷 Lunch: Peasants Feast @peasantsfeast 🏰 Viking Museum 🍷 Wine Tasting: Good Life @the\_good\_life\_cellar 🍷 Dinner: Coast Range @coastrangerrestaurant 🎭 Show: "The Waitress" at the

👍👍👍 Liked by kingscareywiner and 1,119 others  
July 2

**Natalia Hasenkampf (@travelwithtalia)**  
San Diego-based // 444K Followers

**July 2, 2025, Solvang-dedicated Collaboration Reel**  
(1,290+ Post Likes // 46.9K Reel Views // 110+ Comments // 930+ Reel Shares)

+ ~17 Solvang Stories Posted as a Highlight on her Instagram Bio

+ "Places in California that feel like another country" round-up Reel, incl. Solvang (3,100+ Post Likes // 241K Reel Views // 96 Comments // 575+ Reel Shares)



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang’s Newsweek Readers’ Choice Awards Nomination (+ High Roller Tiki Lounge)**



**Solvang, California, Nominated for 2025 Newsweek Readers’ Choice Award in “Best Historical Small Town” Contest Category**

[Solvang, California, Nominated for 2025 Newsweek Readers’ Choice Award in “Best Historical Small Town” Contest Category](#)



**Solvang nominated for 'Best Historical Small Town' | About Town**

[Solvang nominated for 'Best Historical Small Town'](#)



**High Roller Tiki Lounge marks 5 years of escapist fun in Solvang**

[High Roller Tiki Lounge marks 5 years of escapist fun in Solvang](#)





• **JUL | AUG | SEPT 2025 Activities (recap, continued)**

- **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements**



Addie Madrid Announced as 2025 Danish Maid, Presiding Over Solvang’s Danish Culture and Heritage Festival

[Addie Madrid Announced as 2025 Danish Maid, Presiding Over Solvang’s Danish Culture and Heritage Festival](#)



Solvang names 2025 Danish Maid ahead of Danish Days celebration

[Solvang names 2025 Danish Maid ahead of Danish Days celebration](#)



Non-Profit “Solvang Danish Days Foundation” Announces 2025 Danish Days Grand Marshals: Brenda and Mark Anderson



[Non-Profit "Solvang Danish Days Foundation" Announces 2025 Danish Days Grand Marshals: Brenda and Mark Anderson](#)



Mike Mesikep  
Addie Madrid as 2025 Danish Maid



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements**



CALIFORNIA NEWS

## Danish Days: Southern California town prepares to host beloved annual festival

**Posted:** August 26, 2025

**Link to full story:**

<https://ktla.com/news/california/danish-days-southern-california-town-prepares-to-host-beloved-annual-festival>

and on [Yahoo News](#)

**KTLA.com UVPM:** 8M (+ **Yahoo News UVPM:** 54.3M)

**Unedited "Publicity Value:"** \$13,348

*(see next slide for associated Facebook post)*



A parade float travels down Alisal Road in Solvang during the 2024 Danish Days festival parade. (Rick Ineman/Solvang Danish Days)



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements**

**Facebook post to accompany August 26 KTLA digital story**

**Post Likes: 4.6K**  
**Comments: 850+**  
**Post Shares: 460+**



**KTLA 5 News**  
 August 26 at 2:20 PM · 🌐  
 The "Danish Capital of America" is once again preparing to welcome the world to its little slice of Copenhagen located in the heart of Southern California wine country.... [See more](#)



## Solvang's Danish Days Returns with Celebration of Culture, Community

Three-day weekend festival features a full lineup of parades, live music, Viking lore and family fun

[Solvang's Danish Days Returns with Celebration of Culture, Community](#)



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements**

NBC BAY AREA

TRAVEL

4 LOS ANGELES

### Happy 88th anniversary to Danish Days, Solvang's spirited September celebration

Posted: September 18, 2025

Link to full story(ies):

<https://www.nbcbayarea.com/news/local/happy-88th-anniversary-danish-days-solvangs-spirited-september-celebration/3950511> and <https://www.nbclosangeles.com/worth-the-trip/happy-88th-anniversary-danish-days-solvangs-spirited-september-celebration/3778832>

NBC LA + NBC Bay Area Websites (combined) UVPM: 2.9M

Unedited "Publicity Value" (combined): \$1,047



### Watch out for Aebleskivers and Vikings in the Santa Ynez Valley

Posted: September 18, 2025

Link to full story / interview:

<https://www.kclu.org/2025-09-18/watch-out-for-aebleskivers-and-vikings-in-the-santa-ynez-valley>



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements**



## 88th annual Solvang Danish Days kicks off

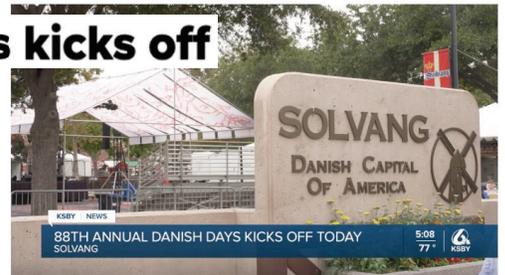
<https://www.ksby.com/santa-barbara-south-coast/88th-annual-solvang-danish-days-kicks-off>



### Morning News Guest Segments

2025 Solvang Danish Maid Joins Your Morning

News <https://keyt.com/news/top-stories/2025/09/19/2025-solvang-danish-maid-joins-your-morning-news>



\* SECRET SAN DIEGO

California's Biggest Danish Festival Returns

To Solvang, And It's The Perfect Fun

Weekend Getaway

<https://secretsandiego.com/solvang-danish-days-festival-california>



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements**



Solvang Danish Days draws crowds with parades, traditions and aebleskiver contests

'Danish Days' fill Solvang streets, parks over the weekend | Photos



Solvang's Danish Days Wraps Up Its 88th Year

<https://keyt.com/community-events/2025/09/21/danish-days-wraps-up-88th-event-in-solvang>



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang Danish Days Announcements (+ JAPAN)**

**\* SECRET LOS ANGELES**

**California's #1 Danish Festival Returns To Solvang For Its 88th Rendition – With Viking Reenactments And Danish Pastries**

<https://secretlosangeles.com/solvang-danish-days-festival-september>



[Link to article, here.](#)

**Japanese tour planners visit Solvang as part of California travel initiative**



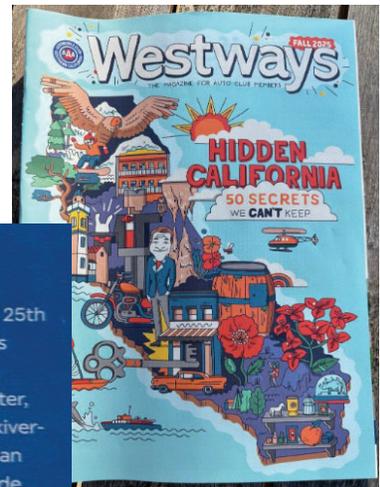


- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



Solvang Danish Days entry in the “5 *Worth the Drive*” events column in **FALL 2025** issue of **Westways Magazine**.

Westways has a circulation / audience of 4,900,000. The paid advertising equivalent of this 1/8-page (*approx.*) space in the issue would be an estimated \$7,300.



**SOLVANG**  
**Danish Days**  
**FREE! SEPTEMBER 19-21** To honor the 25th anniversary of the founding of California's Danish village, Solvang began hosting an annual festival in 1936. Nearly 90 years later, visitors can expect a weekend of aebleskiver-eating contests, Danish dancers, an artisan marketplace, concerts, a torchlight parade, traditional food, and a beer-and-wine garden.



## 14 family-friendly road trips from Los Angeles for Labor Day weekend

And to keep the driving time kid-friendly, most of these spots are within two hours of L.A.

**Posted:** August 27, 2025 (*slight re-spin of a previous / similar article*)  
**Link to full story:** <https://www.timeout.com/los-angeles/news/14-family-friendly-road-trips-from-los-angeles-082725>  
**TimeOut Los Angeles UVPM:** 20.6M  
**Unedited “Publicity Value:”** \$4,398



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – Solvang’s Newsweek Readers’ Choice Awards Category Placement**



<https://www.youtube.com/watch?v=aMhhTHwGApI>



**Solvang, California, Voted as One of the “Best Historical Small Towns” in 2025 Newsweek Readers’ Choice Awards**

**Solvang Voted as One of the “Best Historical Small Towns” in 2025 Newsweek Readers’ Choice Awards**



Solvang Voted as One of the “Best Historical Small Towns” in 2025 Newsweek Readers’ Choice Awards (Photo: Visit Solvang)



- JUL | AUG | SEPT 2025 Activities (recap, continued)
- SAMPLING OF MEDIA HITS (July through September)



**Summer 2025 Issue of Taste & Travel Magazine**

Link to digital edition: <https://79d4074f.flowpaper.com/tandmagissue58/> - page=1

“Taste & Travel Magazine is a [Quebec-based] quarterly publication designed for travellers who want to learn about food, wine, cooking schools, markets, boutique lodgings, chefs and destination restaurants all over the globe.”

AFTER SURVIVING THE 2025 Pacific Palisades fire, our Malibu home was still standing but unlivable, in the burn zone at the border of hell and hope. Unable to return, we embarked on an epic adventure to discover the hidden gems of California's wine regions.

Take a cruise north from Los Angeles to appreciate smaller town living, where decompressing from chaotic city life is easy. From central coast tasting rooms to the rugged northern shores, a Golden State getaway can unearth a bevy of memorable culinary and cultural discoveries.

*Central Coast Wine Weekend*

The charming town of Solvang, in the Santa Ynez Valley known as America's Danish Capital, is a good two-day stop to explore central coast wine country. Be on the hunt for pastries at the Village's Fab 5 Danish bakeries or traditional fare at the Solvang Restaurant, and don't miss the local treat, Lula, who recently arrived in Solvang and has quickly become the town's best-known resident, squashed right inside the California Nature Art Museum. Over 100 of the famed trolls can be found around the world thanks to Danish artist Thomas Dambo, but this one — made from recycled wood and wine barrels — awaits trapped inside a tower, looking out a sunny window. Book a centrally located hotel nestled in town, like The Hadsten, and explore everything on foot, after checking out the monumental Lula, slide into Final Girl Wines, a Gothic-like tasting room that celebrates the horror fan genre with bottles showcasing girls who survived slasher movies. Ghoulish artifacts abound and glowing faces pop from the fireplace as bold expressive wines are poured — from Sauvignon Blanc to an Orange "Skin Contact" white blend. Surely a wine tasting experience to remember!

Later in the evening, meander to Clean Slate Wine Bar under the brilliant stars — thanks to minimal light pollution in the Central Coast. Here, local small-production wines can be savoured. Pair them with a

Caum-inspired meal, as a weekly pop-up at this cozy bar offers Gumbo, Jambalaya, and Southern White Beans. Their Bacon Ball (Shrimp Around) called red blend from Santa Barbara County is a fun surprise as well as back of the house wine bottle offerings for purchase — each labelled with a quirky comment, such as "This is the wine Jack from Lord of the Flies would have paired with that roasted pig."

The next day, check out Bobber's vineyard estate, a few minutes drive from Solvang, where exceptional small-batch wines can only be purchased on site. A US\$50 estate tasting flight served with garlic hummus and house-made pita unveils four pours, such as our favourite, the 2021 Ottimo, a red blend of Syrah, Merlot, Petite Syrah, Pinot, Vespa, Cabernet Franc, and Malbec.

In the tiny cowboy town of Santa Ynez, intimate PONY Cocktails + Kitchen is the latest stylish newcomer, serving expertly crafted cocktails and a roll out of flavourful dishes like steak frites, rooftop with scallops and uni, and pastaچه affogato.

*Bay Area Pit Stop*

Be up early the next day and ready to drive five or so hours to San Francisco, and don't miss an opportunity to unwind in a classic Hi Lounge. At the Fairmont San Francisco Beaux Arts landmark, the legendary Tongue Room and Hurricane Bar lie beneath the hotel. Live music welcomes you to tiki paradise, as a lady sings hypnotically on a floating barge accompanied by indoor thunder and rain drizzling from the ceiling. This place will amplify any mood, especially when the drinks like the Zombie and hand shaken Colada arrive.

*Mendocino View*

After waking to a morning stroll at the Ferry Building, resting on fresh empanadas, speed north to time your arrival perfectly for one of Anderson

TASTE & TRAVEL INTERNATIONAL JUL-SEP 2025 #208 #16

**Solvang Restaurant**  
www.solvangrestaurant.com

**The Hadsten**  
www.hilton.com/en/hotels/smxhup-the-hadsten-solvang/

**Final Girl Wines**  
www.finalgirlwines.com

**Clean Slate Wine Bar**  
www.cleanslatewinebar.com

**Roblar Winery**  
www.rolbarwinery.com

**PONY Cocktails + Kitchen**  
www.pony-cocktailskitchen-106136.square.site





- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



**TRAVEL+**  
**LEISURE**  
**Aol. yahoo!life**

I Live in California and This Is the Most Underrated Part of the State—With a Stunning Stretch of Highway

*Travel + Leisure* article posted: July 26, 2025

Links to full story(ies):

<https://www.travelandleisure.com/guide-to-california-central-coast-11777038> and on [AOL.com](#), and on [Yahoo Lifestyle](#)

*Solvang turned up in this Travel + Leisure digital piece that then syndicated to AOL.com, Yahoo! Lifestyle, and other outlets, with specific stats as follows...*

**TravelandLeisure.com UVPM: 11.6M + Yahoo U.S. UVPM: 428.5M + AOL.com UPVM: 17.4M**

**Unedited (combined) "Publicity Value" of entire article: \$191,943**

## Best Shopping Downtown Solvang

The Danish-style town of Solvang is packed with tasteful art galleries and stores selling Scandinavian-inspired wares. After shopping, snap some pics of the charming Danish architecture and stop by [Ostrichland USA](#) to feed emus and ostrich on your way out of town.



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

**TRAVEL+**  
**LEISURE**

**Aol. yahoo!life**

## 13 Best Small Towns in California, According to Locals and Experts

### Solvang

**Travel + Leisure article posted:** August 5, 2025

**Links to full story(ies):**

<https://www.travelandleisure.com/best-small-towns-to-visit-in-california-11760077> and on [AOL.com](#), and on [Yahoo Lifestyle](#)

*Solvang turned up in this Travel + Leisure digital piece that then syndicated to AOL.com and Yahoo! Lifestyle, with specific stats as follows...*

**Combined UVPM (TravelandLeisure.com + Yahoo + AOL.com): 459.9M**  
**Unedited (combined) "Publicity Value" of entire article: \$191,346**

With its half-timbered buildings, bakeries, and windmills, [Solvang](#) blends whimsy and tradition, and the town comes recommended by several of our local experts. "This little Danish town in California's Santa Ynez Valley was my very first taste of Europe," Jonathan Alder of [Jonathan's Travels](#) explained. "It still holds a special place in my heart."

"Solvang is so unexpected. You're driving through wine country and suddenly find yourself in a Danish village, complete with windmills, wooden shoes in the windows, and bakeries selling *aebleskivers* (little pancake balls made of fried batter)," Jaroslaw Grabczak, from online travel agency [eSky Group](#), added. "Solvang is playful and super walkable, and there's a warmth to it that goes beyond the architecture." According to Grabczak, the best time to visit is in September during the Danish Days celebrations.



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

## Only In Your State This California Town Has the Only Indoors Dambo Troll

Danish artist Thomas Dambo's giant trolls are an impressive sight, standing between 15 to 50 feet tall. Made from reclaimed wood and branches, the trolls blend seamlessly with their usual surroundings: in outdoor locations like forests, parks, and botanical gardens.

**Except for one troll: Lulu Hyggelig in Solvang, California.**



Fiona Chandra for Only In Your State

**Posted:** August 7, 2025

**Link to full story:**

<https://www.onlyinyourstate.com/experiences/california/indoor-dambo-troll-solvang-socal>

**OnlyInYourState UVPM:** 7.75M

\* This story was written by freelance travel writer, Fiona Chandra, whom we last hosted in May.





- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

✳ **SECRET LOS ANGELES** Announced Its 2025 Return — And You Can Reach It From L.A. In Less Than 3 Hours

<https://secretlosangeles.com/solvang-christmas-julefest-california-best-christmas-town>



## Only In Your State

### 6 Retro Towns That We Never Want to Leave Their Bygone Era

Posted: September 22, 2025

Link to full story: <https://www.onlyinyourstate.com/trip-ideas/usa/retro-towns-bygone-era-usa> and on [AOL.com](#)

**Aol.**

Solvang turned up in this digital piece that then syndicated to AOL.com, with specific stats as follows...

Combined UVPM (OnlyInYourState.com + AOL.com): 25.15M

Unedited "Publicity Value" of AOL.com version: \$7,244

#### 1. Solvang, California



Hanna Tor - stock.adobe.com



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September) – September’s Hispanic Heritage Celebration**



## From a Hispanic Heritage Month celebration to a mac and cheese fest, here are six things going on this weekend

### Santa Ynez Valley Hispanic Heritage Celebration

Honor Hispanic Heritage Month at the 4th Annual Santa Ynez Valley Hispanic Heritage Community Celebration at Solvang Park on Sunday, starting at 12 p.m.! Enjoy flavorful food, family fun, a kids' corner, ballet folklorico from Santa Ynez High School and music. This event is free to the public.

### Solvang Pumpkin Patch

From September 26 through November 2, 10 a.m. to 6 p.m.  
1035 Alamo Pintado Rd. Solvang, CA.

Pick from over 50 varieties of pumpkins, from minis to giants. Explore a 14-acre corn maze with a scavenger hunt, or join the Night Maze on October 24, 25 & 31. Enjoy fresh popcorn, kettle corn, a kids' maze, and fall fun for all ages.



## 4th annual Hispanic Heritage Festival in Solvang

<https://www.ksby.com/santa-ynez-valley/4th-annual-hispanic-heritage-festival-in-solvang>



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

**Los Angeles Times** California's enchanting Danish town goes full Christmas. Now is the time to plan a trip  
**yahoo!life**

**Los Angeles Times (original) digital article posted:**  
September 9, 2025

**Links to full story(ies):**

<https://www.latimes.com/travel/story/2025-09-09/solvang-california-julefest-holiday-guide> and on [Yahoo Lifestyle](#)

*The article was then syndicated, and syndicated, and syndicated, with specific stats as follows – with additional appearances still occurring (to be reported in October)...*

**Combined UVPM** (Los Angeles Times + Yahoo + many others): 621.5M

**Unedited (combined) "Publicity Value" of clips (to date):**  
\$206,312



Solvang's holiday celebrations include a tree lighting, like this one in 2023. (SolvangUSA)

If you're eager to mark the holidays this year with a Danish flair but Copenhagen seems a tad too far away, you might find the answer in Solvang. An answer that includes gnomes and a troll.

That city, founded in 1911 by Danish immigrants, celebrates its [Julefest](#) – the winter holidays – with an emphasis on visitor-friendly Old World traditions. This year's schedule includes a series of events and activities from Nov. 28 through Jan. 4 – roaming carolers, European-style night markets, candlelight tours and shops transformed into micro winter wonderlands.

If you're planning a winter road trip, here are some things to know.



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



## The 40 Most Charming Small Downtowns in America

### Solvang, California

**Solvang, California**, may have risen to fame thanks to the 2004 film, *Sideways*, but there's more to love about this small village in the Santa Ynez Valley than a wide assortment of wines. (Though yes, being home to more than 120 wineries is rather impressive.) Solvang was established in 1911 by Danes, which makes sense given the six charismatic windmills you'll see across this small town. You'll also find that Solvang is all about the most famous Dane of them all, the author Hans Christian Andersen. A town park and museum bear his name. There's also a massive bronze bust of a top hat-clad Andersen at **Solvang Park**.



Photo: Visit California

34 / 41

**Originally Posted:** April 2025 // **Article re-spun (updated) on:** September 17, 2025

**Link to (updated) story:** <https://www.hgtv.com/lifestyle/travel/charming-small-town-downtowns-pictures> and on [KTLA.com](https://www.ktla.com)

**Reported or syndicated via multiple, subsequent stories (combined digital UVPM, but still increasing):** 1.1B

**Unedited (combined, and not yet complete) "Publicity Value:"** \$408,965



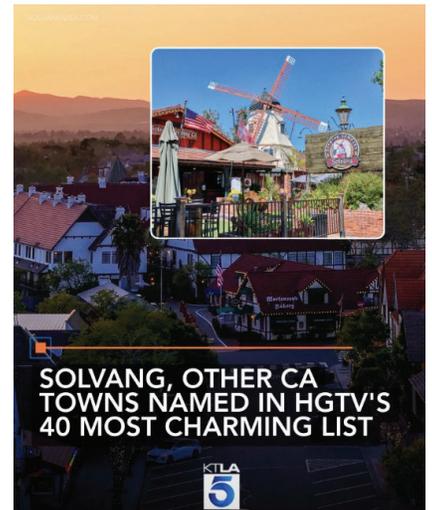
- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



## Solvang, other California spots named in HGTV's 40 most charming small downtowns

*Facebook post to accompany September 21, 2025, KTLA digital story*

**Post Likes:** 3.9K  
**Comments:** 300  
**Post Shares:** 290+



**KTLA 5 News**

September 21 at 1:30 PM · 🌐

HGTV has released its list of the most charming small downtowns in America, showcasing various towns from across the country "that invite you in and encourage you to stay and explore." <https://ktla.com/.../solvang-other-california-spots.../>

👍❤️ 3.9K

300 💬 292 ➦



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



## The best pumpkin patches in Los Angeles

Here are the best pumpkin patches sprouting up all over the city with pumpkins aplenty and tons of festive activities

## The best corn mazes in Los Angeles

There's no better way to greet fall than by dodging husks and getting lost in one of these fun corn mazes in Los Angeles



Photograph: Courtesy SolvangUSA



Photograph: Courtesy SolvangUSA

**Both pieces posted:** September 26, 2025

**Links to full stories:** <https://www.timeout.com/los-angeles/things-to-do/the-best-pumpkin-patches-in-los-angeles> and <https://www.timeout.com/los-angeles/things-to-do/best-corn-mazes-in-los-angeles> also <https://www.timeout.com/los-angeles/attractions/solvang-farmer-pumpkin-patch>

**TimeOut Los Angeles UVPM:** 20.6M

**Unedited (combined) "Publicity Value:"** \$8,797



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
- **SAMPLING OF MEDIA HITS (July through September)**

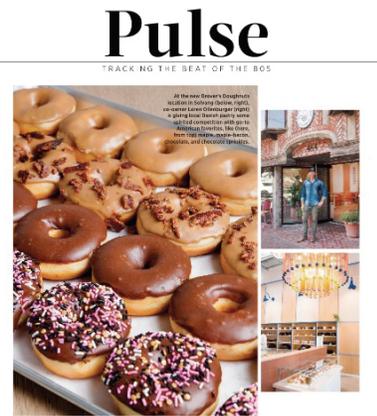
805 Living Magazine prints 25,000 copies 10x per year, with 100% pick-up rate, throughout four counties: Western Los Angeles, Ventura, Santa Barbara, and San Luis Obispo.

Link to full digital issue: [click here](#)  
805 Living digital edition page views per issue: 41K



### Going Nuts

There's a lot on offer at **DROVERS DOUGHNUTS**, which is owned and operated by Loren Ollendörge and his wife, Sarah. Their breakfast and lunch sandwiches on savory baked "everything" doughnuts that are packed with eggs and bacon or sausage, chicken parmesan, or shredded pork, and decadent cake slices that combine the fried dough with ice cream, too. Glazed, sugar and maple - plain apple fritters that frequently sell out. 484 First St., Solvang.



### AMERICAN DOUGHNUTS IN DANISH TOWN

**Drovers Doughnuts** (droversdoughnuts.com) recently rolled into Solvang with a new store location in the popular Danish town. The fresh, handcrafted treats are served in a doughnut bar to the drink, seating area, and an expanded menu includes savory as well as sweet versions along with espresso and coffee drinks. When Loren Ollendörge and Sarah Ollendörge opened their first shop in Buellton in 2018, Loren says, "We realized how deeply connected people are to the nostalgia of doughnuts being. With that in mind, the couple's goal for the expansion was to bring a taste of 'old-fashioned' doughnuts to the local scene. In 2024, that mission was realized. "We are proud to be part of something that creates joy, connects friends and families in the Danish Town Village" he says. Little items created especially for home-delivery: breakfast donuts, coffee cake, and donuts with ice cream, maple glaze, and a signature drizzle that blends a cake doughnut with ice cream and toppings.

We were able to secure coverage for the new Solvang location of **Drovers Doughnuts** in the September "Food & Wine" issue of 805 Living Magazine, and the Fall 2025 issue of **Santa Barbara Magazine**.

Link to digital edition of **Santa Barbara Magazine**: [click here](#)



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

**TastingTable.**  
**yahoo!life**

## Where To Get The Absolute Best Pancakes In Every State

Original article posted: September 19, 2025

Link to full article:

<https://www.tastingtable.com/1968799/absolute-best-pancakes-every-state>

Combined UVPM (of original digital post + syndication): 440.7M

Unedited "Publicity Value" (combined, incl. syndication): \$182,317

California: Paula's Pancake House



**Clarín**

**5 pueblos de Estados Unidos con encanto europeo**

*(Argentinian news outlet)*





- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



[20 Unconventional Family Vacation Destinations](#)



[30 U.S. Cities That Feel Just Like Europe-No Passport Needed](#)



[9 Small-Town California Bakeries That Outsell Big-Name Chains](#)

4. Olsen's Danish Village Bakery: Solvang, CA: Authentic Danish Delights in America



[These 8 American Towns Will Make You Think You're in Europe](#)



[Delightful American Main Streets To Add To Your Bucket List](#)



[These U.S. Destinations Feel Like Europe-And They're Travel Pro Darley Newman's Favorites](#) **yahoo!/life**





- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

**LA NACION**

[La ciudad de California que es el "Disneyland danés" del Estado Dorado: sus similitudes con Europa](#)

**azcentral.**

[Check out 3 new places you can fly from Sky Harbor](#)

Phoenix gets new flights to vacation spots Arizonans love. Here's where you can fly

Also worth visiting is Solvang, about 36 miles away, famous for its Danish-style architecture.



[American cities that look and feel like Europe](#)



[16 Charming Small Towns to Add to Your List](#)



[27 Lesser-Known Spots Across America That Deserve a Place on Your Bucket List](#)



Solvang, en California, fue fundada por inmigrantes daneses en 1911



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**



The fairytale facade of Olsen's Danish Village Bakery welcomes visitors with its half-timbered charm and thatched roof. Denmark called—it wants its architecture back! Photo credit: Al L.



