



AGENDA

SOLVANG CITY COUNCIL MONDAY NOVEMBER 24, 2025 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 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. 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 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.

6:30 PM REGULAR MEETING

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE

1. PROCLAMATIONS, COMMENDATIONS AND CEREMONIAL ITEMS

2. PRESENTATIONS

- a. Library Year in Review

3

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

15

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: November 10, 2025 16
- c. Adopt Ordinance 25-0384 Advisory Body Terms 19
- d. Monthly Financial Report – October 27
- e. Santa Barbara County Sheriff's Office July to October 2025 Compliance Reports 28
- f. SYVT Transit Ridership reports receive & file 35

7. PUBLIC HEARINGS –

- a. Adopt Ordinance 25-0385 2025 California Building Codes 54

8. DISCUSSION ITEMS:

- a. Appointment to fill Vacancy on Revenue Measures Oversight Committee (RMOC) 86
- b. Santa Ynez Valley (SYV) Regional Community Connector Project (River Trail) Funding Request 91
- c. Urban Growth Boundary Direction to Staff 106

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 19th day of November 2025.

Solvang Library Year in Review *Fiscal Year 2024/25*

City of Solvang - City Council
November 24, 2025

Presented by:

JoAnne Plummer, Director of Neighborhood Services

Elizabeth Saucedo, City Librarian

Erin Herzog, Supervising Library Technician (Branch Supervisor)



Report Topics

- Usage and Activity
- Space Enhancements
- Collection Maintenance
- All-Ages Programming
- Staffing Updates
- Fiscal Overview
- Friends of the Library
- Looking Ahead



Solvang Library, 1745 Mission Drive

Usage and Activity

- Open five days (38 hours) per week
- 46,858 visits
- 5,025 cardholders
- 16,672 total volumes
- 61,398 total circulation
- 140 programs attendees by 3,571 individuals
- 6 internet computers used for 1,446 sessions
- Five staff (2.875 full-time equivalency)
- 32 volunteers, 1,048 hours



Space Enhancements

- Space assessment of staff and public areas for safety, ergonomics, and workflow
- Digitization of archived files, such as statistics logs
- Clearance of walkways for Americans with Disabilities Act compliance
- Expanded usage of existing footprint



Before



After



Space Enhancements

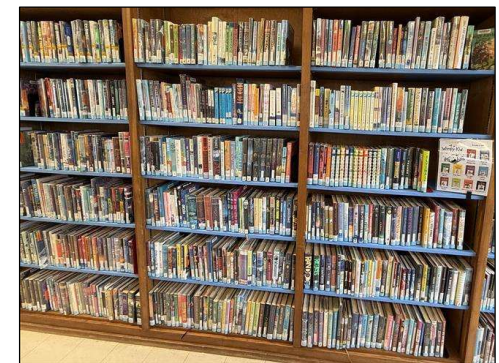
- Replaced outdated Windows 7 computers
 - Improved cybersecurity Cooperative-wide
 - Patron satisfaction with capabilities and printing
- Upgraded RFID pads and barcode scanners
- Safety assessment performed on facility
- New service desk ordered with \$20,000 donation from Sterling Price Living Trust



Vendor Image

Collection Maintenance

- Routine collection review conducted
- Weeding completed in phases
- Shifting performed for increased visibility
- Color-coded shelf wrap applied for safety and navigation
- Holiday collection made available year-round
- Shelf talkers and wayfinding for browsability
- Consistent font implemented for shelf signage



All-Ages Programming

- Twice-weekly storytimes
- Monthly book clubs
- *New!* Fiber Arts Club at Solvang Library and Harry's House
- Seasonal performers for Summer Reading Program and Danish Days
- Outreach to schools, Harry's House, and Golden Inn & Village
- Book Club partnership with California Nature Art Museum