[20 American Towns That Turn Into Festival Hotspots Every Year](#)



[The Old-School Bakery In California That Locals Swear Has The State's Best Butter Cookies](#)



[The Cream Puffs At This Bakeshop In California Are So Good, You'll Dream About Them For Weeks](#)



[Pride Month photos show celebrations in communities around the world](#)



A motorcyclist and passenger zoom through the streets of Solvang, California, for the city's 2025 Pride parade. GEORGE ROSE/GETTY IMAGES



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**
  - **SAMPLING OF MEDIA HITS (July through September)**

**yahoo!creators** **Enchanting Fall Trips That Capture The Magic of Autumn**

[Enchanting Fall Trips That Capture The Magic of Autumn](#) (incl. Solvang and The Landsby)

**My Family Travels®**

[10 Historic Small Towns In California Perfect For A Weekend Visit](#)

**WE3TRAVEL.COM**

[These 15 Town Festivals Are Straight Out of a Norman Rockwell Painting](#)

**Travelbinger✈**

[13 American Small Towns That Feel Like Europe](#)

**azcentral.**  
**yahoo!news**

[10 new routes will connect Phoenix Sky Harbor to new destinations this year](#)



© KGET.com



- **JUL | AUG | SEPT 2025 Activities (recap, continued)**

- **Q3 2025 Press Releases and/or Content Creation**

- **Solvang Danish Days 2025** (*shared press release + marketing copy for team use*):
  - Preliminary **2025 Solvang Danish Days** event press release / marketing copy creation (< drafted in July) and distribution (< began in August), for September 19-21 event. *Follow-up media correspondence, reminders, and additional press blasts continued through September.*
- **“Solvang Awards” roundup** (*shared press release + marketing copy for team use*):
  - August creation and distribution of press release announcing Solvang’s placement in the ‘Best Historical Small Towns’ category of the 2025 *Newsweek Readers’ Choice Awards*, as well as *USA TODAY 10Best* placements for (3) Solvang businesses in their respective Awards categories.
- **“Fall in Solvang” – Seasonal events, openings** (*shared press release + marketing copy for team use*):
  - Creation and distribution (< September) of press release + marketing copy rounding up new and seasonal Solvang initiatives and events, all related to the **FALL** months (e.g., “Spirits of Solvang” lineup – Solvang Scarecrow Fest, The Solvang Farmer Pumpkin Patch, The Yard Orchard & Co., Solvang’s Haunted House, etc., plus Hispanic Heritage Celebration, Viking Charities Classic Car Show, Museum exhibit openings, Solvang Festival Theater performances).
- **Solvang Julefest 2025 (I 2026)** (*NEW shared press release + marketing copy for team use*):
  - **UP NEXT, October** creation and distribution of press release announcing Julefest additions and updates.



## Solvang Visitor Center, Q3 2025

- ***Solvang Visitor Center Report from Solvang Hygge Huset LLC; Susan Lee, Managing Member***

In the Visitor Center we collect information from guests when feasible and convenient. We inquire about their place of origin and how they became aware of Solvang. Additionally, we record other remarks, reasons for their visit, and group type (family, couple, friends, children, names, *other*).

Solvang Visitor Center Inquiries: These are some of the questions we receive in the Visitor Center. We take note of some of the different questions we receive and some of the recurring questions that guests ask.

### ***More Julefest inquiries begin!***

In September we see an uptick in questions about Julefest. These inquiries will continue to grow through October, November, and December, as the holiday season approaches and is upon us.

[See Q3 2025 listing of answers and Visitor Center Inquiries, linked here](#)

**Solvang Birthday Buttons given out in Q3: 49**

**Solvang Anniversary Buttons given out in Q3: 46**

**Boxes of Maps emptied\* in Q3: 39**

The maps are available outside and inside the Visitor Center, on the counter, given directly to guests, occasionally given to the Trolley, and other merchants who request a stack.

\* **Note:** Emptying the map boxes does not mean all maps have been distributed and have left the Visitor Center. Many remain on the racks and counter as we keep them well-stocked for our Solvang guests.



## Solvang Visitor Center Report

Q3 2025

Prepared by Susan Lee, Managing Member Solvang Hygge Huset LLC

### Q3 2025 Report:

At the Visitor Center, we collect information from guests when feasible and convenient. We inquire about their place of origin and how they became aware of Solvang. Additionally, we record other remarks, reasons for their visit, and group type (family, couple, friends, children, names, other).

July 2025		
Name/Group	Visiting From?	How did you hear about Solvang? / Other comments
4 Ladies	Colorado	One lives near Disneyland so they always talk about Solvang
Family (5)	Mexico	CA trip internet search / can't believe the parking is free here!
Family (3)	Israel	
Family (5)	Taiwan	Everyone talks about Solvang in CA to us!
Couple	Chicago	Internet search of CA
Young music man	Frederiks havn, DK	Wants to see the lille havefrue
Couple	San Luis Obispo	Saw nominated for best town / they know the Rasmussen's (David). He is Swedish (Homborg love Solvang!)
Family (5)	St. Louis, MO	Social Media / It looks like a fairytale! Can't believe people live here!
Family (6)	Anaheim	The little girls asked the parents if they were at D-land 😊
Family (3)	China	Beautiful city!
Couple	Irvine	Return visit / Just got married last week! (older couple) I sang to them and gave an ornament
Family (4)	England	Husband's 'mum' was from Fyn, DK
Family	OC, CA	Looking for Danish Lakrids (licorice) So happy we have it!
Mom/daughter	Colorado	Hwy 1 trip / It's picturesque! Excited for the pastries!
Family (5)	Mexico	Visiting family in LA
Family (5)	Philippines	Family in LA told them / Loved the pastries!
	Phoenix, AZ	Came to see the troll / She's awesome! We've seen 6 others!
Group of Friends (6)	LA	
Couple	Italy	Internet / "Bella!"
Family	Roseville, CA	Social Media / We want to live here! So charming!
	Denmark	Dansk TV / Love what we have done, like Borseu Tower
Family	Netherlands	Travel brochure

## Solvang Visitor Center Report

	Netherlands	Touring the Western US / They love our town and Danish shoes
Family (5)	Israel	Been to Denmark / Love Solvang and Denmark
Family	Mexico	Bueno Solvang
Family (9)	Mexico	
Two ladies	Flemish Belgium	Flemish is close to Danish, so we decided to visit Danish Capitol, USA
Family (7)	From Mexico	Feel safe walking in Solvang
Gentleman	Paris, FR	
Blodegaard Family (4)	Kolding	Loved seeing Borsen Tower og den lille havfrue / DK
Family	France	Just saw on the way!
Lady	Visalia	My folks
Family	Bay Area	Always visits this cute town!
Couple	Santa Barbara	I've been coming here for 15 years!
Couple	England	We were staying in Santa Barbara and found you on the map!
Couple	Los Angeles	Always wanted to visit, it's our first time!
Couple	LA	Return visit after 20 years / Wish we had arranged a longer visit
Couple	Las Vegas	Friends here / we love your cool mornings!
Friends (2 couples)	Florida	Visiting CA – wives have Danish ancestry
Couple	Sweden	She is Swedish, he is Brazilian / They love it! Feels like home – except the weather (but they love the weather here)
Family (12)	Bakersfield	Social media / “so cool” he said, “Even our teenagers like it”
3 Ladies	San Diego	Friends told them to come / We've got to come for Christmas time!
Couple	France	Word of mouth/internet search
Family	France	Guidebook
Couple	Arizona	Heard from a friend about the town
Family	Denmark	Friends / going up the coast
2 Ladies	Utah	I've seen it on Facebook
Lady	Spain	Staying in Santa Barbara / VIC told her to come visit us!
Family	Bay Area	Pictures everywhere so we just had to come
Couple	Denmark	From family / we live in New York now
Father and Son	Argentina	Want to see the Danish town in CA
Couple	China	Internet Search / Visiting all of CA
2 friends	Pacifica, CA	Social media / just thought it was like a theme park – didn't know it is a town
Family (5)	So. Carolina	CA visit internet / It's amazing! “precious”
Family (7)	Beijing	Beautiful city!
Couple	Bay Area	Have been coming here for years

## Solvang Visitor Center Report

Family	Austin, TX	Family member told them about this town
Couple	Texas	Just found it on the map! We had to stop by!
2 women	San Diego	Returning after 25 years / It's just how I remember – well most of it
Family (4)	Mass.	Friends have visited / They're excited to experience July 4 <sup>th</sup> on the west coast
Family (5)	Maryland	Traveling CA Coast / were in Carmel and someone there told them about Solvang
Family	Aurora Hills	
Couple	London	I've been to Denmark and heard about Solvang from a friend
Couple	Los Angeles	
Family	Denmark	On tv
Couple	San Diego	Friends
Couple	Odense and Fyn, DK	Everyone knows
Couple	Phoenix, AZ	It's so cool here (temperature)
Family (4)	Faaborg, DK	Follow Gustav on social media / Cute town, funny to see Aebleskiver in summer
Family (6)	Texas	Loved my folk dress! Took pic of it all
Mom and daughter	Bay Area	Tik Tok (daughter) / Daughter had to come when she saw it
Couple	San Diego	Have been here before
Couple	Utah	Someone in Santa Barbara told us about Solvang
Couple	Spain	Travel agent
Family	Italy	Travel guide
Family (4)	Copenhagen, DK	Social media / we had to come see it! It's familiar...and not 😊
Family (3)	LA	Been here 3 times before / They love it
Family (6)	Las Vegas	CA internet search / can't believe what was here
Family (4)	Indonesia (Jakarta – the capitol)	It's so beautiful here – and so cool (very hot in Jakarta)
Couple	Aarhus, DK	Looking forward to seeing “warm Denmark” haha!
2 young men	Aarhus, DK	Been in CA for 2 weeks / Thought it was cool we're keeping old traditions
Couple	France	Guidebook
Family	Colorado	Santa Barbara VIC
Lady	Texas	a friend
Man	North Dakota	Guidebook
Couple	Bay Area	Have been coming here for years
Family	Austin, TX	Family member told me about this town
Couple	Texas	Just found it on the map and had to stop by
Couple	Italy	Have friends in Denmark, who visit them in Italy, when they heard they were going to CA, they told them to come here

**Solvang Visitor Center Report**

<b>August 2025</b>		
<b>Name/Group</b>	<b>Visiting From?</b>	<b>How did you hear about Solvang? / Other comments</b>
Family of 4	Croatia	Heard the accordion and wanted to play it-so Dean let him play his accordion
Family	Romania	They heard the man from Croatia playing a Romanian tune on the accordion in the Visitor Center and had to come in!
Married Couple	Lebanon	Wanted a Solvang Stamp in his passport- which we do have a cute windmill stamp in the VC for guests when they ask
Couple	Templeton	Originally from Sweden so the want to come get a Danish meatball here.
Family of 3	Burmingham Alabama	Was visiting the UK and heard about Solvang on TV there!
Family of 4	China	Loved hearing the accordion music
Family	Mexico	Went to Don Nachos, said they loved it and loved Solvang and wanted to come back.
3 Ladies-friends	Cancun Mexico	
Couple	Bay Area	Return visit, they love it, come a couple times each year
2 Guys	Palm Springs	"Come for the colder weather!" Wanted to know Solvang history
4 Ladies	Georgia-Eastern Europe	"It's so European! But not the weather!"
Family of 3	French Canadian	Touring CA, Came to see Solvang on their way back north. They love it!
Family	Thailand	Definitely a language barrier, but they still had fun in the VC taking lots of pictures with the Danish folk dress and accordion
Family	Korea	Love Danish pastry!
Couple	New Jersey	Staying in Santa Barbara, Their hotel told them about Solvang
Couple	Italy	Heard about Solvang through friends
Family	LA	Knew someone who had been here before
Couple	Out of state	Came here for their honeymoon 54 years ago! Now celebrating their anniversary!
Mom, Dad, Son	China	Chat GPT! We asked it where to go in CA and it told us Solvang
Couple	LA	Have come many times with kids, wanted to come without kids and do lots of wine tasting and eat lots of chocolate
Grandma, Mom, 2 daughters	China	Internet search of CA, Really wanted to see the Little Mermaid, we gave them mermaid stickers, came back 3x to the VC for more info
3 Older Siblings	Texas	Had another family member live in CA, on a sibling trip, came to go to a play at Solvang Festival Theater
Family of 4	San Diego	Word of Mouth

## Solvang Visitor Center Report

Family of 3	France	CA Guidebook
3 Adults	LA	came to go to a play at Solvang Festival Theater
Couple	Fresno	Return Visit
Family	China	Internet Search
Family of 4	San Jose	Saw the sign for Solvang on the freeway and decided to stop
Family of 5	Germany	Love Solvang, Denmark so close to Germany
Couple	Copenhagen	"Happy people know about being happy!"
Couple	UK	
Man	Ontario, Canada	Said, he loves Solvang
Family	Panama	Showed Dean his video of button accordions in his country He loves accordions
Family	Manchester-UK	Internet
Family	Argentina	Just stopping for a few hours
Couple	Chicago	Friends in LA, "It's unbelievable that a town like this has survived!"
Couple	LA	Return visit, Come a few times a year, love it, we get away from the big city vibe
Family	San Diego	Return visit, want to come for Julefest
4 Friends	China	Social Media, We want ice cream!
Family	Brazil	CA internet search, Love the accordion, started dancing in the VC
Family of 4	Germany	Feels like Denmark, but warmer!
Family of 4	San Diego	Return visit, celebrating 32 <sup>nd</sup> anniversary, They recalled staying at the Tivoli Inn for their honeymoon
Family of 7	Italy	Lots of fun! They asked to have a Danish tune on the accordion played for them
Couple	Vejland, Denmark	"It's more real than we thought it would be"
Dad & Daughter	Denmark	Friends knew all about Solvang
Family of 13	Spain	Word of mouth
Don & Pat	The Big Island, Hawaii	Love your windmills and love your shaved ice!
Jen & Tove	Odense, Denmark	Everyone in DK knows Solvang, Loved the Grand Canyon, Bryce, Zion, and Solvang in the US
Family	LA	Return visit
Hansen	Copenhagen	Making a video about Danes in USA and in Solvang!
J Murphy	Fresno	Driving through, yummy aebleskiver!
Mom & Daughter	Denmark	Enjoyed Danish food in Solvang, almost as good
Couple	Ventura	Been here many times
Couple	Philadelphia	Friends in CA, He is an ambassador for the Visitor Center in Philly and wanted to see ours
Couple	Denmark	Wants to try aebleskiver with the Danish Sausage, since they do not eat those together in Denmark

## Solvang Visitor Center Report

Family	San Jose	Return visit, one of their favorite get aways
Family of 4	Staying at Jalama	Last trip before school begins and other campers told them to go see Solvang
Couple	Italy	Social media, they said, "Bella!" and pointed at the town
Couple	Savannah, Georgia	"It's darling, and no humidity!"
Couple	Australia	Word of mouth
Mom, Dad, 2 daughters	London	Came to visit CA "We're driving the coast, internet search said to go to Solvang"
Mom, Grandma, 2 kids	Germany	CA trip, Solvang reminds of us home
Family 4	France	They knew Denmark so they wanted to visit CA's Denmark
Family 5	Italy	Through TV, loved the red clog
Family of 7	Sandy, Utah	Saw the Eric Dowdle Show and have Danish roots, love the pastries!
Family	San Diego	Tik Tok
Couple	DK and Norway	Everyone knows Solvang, Wanted to visit the Elverhoj, a friend said it was an interesting museum
Family	India	Internet, Loved the accordion, said it was really beautiful
Sisters	Guadalajara, Mexico	
Family	China	They said it's beautiful and where is the best ice cream?
Couple	Long Beach	Return visit, celebrating 33 <sup>rd</sup> anniversary, also came here for their honeymoon
Family	China	Asked for a map in Mandarin
Mom & Son	LA	Mom taking son to Cal Poly and wanted him to see Solvang
2 Friends	Palm Springs	Been many times, Like to come here to escape the heat
Family	Belgium	Been to Copenhagen wanted to see our Mermaid
Couple	Spain	It's like the weather at home
Couple	Beijing China	They like the weather here, not humid, like the Danish Folk Dress
11 adults, 2 kids	Mexico City	They were grateful for the map
9 men	China	Riding their bikes all the way to Solvang from San Francisco

### September 2025

Name/Group	Visiting From?	How did you hear about Solvang? / Other comments
Family of 8	China	Chinese Visiting site for CA
Family of 4	Irvine	Parents return visit, Bringing kids for the 1 <sup>st</sup> time, Daughter's 10 <sup>th</sup> birthday, gave her a b-day button and sang, loved it
Family	Amsterdam	It's warm, but beautiful
Couple	San Jose	TikTok, YouTube, we love it, the pastry shops are wonderful!

## Solvang Visitor Center Report

Family	LA	Asked about Solvang history, want to come for Danish Days and Julefest now.
Family of 4	Korea	Love the architecture
Family of 6	New Jersey	Visiting Family in Bay Area- It is like a fairy tale!
Woman	Austria	Came to see CA, Said she was bored so she decided to visit CA for some fun!
Couple	China	Internet, Visiting the whole coast of CA
Couple	San Francisco	I was here 30 years ago! I brought my husband this time
Couple	Ontario	We come here every year for our anniversary. Today is our 54 <sup>th</sup> !
Family of 3 Italy	CA Tour Guidebook	
Mand & Kone	Norway	TV, having a holiday before the cold Norway winter
Svensen Family	Frederikshavn	Heard we were like DK and came to try the pastry and hot dogs
Danish Exchange Student	Copenhagen	She misses DK so much she just had to come to Solvang. Reminds me of my home.
Family of 4	Copenhagen	Love Solvang because it's a good likeness of the old country in Denmark like it was in 1980
Couple	Pasadena	Was here about 25 years ago. Just passing through and had to stop
Couple	Denmark	Social Media, On our way up the coast
Family of 3	Denmark	Been to San Diego, LA, Yosemite, Solvang is fun to see
Nuns 8	Korea	A Nun from LA brought them. She is escorting them to see her favorite places in CA
4 Ladies	Australia	"Queen Mary of Denmark has made Australia proud!"
Family	Korea	Everyone in San Fran said we must see Solvang
Man	Carpinteria	Have been here many times, brought my friends
Couple	Michigan	Return visit, just visiting for the day
Couple	Ohio	Internet, staying just a few hours but it's so cool! We wish we had arranged to stay overnight
Family	Minnesota	Danish ancestry, we just had to come
Family of 5	China	So beautiful!
Couple	Petaluma	Internet, On the way home from Las Vegas trip, want to come again
Father/Daughter	LA/Peru	Daughter is half Danish, half Peruvian, moving to LA, loved Solvang
Couple	Turkey	CA Guide Book, love the warmth and friendliness here
Group of 5	Korea	Wanted pictures of the Danish Folk Dress, said it is a beautiful city

## Solvang Visitor Center Report

Couple	London	Saw it on social media, Very excited to be in Solvang, and to wear shorts! Celebrating their 37 <sup>th</sup> anniversary
Couple	Chattanooga, TN	Never seen anything like this place
Couple	Las Vegas	Return visit, were here 20 years ago
Couple	Kansas City	Social media, "This is a real town?" liked hearing about the history
Family	Ecuador	Mom studied in Copenhagen for 2 years
Man	Las Vegas	"This is my little piece of heaven"
Couple	Sacramento	Their kids told them about Solvang
Family of 4	Korea	Loved it
4 Friends	Minnesota	Friends in MN had been here, Wonderful! Came back to the VC and said we have better bakeries than in MN
Couple	Florida	Family visited and told them to come here and go to Fudge Kitchen, also wanted to know our history
Couple	Roskilde Denmark	Funny to see ableskiver in the Summer
Couple	Utah	Social media
Couple	Toronto Canada	This is great, lots of amazing history
Couple	San Francisco	Return visit
Couple	Israel	Internet search
Couple	San Francisco	Can't believe the parking is free!

### Solvang Visitor Center Inquiries:

These are some of the questions we receive in the Visitor Center as well as examples of some of the email inquiries.

We take note of some of the different ones we receive and some of the regular questions that guests ask.

### More Julefest Inquiries begin!

\*\*\*In September we see an uptick in questions about Julefest. These inquiries will continue to grow through October, November, and December, as the holiday season approaches and is upon us.

### Common Julefest questions that begin in September:

- When do the Trolley Light Tours begin?
- When do the Trolley Light Tour tickets go on sale?

## **Solvang Visitor Center Report**

- When does Julefest begin and how long does it last?
- When will Solvang be decorated for Christmas?
- How can we be a vendor for the Maker's Market?
- When will the Candlelight Tour tickets go on sale?
- What are the events during Julefest?

### Regular Frequently asked Questions

- Do you have a map of the town?
- What are the must sees?
- Where are all the points of interest?
- Is parking free?
- Where can we get a good breakfast?
- How do we take the Trolley?
- Where do we buy Trolley tickets?
- Where is the Troll?
- We have 2 hours, what should we do?
- Do you have a map of the wineries?
- Why does Solvang look like this?
- Does anyone speak Danish?
- Where are all the windmills?
- Where are the restrooms?
- What is Danish food?
- What is the best bakery?
- What can we do with kids?
- What is the history/story of this town?
- Where are the bakeries?
- When was Solvang founded?

### Other Questions noted this Quarter:

#### **July 2025**

Where is the Little Mermaid?

Does Denmark know about Solvang?

Does the city make you wear that costume?

## Solvang Visitor Center Report

Where can I get great ice cream?

Where can I get nesting dolls? (since Rasmussen's is closed)

Where's the nearest restroom?

How hot does it get in summer?

Do you do anything to celebrate during the holidays?

Where can I find Danish licorice?

What's the bus that comes into Solvang?

Why does your SYV Transit shut down @ lunchtimes?

Do you have a map in French?

Do you have a map in Mandarin?

Where is a good breakfast place? (***we get this one a lot***)

Is there anything open for dinner?

Where can I find a good burger?

Why does everything close early?

Can you help me find a hotel to stay for the night?

Please give me some suggestions for dinner

How many people live in Solvang ?

Where can I go to smoke?

How come I can smoke in the parking lot and not on the street?

Where's a good place to have coffee?

Who has the best coffee in town?

Can I smoke pot in the parking lot?

Where can we pick apples - and other fruit? (***a common fall question***)

## **Solvang Visitor Center Report**

What is the prettiest winery?

Where we find the store with all the little trolls?

Do I need a Solvang Business license?

Who do I talk to about getting a business license?

Do people still live here?

What is that silly village being built?

Which is your favorite bakery?

Where can I find a toy windmill for my kid?

Where can I rent the little electric cars?

Which bakery has the most authentic cheese Danish?

Does Paula's Pancakes make the "pancake balls?"

Is Solvang really more Danish than Denmark?

The plumber came to our house on third street he didn't fix the leak. Our water ran all night. Will we be charged for all the water we lost?

Is there a Windmill where we can have a glass of wine while we are sitting in the mill?

What time does your town close?

Why are there so many Danish bakeries now?

How did the Danes build with no nails?

Why is everything closed on Monday?

Do the ancestors of the founders of Solvang still live here?

Which is the most famous Bakery?

Which is the oldest bakery?

Are the bakeries all owned by Danes?

Where is the shaved ice store?

## **Solvang Visitor Center Report**

Why is the shaved ice store only open on Saturday & Sunday?

Where is the Viking Museum?

Why does it only say Amber Museum on the map?

What's the history of this place?

Is there a place that rents wheelchairs or scooters?

Is the "Vikings" series accurate?

Where is the waterfall?

Is there water up there?

Is the town Danish or Dutch?

What percentage of the population is still Danish?

How do we get on the Trolley?

Do we have any shops that sell a Solvang poster?

Do you have taxi service?

Do you have good uber service?

What is there to do with kids?

Can I get on and off the Trolley when or where I want to?

Who came up with the idea to build a Scandinavian tourist town here?

What should we try at the bakeries?

Will there be any fireworks tonight? (July 3<sup>rd</sup>)

Well, why don't you have fireworks every night during the 4<sup>th</sup> of July week?

Where is the best place to watch the parade?

Are the people who founded the town really from Denmark?

How old is this town?

## **Solvang Visitor Center Report**

So do people really live here in regular houses?

Whoa! So, the town was founded in 1639?! (They thought this because they saw the address of 1639 on the Visitor Center door)

Is there going to be another "Taste of Solvang?"

Can I buy a Danish costume like yours in Solvang?

Why does the Round Tower say 1642?

Is your theater playing movies?

Does Denmark really have windmills? I thought that was just Dutch.

Is the Danish school still in Existence?

Where can I get real Rug Brod?

Do you have a booklet deal or coupons for all the museums?

Do you have Danish wine?

## **August 2025**

When is the farmer's market?

Where can we get the best cookies?

Where can we get Lakrids?

How much are the maps?

Do I have to pay for parking?

Where can I buy a sim card?

Is there a machine somewhere to pay for parking?

Do we really not have to pay for parking?! Awesome!

How much does the Trolley cost?

Where is the best ice-cream?

## **Solvang Visitor Center Report**

Do you have any wine specials, like a wine pass or book of wine coupons?

Where is the Vintage Motorcycle Museum?

Is the trolley ticket unlimited or is it only good for one ride?

Does the Theaterfest run matinees?

Where do we get the combination of aebleskiver and sausage?

Why is there Hebrew writing on the round tower?

Where is Nojoqui Falls?

Where is the giant troll?

Does your accordion play like a piano?

Where is the Elverhøj Museum?

Where did you get your costume?

Can I take a picture with you?

Where's a good steakhouse?

How do we ride the trolley, can we hop on and hop off?

Who makes the best pancake ball things?

What is there to do here for Christmas?

How do you keep your city so clean?

When is Oktoberfest?

Where do we pay for the parking lot?

What kind of rocket was that?!

Do you have a Band-Aid?

How long of a walk is it from the Mission to the Vinland?

## **Solvang Visitor Center Report**

Where can I find a men's clothing store... I need a belt.

Where is the famous Mermaid stature?

How do we find the theater?

How many many people are Danish?

How do I got to the California Nature Museum?

Where can I buy a a bathing suit?

What is there that's fun to do in Solvang?

Are there any events today?

Are the hotels booked for Danish Days?

Isn't Holland Danish?

What vineyards have non-alcoholic wines?

Do you have a Solvang stamp?

Are there still any working windmills we can see?

How far are we from the Space X launch site?

Is the Tivoli Inn still in existence? (couple stayed there on their Honeymoon)

Who chose a Danish theme for the town?

Can one drive a car on Gaviota beach?

Where can we get some Danish licorice?

Why are there so many people visiting from all over the world here?

Do you have a cut-out where you stick your face in to take pictures?

Do you have any Danish ice cream?

What wineries serve lunch?

Do you play accordion?

## **Solvang Visitor Center Report**

Is the fire on Highway 166 close to Solvang?

Should we cancel our trip to Solvang due to the fire?

Where's a good lunch spot?

Do you have a map in Korean?

## **September 2025**

I'm so excited! Is it true that this parking lot outside is really free?!

Where can I buy wooden spoons and other cooking utensils?

Do you have a wine country map?

Are the Trolley horses here today?

Are there any shops that sell undergarments? We decided to stay overnight here.

What does the longest Danish word mean in English?

Do you have real estate pamphlets?

Is there a place to pick apples or other fruit and then eat lunch there too?

Where's the shop that has Danish dresses?

What is the difference between Dutch and Danish?

Is the needle point shop still here?

Where can I get some needle point supply kits?

Did you know DK has a new king?

Is the Elverhøj Christmas party open to the public? The guests wanted to go after seeing the video in the visitor center of everyone dancing around the tree.

How old is this town?

Is Danish Days a free event?

Where can we get music boxes?

## **Solvang Visitor Center Report**

Do any of the Windmills turn?

Do you have any consignment shops?

Why is everything closed today? (it was Tuesday)

Who has the greatest coffee?

How many Windmills do you have?

Are there dog friendly restaurants?

What special event is happening today? (Homecoming Parade)

Are there any fall festival events at the wineries this weekend?

Where can we hear live music tonight?

What are all the orange and black flags with the letter P on them for?

Where are some walking trails?

What do you love about your town?

Where's a nice place to have a drink and some Spanish appetizers?

What's the deal with this town?

Do you play that thing on the counter or is it just a prop? (they were referencing the accordion)

Any good places to ride our bikes?

Do you have a bike map?

Can we buy the Dane For A Day package in the Visitor Center?

How many people live here?

Where do people live here?

Where is the King Christian Tower?

Why is King Christian Tower not on the map?

Where can I get a good savory breakfast sandwich?

## **Solvang Visitor Center Report**

Where is the pumpkin patch?

Where can we ride a horse?

What is that hat you are wearing?

Can I buy one of those hats somewhere in town?

When is Danish Days?

Do you have Danish Days every weekend?

Can we join in on the Candle parade?

Where is the Danish cemetery?

Can you set aside 50 Visitor Guides for our wedding guests?

What streets are closed for the Viking Classic Car Show?

Where will the scarecrows be?

Do all the businesses in town make a scarecrow?