Staffing Updates



January 2025



May 2025

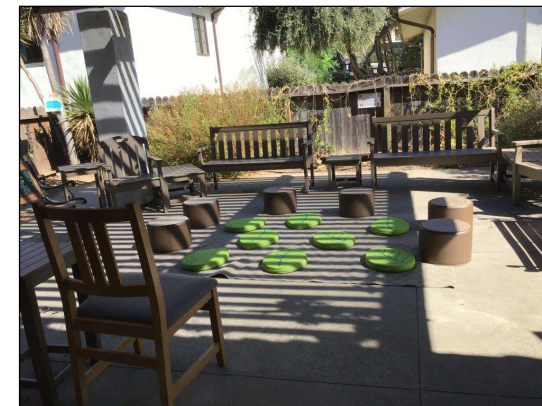
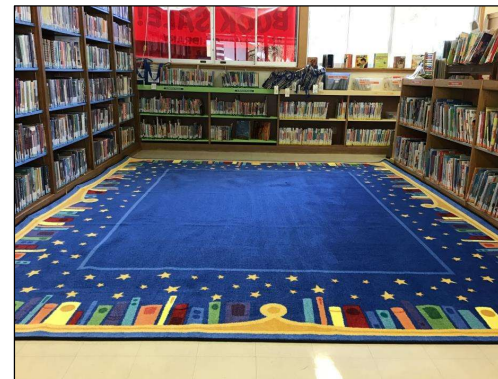
Fiscal Overview

Item	Approved Budget	Expenditures	Variance	Notes
Salaries & Benefits	\$268,700	\$260,800	\$7,900	Position vacancies and steps of new hires
Books & Subscriptions	\$28,900	\$21,500	\$7,400	Vendor cancellations; new vendor in progress
Professional Services	\$77,200	\$76,400	\$800	Cost savings from projected Black Gold fees
Computer Hardware & Software	\$12,700	\$14,900	-\$2,200	Market price of replacements and upgrades
Facility Maintenance	\$10,000	\$9,200	\$800	Cost savings from vendor pricing
Office & Special Supplies	\$7,200	\$5,700	\$1,500	Select projects extended into 25/26
Other Services & Supplies	\$82,600	\$62,065	\$20,535	\$20,000 carryover for service desk purchase
Total	\$487,300	\$450,565	\$36,735	Returned to fund balance

Fiscal Year 2024/25 Activity Summary	Amount
Adopted Operating Budget	\$480,800
Revised Budget	\$487,300
Expenditures	\$450,565
Remainder Returned to Fund Balance	\$36,735
Fund Balance as of June 30 (annual audit in progress)	\$143,932
Donations Received	\$25,784

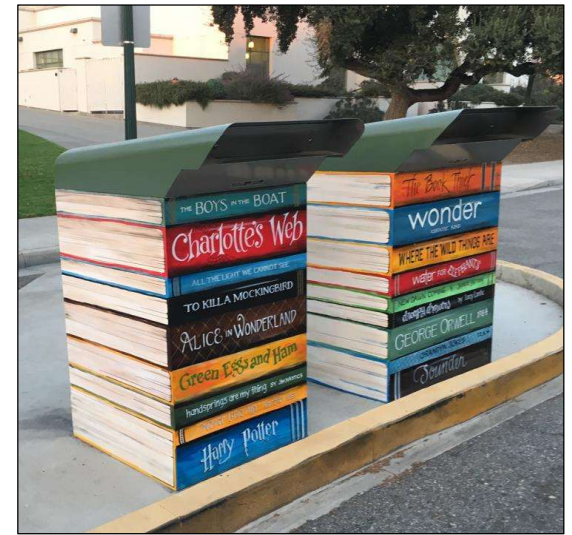
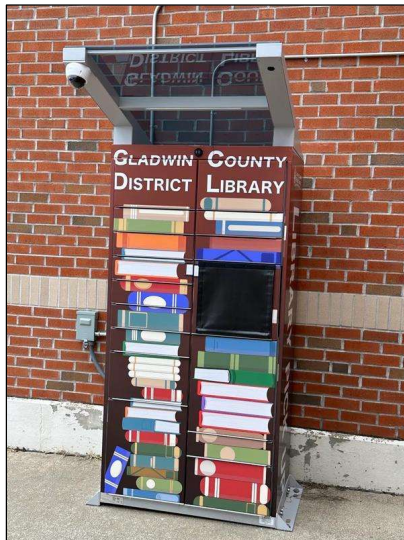
Friends of the Library

- Essential Support!
- Summer Reading Program Performers
- Book Sale
- Volunteers
- Purchase Highlights:
 - Patio set
 - Storytime cushions and seats
 - Children's area rug
- Community Book Club
- Advocacy



Looking Ahead

- Installation of new desk, defibrillator, and door counter on track for Fall 2025
- Book Drop Community Art Contest



Questions

Thank You!



CITY COUNCIL ADVANCE CALENDAR

Meeting Date	Agenda Item	Agenda	Dept
8-Dec	City Council Reorganization - Appt of Mayor pro tem, seating arrangements & outside committees	Discussion	City Clerk
	Approve 2026 City Council Meeting Calendar	Consent	City Clerk
	Appoint 2 Council Members to Ad Hoc Budget	Discussion	Administration
	Fredensborg Canyon One-Way MPT	Discussion	Public Works
	California Consulting Contract Amendment	Discussion	Administration
22-Dec	No Meeting		
12-Jan	Human Trafficking Awareness Month	Proclamation	City Clerk
	Sign Ordinance Proposed Amendments	Discussion	Com Dev
	24/25 ACFR	Presentation	Administration
26-Jan	Marketing Update	Presentation	Marketing
	Short Term Rental Ordinance	Discussion	Administration
	Mid Year budget Adjustments	Discussion	City Manager
9-Feb	Sheriff's Report	Presentation	Administration
23-Feb	Grant Funding Applications	Discussion	Administration
	Parks & Rec Master Plan	Discussion	Parks & Rec
9-Mar			
23-Mar			
Future Meetings	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	Com Dev
	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



**MINUTES
SOLVANG CITY COUNCIL
MONDAY, NOVEMBER 10, 2025**

Special Closed Session – 5:30 PM
Regular Meeting – 6:30 PM

5:30 PM SPECIAL CLOSED SESSION

CALL TO ORDER

Mayor Brown called the Special Closed Session meeting to order at 5:32 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 Elizabeth Orona, Mark Infanti, Louise Smith

Staff: City Manager Randy Murphy, City Attorney Chelsea O'Sullivan,
City Clerk Annamarie Porter

PLEDGE OF ALLEGIANCE

Led by Mayor pro tem Claudia Orona.

1. PUBLIC COMMUNICATIONS ON CLOSED SESSION ONLY - None

2. RECESS TO CLOSED SESSION

Mayor Brown recessed to Closed Session at 5:34 p.m.

a. CONFERENCE WITH REAL PROPERTY NEGOTIATORS – pursuant to GC 54956.8(b)

Property: 790 Ribe Road, APN 137-132-014

Agency negotiator: Randy Murphy, City Manager
Negotiating parties: Mark Gillaspay, Verizon Wireless

Under Negotiation:
Price and terms

b. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION – pursuant to Government Code Section 54956.9(d)(1)

Name of case:
S.Y. Valley Residents Association v. City of Solvang, et al.
Case No. 25CV01519

c. CONFERENCE WITH LEGAL COUNSEL -- ANTICIPATED LITIGATION - Significant exposure to litigation pursuant to Government Code Section 54956.9(d)(2):

one potential case

RECONVENE TO OPEN SESSIONRECONVENE TO OPEN SESSION

Mayor Brown reconvened to Open Session at 6:28 p.m.

3. ANNOUNCEMENT OF CLOSED SESSION ACTIONS

City Attorney O'Sullivan announced there was no reportable action and Staff was given direction.

4. ADJOURNMENT

Mayor Brown adjourned the Closed Session at 6:29 p.m.