Where will they have the aebleskiver breakfast for Danish Days?

**Total Birthday Buttons given out: 49**

**Total Anniversary Buttons given out: 46**

**Boxes of maps emptied: 39**

The maps are available outside and inside the Visitor Center, on the counter, given directly to guests, occasionally given to the Trolley, and other merchants who request a stack.

\*Note: Emptying the map boxes does not mean all maps have been distributed and have left the Visitor Center. Many remain on the racks and counter as we keep them well-stocked for our Solvang guests.

The Solvang Hygge Huset Team at the Visitor Center remains dedicated to making a meaningful difference for both guests and residents who seek our assistance. We are also committed to providing ongoing support to the Solvang marketing team, working collaboratively to enhance our city.

Thank you, Solvang, for allowing us to serve our special community.



## CITY COUNCIL STAFF REPORT

### AGENDA ITEM 8.a

Meeting Date: October 27, 2025

**SUBJECT:** New City Hall Feasibility Discussion

**PREPARED BY:** Randy Murphy, City Manager

---

#### **DISCUSSION:**

According to the plaque on the front of the building, the current Solvang Municipal Center (aka City Hall) was completed in 1969. As is often the case with public buildings, City staff outgrew the available space, and the nearby Masonic Lodge (constructed in 1957) was acquired. Only minimal modifications were made to the building prior to commencement of City operations in 2001/02 when Parks & Recreation, Community Development (Planning/Building), and Public Works were moved across the street into "The Annex". This arrangement continues to this day, which, unfortunately, contributes to multiple inefficiencies between/among staff and the public.

The City has again outgrown its available space. A recent evaluation of current and near-term future (five to ten years) space needs shows we require over 20,000 square feet, more than twice what we currently have available. Additionally, the older buildings are not energy efficient and lack the appropriate power and other infrastructure for us to utilize the latest technologies in our offices and Council Chamber. Thus, given design and construction timelines, a new City Hall is necessary sooner rather than later.

Staff has evaluated options for relocation into existing buildings within the City limits, with nothing feasible at this time. The attached drawing shows what could be built in the vacant lot across the street from City Hall (Lot #5). Please note that this is a Rough Order of Magnitude (ROM) depiction of what the space might look like. Although some areas are called out as gym or office spaces, this is NOT the final design and are simply shown to designate areas available for future growth. One estimate to construct a building based on this ROM suggests a construction price tag today of \$8.7 to \$10.3 million. Given the continual escalation of construction costs, it will likely increase 5% or more each year for the foreseeable future.

In addition to numerous improved staff efficiencies should this project move forward, there would be a variety of other community benefits. The Fire Department has expressed a need to expand their operation and could take over and remodel our current space for their use. Staff would need to negotiate any such changes with the Fire Department. Additionally, once the Annex is vacated, it would be available for other uses. For example, it could be remodeled so that the Library could be relocated into the City Center. If the Library were to relocate, the current Library space would be available for the Sheriff Office to add some much-needed square footage to their operation. Lastly, the building currently occupied by the Water Department behind City Hall could be razed to provide several more parking places in that lot.

Staff requests Council direction on whether to continue to investigate options for relocating City Hall or to abandon the concept. If Council directs staff to investigate options, staff would return at a later meeting with more defined options.

#### **RECOMMENDED MOTION:**

None.

#### **ALTERNATIVES:**

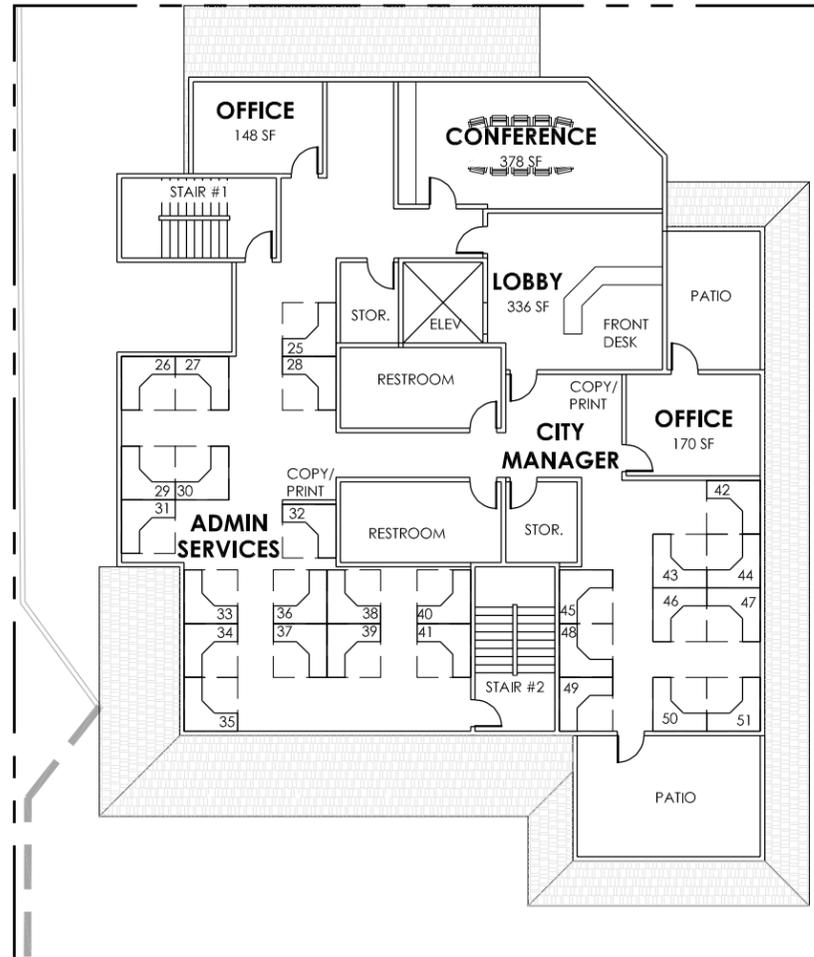
None.

**FISCAL IMPACT:**

Since the City's reserves are inadequate to outright pay for construction, Attachment B shows what annual debt service might be for a few available funding options.

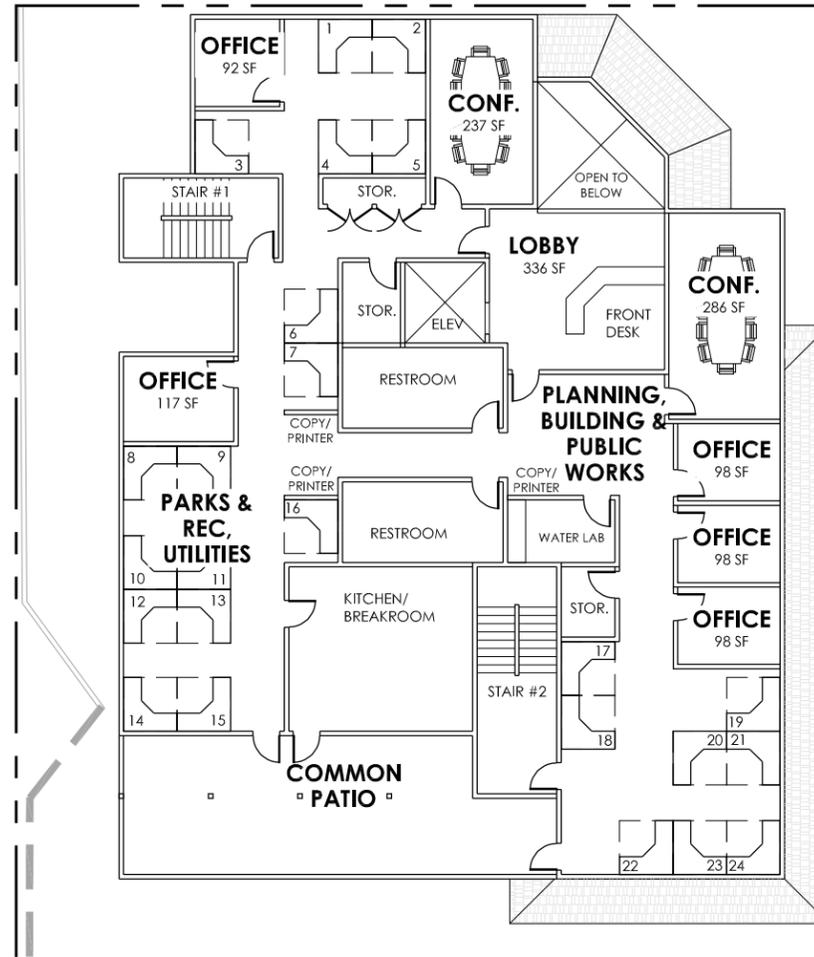
**ATTACHMENTS:**

- A. Preliminary draft of new City Hall building
- B. Funding Options



### 3RD FLOOR PLAN

4,586 SF



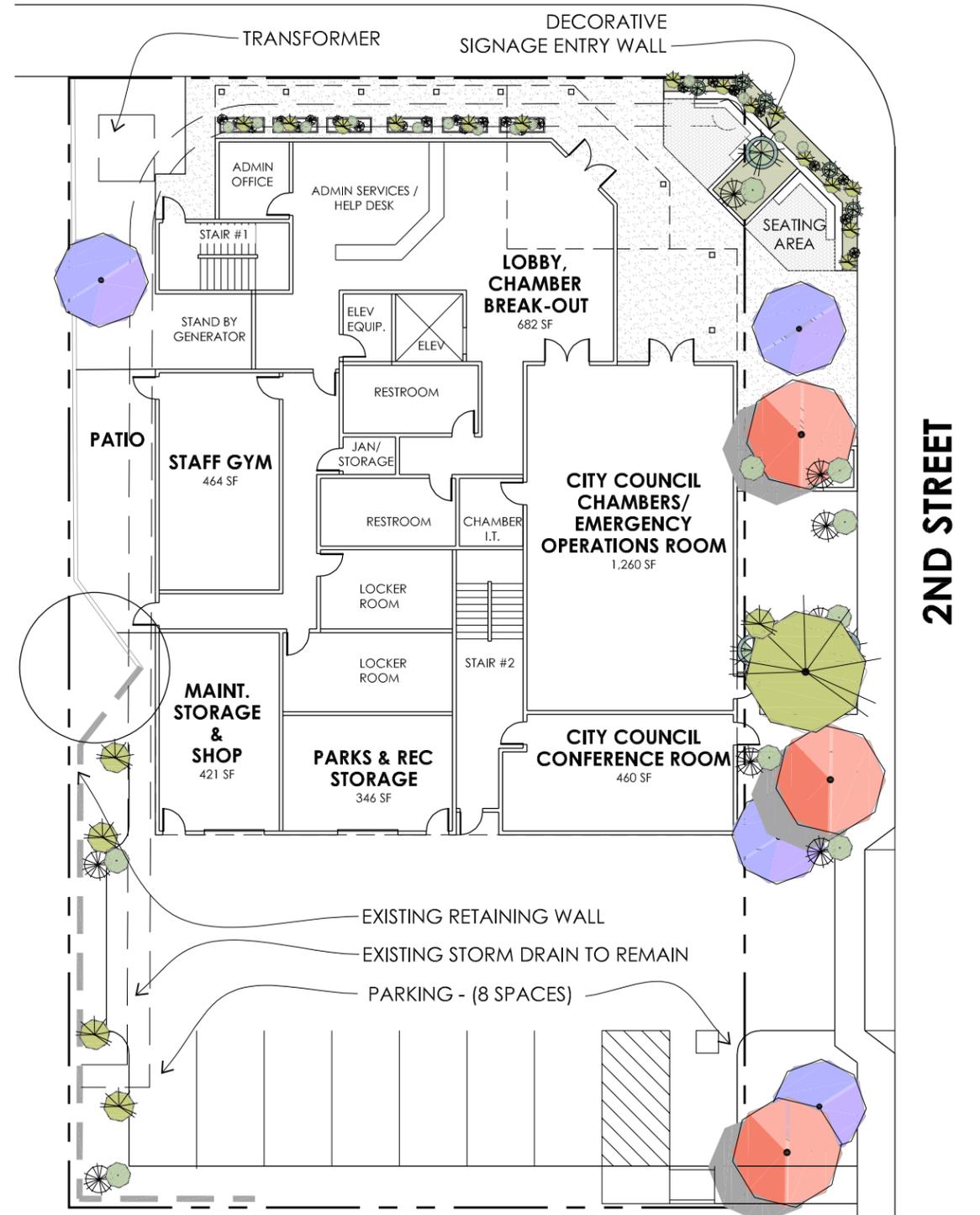
### 2ND FLOOR PLAN

5,779 SF

### PROJECT DATA

ADDRESS:	377 2ND STREET
APN:	139-211-004
SITE AREA:	0.31 ACRES
ZONING:	PI (PUBLIC)
USE:	
EXISTING USE:	VACANT CITY HALL
PROPOSED USE:	CITY HALL
BUILDING HEIGHT ALLOWED:	TBD
BUILDING HEIGHT PROPOSED:	TBD
NUMBER OF STORIES:	3 STORIES
TYPE OF CONSTRUCTION:	TBD
SPRINKLERS:	YES
OCCUPANCIES:	B & A
BUILDING AREA:	16,808 SF
PARKING PROVIDED:	17 SPACES

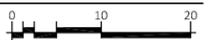
## OAK STREET



### FIRST FLOOR / SITE PLAN

6,443 SF

PROJECT NORTH  
ACTUAL NORTH



	<p style="text-align: center;">City Hall Solvang, CA</p>	<p>DATE: JULY 10, 2025</p>
		<p>SCALE: 1" = 20' @ 11x17</p>
		<p style="text-align: center;">A2.0 177</p>

### Estimated Net Debt Service Payment:

	<b>USDA 40yr \$5m 3.50%</b>	<b>USDA 40yr \$10m 3.50%</b>	<b>USDA 40yr \$15m 3.50%</b>	<b>Bank 20yr \$5m 4.50%</b>	<b>Bank 20yr \$10m 4.50%</b>	<b>Bank 20yr \$15m 4.50%</b>	<b>Bond 30yr \$5m 4.25%</b>	<b>Bond 30yr \$10m 4.25%</b>	<b>Bond 30yr \$15m 4.25%</b>
07/01/2027	242,875	477,875	712,875	396,750	781,750	1,166,750	313,763	612,963	917,163
07/01/2028	245,775	478,675	711,575	394,325	777,125	1,164,925	314,938	615,525	915,900
07/01/2029	243,500	479,300	715,100	396,675	782,050	1,167,200	315,900	612,663	914,213
07/01/2030	246,225	479,750	713,275	393,575	781,075	1,163,350	311,650	614,588	912,100
07/01/2031	243,775	480,025	711,275	395,250	779,425	1,163,600	312,400	616,088	914,563
07/01/2032	246,325	480,125	714,100	396,475	782,100	1,162,725	312,938	612,163	916,388
07/01/2033	243,700	480,050	711,575	397,250	778,875	1,165,725	313,263	613,025	912,575
07/01/2034	246,075	479,800	713,875	397,575	779,975	1,162,375	313,375	613,463	913,338
07/01/2035	243,275	479,375	710,825	397,450	780,175	1,162,900	313,275	613,475	913,463
07/01/2036	245,475	478,775	712,600	396,875	779,475	1,167,075	312,963	613,063	912,950
07/01/2037	242,500	478,000	714,025	395,850	777,875	1,164,675	312,438	612,225	916,800
07/01/2038	244,525	477,050	715,100	394,375	780,375	1,165,925	316,700	615,963	914,800
07/01/2039	246,375	480,925	710,825	397,450	781,750	1,165,600	315,538	614,063	912,163
07/01/2040	243,050	479,450	711,375	394,850	782,000	1,163,700	314,163	616,738	913,888
07/01/2041	244,725	477,800	711,575	396,800	781,125	1,165,225	312,575	613,775	914,763
07/01/2042	246,225	480,975	711,425	398,075	779,125	1,164,950	315,775	615,388	914,788
07/01/2043	242,550	478,800	715,925	393,675	781,000	1,162,875	313,550	616,363	913,963
07/01/2044	243,875	476,450	714,900	393,825	781,525	1,164,000	316,113	611,700	912,288
07/01/2045	245,025	478,925	713,525	393,300	780,700	1,163,100	313,250	616,613	914,763
07/01/2046	246,000	476,050	711,800	397,100	778,525	1,165,175	315,175	615,675	916,175
07/01/2047	246,800	478,000	714,725	-	-	-	311,675	614,100	916,525
07/01/2048	247,425	479,600	712,125	-	-	-	312,963	611,888	915,813
07/01/2049	242,875	480,850	714,175	-	-	-	313,825	614,038	914,038
07/01/2050	243,325	476,750	715,700	-	-	-	314,263	615,338	916,200
07/01/2051	243,600	477,475	711,700	-	-	-	314,275	615,788	917,088
07/01/2052	243,700	477,850	712,350	-	-	-	313,863	615,388	916,700
07/01/2053	243,625	477,875	712,475	-	-	-	313,025	614,138	915,038
07/01/2054	243,375	477,550	712,075	-	-	-	311,763	612,038	912,100
07/01/2055	242,950	476,875	711,150	-	-	-	315,075	614,088	912,888
07/01/2056	247,350	480,850	714,700	-	-	-	312,750	615,075	912,188
07/01/2057	246,400	479,300	712,550	-	-	-	-	-	-
07/01/2058	245,275	477,400	714,875	-	-	-	-	-	-
07/01/2059	243,975	480,150	711,500	-	-	-	-	-	-
07/01/2060	247,500	477,375	712,600	-	-	-	-	-	-
07/01/2061	245,675	479,250	713,000	-	-	-	-	-	-
07/01/2062	243,675	480,600	712,700	-	-	-	-	-	-
07/01/2063	246,500	476,425	711,700	-	-	-	-	-	-
07/01/2064	243,975	476,900	715,000	-	-	-	-	-	-
07/01/2065	246,275	476,850	712,425	-	-	-	-	-	-
07/01/2066	243,225	481,275	714,150	-	-	-	-	-	-
<b>Total</b>	<b>9,789,350</b>	<b>19,147,375</b>	<b>28,519,225</b>	<b>7,917,500</b>	<b>15,606,025</b>	<b>23,291,850</b>	<b>9,413,213</b>	<b>18,427,388</b>	<b>27,435,613</b>



**SUBJECT:** Discussion and possible action to Introduce for first reading Ordinance No. 25-0385 Amending Title 10 of the Solvang Municipal Code and Adopting by Reference the 2025 California Building Codes

**PREPARED BY:** Rafael Castillo, Community Development Director

---

**DISCUSSION:**

Every three years, the California Building Standards Commission reviews and revises the California Building Standards Code (CBSC) that consist of the following twelve parts: Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical, Fire, Existing Buildings, Green Building, and Referenced Standards. The 2025 CBSC becomes effective on January 1, 2026.

The State requires cities to adopt the State Building Standard code by reference but allows cities to add local amendments to the building standards provided such amendments are justified by express findings reflecting specific conditions unique to the jurisdiction reflecting local geographic, topographic, and climatic conditions. If codes are not adopted locally, cities and counties are required to follow State Codes, without the local amendments. AB 130, enacted on July 1, 2025, now limits amendments to the California Residential Code. The City is permitted to carry over previous amendments that were approved and sent to the CBSC Commission. Once the 2025 California Residential Code is adopted, this will remain in effect until June 30, 2031, avoiding any new amendments to the residential code in code update cycles over the next six (6) years.

Ordinance 25-0385, included in Attachment A, proposes to adopt the following codes by reference:

- 2025 California Residential Code
- 2025 California Electrical Code
- 2025 California Mechanical Code
- 2025 California Plumbing Code
- 2025 California Energy Code
- 2025 California Historical Building Code
- 2025 California Fire Code
- 2025 California Existing Building Code
- 2025 California Green Building Standards Code
- 2024 International Property Maintenance Code

Consistent with the City's current practice, the Ordinance also proposes to adopt the provisions of the current international or national codes that have not been adopted by a California state agency. These codes include:

- 2024 International Building Code
- 2024 International Residential Code
- 2024 International Mechanical Code
- 2024 International Plumbing Code
- 2023 National Electrical Code

If adopted, the Ordinance would amend and restate Title 10, Chapter 1 and Chapter 2, Section 10-2-1 to remove references to the prior versions of the above listed codes.

Ordinance 25-0385 also outlines the specific local amendments to the codes adopted by reference. The local amendments are largely consistent with those made during the prior triennial adoption cycle in 2022. The requisite findings to support these local amendments will be made by resolution at the second reading of the ordinance, should

the Council decide to move forward with the ordinance. If the proposed amendments are adopted by the City Council, the amendments must be filed with the California Building Standards Commission before they become effective.

Santa Barbara County takes responsibility for adoption of any local amendments to the Fire Code. On October 14, 2025 the County Board of Directors introduced for first reading a draft ordinance to adopt the 2025 California Fire Code and make certain local amendments thereto. The County's ordinance is included as Attachment B to this report. The County anticipates adopting this ordinance on November 18, 2025. Therefore, should the Council introduce Ordinance No. 25-0385 and ultimately adopt it on November 28, 2025. Through this action, the City will have adopted the Fire Code, as amended by the County's ordinance.

Provisions of Government Code 50022.3 set out the procedures for adoption of codes by reference. In accordance with this Section, the date of the public hearing is set at the first reading and the public hearing on the Ordinance occurs at the time of the second reading. Staff recommends that the City Council set the public hearing and second reading for Ordinance 25-0385 for Monday, November 24, 2025.

**ALTERNATIVES:**

Choose not to waive full reading and introduce Ordinance 25-0385.

**FISCAL IMPACT:**

Adoption of the Ordinance may result in minor costs of recodification and implementation of ordinance changes, but such costs are expected to be within existing budgetary limits.

**ATTACHMENTS:**

A – Draft Ordinance 25-0385

B – Draft County Fire Ordinance

**ORDINANCE NO. 25-0385**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOLVANG, CALIFORNIA, AMENDING TITLE 10 OF THE SOLVANG MUNICIPAL CODE AND ADOPTING BY REFERENCE: CODES COMPRISING THE 2025 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE (CALIFORNIA CODE OF REGULATIONS, TITLE 24, PARTS 1-12), INCLUDING THE 2025 EDITIONS OF THE CALIFORNIA BUILDING CODE VOLUMES 1 & 2, THE CALIFORNIA RESIDENTIAL CODE, THE CALIFORNIA ELECTRICAL CODE, THE CALIFORNIA MECHANICAL CODE, THE CALIFORNIA PLUMBING CODE, THE CALIFORNIA ENERGY CODE, THE CALIFORNIA WILDLAND-URBAN INTERFACE CODE, THE CALIFORNIA HISTORICAL BUILDING CODE, THE CALIFORNIA FIRE CODE, THE CALIFORNIA EXISTING BUILDING CODE, THE CALIFORNIA GREEN BUILDING STANDARDS CODE, AND ADOPTING BY REFERENCE THE 2024 INTERNATIONAL PROPERTY MAINTENANCE CODE, TOGETHER WITH CERTAIN ADDITIONS, INSERTIONS, DELETIONS AND CHANGES THERETO, AND MAKING A DETERMINATION OF EXEMPTION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT**

**WHEREAS**, the City of Solvang intends to adopt Codes comprising the 2025 California Building Standards Code (Title 24, Parts 1 – 12, of the California Code of Regulations), including the 2025 California Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical Building, Fire, Existing Building, and Green Building Codes; and

**WHEREAS**, the City of Solvang also intends to adopt the 2024 International Property Maintenance Code; and

**WHEREAS**, the California Health and Safety Code Section 18938( b) provides that building standards adopted by the Building Standards Commission, including those contained in certain model codes and adopted by reference into the most recent edition of the California Building Standards Code, shall apply to all occupancies in the state and shall become effective 180 days after publication in the California Building Standards Code by the California Building Standards Commission ( the Commission”) or at a later date after publication established by the Commission; and

**WHEREAS**, the California Building Standards Commission published the 2025 Edition of the California Building Standards Code on July 1, 2025, with an effective date of January 1, 2026, as collectively set forth in Title 24 of the California Code of Regulations, Parts 2, 2.5, 3, 4, 5, 6, 7, 8, 9, 10, and 11, respectively; and

**WHEREAS**, California Health and Safety Code Sections 17958, 17958.5, 17958. 7, and 18941. 5 authorize cities and counties to modify the California Building Standards Code by adopting more restrictive building standards and modifications if such standards and modifications are accompanied by express findings that they are reasonably necessary because of local climatic, geological or topographical conditions; and

**WHEREAS**, the City held a properly noticed public hearing on November 24, 2025, at which time all interested persons had the opportunity to appear and be heard on the matter of adopting the Codes, as amended therein.

NOW, THEREFORE, the people of the chartered City of Solvang do ordain as follows:

**SECTION 1.** Chapter 1 (“BUILDING CODES”) of Title 10 (“ Building Regulations”), of the Solvang Municipal Code, is hereby amended to read as follows:

“Chapter 1 **BUILDING CODES**

§ 10-1-1 **Adoptions of construction codes.**

§ 10-1-2 **Building official designated.**

§ 10-1-3 **Referenced codes and standards.**

§ 10-1-4 **Amendments—California Building Code.**

§ 10-1-5 **Amendments—California Residential Code.**

§ 10-1-6 **Amendments—California Existing Building Code.**

§ 10-1-7 **Amendments—California Electrical Code.**

§ 10-1-8 **Amendments—California Mechanical Code.**

§ 10-1-9 **Amendments—California Plumbing Code.**

§ 10-1-10 **Amendments—International Property Maintenance Code.**

**§ 10-1-1. Adoptions of construction codes.**

The following Codes, each of which is on file in city offices, marked and designated as: the 2025 Editions of the California Building Code (Volumes 1 and 2) ; the California Residential Code; the California Electrical Code; the California Mechanical Code; the California Plumbing Code; the California Energy Code; the California Historical Building Code; the California Existing Building Code; the California Green Building Standards Code; and the 2024 Edition of the International Property Maintenance Code, are hereby adopted by reference, including chapters and sections of the 2024 International Building Code, 2024 International Residential Code, 2024 International Mechanical Code, 2024 International Plumbing Code, and 2023 National Electric Code not adopted by agencies of the state of California, and including appendices thereto, as the Building Construction Regulations of the city of Solvang. The provisions of such as hereby referred to, adopted, and made a part hereof as if fully set out in this chapter except as modified in sections 10-1-4 through 10-1-10 of this chapter.

In addition to any other requirements of this chapter, the following requirements also apply:

- A. For projects covered by the California Green Building Standards Code, 24 CCR, Part 11, the applicants must, as a condition of the city's permit approval, comply with the following:
  1. Where five or more dwelling units are constructed on a singular building site, provide readily accessible areas that serve occupants of all buildings on the site and are identified for the storage and collection of recycling and composite materials, consistent with the collection program offered by the city, or comply with provision of adequate space for recycling for multifamily and commercial premises pursuant to sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11.
  2. Where new commercial construction or additions will result in more than 30% of the floor area, provide readily accessible areas identified for the storage and collection of blue container and green container materials, consistent with the collection program offered by the city, or shall comply with provision of adequate space for recycling for multifamily and commercial premises pursuant to sections 4.408.1, 4.410.2, 5.408.1, and 5.410.1 of the California Green Building Standards Code, 24 CCR, Part 11.

- B. For organic waste commingled with construction and demolition debris, the requirements of

sections 4.408.1 and 5.408.1 of the California Green Building Standards Code, shall be complied with.

#### **§ 10-1-2. Building Official designated.**

The Building Official is hereby designated as the Building Official and building Code Official for the city of Solvang. Where the "authority having jurisdiction" is used in the adopted codes, it shall mean the Building Official. The Building Official shall be appointed by the City Manager, or their designee. The Building Official shall have the following duties:

- A. The Building Official shall receive applications, review construction documents and issue permits for the erection, and alteration, demolition and moving of buildings and structures, inspect the premises for which such permits have been issued and enforce compliance with the provisions of this code.
- B. Any other such duty as determined by the City Manager or the City Manager's designee.

#### **§ 10-1-3. Referenced codes and standards.**

Where other codes and standards are referred to in the codes adopted in section 10-1-1 of this chapter, the following shall apply:

- A. International Building Code means the California Building Code or the California Residential Code, as applicable.
- B. International Plumbing Code means the California Plumbing Code.
- C. International Plumbing Code means the California Plumbing Code.
- D. International Mechanical Code means the California Mechanical Code.
- E. NFPA 70 and National Electrical Code means the California Electrical Code.
- F. International Residential Code for One-Family and Two-Family Dwellings means the California Residential Code.
- G. International Fire Code means the California Fire Code.
- H. International Existing Building Code means the California Existing Building Code.
- I. International Zoning Code means the applicable provisions of title 11 of this code.

#### **§ 10-1-4. Amendments—California Building Code.**

The California Building Code, all sections of the 2024 International Building Code that were not adopted by agencies of the State of California, and associated appendices adopted in section 10-1-1 of the city code are modified, amended and/or supplemented as follows:

- A. Amend section 101.1 to read as follows:  
**101.1. Title.** These regulations shall be known as the Building Code of the City of Solvang, hereinafter referred to as "this code."
- B. Amend section 101.4, excluding subsections, to read as follows:  
**101.4 Referenced Codes.** The other codes listed in Sections 101.4.1 through 101.4.8 and referenced elsewhere in this code shall be considered part of the requirements of this code to the prescribed extent of each reference.
- C. Section 101.4.8 is hereby added to read as follows:  
**101.4.8 Electrical.** The provisions of the California Electrical Code shall apply to the installation of electrical systems, including alterations, repairs, and replacement of electrical equipment, appliances, fixtures, fittings, and appurtenances thereto.
- D. Amend section 103.1 to read as follows:  
**103.1 Creation of Enforcement Agency.** The Building Division is hereby created and the official in charge thereof shall be known as the Building Official.
- E. Section 105.1 is amended by adding a sentence to the end to read as follows:  
"Building permits shall be required for all paving, repaving, resurfacing or slurry, striping, re-striping and signage or re-signage of parking spaces in parking lots and structures in both publicly and privately funded public, commercial, or common use facilities."

- F. Amend only the building exemptions in section 105.2 to read as follows, and all other provisions in section 105.2 shall remain the same:

105.2 Work Exempt from Permit. Exemptions from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction. Permits shall not be required for the following:

Building:

1. One-story detached accessory structures used as tool and storage shed, playhouses and similar uses, constructed on a property zoned for residential uses provided the following:
  - a. The floor area is not greater than 120 square feet (11.15 m<sup>2</sup>).
  - b. plumbing, mechanical or electrical installations are prohibited.
  - c. The maximum height shall be limited to 12 feet, as measured from average natural grade.
  - d. The number of exempt accessory buildings shall be limited to two.
2. Fences, other than swimming pool barriers, not over 6 feet (1,829 mm) high.
3. Retaining walls and non-retaining walls, including masonry and concrete free-standing walls, that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,927 L) and the ratio of height to diameter or width is not greater than 2:1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, countertops, similar finish work.
7. Temporary motion picture, television, theater stage sets, and scenery.
8. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,927 L) and are installed entirely above ground.
9. Shade cloth structures constructed for nursery or agricultural purposes, not including service systems.
10. Swings and other playground equipment accessory to detached one-family and two-family dwellings.
11. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
12. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.
13. [DID YOU INTEND TO DELETE NO. 13?]

- G. Section 105.4.1 is hereby added to read as follows:

**105.4.1 Issuance.** For all work authorized by a building permit for other than R-3 or U occupancies, the permit shall be issued to an appropriate contractor licensed in accordance with the provisions of California law.

- H. Section 109.4.1 is hereby added to read as follows:

**109.4.1 Investigation.** Whenever any work for which a permit is required by this Code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work. An investigation fee, in addition to the permit fee, may be imposed subject to the discretion of the Building Official whether or not a permit is then or subsequently issued. The investigation fee shall not exceed the amount of all permit fees required by this Code for the unpermitted work. The payment of such investigation fee shall not exempt any person from compliance with all other provisions of this Code nor from any penalty prescribed by law.

- I. Section 109.2.1 is added to read as follows:

**109.2.1 Fees**

1. General. Fees shall be assessed in accordance with the provisions of this Section or shall be as set forth in the current City of Solvang Fee Schedule.
2. Strong Motion Instrumentation Program (SMIP) Fees. In addition to all other permit fees a fee equal to .013% of the valuation for residential structures and .028% of the valuation for non-residential structures, or current fees set by the State of California, shall be paid to the Building Official as required by the State of California Resources Code for the strong motion instrumentation and seismic hazard mapping programs.
3. Technology/Records Retention Fee. This fee in the current City of Solvang Fees and Schedule shall be paid to the Building Official at the time of issuance of the building permit to maintain building permit electronic system and scanning of paper permit cards.
4. Certificate of Occupancy and Temporary Certificate of Occupancy Fee. A fee provided for in the current City of Solvang Fees Schedule, will be paid to the Building Official for the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy for any occupancy classification or for the issuance of a Certificate of Occupancy when no building permit has been issued.
5. Appeal Hearing Fee as noted in Title 1, Chapter 6 of this code.
6. Inspections of buildings to determine their compliance with applicable Codes or regulations will be conducted upon receipt by the Building Official a written request for such inspection from the property owner or authorized representative and upon payment of a fee for such inspection and investigation based upon the City of Solvang Fee Schedule for each hour or fraction thereof of inspection or investigation time. The minimum fee shall be for one hour of inspection.

J. Amend section 109.6 to read as follows:

**109.6 Refunds.** The Building Official or their designee may authorize refunding of any fee paid which was erroneously paid or collected. The Building Official may authorize refunding not more than 80 percent of the permit application fee when an application for a permit is withdrawn or canceled before any plan review is done. The Building Official, or their designee shall not authorize refunding of any fee paid except on written application filed by the original applicant not later than 180 days after the date of fee payment.

K. Amend Section 110.3.1 tread as follows:

**110.3.1 Footing and Foundation Inspection.** Footing and foundation inspections shall be made after a survey letter is completed prior to foundation inspection for new structures and additions within 2' of setbacks or within 3' of property lines and at the wall steel inspection whenever there is a basement and required reinforcing steel is in place. For concrete foundations, any required forms shall be in place prior to inspection. Materials for the foundation shall be on the job, except where concrete is ready mixed in accordance with ASTM C94, the concrete need not be on the job.

L. Amend section 110.3.6 to delete the exception and read as follows:

**110.3.6 Lath, Gypsum Board and Gypsum Panel Product Inspection.** Lath, gypsum board and gypsum product inspections shall be made after lathing, gypsum board and gypsum panel products, interior and exterior, are in place, but before any plastering is applied or gypsum board and gypsum panel product joints and fasteners are taped and finished.

M. Amend section 113.1 to read as follows:

**113.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretations of California Building Standards Code and the International Property Maintenance Code, there shall be and is hereby created a Board of Appeals. Said Board shall also serve as the Housing Appeals Board and the Local Appeals Board referenced in the California Building Standards Code. The Building Official shall be an ex officio member and shall act as secretary to said board but shall have no vote upon any matter before the board. The Solvang City Council is expressly declared to be the Board of Appeals and shall have all of the power and authority conferred upon a local appeals board under the Health and Safety Code and shall follow the appeal

procedures in Title 1, Chapter 6 of the Solvang Municipal Code. The order of the City Council upon such appeal shall be final and immediate. The fee for appeals shall be consistent with fees established by the applicable governing authority.

N. Amend section 113.2 to read as follows:

**113.2. Limitations on Authority.** An application for appeal shall be based on a claim that the true intent of the California Building Standards Code or the rules legally adopted hereunder have been incorrectly interpreted, the provisions of the California Building Standards Code do not fully apply or an equally good or better form or construction is proposed. The board shall have no authority to waive requirements of the adopted codes. For appeals relating to accommodations for the disabled, the authority of the board shall include the ability to authorize reasonable alternatives to disabled access requirements imposed by the California Building Standards Code. Decisions of the Board of Appeals shall be final and only subject to review by writ of mandate to the superior court.

O. Amend section 114.4 to read as follows:

**114.4 Violation Penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code and from which no appeal has been taken, or who shall fail to comply, with such an order subject to penalties as prescribed by law. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

P. Section 114.4.1 is hereby added to reads as follows:

**114.4.1 Citations.** The Building Official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this chapter.

Q. Section 114.4.2 is hereby added to read as follows:

**114.4.2 Costs of Abatement; Tax Lien.** Any person, whether as principal, agent, employee, or otherwise, who maintains any premises in violation of any provision of this code, the municipal code, other adopted California codes, or the state housing law shall be liable for and obligated to pay to the city all costs incurred by the city in obtaining abatement action, whether such action is administrative, injunctive, or legal, and for all damages suffered by the city, its agents, officers, and employees as a result of such violation or efforts to abate the violation. If the owner of the property involved in such abatement or compliance action fails to pay for the costs of such abatement or compliance action upon demand by the city, the city Council by resolution may order the cost of the abatement to be specially assessed against the parcel. Such assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and the same procedure and the same procedure and sale in case of the delinquency as are provided for ordinary property taxes.

R. Section 114.4.3 is hereby added to read as follows:

**114.4.3 Recording Noncompliance with County Recorder.** When the Building Official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of this building code, or other provision of the municipal code, the state housing laws, or any other code adopted herein, the Building Official may cause a notice of noncompliance to be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the noncomplying conditions, and shall state that the owner of such property has been duly notified. The Building Official shall record a notice of release of the notice of

noncompliance with the county recorder when it has been determined by the Building Official that the noncomplying conditions have been corrected.

S. Amend section 115.4 to read as follows:

**115.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties and enforcement procedures set forth in Title 1, Chapter 3, of the Solvang Municipal Code.

T. Amend section 116.1 to read as follows:

**116.1 Unsafe Conditions.** Structures or existing equipment that are or hereafter become unsafe, unsanitary, or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section and the 2024 edition of the International Property Maintenance Code, as adopted. A vacant structure that is not secured against entry shall be deemed unsafe.

U. Amend section 903.2 and exception to read as follows:

**903.2 Where Required.** An approved automatic fire sprinkler system shall be provided in a new building, and in an existing building where floor area is increased, as provided in Sections 903.2.1 through 903.2.12 of this code and Section 903.7.1 of California Fire Code as adopted by the County of Santa Barbara.

Exception: A building containing a Group R, Division 3 occupancy not more than three stories above grade plane in height shall comply with the automatic fire sprinkler system requirements of Section R313 of the California Residential Code.

V. Section 1505.1.3, exception and table 1505.1.2 are hereby added to read as follows:

**1505.1.3 Roofs in Commercial Areas.** All roofs on all commercial buildings located in any area zoned commercial in the city shall be constructed of roofing materials rated as a Class A roof assembly. This section shall apply to any new commercial buildings built in an area zoned commercial in the city and to the replacement of any existing roofing materials on any commercial building in an area zoned commercial in the city. No owner of building, however, shall be required solely by virtue of this section to replace any roofing material.

Exception: The exclusive list of commercial buildings listed in Table 1505.1.2 having wooden roofs with rolled eaves and shingles with clipped ends, provided that all of the following provisions are satisfied:

1. The roofing material to be used is determined by the design review committee review to be compatible with the roofing materials being replaced and with the Danish theme of the commercial areas of the city.
2. An underlayment of one-half inch (72") type X gypsum board or comparable material approved by the Building Official be placed under the solid or spaced sheathing:
3. Attic and occupancy fire area separations are provided as required by this code:
4. Automatic fire sprinklers and/or types of automatic fire extinguishing systems are installed, if in the opinion of the Building Official such systems are necessary to minimize any additional fire hazards
5. The wood roofing materials used are fire-retardant treated and listed by the State Fire Marshal to comply with Section 1505.6; and
6. The owner agrees to execute an agreement acceptable to the City Attorney obligating the owner to maintain the effectiveness of any treatment of any roofing material installed pursuant to this section as required by the service conditions encountered in actual use. Such agreement shall also provide that the method of retreatment and the frequency of retreatment are satisfactory to the Building Official.

Table 1505.1.2 Buildings Exempt from Class A Roof Assembly	
Address	Assessor's Parcel No.
438 Alisal Road	139-240-084
444 Alisal Road	139-240-071
473 Alisal Road	139-182-022
1651 Copenhagen Drive	139-181-012
1677 Copenhagen Drive	139-182-013
1688 Copenhagen Drive	139-193-023
1692 Copenhagen Drive	139-193-022
1697 Copenhagen Drive	139-182-021
1440 Mission Drive	139-590-001
1557 Mission Drive	139-132-023
1595 Mission Drive	139-133-016

- W. Section 1505.1.4 of the 2025 California Building Code is hereby added as follows:  
**105.1.4 Roofing for structures in Any Very High Fire Hazard Severity Zone.** Roof structures within the Local Responsibility Area shall be class A or B roofing assemblies.
- X. Section 1506.4 and exception are hereby added to read as follows:  
**1506.4 Wood Shake and Shingle Roof Covering Limitations.** Wood shake or shingle roof coverings shall not be installed on any building. A roof covering shall not be applied over existing wood shakes or shingles.
- Exception:**
1. A wood shake or wood shingle system listed as a Class A-rated roof covering.
  2. Roof covering for an addition to, or the reroofing of an existing building where the new roof covering area is less than 750 square feet of the existing roof area may be an approved Class B pressure treated wood shingle system.
- Y. Amend section 3201.1 to read as follows:  
**3201.1 Scope.** The provisions of this chapter and Section 8-3-3 of the Solvang Municipal Code shall govern encroachment of structures into the public right-of-way.
- Z. Amend Appendix section G104.1 to read as follows:  
**G104.1 Permit Application and Processing.** Any person, owner, or owner's authorized agent who intends to conduct any development in a flood hazard area shall first make application to the Building Official and shall obtain the required permit. The processing and administration of a permit application shall be as prescribed in Sections 105 and 107.
- AA. Add section J101.3 to Appendix J read as follows:  
**J101.3 Administration.** This appendix chapter shall be administered by the City Engineer. References to Building Official shall mean City Engineer.
- BB. Amend Appendix section J103.2 to read as follows:  
**J103.2 Exempted Work.** A grading permit shall not be required for the following:
1. Grading in an isolated, self-contained area, provided there is no danger to the public, and that such grading will not adversely affect adjoining properties.
  2. Excavation for construction of a structure permitted under this code.
  3. Cemetery graves.

4. Refuse disposal sites controlled by other regulations.
5. Excavations for wells, or trenches for utilities.
6. Mining, quarrying, excavating, processing, or stockpiling of rock, sand, gravel, aggregate, or clay controlled by other regulations, provided such operations do not affect the lateral support of, or significantly increase stresses in, soil on adjoining properties.
7. Exploratory excavations performed under the direction of a registered design professional.
8. An excavation which does not exceed fifty cubic yards and: (1) is less than 2 feet (610 mm) in depth; or (2) does not create a cut slope greater than 5 feet (1,524 mm) in height and steeper than 1 unit vertical to 2 units horizontal.
9. A fill less than 1 foot (305 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal, not intended to support structures, on any one lot and does not obstruct a drainage course.
10. A fill less than 3 feet (914.4 mm) in depth and placed on natural terrain with a slope flatter than 1 unit vertical to 5 units horizontal, not intended to support structures, that
11. does not exceed 50 cubic yards (38.3 m<sup>3</sup>) on any one lot and does not obstruct a drainage course.
12. Exemption from the permit requirements of this appendix shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

CC. Section J103.3 is hereby added to Appendix J to read as follows:

**J103.3 Early Grading.** A grading permit shall not be issued prior to issuance of a building permit for the project unless:

1. A tentative subdivision or tract map, use permit, architectural review commission project approval or similar authorization has been granted; and
2. Related street and utility grades have been established and approved; and
3. A surety bond in accordance with Section J103.4 is deposited to guarantee restoration of the site to a natural or other condition acceptable to the Building Official should the project not proceed to completion.

DD. Section J103.4 is hereby added to Appendix J to read as follows:

**J103.4 Bonds.** The Building Official may require bonds in such form and amounts as may be deemed necessary to ensure that the work, if not completed in accordance with the approved plans and specifications, will be corrected to eliminate hazardous conditions or restore a graded site to the original condition. In lieu of a surety bond, the applicant may file a cash bond or instrument of credit with the Building Official in an amount equal to that which would be required in the surety bond.

The City Engineer may require that bonds be posted to recover the full costs of any damage to public right-of-way which may occur because of the peculiar nature or large scope of the project, such as transportation of fill heavy equipment on local streets not designed to accommodate the traffic.

EE. Amend Appendix section J104.2 to read as follows:

**J104.2 Site Plan Requirements.** In addition to the provisions of Section 107, a grading plan shall show the existing grade and finished grade in contour intervals of sufficient clarity to indicate the nature and extent of the work and show in detail that it complies with requirements of this code. The plans shall show the existing grade on adjoining properties in sufficient detail to identify how grade changes will conform to the requirements of this code. The plans shall show existing drainage conditions and drainage devices and all proposed changes thereto. The plans shall include the location and dimension of all trees on the site to remain and to be removed which are 3 inches (76.2 mm) in diameter or larger at the trunk, measured at 4.5 feet (1.37 m) above ground level. A preservation plan shall be submitted for all trees to remain. The plans shall indicate where excess material, rocks, or rubble will be disposed of.

FF. Section J110.3 is hereby added to Appendix J to read as follows:

**J110.3 Other Standards.** Erosion control measures shall conform to the following standards and approval processes:

1. The City's Stormwater Management Plan.
2. The most current "Erosion and Sediment Control Field Manual" published by the California Regional Water Quality Control Board, San Francisco Bay Region.
3. NPDES permit requirements.
4. The 2025 California Green Building Standards Code.

**§ 10-1-5. Amendments—California Residential Code.**

The California Residential Code, all sections of the 2024 International Residential Code that were not adopted by agencies of the State of California, and associated appendices adopted in section 10-1-1 of the city code are modified, amended and/or supplemented as follows:

A. Amend section R101.1 to read as follows:

**R101.1 Title.** These provisions shall be known as the California Residential Code and shall be cited as such and shall be referred to herein as "this code."

B. Amend section R103.1 to read as follows:

**R103.1 Creation of Enforcement Agency.** The Building Division is hereby created and the official in charge thereof shall be known as the Building Official.

C. Section R104.6.1 is hereby added to read as follows:

**R104.6.1 Citations.** The Building Official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this chapter.

D. Amend section R105.2 to read as follows:

**R105.2 Work Exempt from Permit.** Permits shall not be required for the following. Exemption from permit requirements of this code shall not be deemed to grant authorization for any work to be done in any manner in violation of the provisions of this code or any other laws or ordinances of this jurisdiction.

1. One-story detached accessory structures used as tool and storage shed, playhouses and similar uses, provided the floor area is not greater than 120 square feet (11 m<sup>2</sup>) with no plumbing, mechanical or electrical and 12' max height.
2. Fences not over 6 feet (1,829 mm) high.
3. Retaining walls and non-retaining walls, including masonry and concrete free-standing walls, that are not over 4 feet (1,219 mm) in height measured from the bottom of the footing to the top of the wall, unless supporting a surcharge or impounding Class I, II, or IIIA liquids.
4. Water tanks supported directly on grade if the capacity is not greater than 5,000 gallons (18,927 L) and the ratio of height to diameter or width is not greater than 2:1.
5. Sidewalks and driveways not more than 30 inches (762 mm) above adjacent grade, and not over any basement or story below and are not part of an accessible route.
6. Painting, papering, tiling, carpeting, cabinets, countertops, similar finish work.
7. Prefabricated swimming pools accessory to a Group R-3 occupancy that are less than 24 inches (610 mm) deep, are not greater than 5,000 gallons (18,927 L) and are installed entirely above ground.
8. Swings and other playground equipment accessory to detached one-family and two-family dwellings.
9. Window awnings in Group R-3 and U occupancies, supported by an exterior wall that do not project more than 54 inches (1,372 mm) from the exterior wall and do not require additional support.
10. Non-fixed and movable fixtures, cases, racks, counters, and partitions not over 5 feet 9 inches in height.

E. Section R108.6.1 is added to read as follows:

**R108.6.1 Investigation.** Whenever any work for which a permit is required by this code has

been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

F. Amend section R112.1 to read as follows.

**R112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Building Official relative to the application and interpretation of this code, the provisions of Section 113 of the California Building Code, as amended, shall apply.

G. Delete Sections R112.2, R112.3 and R112.4.

H. Amend section R113.4 to read as follows:

**R113.4 Violation Penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the Building Official, or of a permit or certificate issued under the provisions of this code and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Board of Appeals within the time fixed herein, shall be subject to penalties as prescribed by law. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each day that prohibited conditions are maintained shall not be held to prevent the enforced removal of prohibited conditions.

I. Section R113.4.1 is hereby added to read as follows:

**R113.4.1 Costs of Abatement; Tax Lien.** Any person, whether as principal, agent, employee, or otherwise, who maintains any premises in violation of any provision of this code, the municipal code, other adopted California codes, or the state housing law shall be liable for and obligated to pay to the city all costs incurred by the city in obtaining abatement or compliance which attributable to or associated with the enforcement or abatement action, whether such action is administrative, injunctive, or legal, and for all damages suffered by the city, its agents, officers, and employees as a result of such violation or efforts to abate the violation.

If the owner of the property involved in such abatement or compliance action fails to pay for the costs of such abatement or compliance action upon demand by the city, the city Council by resolution may order the cost of the abatement to be specially assessed against the parcel. Such assessment shall be collected and shall be subject to the same penalties and the same procedure and sale in case of the delinquency as are provided for ordinary property taxes.

J. Section R113.4.2 is hereby added to read as follows:

**R113.4.2 Recording Noncompliance with County Recorder.** Whenever the Building Official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of this building codes, or other provision of the municipal code, the state housing laws, or any other code adopted herein, the Building Official may cause a notice of noncompliance to be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the noncomplying conditions, and shall state that the owner of such property has been duly notified. The Building Official shall record a notice of release of the notice of noncompliance with the county recorder when it has been determined by the Building Official that the noncomplying conditions have been corrected.

K. Amend section R114.4 to read as follows:

**R114.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties and code enforcement procedures set forth in Title 1, Chapter 3, of the Solvang Municipal Code.

L. Amend section R309.2 and exception to read as follows:

**R309.2 One-and two-family dwellings automatic fire systems.** An automatic residential fire sprinkler system shall be installed in one-and two-family dwellings.

**Exception:** Where additions or alterations to an existing dwelling increase the existing floor area, an automatic fire sprinkler system shall be provided as required by Section 903.7 of the California Fire Code as adopted by the County of Santa Barbara.

M. Section R904.5 is hereby added to read as follows:

**R904.5 Wood Shake and Shingle Roof Covering Limitations.** Wood shake or shingle roof coverings shall not be installed on any building. A roof covering shall not be applied over existing wood shakes or shingles.

**Exception:**

1. A wood shake or wood shingle system listed as a Class A-rated roof covering.
2. Roof covering for an addition to, or the reroofing of, an existing building where the new roof covering area is less than 750 square feet of the existing roof area may be an approved Class B pressure treated wood shingle system.

#### **§ 10-1-6. Amendments—California Existing Building Code.**

The California Existing Building Code adopted in section 10-1-1 of the city code is modified, amended and/or supplemented as follows:

A. Amend section 101.1 to read as follows:

**101.1 Title.** These regulations shall be known as the California Existing Building Code, hereinafter referred to as "this code."

B. Amend section 103.1 to read as follows:

**103.1 Creation of Enforcement Agency.** The Building Division is hereby created and the official in charge thereof shall be known as the Building Official.

C. Section 104.6.1 is hereby added to read as follows:

**104.6.1 Citations.** The Building Official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this chapter.

D. Section 108.4.1 is hereby added to read as follows:

**108.4.1 Investigation.** Whenever any work for which a permit is required by this code has been commenced without first obtaining said permit, a special investigation shall be made before a permit may be issued for such work.

E. Amend section 109.3.5 to delete the exception and read as follows:

**109.3.5 Lath or Gypsum Board Inspection.** Lath and gypsum board inspections shall be made after lathing and gypsum board, interior and exterior, is in place but before any plastering is applied or before gypsum board joints and fasteners are taped and finished.

F. Amend section 112.1 to read as follows:

**112.1 General.** In order to hear and decide appeals of orders, decisions or determinations made by the Code Official relative to the application and interpretation of this code, the provisions made by the Code Official relative to the application and interpretation of this code, the provisions of Section 113 of the California Building Code, as amended, shall apply.

G. Delete sections 112.2, 112.3 and 112.4.

H. Amend section 113.4 to read as follows:

**113.4 Violation Penalties.** Any person who violates a provision of this code or fails to comply with any of the requirements thereof or who erects, constructs, alters, or repairs a building or structure in violation of the approved construction documents or directive of the Building

Official, or of a permit or certificate issued under the provisions of this code and from which no appeal has been taken, or who shall fail to comply with such an order as affirmed or modified by the Board of Appeals within the time fixed herein, shall be guilty of a misdemeanor, and is subject to the penalty as provided for in Title 1, Chapter 3 of the City of Solvang Municipal Code. The imposition of one penalty for any violation shall not excuse the violation or permit it to continue. All such persons shall be required to correct or remedy such violations or defects within a reasonable time and, when not otherwise specified, each day that prohibited conditions are maintained shall constitute a separate offense. The application of the above penalty shall not be held to prevent the enforced removal of prohibited conditions.

I. Amend section 114.4 to read as follows:

**114.4 Failure to Comply.** Any person shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties and code enforcement procedures set forth in Title 1, Chapter 3, of the Solvang Municipal Code.

J. Amend section 115.1 to read as follows:

**115.1 Unsafe Conditions.** Structures or existing equipment that are or hereafter become unsafe, unsanitary or deficient because of inadequate means of egress facilities, inadequate light and ventilation, or which constitute a fire hazard, or are otherwise dangerous to human life or public welfare, or that involve illegal or improper occupancy or inadequate maintenance, shall be deemed an unsafe condition. Unsafe structures shall be taken down and removed or made safe, as the Building Official deems necessary and as provided for in this section and the 2021 edition of the International Property Maintenance Code, as adopted. A vacant structure that is not secured against entry shall be deemed unsafe.

#### **§ 10-1-7. Amendments—California Electrical Code.**

The California Electrical Code, all sections of the 2023 National Electric Code that were not adopted by agencies of the State of California, and associated appendices adopted in section 10-1-1 of the city code are modified, amended and/or supplemented as follows:

A. Administration of the electrical code shall be as set forth in division II of chapter 1 of the California Building Code.

B. Amend section 230.70(A)(1) to read as follows:

(1) Readily Accessible Location. The service disconnecting means shall be installed at a readily accessible location either outside the building or other structure, or inside nearest the point of entrance of the service conductors. The disconnecting means shall be accessible to emergency personnel, either directly or by a remote actuating device, without requiring transit of the building interior. Dedicated electrical equipment rooms located at the building perimeter and providing direct access to the outside shall satisfy accessibility for emergency personnel.

#### **§ 10-1-8. Amendments—California Mechanical Code.**

The California Mechanical Code and all sections of the 2024 International Mechanical Code that were not adopted by agencies of the State of California, including appendices adopted in section 10-1-1 of the city code are modified, amended, and/or supplemented as follows:

A. Division II of chapter 1 is hereby deleted.

B. Administration of the Mechanical Code shall be as set forth in division II of chapter 1 of the California Building Code.

#### **§ 10-1-9. Amendments—California Plumbing Code.**

The California Plumbing Code, all sections of the 2024 Uniform Plumbing Code that were not adopted by agencies of the State of California, and associated appendices adopted in section 10-1-1 of the city code are modified, amended and/or supplemented as follows:

A. Division II of chapter 1 is hereby deleted.

B. Administration of the Plumbing Code shall as set forth in division II of chapter 1 of the California Building Code.

C. Section 406.5 is hereby added to read as follows:

406.5 Commercial Car Washes. Commercial car wash facilities shall have water recycling systems approved by the Authority Having Jurisdiction.

**§ 10-1-10. Amendments—International Property Maintenance Code.**

The International Property Maintenance Code adopted in section 10-1-1 of the city code is modified, amended, and/or supplemented as follows:

A. Amend section 103.1 to read as follows:

**103.1 Creation of Agency.** The office of property maintenance inspection within the Building Division is hereby created and the executive official in charge thereof shall be known as the Building Official. For the purposes of this code, the Building Official shall mean Code Official.

B. Amend section 108.4 to read as follows:

**108.4 Failure to Comply.** Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be subject to the penalties and code enforcement procedures set forth in Title 1, Chapter 3, of the Solvang Municipal Code.

C. Section 105.5.1 is hereby added to read as follows:

**105.5.1 Citations.** The Code Official, or duly authorized agent, is granted the authority as provided in Section 836.5(a) of the California Penal Code to issue citations for violations of this chapter.

D. Section 107.5.1 is hereby added to read as follows:

**107.5.1 Costs of Abatement; Tax Lien.** Any person, whether as principal, agent, employee, or otherwise, who maintains any premises in violation of any provision of this code, the municipal code, other adopted California code, or the state housing law shall be liable for and obligated to pay to the city all costs incurred by the city in obtaining abatement or compliance which is attributable to or associated with the enforcement or abatement action, whether such action is administrative, injunctive, or legal, and for all damages suffered by the city, its agents, officers, and employees as a result of such violation or efforts to abate the violation.

If the owner of the property involved in such abatement or compliance action fails to pay for the costs of such abatement or compliance action upon demand by the city, the city Council by resolution may order the cost of the abatement to be specially assessed against the parcel.

Such assessment shall be collected at the same time and in the same manner as ordinary property taxes are collected and shall be subject to the same penalties and the same procedure and sale in case of the delinquency as are provided for ordinary property taxes.

E. Section 107.5.2 is hereby added and reads as follows

**107.5.2 Recording Noncompliance with County Recorder.** Whenever the Code Official determines that work has been done without the required permits, or has not been completed in accordance with the requirements of this building code, or other provision of the municipal code, the state housing laws, or any other code adopted herein, the official may cause a notice of noncompliance to be recorded with the county recorder and shall notify the owner of the property of such action. The notice of noncompliance shall describe the property, shall set forth the noncomplying conditions, and shall state that the owner of such property has been duly notified. The Code Official shall record a notice of release of the notice of non-compliance with the county recorder when it has been determined by the Code Official that the noncomplying conditions have been corrected.

F. Amend section 106.1 to read as follows:

**106.1 Membership of Board.** The Board of Appeals shall be the Board of Appeals established in Section 113 of the California Building Code as amended in Section 10-1-4 of the Solvang Municipal Code.

G. Amend section 304.14 to read as follows:

**304.14 Insect Screens.** Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumptions are processed, manufactured, packaged or stored shall be supplied with approved tightly fitting screen of 16 mesh per inch (16 mesh per 25 mm) minimum, and every screen door used for insect control shall have a self-closing device in good working condition.

H. Amend section 602.3 to read as follows:

**602.3 Heat Supply.** Every owner and operator of any building who rents, leases, or lets one or more dwelling units or sleeping units on terms, either expressed or implied, shall supply heat to maintain a minimum temperature of 68 degrees F (20°C) in all habitable rooms, bathrooms, and toilet rooms.”

**SECTION 2.** Chapter 2 (“FIRE PREVENTION AND PROTECTION”) of Title 10 (“Building Regulations”), of the Solvang Municipal Code is hereby amended to read as follows:

“Chapter 2 **FIRE PREVENTION AND PROTECTION**

§ 10-2-1 Adoption of fire code.

§ 10-2-2 Fire code official designated.

§10-2-3 Amendments to the 2025 California Wildland Urban Interface Code.

§ 10-2-4 Referenced codes and standards.

§ 10-2-5 Fire hazard severity zones.

**§ 10-2-1. Adoption of California Fire Code and California Wildland-Urban Interface Code.**

The 2025 California Fire Code and 2025 California Wildland-Urban Interface Code as adopted and amended by the Santa Barbara County board of supervisors in chapter 15 of the Santa Barbara County Code are hereby ratified and adopted by reference as the fire code of the city.

**§ 10-2-2. Fire Code Official designated.**

The Fire Code Official for the Santa Barbara County Fire Protection District is hereby designated as the Fire Code Official for the city of Solvang.

**§ 10-2-4. Amendments to the 2025 Urban Wildland Interface Code.**

The 2025 California Wildland-Urban Interface Code, is hereby adopted and enacted as amended as modified, amended, and/or supplemented as follows:

A. Section 101.3.1 of the 2025 California Wildland-Urban Interface Code is hereby replaced in its entirety to read as follows:

**101.3.1 Applications.** New buildings, additions and alterations located in any Very High Fire Hazard Severity Zone constructed after the application date shall comply with the provisions of this chapter. Only the altered area of existing building needs to comply with the provisions of this chapter unless otherwise exempted herein.

**Exceptions:**

1. Alterations to the existing buildings where less than 50% of roof framing is modified or replaced.
2. Alterations to the existing buildings where less than 50% of exterior walls exterior finish material is modified or replaced.
3. Buildings of an accessory character classified as a Group U occupancy and not exceeding

- 120 square feet in floor area, when located at least 30 feet from an applicable building.
4. Buildings of an accessory character classified as Group U occupancy of any size located at least 50 feet from an applicable building.
  5. Buildings classified as a Group U Agricultural Building, as defined in Section 202 of this code (see also Appendix C — Group U Agricultural Buildings), when located at least 50 feet from an applicable building.

- B. Section 202 of the 2025 California Wildland-Urban Interface Code is hereby amended by adding or amending the following:  
BOARD. The City Council of the City of Solvang

**BUILDING AND STRUCTURES.** Any structure intended for supporting or sheltering any occupancy. They are those buildings and structures, described within this Article VII, whether inhabited or not.

**COMBUSTIBLE MATERIALS.** Are weeds, stubble, brush, rubbish, litter, dry grass, dry leaves or other flammable materials that are readily ignitable and endanger the public safety.

**PARCEL.** Is a portion of land of any size, the area of which is determined by the assessor's maps and records and may be identified by an assessor's parcel number whether or not any buildings or structures are present.

**ZONE 0.** A five-foot ember-resistant area required around structures in high-fire-hazard zones to reduce home ignition from wind-blown embers during wildfires. Zone 0 regulations require the use of hardscaping like concrete or pavers, removal of dead plants and debris from roofs and gutters, clearing of combustible items from decks and porches, and the replacement of combustible fences attached to the home with non-combustible alternatives.

- C. Section 603.3.1 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:
1. Delineation of the 5-foot (1524 mm), 30-foot (9144 mm) and 100-foot (30 488mm) fuel management zones from all structures.
  2. Identification of ground coverings within the 5-foot (1524 mm) to 30-foot (9144 mm) zone, with adherence to PRC 4291 within the ember resistant zone (Zone 0) from 0-foot (0 mm) to 5-foot (1524 mm) from all structures.

- D. Section 613 is added to the 2025 California Wildland-Urban Interface Code to read as follows:

**613.1 Applicability.** The provisions of section 4911 shall be applicable to all areas within the Santa Barbara County Fire Protection District.

**613.2 Prohibited disposal of combustible material.** No person shall place, deposit or dump combustible material, which in the opinion of the code official constitutes a fire hazard, on a parcel, whether or not he owns such parcel, or whether or not he so places, deposits or dumps on such parcel with the consent of the owner thereof. hazard shall be cleared of combustible material to the satisfaction of the fire code official.

**613.4 Clearance of brush or vegetative growth from roadways.** The fire code official is authorized to require areas within 10 feet on each side of portions of Fire Apparatus Access Roads and driveways to be cleared of non-fire-resistive vegetation growth.

**Exception:** Single specimens of trees, ornamental vegetative fuels or cultivated

ground cover, such as green grass, ivy, succulents or similar plants used as ground cover, provided they do not form a means of readily transmitting fire.

613.5 Clearance of fire protection equipment, ground-mounted photovoltaic panel systems and utilities is amended to read as follows:

A minimum of 30 feet of defensible space shall be maintained around communication towers, non fire-resistive water tanks, water supply pumps, pump houses, generators and ground-mounted photovoltaic panel systems which are 1,500 square feet or greater in combined panel area.

**613.6 Prosecution.** The fire chief shall serve a written order upon the owner or possessor of a parcel, when, in his or her opinion, a fire hazard exists upon a parcel. The order shall identify the fire hazard and direct such owner or possessor to remove or abate the fire hazard within a specified period of time, but not less than ten days, after such order is given. Every owner or possessor who fails or refuses to abate said fire hazard from such parcel within the time specified after being served with such order is guilty of an infraction as described in Title 1, Chapter 3 of the Solvang Municipal Code . Evidence that the current assessment roll of the County shows real property assessed to a person shall constitute prima facie evidence that such person is the owner of such property.

**613.7 Order to abate fire hazard—Notice.** The chief shall send, by certified mail, a copy of the written order providing information specified in section 4911.6, and shall include an assessor's parcel number of the parcel set forth on the county assessment roll, to the last assessee of the parcel at the address given on such roll. In addition, the order shall provide the specific date, time and location of when the City of Solvang City Council will meet to hear the report of the fire chief regarding the alleged fire hazard, and include the following:

"WARNING: The Fire Chief has determined that a fire hazard exists on this parcel. If not abated, the Fire Chief or his designee, shall enter and remove or abate the fire hazard by cutting, burning or removing the flammable material. THE COST OF SUCH REMOVAL WILL BE COLLECTED BY ADDING IT ONTO THE TAXES ASSESSED AGAINST THIS Parcel. ANY OWNER OR POSSESSOR INTENDING TO ABATE THIS FIRE HAZARD AT HIS OWN EXPENSE SHOULD DO SO IMMEDIATELY."

The chief shall post each notice to abate, including the legal description in some conspicuous place in the office of the clerk of the board of supervisors. It shall be the responsibility of the owner of record in the current assessment roll to notify any new owner or possessor of the parcel of the notice that was received and forward the notice to the new owner or possessor of the parcel. It shall also be the responsibility of the current owner of record to notify the fire department of this change in ownership.

**613.8 Order to abate fire hazard—Posting Location.** The chief may, in addition to mailing, have a written order posted in front of any parcel upon which a fire hazard exists, or, if such parcel does not front upon any street, highway or road, then either upon the portion of such parcel nearest to a street, highway or road or upon such portion that is likely to give actual notice to the owner or lawful possessor.

613.9 Order to abate fire hazard—Posting Time. The order provided for in Sec. 4911.8 shall be posted at least ten days before the board meets to hear the report of the chief regarding the alleged fire hazard.

**613.10 Hearing.** At the time and place stated in the written orders, the board shall meet to hear the report of the chief and any objections thereto. The chief or his designated representative shall attend, inform the board as to the alleged fire hazard and supply the legal description of the parcel upon which it exists, the name and address of the last known assessee thereof and state what he has done in order to give notice of the

hearing according to the provisions of this article. The board may continue from time to time as it sees fit.

**613.11 City Council' direction to abate fire hazard.** If, after a hearing, the board finds that a fire hazard exists upon a parcel, it may direct the chief to abate the hazard. The board shall maintain a record of its proceedings at such hearing and retain therewith the report of the chief, a legal description of such a lot or land and, where available, the name and address of its last known assessee

**613.12 Abatement procedure.** Fire Chief authorized to expend funds, contract, etc. If the board directs the chief to abate a fire hazard, he shall proceed to abate such hazard unless it has been abated, completely, before his agents arrive to begin such abatement. The chief may expend appropriated funds for such abatement and may contract with a person or persons for the performance of the work of such abatement.

**613.13 Account of expenses—Report to be filed with the City Council.** The chief shall keep an account of his expenses when abating a fire hazard pursuant to the direction of the City Council, and file a report with the board. The report shall include the assessor's tax area and parcel numbers according to the county assessment roll of the parcel upon which such fire hazard existed and, when available, the name and address of the last known assessee. The report shall include a reasonable administrative cost in an amount to be fixed by the board from time to time, based on administrative costs of carrying out these regulations.

**613.14 Account of expenses—Filing with clerk—Confirmation hearing.** The report of expenses referred to in section 4911.13 shall be maintained on file, open to public inspection, in the office of the clerk of the board for at least ten days before a hearing of the board to confirm such report. If any person shall, before the expiration of such ten days, file a written request for notice of the hearing upon such confirmation, the board shall mail such notice to the address supplied in any such written request. At the time fixed for such hearing, the board shall meet to hear any objections to the report of expenses filed by the chief as required by this section. At such hearing the board may make any modifications in the amount it deems just, after which the report shall be confirmed.

**613.15 Expenses constitute special assessment and lien.** The amount of expenses incurred by the chief for abating a fire hazard shall constitute a special assessment and a lien against the parcel from which such hazard was removed.

**613.16 Expense report to be transmitted to auditor-controller.** The board shall deliver a copy of the expense report, as confirmed, to the auditor-controller of the county.

**613.17 Inclusion of assessment on property tax bill—Disposition of revenue.** The county auditor controller shall enter the amount stated in the report as a special assessment against the parcel described in the report. The tax collector of the county shall include the amount of the assessment on the bill for taxes levied against the parcel. All laws applicable to the levy, collection and enforcement of county taxes are applicable to such special assessments. All special assessments collected as provided in this article shall be accounted for as fire district revenue.

#### **§ 10-2-4. Referenced codes and standards.**

Where other codes and standards are referred to in the code adopted in section 10-2-1 of this chapter, the following shall apply:

- A. International Building Code means the 2025 California Building Code or the 2025

California Residential Code, as applicable.

- B. International Plumbing Code means the 2025 California Plumbing Code.
- C. International Fuel Gas Code means the 2025 California Plumbing Code.
- D. International Mechanical Code means the 2025 California Mechanical Code.
- E. NFPA 70 and National Electrical Code means the 2025 California Electrical Code.
- F. International Residential Code for One-and Two-Family Dwellings means the 2025 California Residential Code.
- G. International Fire Code means the 2025 California Fire Code.
- H. International Existing Building Code means the 2025 California Existing Building Code.
- I. 2025 California Wildland-Urban Interface Code.

**§ 10-2-4. Fire hazard severity zones.**

- A. Purpose. The purpose of the map is to identify areas in the state as moderate, high, and very high fire hazard severity zones based on consistent statewide criteria and based on the severity of fire hazard that is expected to prevail in those areas. Moderate, high, and very high fire hazard severity zones shall be based on fuel loading, slope, fire weather, and other relevant factors including areas where winds have been identified by the office of the State Fire Marshal as a major cause of wildfire spread.
- B. Fire Severity Zones Adoption. The city designates fire severity zones as recommended by the State Fire Marshal pursuant to Government Code section 51178. These zones are mapped moderate, high, and very high.
- C. Fire Severity Map Determination. In instances where a single parcel of land includes multiple fire hazard severity zone designations, including, but not limited to, moderate, high, or very high, the entire parcel shall be considered as falling within the highest designated zone present on any portion of the parcel.
- D. Copies of Fire Severity Map. The fire severity map shall be maintained in electronic format by the city of Solvang, as authorized by the Community Development Director. These copies shall be available on the city's website.”

**SECTION 3.** CEQA. This Ordinance has been reviewed for compliance with the California Environmental Quality Act (CEQA), and the CEQA guidelines, and the City’s environmental procedures, and has been found to be exempt pursuant to § 15061( b)(3) (general rule), § 15060(c)(2) (the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment) and § 15060( c)(3) (the activity is not a project as defined in Section 15378) of the CEQA Guidelines, because the City Council hereby finds with certainty that there is no possibility the passage of this Ordinance will have a significant effect on the environment and it has no potential for resulting in physical change to the environment, directly or indirectly.

**SECTION 4.** All inconsistencies between the Building Code, Residential Code, Existing Building Code, Electrical Code, Mechanical Code, and Plumbing Code as adopted by this Ordinance and Parts 2, 2.5, 3, 4, and 5, respectively, of Title 24 of the California Code of Regulations are changes, modifications, amendments, additions or deletions thereto authorized by California Health and Safety Code Sections 17958 and 17958. 7.

**SECTION 5.** Upon the effective date of this Ordinance, all former ordinances or parts thereof conflicting or inconsistent with the provisions of this Ordinance and the codes herein adopted by reference, including, without limitation, Ordinance No. 22-0360, and any other ordinance or portions thereof in conflict herewith are hereby repealed and declared to be of no further force and effect.

**SECTION 6.** The numbering of the most recent editions of the California Building Standards Code is revised from earlier editions. All references to the uniform codes in the Solvang Municipal Code that are not amended by this Ordinance or a subsequently enacted ordinance shall refer instead to the successor section or sections contained in the 2025 Edition of the California Building Standards Code, as adopted and amended by the City in Parts 2, 2.5, 3, 4, 5, 6, 8, 9, 10, and 11 of Title 24 of the California Code of Regulations.

**SECTION 7.** This Ordinance shall become operative January 1, 2026.

**SECTION 8.** Solvang is a Charter City and has adopted its own rules for summarizing and posting ordinances once they are adopted. A summary of this ordinance will be prepared by the City Clerk. The summary will be posted in three locations after adoption as directed in the Solvang Municipal Code. A true and correct copy of the full ordinance together with a record of the vote of each Council member shall be kept by the City Clerk.

PASSED, APPROVED, AND ADOPTED on this 24th day of November 2025.

\_\_\_\_\_  
David Brown, Mayor

APPROVED AS TO FORM:

ATTEST:

\_\_\_\_\_  
Chelsea O’Sullivan, 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 the foregoing Ordinance No. 25-0385 was duly introduced at a regular meeting of the City Council held on the 27th day of October, 2025, and was duly adopted at a regular meeting of said City Council held on the 24th day of November, 2025, and thereafter signed and approved by the Mayor and attested by the City Clerk, and that said Ordinance was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

---

Annamarie Porter, City Clerk

**AN ORDINANCE AMENDING CHAPTER 15 OF THE SANTA BARBARA COUNTY CODE, ADOPTING THE 2025 CALIFORNIA FIRE CODE AND PORTIONS OF THE 2024 INTERNATIONAL FIRE CODE AS AMENDED IN THIS ORDINANCE, AND A FIRE CODE FEE SCHEDULE**

**ORDINANCE NO. \_\_\_\_**

**An ordinance of the County of Santa Barbara amending Chapter 15 of the Santa Barbara County Code to adopt the 2025 edition of the California Fire Code and portions of the 2024 International Fire Code as amended in this ordinance, regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises in the County of Santa Barbara; providing for the issuance of permits and collection of fees therefore.**

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

**Section One**

Chapter 15 of the Santa Barbara County Code is amended in the following manner:

1. Article I, entitled: "Adoption of the 2022 California Fire Code" is deleted and replaced with Article I, entitled "Adoption of the 2025 California Fire Code and portions of the 2024 International Fire Code."
2. Article V, entitled "Fees", incorporates a current fire code fee schedule with categorical changes to the existing fee schedule, however Article V is amended to update references to the 2025 California Fire Code and existing local fees.
3. Article VI entitled "Violations-Legal Actions" is amended to update the reference to the 2025 California Fire Code in Sec. 15-125 Citations – Enforcement procedures; all other provisions of Chapter 15 shall remain in effect.

**Section Two**

Chapter 15 of the Santa Barbara County Code is amended as follows:

**CHAPTER 15 - FIRE PREVENTION**

**Article I. Adoption of the 2025 California Fire Code and portions of the 2024 International Fire Code**

Sec. 15-1. - Adoption of 2025 California Fire Code.

The board of supervisors of the County of Santa Barbara for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, adopts

the 2025 edition of the California Fire Code (hereinafter 2025 California Fire Code or "CFC") and the following provisions of the 2024 edition of the International Fire Code, including Chapters 1—80 and Appendix Chapters 4, A, B, BB, C, CC, D, E, F, G, H, I, J, K, L, M, N,O, P and Q as published by the International Code Council, that are added and/or amended by section 15-3 of this chapter. A copy of the 2025 edition of the California Fire Code is on file with the clerk of the board of supervisors and is incorporated by reference.

Amendments to the 2025 California Fire Code and portions of the 2024 International Fire Code are set forth below in Sec. 15-3. An amendment, including an addition or a deletion, only amends the referenced section and does not, by omission of reference, delete any other section.

This article shall be controlling in all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this chapter.

(Ord. No. XXXX, §§ 1, 2, XX-XX-XXXX)

Sec. 15-2. - Rules of construction.

- (a) Wherever the word "jurisdiction" is used in the CFC it shall mean all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs lands, unless otherwise specified by this chapter.
- (b) Whenever the words "chief" and/or "fire chief" of the Santa Barbara County Fire Department are used they shall be held to mean the Santa Barbara County Fire Chief, also known as the "fire warden, or his or her designee."
- (c) Whenever the words "building department" are used they shall be held to mean the Building and Safety Division of the Santa Barbara County Planning and Development Department.
- (d) Whenever the words "police department" and "police" are used they shall be held to include the Santa Barbara County Sheriff Department or the law enforcement agency that has legal jurisdiction.
- (e) Whenever the words "California Building Code" and "building code" are used they shall be held to include the building code as adopted under Chapter 10 of the Santa Barbara County Code.
- (f) Whenever the words "California Electrical Code" are used it shall be held to include the electrical code as adopted under Chapter 10 of the Santa Barbara County Code.
- (g) Whenever the words "California Residential Code" and "residential code" are used they shall be held to include the residential code as adopted under Chapter 10 of the Santa Barbara County Code.
- (h) Whenever the words "County Land Use and Development Code" are used it shall be held to include the County Land Use and Development Code adopted under Chapter 35 of the Santa Barbara County Code.
- (i) Whenever the words "fire protection certificate" (FPC) are used, it shall refer to the application for review of construction permits.
- (k) The "Fire protection certificate" (FPC) process is divided into the following two distinct levels of review based on the scope and complexity:

Minor Fire Protection Certificate (FPC-Minor)

1. All new R-3 Occupancies three thousand six hundred (3,600) square feet or less, inside the Urban Limit line.
2. All new detached ADUs located inside of the Urban Limit line.

3. All new U Occupancies, requiring a building permit, three thousand six hundred (3,600) square feet or less, inside the Urban Limit line.
4. Any R-3 Occupancies three thousand six hundred (3,600) square feet or less, inside the Urban Limit line, where the aggregate interior alterations or modifications change or rearrange 70% or more of the original planned configuration of walls or full height partitions within the existing enclosed building area
5. Any R-3 Occupancies inside of the Urban Limit line, that adds an accumulation of one thousand square feet or more to the existing enclosed building area and the subsequent gross floor area is less than or equals three thousand six hundred square feet.
6. Tenant Improvements to any occupancies, where a fire protection system has been installed (Fire Sprinklers, Fire Alarm, Hood System, etc.).
7. Change of occupancy classification if it has been deemed equal to or less hazardous based on life safety risk.
8. A change from one group to another group within an occupancy classification.
9. The review of any changes to a fire protection system.
10. Any building project that does not fall under the conditions described for review, but in the opinion of the building code official or the fire code official should be reviewed by the Fire Department.

#### Major Fire Protection Certificate (FPC-Major)

1. All new R-3 Occupancies greater than three thousand six hundred (3,600) square feet inside the Urban Limit line or any size, outside the Urban Limit line.
2. All new U Occupancies, requiring a building permit, outside the Urban Limit line, or greater than three thousand six hundred (3,600) square feet inside the Urban Limit line.
3. All new detached ADUs located outside of the Urban Limit line.
4. All new Occupancies other than R-3 or U Occupancies.
5. Any occupancy other than R-3 or U Occupancies that adds an accumulation of five hundred square feet or more to the existing gross floor area or the subsequent enclosed building area equals or exceeds three thousand six hundred square feet.
6. Any occupancy with an existing square footage of three thousand six hundred square feet or greater where aggregate interior alterations or modifications change or rearrange 70% or more of the original planned configuration of walls or full height partitions within the existing enclosed building area.
7. Any R-3 or U Occupancies that adds an accumulation of one thousand square feet or more to the existing enclosed building area, outside of the Urban Limit line, or causes the subsequent gross floor area to exceed three thousand six hundred (3,600) square feet.
8. Change of occupancy classification if it has been deemed to be more hazardous based on life safety risk.

- (l) Whenever the words "high fire hazard severity zone " and "local responsibility area" (LRA) are used it means the maps adopted by ordinance by the Board of Supervisors and on file with the office of the state fire marshal and the board of forestry.
- (m) Whenever the words "very high fire hazard severity zone" and "local responsibility area" (LRA) are used it means the maps adopted by ordinance by the Board of Supervisors and on file with the office of the state fire marshal and the board of forestry.
- (n) Whenever the words "high fire hazard severity zone" and "state responsibility area" (SRA) are used it means the areas identified as moderate, high and very high by the office of the state fire marshal.
- (o) Whenever the words "Santa Barbara County Fire Department Development Standards" are used it means those standards researched and developed by the Santa Barbara County Fire Department, on file with the fire code official and available for review and reference at [www.sbcfire.com](http://www.sbcfire.com).

(Ord. No. XXXX, §§ 1, 2, XX-XX-XXXX)

Sec. 15-3. - Amendments to the 2025 California Fire Code and portions of the 2024 International Fire Code.

The 2025 California Fire Code and portions of the 2024 International Fire Code are amended as follows in order to properly safeguard the health, safety, and welfare of the people, property and environment of Santa Barbara County:

(a) **CHAPTER 1 — SCOPE AND ADMINISTRATION**

**DIVISION II - ADMINISTRATION**

**PART 1-GENERAL PROVISIONS**

**SECTION 101 SCOPE AND GENERAL REQUIREMENTS**

**101.1 Title** is amended to read as follows:

These regulations shall be known as the Fire Code of Santa Barbara County, hereinafter referred to as "this code."

**SECTION 102 APPLICABILITY**

**102.1 Construction and design provisions** is amended by adding the following:

**Exception:** This section shall not apply to any agricultural buildings, specifically exempted in Santa Barbara County Code Chapter 10, Building Regulations, which reads as follows:

Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation nor a place of employment, nor shall such buildings be used by the public, be used to store hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official. See Section 10-1.6 of the Santa Barbara County Code.

And provided that, whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed specification for exemption of agricultural buildings, the building must comply with the requirements of this code prior to making such change of use or occupancy.

**PART 2-ADMINISTRATION AND ENFORCEMENT**

**SECTION 103 CODE COMPLIANCE AGENCY** is adopted in its entirety with the following amendment:

**103.1 Creation of Agency** is amended to read as follows:

The Santa Barbara County Fire Department is hereby created and the official in charge thereof shall be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

**SECTION 104 DUTIES AND POWERS OF THE FIRE CODE OFFICIAL** is adopted in its entirety with the following amendment:

**104.7 Official Records** is amended to read as follows:

The fire code official shall retain official records for not less than five years unless otherwise provided by other regulations.

**SECTION 105 PERMITS** is amended by adopting and amending the following:

**105.3.1 Expiration** is adopted and amended to read as follows:

An operational permit shall remain in effect until reissued, renewed or revoked, or for such a period of time as specified in the permit. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

**105.5.3 Amusement areas** is amended by adding the following:

1. 50 – 100 occupants
2. 101 – 300 occupants
3. Over 300 occupants

**105.5.5 Carnivals and fairs** is amended by adding the following:

1. 50 – 100 occupants
2. 101 – 300 occupants
3. Over 300 occupants

**105.5.13 Dry cleaning** is adopted in its entirety

**105.5.18 Flammable and combustible liquids** is amended by adding the following:

12. A permit is required to maintain non-operational Petroleum Facilities.

**105.5.19 Floor finishing** is adopted in its entirety

**105.5.20 Fruit and crop ripening** is adopted in its entirety

**105.5.22 Hazardous materials** Is adopted in its entirety

**105.5.26 Indoor plant cultivation** is adopted in its entirety

**105.5.30 LP-gas** is adopted in its entirety

**105.5.32 Magnesium** is adopted in its entirety

**105.5.33 Miscellaneous combustible storage** is adopted in its entirety

**105.5.35 Motor fuel-dispensing facilities** is adopted in its entirety:

**105.5.36 Open burning** is adopted and amended as follows:

1. Tier I Agricultural
2. Tier II Agricultural
3. Backyard
4. Fire Hazard Reduction
5. LE 5 (General Burn)
6. LE 7 (Broadcast Burn)

**105.5.37 Open flames and torches** is adopted in its entirety and amended to read as follows:

An operational permit is required to remove paint with a torch; or to use a torch or open-flame device in the State Responsibility Area, Very High Fire Hazard Local Responsibility Area or a wildfire risk area.

**105.5.38 Open flames and candles** is adopted in its entirety

**105.5.39 Organic coatings** is adopted in its entirety

**105.5.40 Outdoor assembly event** is amended to read as follows:

An operational permit is required to conduct any outdoor assembly event with a planned attendance exceeding 300 people, or when other activities regulated by the Fire Code are involved.

**105.5.41 Places of assembly** is adopted and amended as follows:

1. 50 – 100 occupants
2. 101 – 300 occupants
3. Over 300 occupants

**105.5.45 Pyroxylin plastics** is adopted in its entirety

**105.5.46 Refrigeration equipment** is adopted in its entirety

**105.5.47 Repair garages and motor fuel-dispensing facilities** is adopted in its entirety

**105.5.49 Spraying or dipping** is adopted in its entirety

**105.5.50 Storage of scrap tires and tire byproducts** is adopted in its entirety

**105.5.51 Temporary membrane structures, special event structures and tents** is adopted and amended to read as follows:

1. Between 401 - 1600 square feet

2. Between 1601 – 3200 square feet

3. Over 3200 square feet

**105.5.52 Tire-rebuilding plants** is adopted in its entirety

**105.5.54 Wood products** is adopted in its entirety

**105.5.56 Temporary heating or cooking in wildfire risk areas** is adopted in its entirety

**105.6 Required construction permits** is amended by adopting the following:

**105.6.2 Automatic sprinkler systems** is adopted in its entirety.

**SECTION 106 CONSTRUCTION DOCUMENTS** is adopted in its entirety.

**SECTION 107 TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS** is adopted in its entirety

**SECTION 108 FEES** is adopted in its entirety and amended to read as follows:

**108.2 Schedule of permit fees** is amended to read as follows:

Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority (see Santa Barbara County Code, Chapter 15, Article V Fees).

**SECTION 109 INSPECTIONS** is adopted in its entirety.

**SECTION 110 MAINTENANCE** is adopted in its entirety.

**SECTION 111 SERVICE UTILITIES** is adopted in its entirety.

**SECTION 113 VIOLATIONS** is adopted in its entirety and amended as follows:

**113.4 Violation Penalties** is amended to read as follows:

Violation penalties are covered under Santa Barbara County Code, Chapter 15, Article VI, Violations-Legal Actions and Chapter 24A-Administrative Fines.

**SECTION 114 STOP WORK ORDER** is adopted in its entirety and amended as follows:

**114.4 Failure to Comply** is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed by the fire chief or designee to perform to remove a violation or unsafe condition, is guilty of an infraction as described in Santa Barbara County Code, Chapter 15, Article VI, Violations-Legal Actions.

**SECTION 115 UNSAFE STRUCTURES OR EQUIPMENT** is adopted in its entirety

(b) **CHAPTER 2 — DEFINITIONS**

**SECTION 202 GENERAL DEFINITIONS** is amended by adding the following definitions:

**ENCLOSED.** Areas of a building provided with at least three or more surrounding walls that are less than sixty-five (65) percent open on each wall.

**ENCLOSED BUILDING AREA.** The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building provided that can be considered enclosed shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

**FIRE AND LIFE HAZARD.** "Fire and life hazard" means any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire or a hazardous material release (spill, leak, etc.) to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire and responding to hazardous material releases; or which may obstruct, delay, or hinder egress from a facility or building, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of a fire or hazardous material release. When a Fire and Life Hazard has been determined to exist by the fire chief it shall be considered a public nuisance.

**FIRE PROTECTION CERTIFICATE (FPC).** Is the application for review of construction permits and /or documents by the Santa Barbara County Fire Department when required by Chapter 15 of the Santa Barbara County Code.

**PETROLEUM FACILITIES.** Shall, for the purpose of this code, be designated by the fire chief and include, but not be limited to, tanks, compressors, pumps, vessels, and other large equipment or structures pertinent to oil field operations sited at a single location.

(c) **CHAPTER 3 — GENERAL REQUIREMENTS**

**SECTION 304 — COMBUSTIBLE WASTE MATERIAL**

**304.1.2 Waste material** is amended to read as follows:

When determined to be a fire hazard, accumulations of wastepaper, wood, hay, straw, weeds, litter, or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.

**304.1.3 Vegetation** is amended to read as follows:

When determined to be a fire hazard, weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in urban-wildland interface areas shall be in accordance with Chapter 49.

**SECTION 305 — IGNITION SOURCES** is adopted in its entirety.

**SECTION 306 — MOTION PICTURE PROJECTION ROOMS AND FILM** is adopted in its entirety.

**SECTION 307 — OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES** is adopted in its entirety.

**SECTION 308 — OPEN FLAMES** is adopted in its entirety.

**SECTION 309 — POWERED INDUSTRIAL TRUCKS AND EQUIPMENT** is adopted in its entirety.

**SECTION 310 — SMOKING** is adopted in its entirety.

**SECTION 311 — VACANT PREMISES** is adopted in its entirety.

(d) **CHAPTER 4 — EMERGENCY PLANNING AND PREPAREDNESS**

**SECTION 404 FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN** is adopted in its entirety and amended to read as follows:

**404.1 General** is amended to read as follows:

Where required by Section 403 or other sections of this code, or the fire code official, fire safety, evacuation and lockdown plans shall comply with Sections 404.2 through 404.4.1.

**404.2.2 Fire safety plans** is amended to read as follows:

Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy including the following:
  - 2.1. Procedures for notifying occupants, including areas with a private mode alarm system.
  - 2.2. Procedures for occupants under a defend-in-place response.
  - 2.3. Procedures for evacuating occupants, including those who need evacuation assistance.
3. Site plans indicating the following:
  - 3.1. The occupancy assembly point.
  - 3.2. The locations of fire hydrants.
  - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
  - 4.1. Exits.
  - 4.2. Primary evacuation routes.
  - 4.3. Secondary evacuation routes.
  - 4.4. Accessible egress routes.
    - 4.4.1. Areas of refuge.
    - 4.4.2. Exterior areas for assisted rescue.
  - 4.5. Refuge areas associated with smoke barriers and horizontal exits.
  - 4.6. Manual fire alarm boxes.
  - 4.7. Portable fire extinguishers.
  - 4.8. Occupant-use hose stations.
  - 4.9. Fire alarm annunciators and controls.

5. A list of major fire and life safety hazards associated with the normal use and occupancy of the premises, including maintenance, housekeeping, recommended initial actions, containment and control plans, and long-term mitigation procedures.
6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

(e) **CHAPTER 5 - FIRE SERVICE FEATURES**

**SECTION 501 GENERAL**

**501.1 Scope** is amended to read as follows:

Fire service features for buildings, structures, and premises shall comply with this chapter, California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

**SECTION 503 FIRE APPARATUS ACCESS ROADS** is adopted in its entirety with the following amendments:

**503.1 Where required** is amended to read as follows:

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3, California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

**503.2 Specifications** is amended to read as follows:

Fire apparatus access roads shall be installed and arranged in accordance with Section 503.2.1 through 503.2., California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

**503.2.1 Dimensions** is amended to read as follows:

Fire apparatus access roads shall have an unobstructed width in accordance with California Code of Regulations Title 14 and the Santa Barbara County Fire Department Development Standards and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

**503.2.5 Dead ends** is amended to read as follows:

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length or when deemed needed, by the fire code official, for fire apparatus safety shall be provided with an approved area for turning around fire apparatus.

**503.6 Security gates** is amended to read as follows:

The installation of security gates across a fire access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The installation of security gates across a fire apparatus access

road or driveway shall be in accordance with California Code of Regulations Title 14 and the Santa Barbara County Fire Department Development Standards.

## **SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS**

**504.3 Stairway Access to Roof** is amended to read as follows:

New buildings four or more stories above grade plane, or when provisions of section D105 are required, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where the roof is a vegetative roof, includes a landscaped room area, or is used for other purposes, stairways shall be provided as required for such occupancy classification.

## **SECTION 505 PREMISES IDENTIFICATION**

**505.1 Address identification** is amended to read as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of  $\frac{1}{2}$  inch (12.7 mm) unless the fire code official determines the need for taller and/or wider characters for identification and public safety. Addresses for residential buildings shall be reflectorized. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

**505.1.1 Mixed-use Building** is added to read as follows:

A notification system shall be installed in a manner and location approved by the fire chief, which indicates the presence of residential dwelling units.

**505.1.2 Addresses for Buildings** is added to read as follows:

All buildings shall be issued an address by the local jurisdiction which conforms to the local jurisdiction's addressing system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

**505.1.3 Address Modifications** is added to read as follows:

When deemed necessary by the fire chief, to provide for fire and life safety, an address assignment shall be modified.

**505.2 Street or road** signs is amended to read as follows:

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of an approved size, weather resistant, reflectorized and be maintained until replaced by permanent signs.

**505.3 Road Naming** is added to read as follows:

All public and private access roads shall be named in accordance with the Santa Barbara County Fire Department Development Standards and the County Land Use and Development Code.

(f) **CHAPTER 9 FIRE PROTECTION SYSTEMS**

**SECTION 901 GENERAL**

**901.4 Fire protection and life safety systems** is amended to read as follows:

Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code, the California Building Code, and the Santa Barbara County Fire Department Development Standards.

**901.4.1 Required fire protection and life safety systems** is amended to read as follows:

Fire protection and life safety systems required by this code, the California Building Code or the Santa Barbara County Fire Department Development Standards shall be installed, repaired, operated, tested, and maintained in accordance with this code and the Santa Barbara County Fire Department Development Standards. A fire protection or life safety system for which a design option, exception or reduction to the provisions of this code, the California Building Code or the Santa Barbara County Fire Department Development Standards has been granted shall be considered to be a required system.

**901.4.2 Nonrequired fire protection and life safety systems** is amended to read as follows:

Fire protection and life safety systems or portion thereof not required by this code, or the California Building Code, shall be allowed to be furnished for partial or complete protection provided that such installed systems meet the applicable requirements of this code, the California Building Code, and the Santa Barbara County Development Standards.

**901.6 Inspection, testing and maintenance** is amended to read as follows:

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8. Nonrequired fire protection systems shall only be removed after obtaining written permission from the fire code official.

**SECTION 902 DEFINITIONS**

**902.1 Definitions** is amended by adding the following:

**ENCLOSED BUILDING AREA**

**SECTION 903 AUTOMATIC SPRINKLER SYSTEMS**

**903.1 General** is amended to read as follows:

Automatic sprinkler systems shall comply with this section and the Santa Barbara County Fire Department Development Standards.

**903.2 Where required** is amended to read as follows:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12, Sections 903.2.14 through 903.2.21 and Section 903.7.

**Exception:** Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

**903.3.1.2 NFPA 13R sprinkler system** is amended to read as follows:

Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R *as amended in Chapter 80* where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

3. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with section 510.2 and 510.4 of the California Building Code shall be measured from grade plane.

**Exception:** Any building or structure that meets the requirements of section D105 will be required to follow Section 903.3.1.1.

**903.4.3.1 Alarms in one- and two-family dwellings** is added to read as follows:

**For one-and two-family dwellings,** an approved audible sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.

**903.7 Santa Barbara County automatic sprinkler systems** is added to read as follows:

The provisions of this section shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter. If any part of this article is in conflict with any other part, the more restrictive provisions shall be controlling.

**903.7.1 Locations required** is added to read as follows:

Concurrent with provisions in the California Fire Code, California Building Code, California Residential Code, and in the Santa Barbara County Code, automatic fire sprinkler systems shall be installed and maintained in the locations specified as follows:

1. All new one- and two-family dwellings and townhouses (R-3 Occupancies). (2025 California Residential Code, Chapter 3, Section R-313 Automatic Fire Sprinkler Systems / 2025 California Building Code Chapter 9, Section 903.2.8 Group R)
2. New non-residential buildings and structures with a final enclosed building area of 3,600 square feet or more.

New non-residential buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, which have an enclosed building area of 3,600 square feet or more; and

3. New buildings and structures located outside the Urban Limit Boundary.

New buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, that are constructed (regardless of square footage) outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan).

4. Modification to existing buildings and structures, other than Group R.

Existing buildings or structures with an enclosed building area of 3,600 square feet or more for which applications for modification, alterations or additions are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, or any local jurisdiction within the County serviced by the Santa Barbara County Fire Department, where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

5. Modification to existing Group R buildings or structures.

Existing Group R buildings or structures for which applications for modification, alterations, or additions are officially filed or required to be filed with the Santa Barbara County or any City within the County serviced by Santa Barbara County Fire Department, where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or

- (c) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

6. Modification to existing buildings and structures located outside the Urban Limit Boundary.

Existing buildings or structures for which applications for modification, alterations, or additions are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, or any local jurisdiction within the County serviced by the Santa Barbara County Fire Department, that are located outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan), where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) The addition of square footage is five hundred square feet or more to the enclosed building area for non-residential or one thousand square feet or more to the enclosed building area for residential; or
- (d) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

7. Any change of occupancy where the new occupancy would be required to have fire sprinklers.

8. When fire sprinklers are installed in buildings or structures, they shall be installed throughout the entire building or structure.

**NOTE:** Any additional square footage added after January 1st, 2017 shall be accumulative towards the total enclosed building area listed in Section 903.7.1 #6 above.

**Exceptions:**

1. Section 903.7.1 shall not apply to any agricultural buildings, including greenhouses, as defined in the California Building Code, which would otherwise be included within the requirements of this section, provided that:

Whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed definition of agricultural building, the building must have a sprinkler system installed prior to making such change of use or occupancy in all areas of the building which would have been required to have sprinklers but for the existence of the exception set out in this subsection;

2. Other detached Group U buildings, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the fire chief and the Building Official (subject to the same occupancy change conditions as noted in "Exception 1" above).

3. Buildings classified as Group S-2, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the fire chief (subject to the same occupancy change conditions as noted in "Exception 1" above).

## **SECTION 905 STANDPIPE SYSTEMS**

**905.3 Required installations** is amended to read as follows:

Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.10 or when required by the fire code official. Standpipe systems are allowed to be combined with automatic sprinkler system installation.

**Exception:**

1. Standpipe systems are not required in Group R-2 townhouses.
2. Standpipe systems are not required in Group R-3 occupancies.

**SECTION 907 FIRE ALARM AND DETECTION SYSTEMS** is amended by adding the following:

**907.2.30 Mixed-use buildings** is added to read as follows:

Where residential occupancies are combined with commercial occupancies, a monitored fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas.

### **(g) CHAPTER 11 – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS**

#### **SECTION 1104 MEANS OF EGRESS FOR EXISTING BUILDINGS**

**1104.3 Exit sign illumination** is adopted in its entirety.

**1104.4 Power source** is adopted in its entirety.

**1104.5 Illumination emergency power** is adopted in its entirety.

**1104.5.1 Emergency power duration and installation** is adopted in its entirety.

### **(h) CHAPTER 12 – ENERGY SYSTEMS**

#### **SECTION 1205 SOLAR PHOTOVOLTAIC POWER SYSTEMS**

**1205.5 Ground-mounted photovoltaic panel systems** is amended to read as follows:

Ground-mounted photovoltaic panel systems shall be installed in accordance with this section and the Santa Barbara County Fire Department Development Standards. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays.

### **(i) CHAPTER 33 – FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION**

**3307.2 Water supply for fire protection** is amended to read as follows:

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance

with Sections 3307.2.1 through 3307.4. A temporary water supply system shall only be allowed upon written approval of the fire code official.

**Exception:** The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

- (j) **APPENDIX A — BOARD OF APPEALS** is adopted and amended by deleting the existing language and inserting the following:

#### **SECTION A101 GENERAL**

**A101.1 Scope.** To determine the suitability of alternate materials and types of construction and to provide reasonable interpretations of the provisions of this code, there shall be and hereby is created a board of appeals.

**A101.2 Membership and Appointment.** The board of appeals shall consist of five members who are qualified by experience and training to pass judgment upon pertinent matters. The members shall be appointed by the Board of Supervisors and shall hold office at their pleasure. Each member of the executive body has the right to appoint a member that resides in or out of their supervisor district.

**A101.3 Quorum.** Three members shall constitute a quorum for a hearing.

**A101.4 Clerk of the Board.** The County Executive Office shall serve as the clerk of the board of appeals.

**A101.5 Rules and Regulations.** The Board of Supervisors shall adopt reasonable rules and regulations for conducting board of appeals hearings and investigations. The board of appeals may adopt guidelines for the conduct of their hearings and investigations, as they deem appropriate.

**A101.6 Decisions.** The board of appeals shall render decisions and findings in writing to the fire chief, with a duplicate copy to the appellant. The decisions of the board of appeals may be appealed de novo to the board of supervisors, at the option of the appellant or fire chief, provided that, a request is made in writing to the clerk of the board of supervisors within 20 days after the decision of the board of appeals was served on the parties. If the decision of the board of appeals is not appealed to the board of supervisors, it shall be final and only subject to review by writ of mandate to the superior court. If the decision of the board of appeals is appealed to the board of supervisors, the decision of the board of supervisors shall be final and only subject to review by writ of mandate to the superior court.

**NOTE:** If a majority of the board of supervisors determines that its prior involvement with an appellant, prevents it from serving as a reasonably, impartial, non-involved decision maker, it shall decline to hear the appeal. If the board of supervisors declines to hear an appeal, the decision of the board of appeals shall be deemed final and only subject to review by writ of mandate to the superior court.

**A101.7 Terms of office.** The term of office of a member of the board of appeals shall coincide with the term of office of the County Supervisor that appointed the member.

**A101.8 Stay of enforcement.** The filing of an appeal application shall not stay an enforcement order. However, the fire chief may modify, in his or her sole discretion, an enforcement order during the pendency of an appeal.

**A101.9 Subpoena powers.** The subpoena powers of the Board of Supervisors set forth in Article 9, Section 25170 et seq. of the Government Code are delegated to the board of appeals and shall apply to all hearings and investigations under the board of appeals' jurisdiction.

**A101.10 Fees.** A fee of two hundred dollars shall be paid by the appellant to the clerk of the board of appeals at the time of application for a hearing before the board of appeals. If the decision of the board of appeals is appealed to the board of supervisors, an additional fee of four hundred and forty-three dollars shall be paid by the appealing party, to the clerk of the board of supervisors, at the time of application for a hearing before the board of supervisors.

**A101.11 Jurisdiction.** This appeal process shall apply to disputes within the unincorporated area of the fire district, within incorporated areas of the fire district and within incorporated areas outside of the fire district where the fire department provides service by contract. However, a city council of an impacted city, may adopt an alternative procedure for reviewing decisions of the board of appeals.

(k) **APPENDIX B – FIRE FLOW REQUIREMENTS FOR BUILDINGS** is amended to read as follows:

**SECTION B106 REFERENCED STANDARDS**

**TABLE B106.1 – REFERENCED STANDARDS**

**STANDARD ACRONYM** is amended to reference NFPA 1142-17

(l) **APPENDIX C - FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

**C101.1 Scope** is amended to read as follows:

In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix and the Santa Barbara County Fire Department Development Standards for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

**Exception:** SFM Group B, S-2 and U occupancies having an enclosed floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest area, (SRR), public restrooms.
3. Truck inspection facilities, TIF, California Highway Patrol (CHP) office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

(m) **APPENDIX D - FIRE APPARATUS ACCESS ROADS** is adopted in its entirety is amended to read as follows:

**SECTION D101 GENERAL**

**D101.1 Scope** is amended to read as follows:

Fire department access roads shall be in accordance with this appendix and all other applicable requirements of the 2025 California Fire Code and Santa Barbara County Fire Department Development Standards.

## **SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS**

**D106.1 Projects having more than 100 dwelling units** is amended to read as follows:

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

**Exception:** Projects having up to 200 dwelling units not located in a Very High or High Fire Hazard Severity Zone in the SRA or LRA may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

## **SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS**

**D107.1 One- or two-family dwelling residential developments** is amended to read as follows:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

### **Exceptions:**

1. Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required when the development is not located in a Very High or High Fire Hazard Severity Zone in the SRA or LRA.
2. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

(n) **APPENDIX P – TEMPORARY HAUNTED HOUSES, GHOST WALKS AND SIMILAR AMUSEMENT USES** is adopted in its entirety.

(o) **APPENDIX Q – COMMUNITY WILDLAND-URBAN INTERFACE (WUI) FIRE HAZARD EVALUATION FRAMEWORK** is adopted in its entirety.

(Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-4. - Findings with regard to geological, topographical and climatic conditions.

The Board hereby finds that all amendments, including additions and deletions, to the CFC are based upon the following geological, topographical and climatic conditions in the area protected by the Santa Barbara County Fire Department. Those conditions include:

- (a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the north and the east (Sundowner and Santa Ana winds), to strong westerly (coastal) winds, which greatly

enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;

- (b) The present firefighting resources of this county are constrained in their efforts to control fires in large unsprinklered buildings within the urban limit boundary and all buildings outside of the urban limit boundary as designated in the county comprehensive plan;
- (c) Geologic and topographic conditions in the county result in extended response times for firefighting resources, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary; and
- (d) Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the county, resulting in numerous wildland fires, which draw existing fire department resources from their structure protection areas for extended periods of time. This in turn extends response times, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary.

(Ord. No. 4986, §§ 1, 2, 12-6-2016)

## **Article II. - Reserved**

Secs. 15-30 through 15-46. - Reserved.

## **Article III. - Fire Development Impact Mitigation Fees**

Sec. 15-48. - Findings.

- (a) To mitigate impacts caused by new development projects within the fire department's service area, a fire facility, apparatus and equipment development impact mitigation fee is necessary. The fee is needed to finance fire facilities, apparatus and equipment necessary to serve new development and to assure new development projects pay their fair share for these facilities.
- (b) Title 7, Chapter 5, Section 66000 et seq. of the California Government Code provides that development impact fees may be enacted and imposed on development projects. The board of supervisors finds and determines that:
  - (1) New development projects cause the need for construction, expansion and/or improvement of fire facilities within the fire department's service area.
  - (2) Funds for construction, expansion and/or improvement of fire facilities are not available to accommodate the needs caused by new development projects, which will result in inadequate fire facilities, apparatus and equipment within the fire department's service area.
- (c) The board of supervisors finds that the public health, safety, and general welfare will be promoted by the adoption of a fire facility, apparatus and equipment development impact fee for the construction, expansion, and/or purchase of fire facilities, apparatus and equipment to serve new development and maintain existing levels of service; the need for which is caused by new development projects. In establishing a development impact fee, the board of supervisors finds the fee consistent with the Santa Barbara County comprehensive plan/land use element.
- (d) Pursuant to Government Code Section 65913.2, the board of supervisors has considered the effects of the fees with respect to the county's housing need as established in the housing element of the general plan.
- (e) Pursuant to Title 14 California Code of Regulation, Sections 15061(b)(3) the board of supervisors finds that this article is exempt from the California Environmental Quality Act.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-49. - Definitions.

Words when used in this article, and in resolutions adopted under the authority of this article, shall have the following meanings:

- (a) "Santa Barbara County Fire Protection District" ("fire department's service area") means the unincorporated area within the County of Santa Barbara and private lands within the Los Padres National Forest and the incorporated city of Buellton, Solvang, Goleta, and the University of California, Santa Barbara but does not include the federal lands of Vandenberg Air Force Base, Bureau of Indian Affairs land, the Los Padres National Forest the Montecito fire protection district or the Carpinteria-Summerland fire protection district.
- (b) "New development" or "development project" means any change to unimproved or improved real property, including but not limited to, replacement, expansion, construction, or alteration of buildings or structures, which results in a net increase in square footage). Any expansion of outdoor areas in conjunction with existing or proposed structural development which would lead to an increase in intensity of use on a parcel shall be considered new development for the purposes of this article.
- (c) "Building" means a structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of any person, animal, or chattel.
- (d) "Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.
- (e) "Single family housing" means any detached living area which comprises an independent self-contained dwelling unit, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as a single family dwelling.
- (f) "Other residential housing" means any detached or attached living area which is comprised of multiple (two or more) self-contained dwelling units, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as duplexes, tri-plexes, apartments, condominiums, or any other dwelling not considered a single family dwelling.
- (g) "Mixed use" means any urban, suburban, village development, or single building that blends a combination of residential, retail, commercial, cultural, institutional, or industrial uses. Fee calculations for mixed use development will be calculated based on the amount of square footage for each separate type of use.
- (h) "Retail/commercial" is defined as non-manufacturing business establishments, including, but not limited to, hotels, restaurants, wholesale businesses, retail stores, and health, social and educational institutions.
- (i) "Office" means establishments providing direct services to customers, professional and medical office buildings. Including but not limited to business/service, executive headquarters, processing such as information processing and computer-dependent and/or telecommunications-based activities, professional and administrative services.
- (j) "Industrial" means manufacturing buildings, including but not limited to, food processing, manufacturing, metal processing, pulp and paper firms, voltage optimization, water and wastewater systems, transport processing or other activity involving farm products off-farm. In particular, it includes fixed pieces of equipment, buildings or complexes used to produce goods in connection with, or as part of, any process or system.

- (k) "Warehouse/distribution" means buildings devoted to the storage and/or distribution of non-agricultural products. A distribution center for a set of products is a warehouse or other specialized building, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.
- (l) "Agricultural" means a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products, including other agricultural structures located on agriculturally zoned land other than residential, retail or office space. This structure shall not be a place of human habitation.
- (m) "Greenhouses" are structures that are designed and used primarily for the cultivation, maintenance, or protection of plants. Greenhouses are constructed for agricultural production, educational purposes and research.
- (n) "Commercial renewable energy facility" means an energy generation facility using renewable fuel sources including, but not limited to solar where the energy is generated is used to meet off-site energy needs.
- (o) "Mobilehome" means a factory assembled structure, transportable in one or more sections, that is constructed according to the Mobile Home Construction and Safety Standards, Part 280 of the Code of Federal Regulations, Title 24, with or without a permanent foundation and not including recreational vehicles.
- (p) "Mobilehome park" means any area tract of land where two or more mobilehome spaces are rented, leased, or offered for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.
- (q) "Apparatus" means and includes but is not limited to fire engines, brush engines, utility vehicles, staff vehicles, water tenders, bulldozers, rescue vehicles, and paramedic ambulances.
- (r) "Equipment" means and includes but is not limited to ladders, fittings, hoses, radios, technology equipment and software, cellular telephones, tools, safety clothing, breathing apparatus, hazardous materials equipment and medical and rescue equipment.
- (s) "Fee" means a monetary exaction, other than a tax or special assessment that is charged by the County of Santa Barbara in connection with approval of a development project for the purpose of defraying all, or a portion of, the cost of fire facilities, apparatus and equipment related to the development project or subdivision.
- (t) "Subdivision" means the division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale or lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 in the California Civil Code, a community apartment project as defined in subdivision (d) of Section 1351 of the California Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the California Civil Code, as the same presently exists or may hereafter be amended.
- (u) "Fire facilities" means and includes public improvements, and community amenities identified in the county's five-year capital improvement plan including but not limited to the building of fire stations, permit approvals, land purchase and utility connection fees, etc. and related planning, engineering, and construction costs.
- (v) "Fire impacts" means any development project which generates an increased demand for fire protection services.
- (w) "AB 1600 mitigation fee justification study" means the Fire Impact Fee Nexus Study prepared for the Santa Barbara County Fire Department Service area dated September 2014.

- (x) "Capital improvement plan" or "CIP" means the plan for fire facility capital improvements as identified in the county's five-year CIP or their successor, as adopted or updated annually by the board of supervisors. The capital improvement plan indicates the approximate location, size, time of availability and estimated cost of capital improvements to be financed with impact mitigation fees and appropriate money for capital improvement projects.
- (y) "Board of supervisors" means the board of supervisors of the county.
- (z) "County" means the County of Santa Barbara, a political subdivision of the State of California.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-50. - Adoption of fire facility development impact fee.

- (a) Pursuant to this article, fire development impact mitigation fees shall be adopted from time to time by resolution of the board of supervisors after a noticed public hearing. Such fee, when adopted, shall be a condition of permit approval for new development projects within the fire department service area.
- (b) In adopting the resolution, the board of supervisors shall:
  - (1) Identify the purpose of the fee;
  - (2) Identify the use to which the fee is to be put;
  - (3) Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
  - (4) Determine a reasonable relationship between the need for the fire facilities, apparatus and equipment and the impacts from the type of development project on which the fee is imposed;
  - (5) Determine a reasonable relationship between the amount of the fee and the cost of the fire facilities, apparatus and equipment or portion of the fire facilities, apparatus and equipment; and
  - (6) Establish a schedule of fire development impact mitigation fees.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-51. - Applicability of fees.

- (a) A fire facility, apparatus and equipment development impact fee shall be charged upon the permit approval for any of the following new development within the fire department service area:
  - (1) The construction or installation of new single-family and other residential development (e.g., second units, condominiums, mobile homes, apartments, duplexes) residential units.
  - (2) Additions to existing residential units that add a new residential unit as defined by Section 15-49(b).
  - (3) New structures, such as detached garages, sheds, etc. equal to or exceeding 120 square feet which are added to an existing residential structure but which do not add to a dwelling unit.
  - (4) The construction or installation of any new retail/commercial, office, industrial, warehouse/distribution, or agricultural buildings, including any additions to such existing buildings which add more than five hundred square feet of enclosed floor area.
  - (5) The construction or installation of commercial renewable energy facilities.
- (b) Fire development impact mitigation fees are applicable within each of the cities served by the fire department sixty days after adoption of the fees by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-52. - Exemptions.

Imposition of fire development impact mitigation fees shall be as specified in Section 15-51, except that the following types of development projects shall be exempt from such fees:

- (a) The replacement of an existing structure which was destroyed by fire or other calamity, demolished or removed by the owner, provided that the replacement structure is (1) rebuilt on the same parcel, (2) does not exceed the size of the structure being replaced, and (3) the application for a building permit to replace such structure is filed within six months after destruction of the structure. If the replacement structure is larger than the destroyed structure, the waiver of the fee shall apply only to the amount of enclosed floor area in the original structure. Any additional enclosed floor area of a replacement structure shall be considered an addition to an existing structure and shall be assessed fees as described in the resolution.
- (b) Any addition to an existing mobilehome as defined in Section 15-49(n) that is placed on an existing mobilehome space that was previously assessed a fire facility development impact fee.
- (c) Any new nonresidential structure of less than one hundred twenty square feet, with a California Building Code classification of U-1.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-53. - Timing of fee payment.

(a) Imposition of Fees.

- (1) Fees shall be imposed at the time of approval of any discretionary permit for development or if the proposed development does not require any discretionary approvals, at the time of any other permit required for the development to proceed, including but not limited to building permits. The applicant pays according to the schedule of fees in place on the date the fees are paid.
- (2) The schedule of fees in effect on the date the vesting tentative map or vesting tract map for a development project is deemed complete determines the applicable fee imposed on the subject map. If there is no vesting map, the applicant pays according to the schedule of fees in place on the date the fees are paid.
- (3) When the applicant applies for a new permit following the expiration of a previously issued permit for a development project for which fees were paid, another fee payment is not required unless (1) the project has been changed in a way that alters its fire facility development mitigation impact, or (2) the schedule of fees has been amended during the interim. In this event, the applicant pays the appropriate increase or decrease in the fees.
- (4) When fees are paid for a development project and the development project is abandoned without any further action beyond the obtaining of a permit or an approval, the payor shall be entitled to a refund of the fees paid.

(b) Payment of Fee.

- (1) Except as set forth in subsection (b)(2) and (3) of this section, fire development impact mitigation fees shall be paid on the date the final inspection is approved or the date the certificate of occupancy is issued, whichever occurs first.
- (2) For residential development containing more than one dwelling unit, the developer may request that the fees be paid in installments based on the phasing of their development project. The decision whether to allow installment payments shall be determined by the county fire chief. Any fee installment shall be paid at the time when the first dwelling unit within each phase of development has received its final inspection.

- (3) The county may require the payment of fees at an earlier time if the fees will be collected for public improvements of facilities for which an account has been established and funds appropriated and for which the county has adopted a proposed construction schedule or plan prior to final inspection, or the fees are to reimburse the local agency for expenditures previously made.
- (4) If, for any reason, a permit or certificate of occupancy is issued without the payment of the fee required by this article or without written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to county fire.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-54. - Fee adjustment.

- (a) A developer of any project, or a subdivider of any land, subject to the payment of fees pursuant to this article may appeal to the board of supervisors for a reduction, adjustment, or waiver of any fire development impact mitigation fee(s) based upon the absence of any reasonable relationship or nexus between the fire impacts of the project or subdivision and either the amount of the fee(s) charged or the type of fire facilities to be financed. The appeal shall be made in writing, shall state the factual basis for the claim of reduction, adjustment or waiver, and shall be submitted to the county fire chief within fifteen calendar days following imposition of the fire development impact mitigation fee.
- (b) The fire chief shall review the appeal, develop recommended actions to be taken by the board of supervisors, and submit both the appeal and recommended actions to the board of supervisors for their consideration at a public hearing to be conducted within sixty days after the filing of the appeal. The decision of the board of supervisors shall be final. If a reduction adjustment or waiver is granted, any change in use from the project as approved shall invalidate the waiver, adjustment or reduction of the fee.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-55. - Fee account.

- (a) Upon receipt of a fee subject to this article, the county shall deposit, invest, account for and expend the fire development impact mitigation fees pursuant to California Government Code 66006.
- (b) Fire development impact mitigation fees paid shall be held by the county fire department in a separate fire development impact mitigation fee account to be expended for the purpose for which they were collected. The county fire department shall retain all interest earned on the fees in such accounts and shall allocate the interest to the accounts for which the original fee was imposed.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-56. - Use of funds.

- (a) Funds collected from fire development impact mitigation fees shall be used to acquire, construct, and install fire facilities, equipment or apparatus or reimburse costs of previously constructed facilities, or previously purchased equipment or apparatus that serve the new development.
- (b) No funds collected pursuant to this article shall be used for periodic or routine maintenance.
- (c) Funds may also be used to pay debt service on bonds or similar debt instruments to finance the acquisition, construction and installation of fire facilities, equipment or apparatus that serve the new development.
- (d) Any costs incurred by the county in conducting the hearing required pursuant to Government Code Section 66018(a) may be recovered as part of the fees which were the subject of the hearing.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-57. - Developer construction of facilities.

In lieu fee credit for the construction or dedication of fire facilities, is allowable under the following conditions:

- (a) Only the costs of fire facilities listed on, or exempted from, the applicable fire facility capital improvement plan shall be eligible for in-lieu credit.
- (b) With prior approval of the county fire chief or his/her designee, an in-lieu credit of fees may be granted for actual construction costs (or a portion thereof) of fire facilities provided by the developer.
- (c) If the actual construction cost is greater than the required relevant fees, the county shall have no obligation to pay the excess amount.
- (d) An amount of in-lieu credit that is greater than the specific fee(s) required under this article may be reserved and credited toward the fee of any subsequent phases of the same development or subdivision, if such credit is determined to be appropriate and timely, and approved in advance by the county fire chief.
- (e) If an applicant is required, as a condition of approval for a discretionary permit to construct any off site fire facilities, and the cost of the facilities is determined to exceed the fee due under article, a reimbursement agreement may be offered in writing by the county fire chief. The reimbursement agreement shall contain terms and conditions approved by the county fire chief, auditor-controller, county counsel and the board of supervisors. This section shall not create any duty to offer a reimbursement agreement.
- (f) A developer or subdivider seeking credit and/or reimbursement for construction or improvements of facilities, or dedication of land or rights-of-way, shall submit documentation acceptable to the county fire chief to support the request for credit or reimbursement. The county fire chief shall determine whether the facilities or improvements are eligible for credit or reimbursement, and the amount of such credit or reimbursement due the developer or subdivider if so eligible.
- (g) Any claim for credit must be made at or before the time of application for a building permit. Any claim not so made shall be deemed waived.
- (h) Exemptions, credits, reductions, adjustments, or waiver of fees shall not be transferable from one project or subdivision to another without the board of supervisors' approval.
- (i) Determination made by the county fire chief pursuant to this Section 15-57 may be appealed to the board of supervisors by filing a written request with the clerk of the board, together with a fee established by the board of supervisors, within ten working days of the determination of the county fire chief.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-58. - Condition for refunds.

If a permit upon which a fee was based expires without commencement of construction, the taxpayer shall be entitled to a refund of the fire development impact fee(s) paid, with any interest accrued thereon, as a condition for the issuance of the permit. The fee payer shall submit a written request for a refund to the county fire chief within two years after the expiration date of the permit. Failure to timely submit a request for a refund may constitute a waiver of any right to a refund.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-59. - Annual report.

- (a) At least once every year a proposed capital improvement plan detailing the specific fire facilities to be funded by fire facility development impact fees shall be reported to the board of supervisors. Notice of the plan shall be given pursuant to Government Code Section 65090 and Section 66002, as they now exist or may be amended. At a public hearing the board of supervisors shall review estimated costs of the fire facilities described in the report, the continued need for these facilities, and the reasonable relationship between the need and the impacts of development for which the fees are charged. The board of supervisors may revise the capital improvement program to include additional projects not previously foreseen as being needed.
- (b) No later than sixty days following the end of each fiscal year, the county fire chief shall submit a report to the auditor-controller identifying the balance of fees in the fire development impact fee mitigation program fund established pursuant to this article, and the facilities proposed for construction during the next fiscal year. In preparing the report, the county fire chief shall adjust the estimated costs of the public improvements in accordance with the appropriate engineering construction cost index as published by Engineering News Record, or its successor publication, for the elapsed time period from the previous July 1st or the date that the cost estimate was developed.
- (c) Within one hundred eighty days after the last day of each fiscal year, the auditor-controller shall present a report to the Board of Supervisors including:
  - (1) A brief description of the type of fee in the account;
  - (2) The amount of the fee;
  - (3) The beginning and ending balance of the account;
  - (4) The amount of the fees collected and the interest accrued;
  - (5) An identification of each public facility, apparatus, or equipment on which fees were expended and the amount of the expenditures;
  - (6) An identification of the approximate date by which construction or purchase of any public facility, apparatus, or equipment will commence if it has been determined that sufficient funds have been collected to complete financing on incomplete public facilities, apparatus, or equipment;
  - (7) A description of each interfund transfer or loan made; and
  - (8) The amount of refunds made and any allocations.
- (d) The county fire chief or his/her designee shall report to the board of supervisors, once each fiscal year, any portion of fire facility development impact fees remaining unexpended or uncommitted in an account five or more years after deposit and identify the purpose for which the fee was collected. In accordance with Government Code Section 6061, the board of supervisors shall make findings once each fiscal year on any portion of the fee remaining unexpended or uncommitted in its account five or more years after deposit of the fee, to:
  - (1) Identify the purpose to which the fee is to be put;
  - (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
  - (3) Identify all sources and amounts of funding anticipated to complete financing;
  - (4) Designate the approximate dates on which the finding is expected to be deposited into the appropriate account or fund.
- (e) When sufficient finds have been collected to complete financing on identified incomplete public facilities, apparatus, or equipment and the public facilities, apparatus, or equipment remain incomplete, within one hundred eighty days of the determination that sufficient funds have been collected, an approximate date by which the construction or purchase of any public facility, apparatus, or equipment will commence shall be identified, or the county shall refund to the then current record owners or owners of the lots or units, as identified in the last equalized assessment roll, of the development

project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.

- (f) If the administrative costs of refunding unexpected and uncommitted revenues collected pursuant to this article exceeds the amount to be refunded, the board of supervisors, after a public hearing, for which notice has been published pursuant to Government Code Section 6061 and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which the fees are collected pursuant to Government Code Section 66001 et seq. and that serves the project on which the fee was originally imposed.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-60. - Fee revision by resolution.

The amount of each fee established pursuant to this article may be set and revised periodically by resolution of the board of supervisors. This article shall be considered enabling and directive in this regard.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61. - Superseding provisions.

This article and any resolution adopted pursuant hereto supersedes any previous county ordinance or resolution to the extent the same is in conflict with this article.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.1. - Severability.

If any section, phrase, sentence, or portion of this article is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision; and such holding shall not affect the remaining portions of this article.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.2. - Effective date.

Pursuant to California Code Section 66017 (a), this ordinance shall be in full force and effect sixty days after the date of its adoption by the board of supervisors. Fire development impact mitigation fees applicable within each of the cities served by the fire department shall be effective sixty days after adoption by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.3. - Publication.

The clerk of the board is hereby authorized and directed to publish this ordinance by one insertion in the Santa Barbara News-Press, the Lompoc Record, the Santa Ynez Valley News, and the Santa Maria Times, and all other newspapers of general circulation within Santa Barbara County, within fifteen days of its adoption by the board of supervisors.

(Ord. No. 4902, § I, 10-21-2014)

**Article IIIA. - Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance**

Sec. 15-62. - Title.

This article shall be known and may be cited as the "Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance."

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-63. - Definitions.

"Administrator" as used herein means the county administrator for the County of Santa Barbara or his/her duly authorized designee, which designee may in certain instances be an employee of the district.

"Building" means a structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any person, animal or chattel.

"Carpinteria-Summerland Fire Protection District" or "district" means the fire protection district formed pursuant to the Fire Protection District Law of 1987 having jurisdiction over that portion of Santa Barbara County consisting of approximately thirty-six square miles along the coast of Santa Barbara County that extends from the town of Summerland through the south-eastern boundary of the County of Santa Barbara. For the purpose of this article, the term Carpinteria-Summerland Fire Protection District shall not include that portion of such district which lies within the limits of the city of Carpinteria if the inclusion of such portion would be inconsistent with the imposition of fees pursuant to this article by the Santa Barbara County board of supervisors.

"Development" or "development project" means any project undertaken for the purpose of development in the district and shall include all projects involving the issuance of a permit for construction or reconstruction, remodeling, or any work requiring any permit under the Santa Barbara County Code or ordinances of the County of Santa Barbara, as the same presently exist or may be amended from time to time hereafter. The term "development" or "development project" shall also include the erection of greenhouses, manufactured housing or structures, and structures moved into the district.

"Fire protection mitigation fee" means a monetary exaction, other than a tax or special assessment, which is charged by the County of Santa Barbara to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in § 66477 of the California Government Code, fees for processing applications for governmental regulatory actions or approvals, or fees collected under development agreements adopted pursuant to Article 2.5 (commencing with § 65864) of Chapter 4, Division 1, Title 7 of the California Government Code.

"Fire apparatus" includes, but is not limited to, fire trucks, brush trucks, utility vehicles, water tenders, bulldozers, paramedic rescue vehicles and paramedic ambulances.

"Fire equipment" includes, but is not limited to, ladders fittings, hoses and tools.

"Public facilities" includes, for purposes of this article, such public improvements, including buildings and structures, public services and community amenities, including but not limited to fire apparatus and fire equipment, as may be needed by the Carpinteria-Summerland Fire Protection District to meet its statutory and other obligations to the public.

"Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-64. - Purpose.

The purpose of this article is to provide for the health and safety of residents of the district and to mitigate the impacts caused by new development within the district on the district's ability to provide adequate fire protection services. In order to accomplish these purposes, certain fire protection capital improvements including buildings, structures and fire equipment and fire apparatus must be constructed or acquired by the district. The board of supervisors has determined that a fire protection mitigation fee is needed in order to finance these public facilities and to pay for the new development's fair share of the construction or acquisition costs of these public facilities. In establishing the fee described in this article, the board of supervisors has found the fee to be consistent with Santa Barbara County's general plan and, pursuant to Government Code Section 65913.2, has considered the effects of the fee with respect to the county's housing need as established in the housing element of the general plan. The board of supervisors further finds that the fees established by this article are based upon an analysis of existing land use and zoning, they do not exceed the reasonable cost of providing fire protection public facilities occasioned by development projects within the district, and they relate rationally to the reasonable cost of providing fire protection public facilities occasioned by development projects within the district.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-65. - Establishment and imposition of development impact fees and providing for their adoption by resolution of the board of supervisors.

- (a) A fire protection mitigation fee is hereby established and imposed on all development within the district to pay for public facilities necessary for the district to provide fire protection services. Such facilities include, but are not limited to, fire equipment, fire apparatus, buildings, structures, and other improvements.
- (b) The board of supervisors shall, from time to time adopt, after noticed public hearing, a resolution setting forth specific fire protection mitigation fees. In adopting the resolution, the board shall: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put, consistent with subsection (a)(2) of Section 66001 of the Government Code; (3) determine a reasonable relationship between the fee's use and the type of residential development project on which the fee is imposed; (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and (5) establish a schedule of fees.
- (c) Any person who, after the effective date of the ordinance codified in this article, seeks to develop land within the Carpinteria-Summerland Fire Protection District as defined herein by applying for a building permit is required to pay a fire protection mitigation fee.
- (d) The fees required by this article shall be paid prior to the issuance of a building permit for each development project. With regard to mobilehome parks, the fees under this article are due at the time the mobilehome parks or additions thereto are approved for occupancy.
- (e) If, for any reason, a building permit is issued without the payment of the fee required by this article or written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to the Carpinteria-Summerland Fire Protection District.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-66. - Segregation and use of funds.

Fees collected pursuant to this article shall be segregated into an account solely for Carpinteria-Summerland Fire Protection District fees. This established account shall be utilized in a manner to avoid commingling with the district's other funds. Any interest income earned on a specific account shall be deposited back in that account. The funds in such account shall be expended by the district only for the

purposes for which the fees were collected, which purposes shall be identified by the board of supervisors in the fee structure adopted pursuant to Article 15-65(b).

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-67. - Automatic adjustment of fee structure.

- (a) The fire protection mitigation fee structure shall be adjusted automatically on the first day of each fiscal year, beginning on July 1, 2006, by a percentage equal to the Consumer Price Indexes Pacific Cities and U.S. Average for the preceding twelve months. The district shall provide county with the data necessary to accomplish such annual adjustments.
- (b) The fee structure of this article may be more specifically set and revised periodically by adoption of a resolution by the board of supervisors, with the ordinance codified in this article being considered as enabling and directive in this regard.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-68. - Zoning utilized to compute fee.

The approved development and/or the use associated with the development project shall be the basis for the computation of the fee required to be paid with respect to any property. Properties may be classified into categories of use such as, but not limited to, estate single family residential, detached residential, multiple family residential, mobile homes, senior assisted living, commercial lodging, retail/service/commercial/office, industrial/manufacturing uses, or institutional uses. Fees shall be computed based on such classifications, as determined by the county administrator. All fees due hereunder shall be determined and calculated by the administrator.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1; Ord. No. 4989, § I, 2-14-2017)

Sec. 15-69. - Payment of fee.

- (a) The fees established pursuant to this article shall be paid for the property on which a development project is proposed at the time of the issuance of any required building permit, except as otherwise provided herein. Fees imposed on residential development, however, shall be collected in accordance with the provisions of California Government Code Section 66007, as the same presently exists or may hereafter be amended from time to time.
- (b) The term building permit as used in this article includes any permits required for construction, reconstruction, remodeling, moving structures into the county, and the like, such as electrical and plumbing permits, moving permits, and the like.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-70. - Adjustment of fees for specific development projects.

- (a) A developer of any project subject to a fire protection mitigation fee as required in this article may apply to the board of supervisors for a reduction or adjustment to that fee, or a waiver of that fee, based upon the absence of any reasonable relationship or nexus between the impacts of the development on fire protection services and either the amount of the fee charged or the type of the facilities to be financed. The application shall be made in writing and filed with the county clerk not later than (1) ten days prior to the public hearing on the development permit application for the project, or (2) if no development permit is required, at the time of the filing of the request for a building permit. The application shall state in detail the factual basis for the claim of waiver, reduction or adjustment.

The board of supervisors shall consider the application no later than the later of either of (a) the public hearing on the permit application, or (b) a separate hearing held within sixty days after the filing of the fee adjustment application. The decision of the board of supervisors shall be final. If a reduction, adjustment or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee. The board of supervisors may, from time to time, set forth by resolution specific limitations that will apply to reductions, adjustments or waivers of fees that may be made pursuant to this section. In this regard, this article shall be considered enabling and directory.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-71. - Refund of fees paid.

- (a) If construction of a development project has not commenced before the expiration of the building permit that would have enabled the applicant to proceed with construction, then a feepayer shall be entitled to a refund, without interest, of the fire protection mitigation fee paid as a condition for the issuance of such permit. The feepayer must submit an application for such a refund to the Administrator within thirty calendar days of the expiration of the permit. Failure to timely submit the required application for refund shall constitute a waiver of any right to the refund.
- (b) In the event any fee collected pursuant to this article remains unexpended in the fund established pursuant to this article, the board of supervisors shall make the following 'findings for the fifth fiscal year following the first deposit into such account, and every five years thereafter, with respect to that portion of the fee remaining unexpended, whether committed or uncommitted: (1) identify the purpose to which the fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing of public facilities; and (4) designate the approximate dates on which such funding is expected to be deposited into the fund.
- (c) The unexpended portion of the fire protection mitigation fee, and any interest accrued thereon, for which need cannot be demonstrated pursuant to this section, shall be refunded to the then current record owner or owners of lots or units of the development project or projects on a prorated basis.
- (d) The provisions of California Government Code § 66001(d), (e) and (f), as the same may be amended from time to time, shall apply fully to any refund of fees, and the provisions of this section 15-71 shall be subordinate to the section and shall be applied in a manner consistent therewith.

(Ord. No. 4566, § 1)

Sec. 15-71.1. - Exemptions.

Any claim of exemption with respect to any fee collected pursuant to this article must be made no later than the time for application for fee adjustment in accordance with Section 15-70. The following shall be exempted from payment of the fire protection mitigation fee:

- (a) Alterations, renovations or expansion of an existing residential building or structure where no additional dwelling units are created, the use is not changed, and the alteration, ' renovation, or expansion of the existing residential building or' structure does not result in the total square footage of the existing residential building or structure exceeding two thousand seven hundred square feet; provided, however, that the expansion of or ' change of use of an existing commercial or industrial building or structure shall not be exempt from the fees established in this article. For purposes of this section, "expansion" shall be defined as any increase in the enclosed floor area of the existing building or structure and "change of use" shall be defined as the initiation of a use which requires approval of a conditional use permit, development plan, zone change, or local coastal plan amendment.
- (b) The replacement of a destroyed or partially destroyed or damaged building or structure with a new building or structure of the same size and use.

(Ord. No. 4566, § 1)

Sec. 15-71.2. - Credits for certain development projects.

- (a) New development that, through demolition or conversion, will eliminate existing development is entitled to a fee credit if the existing development is a lawful use under the Santa Barbara County Code, including a nonconforming use.
- (b) New development that will replace development that was partially or totally destroyed by fire, flood, earthquake, mudslide, or other casualty or act of God, is entitled to a fee credit if the development that was partially or totally destroyed was a lawful use under the Santa Barbara County Code, including a nonconforming use, at the time, thereof.
- (c) Credit for such eliminated development or development that was partially or totally destroyed (as above specified) shall be calculated by the administrator in accordance with the fee schedule set forth in the resolution to be adopted pursuant to this article.

(Ord. No. 4566, § 1)

Sec. 15-71.3. - Developer construction of fire protection public facilities.

- (a) "In Lieu" Fee Credits for Construction of Public Facilities.
  - (1) A development that has been required by the county to construct or provide fire protection public facilities (or a portion thereof) as a condition of approval of a development permit may request an in-lieu credit. Upon request, an in-lieu credit of fees shall be granted for public facilities that mitigate all or a portion of the need therefore that is attributable to and reasonably related to the given development.
  - (2) Only costs proportional to the amount of the facilities that mitigates the need therefor attributable to and reasonably related to the given development shall be eligible for in-lieu credit, and then only against the fire protection mitigation fee.
  - (3) Fees required under this article shall be reduced by the actual construction costs of the public facilities that relate to said fees, as demonstrated by the applicant and reviewed and approved by the administrator, all consistent with the provisions of subsections (1) and (2) of this section 15-74(a). Subject to the applicable provisions of subsection (b) of this section, if the cost of the facilities is greater than required relevant fees, this article does not obligate the county to pay the applicant the excess amount.
  - (4) An amount of in-lieu credit that is greater than the specific fee required under this article may be reserved and credited toward the fire protection mitigation fee of any subsequent phases of the same development, if determined appropriate by the administrator. The administrator may set a time limit for reservation of the credit.
  - (5) Credits shall be calculated by the administrator in accordance with the fee schedule adopted by the board of supervisors pursuant to this article.
- (b) Developer Construction of Public Facilities Exceeding Needs Related to Development Project. Whenever an applicant is required, as a condition of approval of a development permit, to construct any public facility (or a portion thereof) referenced in the resolution adopted by the board of supervisors pursuant to this article, which facility is determined by the board of supervisors to exceed the need therefor attributable to and reasonably related to the given development project, a reimbursement agreement with the applicant and a credit against the specific relevant fee that would otherwise be charged pursuant to this article on the development project shall be offered. The credit shall be applied with respect to that portion of the public facility that is attributable to and reasonably related to the need therefor caused by the development, and shall be determined, administered and processed in accordance with and subject to the provisions of this article. The amount to be reimbursed shall be that portion of the cost of the public facility that exceeds the need attributable to and reasonably related

to the given development. The reimbursement agreement shall contain terms and conditions mutually agreeable to the applicant and the County of Santa Barbara, and shall be approved by the board of supervisors.

- (c) Site-Related Improvements. Credit shall not be given for site-related improvements that are specifically required by the project in order to serve it and that do not constitute public facilities as defined in this article.
- (d) Determination of Credit. The developer seeking credit and/or reimbursement for construction or acquisition of public facilities shall submit such documentation, including without limitation engineering drawings, specifications, and construction cost estimates, and utilize such methods as may be appropriate and acceptable to the county administrator to support the request for credit or reimbursement. The administrator shall determine credit for construction of public facilities based upon either the applicant's cost estimates or upon alternative engineering criteria and construction cost estimates if it is determined that such estimates submitted by the applicant are either unreliable or inaccurate. The administrator shall determine which public facilities, if any, are eligible for credit or reimbursement.
- (e) Time for Making Claim for Credit. Any claim for credit must be made not later than the date when the applicant applies for a building permit for the development. Any claim not so made shall be deemed waived.
- (f) Transferability of Credit. Credit shall not be transferable from one project or development to another without the approval of the board of supervisors.
- (g) Appeal of Determinations. Determinations made by the administrator pursuant to the provisions of this section may be appealed to the board of supervisors by filing a written request, together with any fee established by the board of supervisors, within ten calendar days of the determination of the administrator.

(Ord. No. 4566, § 1)

Sec. 15-71.4. - Annual review.

- (a) Except in the first year following adoption by the board of supervisors of the fee structure in accordance with Section 15-65, the district, on an annual basis, no later than sixty days following the end of each fiscal year, shall submit a report to the board of supervisors identifying the balance of fees in the fund or account reserved for the use of the district; the public facilities constructed or acquired; and the public facilities to be constructed or acquired. In preparing the reports, the administrator shall adjust the estimated costs of the public facilities in accordance with the Engineering Construction Cost Index as published by Engineering News Record for the elapsed time period from the first day of the fiscal year or the date that the cost estimate was developed.
- (b) At a noticed public hearing, the board of supervisors shall review estimated costs of the public facilities described in the reports, and the continued need for these facilities. The board of supervisors may revise the fire protection mitigation fee to include additional projects not previously identified as being needed, provided that such revisions comply with the provisions of this article and California Government Code § 66001.
- (c) The report prepared by the Administrator and its review by the board of supervisors as well as any findings thereon, shall be subject to the provisions of California Government Code § 66006, to the extent applicable.

(Ord. No. 4566, § 1)

Sec. 15-71.5. - California state law.

The provisions of this article and any resolution adopted pursuant hereto shall at all times be subject and subordinate to the provisions of Chapter 5 (commencing with Section 66000), Division 1, of Title 7 of the California Government Code, as the same presently exist or may hereafter be amended from time to time, to the extent the same are applicable. In the event of any applicable conflict between the provisions of this article and the state law, the latter shall control.

(Ord. No. 4566, § 1)

Sec. 15-71.6. - Superseding provisions.

The provisions of this article and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

(Ord. No. 4566, § 1)

### **Article IIIB. - Reserved<sup>[4]</sup>**

Secs. 15-72—15-79.10. - Reserved.

### **Article IIIC. - Reserved<sup>[5]</sup>**

Secs. 15-79.20—15-79.37. - Reserved.

### **Article IV. - Reserved<sup>[6]</sup>**

Secs. 15-80 through 15-99. - Reserved.

## Article V. - Fees

Sec. 15-100. - Applicability of article.

The fees set forth in this article shall be applicable to the corresponding inspection services provided by the Santa Barbara County Fire Department.

(Ord. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-101. - Fee schedule.

The fees contained in this section are based on the average amount of staff time required for inspection, processing and issuance of each permit type.

**(a) Operational Permits.**

PERMIT TYPE	FEE
105.5.1 Additive Manufacturing	
105.5.2 Aerosol products, aerosol cooking spray products and plastic aerosol 3 products	\$99.00
<b>105.5.3 Amusement areas (1-3)</b>	
1. 50-100 occupants	\$99.00
2. 101-300 occupants	149.00
3. Over 300 occupants	198.00
105.5.4 Aviation facilities	\$149.00
<b>105.5.5 Carnivals and fairs (1-3)</b>	
1. 100 occupants	\$99.00
2. 101-300 occupants	\$149.00
3. Over 300 occupants	\$279.00
105.5.6 Cellulose nitrate film	\$198.00

105.5.7 Combustible dust-producing operations	\$99.00
105.5.8 Combustible fibers	\$99.00
105.5.9 Compressed gases	\$99.00
105.5.11 Cryogenic fluids	\$99.00
105.5.12 Cutting and welding	\$99.00
105.5.13 Dry cleaning	\$99.00
105.5.14 Energy Storage Systems	
105.5.15 Exhibits and trade shows	\$274.00
105.5.16 Explosives	\$206.00
105.5.17 Fire hydrants and valves	
<b>105.5.18 Flammable or combustible liquids</b>	
1. Pipeline	\$137.00
2. To store Class I liquids >5 in, >10 out	\$99.00
3. To store Class II or III-A liquids >25 in, >60 out	\$99.00
5. Removal of Class I or II liquids from UST	CUPA fees apply *
6. To install, construct, alter or operate equipment, tanks, plants, terminals, wells, refineries, etc.	\$1,370.00
7. To place temporarily out of service a tank	
UST	CUPA fees apply *
AST — less than 1,320 gallons	\$137.00
AST — equal to or greater than 1,320 gallons	\$548.00

8.To change tank content type	CUPA fees apply *
9. To manufacture, process, blend or refine	Actual cost (Sec. 15-102)
10. Dispensing into fuel tanks of motor vehicles	\$99.00
11. Dispensing from tank vehicles to motor vehicles	\$99.00
12. To maintain non-operational petroleum facilities	
105.5.19 Floor finishing	\$99.00
105.5.20 Fruit and crop ripening	\$99.00
<b>105.5.22 Hazardous materials (see Groups 1—4 below)</b>	
Group 1 (see below)	\$99.00
Group 2 (see below)	\$198.00
Group 3 (see below)	\$248.00
Group 4 (see below)	\$297.00
105.5.23 HPM Facilities	\$198.00
105.5.24 High-piled storage	\$198.00
105.5.25 Hot work operations	\$99.00
105.5.26 Indoor plant cultivation	
105.5.27 Industrial Ovens	\$274.00
105.5.28 Liquid or gas fueled vehicles or equipment in assembly buildings	\$99.00
105.5.29 Lithium batteries	
105.5.30 LP-gas	\$99.00
105.5.31 Lumber yards and woodworking plants	\$149.00

105.5.32 Magnesium	\$198.00
105.5.33 Miscellaneous combustible storage	\$99.00
105.5.35 Motor fuel-dispensing facilities	
105.5.35.1 Mobile fueling operations	
<b>105.5.36 Open burning</b>	
<b>Burn Permit Program: (1-3 below)</b>	
1. Tier I Agricultural	\$50.00
2. Tier II Agricultural	\$50.00
3. Backyard	\$50.00
4. Fire Hazard Reduction	\$50.00
5. LE 5 (General Burn)	
6. LE 7 (Broadcast Burn)	
105.5.37 Open flames and torches	\$99.00
105.5.38 Open flames and candles	\$99.00
105.5.39 Organic coatings	\$99.00
105.5.40 Outdoor assembly event	
<b>105.5.41 Places of assembly (1-3 below)</b>	
1. 50—100 occupants	\$99.00
2. 101—300 occupants	\$149.00
3. over 300 occupants	\$198.00
105.5.42 Plant extraction systems	
105.5.44 Pyrotechnic special effects material	\$274.00

105.5.45 Pyroxylin plastics	\$198.00
105.5.46 Refrigeration equipment	\$99.00
105.5.47 Repair garages and motor fuel-dispensing facilities	\$99.00
105.5.49 Spraying or dipping	\$99.00
105.5.50 Storage of scrap tires and tire byproducts	\$149.00
<b>105.5.51 Temporary membrane structures and tents</b>	
1. Between 401 - 1600 square feet	\$137.00
2. Between 1601 – 3200 square feet	\$137.00
3. Over 3200 square feet	\$137.00
105.5.52 Tire re-building plants	Actual cost (Sec. 15-102)
105.5.53 Waste handling	\$149.00
105.5.54 Wood products	\$149.00
105.5.56 Temporary heating or cooking in wildfire risk areas	
<b>105.5.59 Additional permits (SFM required)</b>	
1 Production facilities	\$137.00
2. Pyrotechnic and special effects	\$274.00
3. Live audiences	\$137.00

\* Fees for these permits are covered by the Certified Unified Program Agency's (CUPA) Underground Storage Tank (UST) Program.

\*\* Fees for these permits are covered under the land use permit fee schedule.

**Group No. 1.** \$99.00 for any or all of the following:

1. Hazardous materials in excess of the amounts listed in Chapter 1, Table 105.6.20 and less than those listed in Groups 2.2, 2.3, 2.4, 3 & 4;
2. Cryogenic fluids, including flammables, oxidizers or corrosives (including oxygen), in excess of the amounts listed in Appendix Chapter 1, Table 105.6.10.

**Exception:** Group 1 does not include fuel systems of vehicles or fuel used in connection with oil-burning equipment.

**Group No. 2.** \$198.00 for any or all of the following:

1. Any quantity of explosives, water reactive, pyrophoric or hypergolic materials, highly toxic poisons;
2. 200 cubic feet or more but less than 2,000 cubic feet at standard temperature and pressure for compressed gas;
3. 55 gallons or more but less than 550 gallons; or
4. 500 pounds or more but less than 5,000 pounds.

**Group No. 3.** \$248.00 for any or all of the following:

1. 2,000 cubic feet or more but less than 10,000 cubic feet at standard temperature and pressure for compressed gas;
2. 550 gallons or more but less than 2,700 gallons; or
3. 5,000 pounds or more but less than 25,000 pounds.

**Group No. 4.** \$297.00 for any or all of the following:

1. 10,000 cubic feet or more at standard temperature or pressure for compressed gas;
2. 2,700 gallons or more; or
3. 25,000 pounds or more.

**(b) Development Review.**

DEVELOPMENT REVIEW TYPE	FEE
Conditional Certificate of Compliance	\$312.00
Land Use Permit (Up to 2 hours)	
Cannabis Land Use Permit	
Agricultural Enterprise Ordinance	

Conditional Use Permits – Major (New or Revised)	\$519.00
Conditional Use Permits – Major (New or Revised)	\$103.00
Conditional Use Permits - Cannabis	
Development Plans (New or Revised)	\$1247.00
Development Plans - Any Fire Hazard Severity Zone in the SRA or LRA	
Maps - Lot Line Adjustment	\$208.00
Maps - Tentative Parcel Map	\$1247.00
Maps - Tract Map - (5-50 Lots)	\$1247.00
Maps - Tract Map (Each additional 25 lots above initial 50 lots)	
Maps: Road Naming New or Rename	\$208.00
Discretionary Follow-up Permits: Parcel Map/Lot Line Adjustment Clearance	\$103.00
Discretionary Follow-up Permits: Map Clearance	\$103.00
Pre-Application (PRE) Planning Review	
Miscellaneous Land Use or Zoning Review	
Deferred Submittal Plan Review for Planning projects	
Third Party Review – Development Review	
Request Modification, Alternative Materials, Design, and Methods - LUD	
Master Fire Protection Plan	

(c) **Construction Permits.**

CONSTRUCTION REVIEW TYPE	FEE
Fire Protection Certificate (FPC) - Minor	
Fire Protection Certificate (FPC) - Major	\$536
H Occupancy Review	
High Piled Storage Plan Review	
Address Issuing 1-5 Without FPC	\$45.00
Additional Address Issuing Over 5	\$2.00 each additional
Request Modification, Alternative Materials, Design, and Methods – Construction Permits	
Commercial Hood Systems (Per Hood System)	\$185.00
Miscellaneous Construction Permit Review	
Stored Water System or Private Fire Water System without a Fire Pump	
Stored Water System or Private Fire Water System with a Fire Pump	
Additional Inspection Requests – After 2 Inspections	
After Hours Inspection Requests	
Third Party Review – Construction Permits	
Fire Protection Systems Not Otherwise Classified	
105.6.1 Automatic fire-extinguishing systems	See below **
<b>105.6.2 Automatic sprinkler systems</b>	
Residential NFPA 13D System	\$232.00

Residential NFPA 13R System – 1 to 5000 Square Feet	\$509.00
Residential NFPA 13R System – Each Additional 5000 Square Feet	
Commercial NFPA 13 System – 1 to 10000 Square Feet	\$509.00
Commercial NFPA 13 System – Over 52000 Square Feet	\$694.00
105.6.3 Compressed gases	\$411
105.6.4 Cryogenic fluids	See below **
105.6.5 Emergency responder communication coverage system	See below **
105.6.6 Energy Storage Systems	\$274.00
<b>105.6.7 Fire alarm and detection systems and related equipment</b>	See below **
Commercial NFPA 13 Fire Sprinkler Monitoring System (up to 10 devices)	\$509.00
Fire Alarm Review – Up to 10 Initiating Devices	\$509.00
Fire Alarm Review – Each Additional 10 Initiating Devices	
105.6.8 Fire pumps and related equipment	See below **
<b>105.6.9 Flammable or combustible liquids</b>	
1. To repair or modify a pipeline	\$274.00
2. To install, construct or alter equipment, tanks, plants, terminals, wells, refineries, etc.	\$1,370.00
3. To install, alter, remove, abandon or otherwise dispose of a tank	
UST	CUPA fees apply *
AST—less than 1,320 gallons	\$274.00
AST—equal to or greater than 1,320 gallons	\$548.00

105.6.11 Gas detection systems	
105.6.12 Gates and barricades across fire apparatus access roads	
<b>105.6.13 Hazardous materials (see Groups 1—4 below)</b>	
Group 1 (see below)	\$137.00
Group 2 (see below)	\$274.00
Group 3 (see below)	\$343.00
Group 4 (see below)	\$411.00
105.6.14 High-piled combustible storage	
105.6.15 Industrial Ovens	\$274.00
105.6.16 LP-gas	
105.6.17 Motor vehicle repair rooms and booths	
105.6.18 Plant extraction systems	
105.6.19 Private fire hydrants	See below **
105.6.20 Smoke control or smoke exhaust systems	
105.6.21 Solar photovoltaic power systems	\$274.00
105.6.22 Special event structure	
105.6.23 Spraying or dipping	\$274.00
105.6.24 Standpipe systems	See below **
105.6.25 Temporary membrane structures, tents and canopies	\$137.00

\* Fees for these permits are covered by the Certified Unified Program Agency's (CUPA) Underground Storage Tank (UST) Program.

\*\* Fees for these permits are covered under the land use permit fee schedule.

**Group No. 1.** \$137.00 for any or all of the following:

1. Hazardous materials in excess of the amounts listed in Chapter 1, Table 105.6.20 and less than those listed in Groups 2.2, 2.3, 2.4, 3 & 4;
2. Cryogenic fluids, including flammables, oxidizers or corrosives (including oxygen), in excess of the amounts listed in Appendix Chapter 1, Table 105.6.10.

**Exception:** Group 1 does not include fuel systems of vehicles or fuel used in connection with oil-burning equipment.

**Group No. 2.** \$274.00 for any or all of the following:

1. Any quantity of explosives, water reactive, pyrophoric or hypergolic materials, highly toxic poisons;
2. 200 cubic feet or more but less than 2,000 cubic feet at standard temperature and pressure for compressed gas;
3. 55 gallons or more but less than 550 gallons; or
4. 500 pounds or more but less than 5,000 pounds.

**Group No. 3.** \$343.00 for any or all of the following:

1. 2,000 cubic feet or more but less than 10,000 cubic feet at standard temperature and pressure for compressed gas;
2. 550 gallons or more but less than 2,700 gallons; or
3. 5,000 pounds or more but less than 25,000 pounds.

**Group No. 4.** \$411.00 for any or all of the following:

1. 10,000 cubic feet or more at standard temperature or pressure for compressed gas;
2. 2,700 gallons or more; or
3. 25,000 pounds or more.

**(d) Occupancy Inspection, Standby and Enforcement.**

INSPECTION TYPE	FEE
Group R-1	
Group R-2	
Group C	
Group I	
Group L	
Special Event – Plan Review	
Film - Plan Review	
Film - Standby	Actual Cost
High Rise – Over 75 feet	
Structure Over 5000 Square Feet	
After Hours Inspection	
Code Enforcement	
Unwanted or Malfunctioning Alarm Response – Greater Than 3 Per Month	
Fire Prevention Safety Officer	
Re-Inspection Fee - After 2 Re-Inspections	
Release of Stop Work Order	
Pre-Inspection - Licensed Care for I, R and Daycares 1-25 persons	
Pre-Inspection - Licensed Care for I, R and Daycares 26+ persons	
Initial Fire Clearance - Licensed Care I, R and Daycares 1 – 6 persons	

Initial Fire Clearance - Licensed Care I, R and Daycares 7-12 persons	
Initial Fire Clearance - Licensed Care I, R and Daycares 13+ persons	
Fire Clearance Inspection – Licensed Care R2.1 and R4 1-6 persons (Annual)	
Fire Clearance Inspection – Licensed Care R2.1 and R4 7-12 persons (Annual)	
Fire Clearance Inspection – Licensed Care R2.1 and R4 13+ persons (Annual)	
Initial Fire Clearance or Form 850 - All other non-24-hour licensed care facility	

**(e) Mitigation Fees.**

<b>DEVELOPMENT TYPE</b>	<b>FEE</b>
Residential – Single Family Housing	\$0.59 per square foot
Residential – Other Residential Housing	\$0.75 per square foot
Nonresidential - Retail/Commercial	\$0.77 per square foot
Nonresidential - Office	\$0.94 per square foot
Nonresidential - Industrial	\$0.71 per square foot
Nonresidential - Warehouse/Distribution	\$0.52 per square foot
Nonresidential - Agriculture	\$0.35 per square foot

(Ord. No. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

---

**Sec. 15-102. - Surcharges.**

Surcharges based on actual costs will apply when, in the opinion of the fire chief, or his designee(s), circumstances develop that require extraordinary time for large scale or special projects, requests for subsequent review or other issues including but not limited to special research, consultation, or numerous and/or additional inspections to ensure compliance.

(Ord. No. 3788; Ord. No. 3896, § 1; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-103. - Petroleum facility response—Cost recovery.

Petroleum facility operators shall pay a fee as specified below, for any response to their petroleum facility (and/or associated piping and wells) by the Santa Barbara County Fire Department that is caused by a violation of Chapter 50 (Hazardous Material) or Chapter 57 (Flammable and Combustible Liquids) of Article 1 of Chapter 15 of the Santa Barbara County Code. There shall be no fee for the initial response to a petroleum facility in a calendar year. However, a fee of seven hundred twelve dollars shall be charged for each subsequent response to a petroleum facility in a calendar year. Additionally, if the time needed by county fire to mitigate the hazard caused by any violation exceeds two hours, the petroleum facility operator shall pay a surcharge based on county fire's actual response costs.

**Exception:** Offshore related petroleum facilities with conditional use permits and regulated by the county's systems safety and reliability review committee (SSRRC) are exempt from section 15-103.

(Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

---

Secs. 15-104 through 15-120. - Reserved.

## **Article VI. - Violations-Legal Actions**

Sec. 15-121. - Criminal actions.

- (a) Any person who violates any of the provisions of this chapter of the Santa Barbara County Code or fails to comply with any order made under this chapter or who builds in violation of any plans submitted and/or reviewed under this chapter, or who violated the provisions of any certificate or permit issued under this chapter, and/or who fails to comply with an order made under the authority of this chapter, is, for each and every such violation and noncompliance respectively, severally guilty of a crime. The offense may be filed either as an infraction or a misdemeanor at the discretion of the district attorney.
- (b) If filed as an infraction and upon conviction thereof, the crime shall be punishable by a fine not to exceed one hundred dollars for a first violation, a fine not to exceed two hundred dollars for a second violation of the same code provision within a period of one year, and a fine not to exceed five hundred dollars for each additional violation of the same Code provision within one year.
- (c) If filed as a misdemeanor and upon conviction thereof, the crime shall be punishable by a fine of not less than five hundred dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed ninety days, or by both such fine and imprisonment, except that where such prior convictions, as either infractions or misdemeanors, are alleged in the accusatory pleading, and either admitted by the defendant in open court, or found to be true by a jury trying the case, or by the court in a case where guilt is established by a plea of guilty or nolo contendere, or by trial by the court sitting without a jury, the punishment shall be a fine of not less than one thousand dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed one hundred eighty days, or by both such fine and imprisonment.
- (d) Each and every day during any portion of which any violation of this chapter or the rules, regulations, orders, or permits issued there under, is committed, continued or permitted by such person, firm, or corporation shall be deemed a separate and distinct offense.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-122. - Civil actions.

- (a) Injunctive Relief. Whenever any person, firm, or corporation has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of any provision of this chapter or any rule, regulation, order, or permit issued thereunder, the district attorney, county counsel or district counsel may make application to the Superior Court for an order enjoining such act or practice, or for an order directing compliance, and upon a showing by the fire department that such person, firm, or corporation has engaged in or is about to engage in any such act or practice, a permanent or preliminary injunction, temporary restraining order, or other order may be granted.
- (b) Abatement. In the event that any person, firm, or corporation shall fail to abate a violation hereunder after notice of same and opportunity to correct or end the violation, the district attorney, county counsel or district counsel may apply to the Superior Court of this county for an order authorizing the fire department to undertake those actions necessary to abate the violation and requiring the violator to pay for the costs of such undertaking.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-123. - Civil remedies and penalties.

- (a) Civil Penalties. Any person, whether acting as principal, agent, employee, or otherwise, who willfully violates any of the provisions of this chapter or any rule, regulation, order or permit issued thereunder, shall be liable for a civil penalty not to exceed twenty-five thousand dollars for each day that the violation continues to exist.
- (b) Costs and Damages. Any person, whether as principal, agent, employee or otherwise, violates any of the provisions of this chapter or the rules, regulations, order or permits issued thereunder, shall be liable to the County of Santa Barbara for the costs incurred and the damages suffered by the county, its agents, and agencies as a direct and proximate result of such violation(s).
- (c) Procedure. In determining the amount of the civil penalty to impose, the court shall consider all relevant circumstances, including, but not limited to, the extent of the harm caused by the conduct constituting a violation, the nature and persistence of such conduct, the length of time over which the conduct occurred, the danger to public health and safety, the corrective action, if any, taken by the defendant and the assets, liabilities, and net worth of the violator(s).

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-124. - Cumulative remedies and penalties.

The remedies or penalties provided by this section are cumulative to each other and to the remedies or penalties available under all other laws of this state.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-125. - Citations—Enforcement procedures.

Personnel assigned to the bureau of fire prevention may be guided by the operating procedures as outlined in the 2025 CFC, Chapter 1, Section 110 Violations.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

## **Article VII. - Fire Department Administration of Hazardous Materials/Wastes Laws**

Sec. 15-126. - Fire department enforcement.

The Santa Barbara County Fire Department shall be vested with such powers, functions, duties and responsibilities with respect to hazardous materials, hazardous substances and hazardous wastes set forth in this article VII. Any references or similar references in any law for the regulation of hazardous materials, hazardous substances or hazardous wastes to "administering agency," "local enforcement agency," "local agency," "local public officer," "health officer" or "local health officer" or similar phrase, which references are intended to mean or to identify the local agency designated to administer, implement and/or enforce said law, shall mean the Santa Barbara County Fire Department for purposes of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-127. - Transfer of authority.

The administration, application, implementation and enforcement of various federal and state laws and regulations and local ordinances on the control and regulation of hazardous materials, hazardous substances and hazardous wastes are hereby transferred out of the environmental health services division of the Santa Barbara County Department of Health Care Services (hereinafter "environmental health services"), and into the Santa Barbara County Fire Department (hereinafter "Fire Department").

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-128. - Successor of authority.

(a) The Fire Department succeeds to and is vested with the duties, purposes, responsibilities and jurisdiction, imposed by law or contract or memoranda, heretofore exercised by environmental health services, health officers, local health officers or county health departments as defined in state law and the Santa Barbara County Code and ordinances as they relate to hazardous materials, hazardous substances and hazardous wastes, including, but not limited to, the following state laws, together with their implementing regulations, and the following provisions of the Santa Barbara County Code and ordinances:

- (1) Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), §§ 25500 et seq., of division 20 of the Health and Safety Code;
- (2) Chapter 6.7 (Underground Storage of Hazardous Substances), §§ 25280 et seq., of division 20 of the Health and Safety Code;
- (3) Chapter 6.75 (Petroleum Underground Storage Tank Cleanup), §§ 25299.10 et seq., of division 20 of the Health and Safety Code;
- (4) Chapter 6.5 (Hazardous Waste Control), §§ 25100 et seq., of division 20 of the Health and Safety Code;
- (5) Chapter 6.11 (Unified Hazardous Waste and Hazardous Materials Regulatory Program), §§ 25404 et seq., of division 20 of the Health and Safety Code;

- (6) Chapter 6.65 (Unified Review of Hazardous Materials Release Sites), §§ 25260 et seq., of division 20 of the Health and Safety Code;
  - (7) Chapter 6.67 (Aboveground Storage of Petroleum), §§ 25270 et seq., of division 20 of the Health and Safety Code;
  - (8) Chapter 6.8 (Hazardous Substance Account), §§ 25300 et seq., of division 20 of the Health and Safety Code;
  - (9) Article III (Hazardous Materials Storage Ordinance), §§ 18-21 et seq., of chapter 18 of the Santa Barbara County Code;
  - (10) Article IV (Hazardous Waste Generator Ordinance), §§ 18-30 et seq., of chapter 18 of the Santa Barbara County Code; and
  - (11) Article VI (Reporting Requirements), §§ 18-41 et seq., of chapter 18 of the Santa Barbara County Code.
- (b) Chapter 6.6 (Safe Drinking Water and Toxic Enforcement Act of 1986), §§ 25249.5 et seq., of division 20 of the Health and Safety Code; and article VII (Monitoring), §§ 18-49 et seq., of chapter 18 of the Santa Barbara County Code, are excluded and excepted from the transfer of authority of hazardous materials, substances, and wastes laws and regulations to the Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-129. - Local health officer.

Whenever, in any statute, rule, regulation, resolution, order or Santa Barbara County Code or ordinance a power is granted to or a duty is imposed upon the Santa Barbara County Health Department or upon environmental health services or upon the county health officer or health officer or local health officer pertaining to hazardous materials, hazardous substances and/or hazardous wastes and/or to regulatory programs transferred by the board of supervisors pursuant to this article VII, such powers and duties shall thereafter be administered, applied, implemented and enforced by the Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-130. - Power and duties of county health officer.

- (a) Nothing contained herein shall be deemed to limit or otherwise restrict the Santa Barbara County health officer during a state of emergency as provided in Health and Safety Code section 1158.
- (b) The Santa Barbara County health officer shall also retain such authority as is necessary to meet all state and local requirements and responsibilities relating to the protection of public health set forth in section 452 of the Health and Safety Code other than those requirements and responsibilities transferred pursuant to this article VII to the Santa Barbara County Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-131. - Fees.

The fee resolutions for environmental health services for the regulation of hazardous materials/substances/wastes that are effective on the date of the adoption of this article VII shall remain in effect. The Fire Department shall administer and implement said fee resolutions and collect the fees authorized by said resolutions until such time as said resolutions are superseded by fee resolutions that are hereafter adopted by the board of supervisors for the Fire Department's implementation of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-132. - Violations—Legal actions.

Article VI, §§ 15-121 et seq., of Chapter 15 of the Santa Barbara County Code shall not apply to this article VII. The respective enforcement provisions for each of the programs transferred to the Fire Department pursuant to this article VII shall be those that are set forth in each respective program so transferred.

(Ord. No. 4215, § 1; Ord. No. 4494)

**Article VIII. - Reserved**

Footnotes:

--- (7) ---

**Editor's note**— Art. VIII, § 15-133, was repealed on the effective date of Ord. No. 4704, §§ 1 and 2, adopted Jan. 27, 2009. Art. VIII, § 15-133, pertained to fireworks and derived from § 1 of Ord. No. 4676. Now see Article I.

Sec. 15-133. - Reserved.

**SECTION THREE: Publication and Effective Date**

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, on this \_\_\_\_\_ day of \_\_\_\_\_, 2025 by the following vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

---

Laura Capps, Chair  
Board of Supervisors  
County of Santa Barbara

ATTEST:  
Mona Miyasato  
County Executive Office  
Clerk of the Board

By: \_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:  
Rachel Van Mullem  
County Counsel

By: \_\_\_\_\_  
Deputy County Counsel

APPROVED AS TO FORM:  
Mark A. Hartwig  
Fire Chief/Fire Warden

By: \_\_\_\_\_  
Fire Chief