6:30 PM REGULAR MEETING

CALL TO ORDER

Mayor Brown called the Regular meeting to order at 6:30 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 Elizabeth Orona, Mark Infanti, Louise Smith

Staff: City Manager Randy Murphy, City Attorney Chelsea O'Sullivan, Administrative Services Director Wendy Berry, City Clerk Annamarie Porter

PLEDGE OF ALLEGIANCE

Led by Councilmember Infanti.

1. PROCLAMATIONS, COMMENDATIONS AND CEREMONIAL ITEMS

- a. VFW Post 7139 Proclamation

2. PRESENTATIONS - None

3. PUBLIC COMMUNICATIONS – NON-AGENDA AND CONSENT ITEMS

Mayor Brown invited public comments.

Charlene Goetz

There were no other public comments.

4. CITY MANAGER REPORT AND ADVANCE CALENDAR

Presented by City Manager Murphy

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

Councilmember Smith reported attending the California Insurance Town Hall meeting

Councilmember Elizabeth Orona reported an interview with KYET, attending in the California Coastal Commission public hearing via Zoom, suggested a revisit of zoning.

Councilmember Infanti reported attending the Coastal Commission hearing via Zoom, attended a Friends of the Library meeting.

Mayor Brown reported he was the featured speaker at a recent Men's Forum; attended a Business Forward event sponsored by Econ Alliance and Verizon, the Solvang School fundraiser at Vega Vineyards, the Coastal Commission hearing via Zoom. Suggested a review of business certificate fees, and zoning changes that were made to the Housing Element.

6. CONSENT ITEMS

- a. Approve Order of Agenda.
- b. Approve City Council Minutes: October 27, 2025
- c. SYVT Quarterly Memo
- d. Stormwater Management Program (SWMP) Annual Report for FY 2024/25 Receive and File
- e. Approve October Warrant Register

Motion by Councilmember Infanti to approve Consent Items, as presented, seconded by Councilmember Elizabeth Orona, and carried 5-0.

7. PUBLIC HEARINGS - None

8. DISCUSSION ITEMS

- a. Consideration of Enhancing City Contribution to Santa Ynez Valley Aquatic Foundation Pool Project

City Manager Murphy presented the report

Mayor Brown invited public comments.

Lisa Palmer, Community Aquatics Foundation

There were no other public comments in this item.

Motion by Councilmember Infanti to approve the \$50,000 increase in pledge challenge, seconded by Mayor pro tem Claudia Orona.

The motion carried 4-1, Councilmember Elizabeth Orona opposed.

- b. First Reading for Introduction Ordinance 25-0384 Modifying terms for Advisory Body members

City Attorney O'Sullivan presented a report.

There were no public comments on this item.

Motion by Councilmember Elizabeth Orona, to introduce by title only, Ordinance 25-0384, modifying terms for Advisory Body members, for First Reading, seconded by Councilmember Infanti, and carried 5-0.

9. COUNCIL CLOSING COMMENTS

10. ADJOURNMENT – 7:08 p.m.

Respectfully submitted:

Annamarie Porter, CMC, City Clerk



Meeting Date: November 24, 2025

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

PREPARED BY: Chelsea O'Sullivan, City Attorney

DISCUSSION:

At its November 10, 2025 meeting, the City Council reintroduced for first reading Ordinance No. 25-0384, incorporating direction provided at the October 13 and 27 meetings. The ordinance is now before the Council for second reading and adoption.

The ordinance updates the terms and appointment procedures for all advisory bodies to promote stability, continuity, and participation, while streamlining recruitment and reducing turnover.

The ordinance 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 to enhance institutional knowledge and reduce the frequency of full-body recruitments. Terms would begin on March 1 following the appointing official's regular election, and members would continue to serve until their successors are appointed. Consistent with Council direction on October 13, 2025, all appointments would require ratification by a majority vote of the City Council. If the Mayor or a Council Member declines to appoint, the Council would make the appointment by majority vote.

The ordinance also clarifies officer election and meeting provisions for the Planning Commission and Design Review Committee and removes inconsistent rules. Consistent with Council direction from October 27, 2025, members of the Revenue Measures Oversight Committee must be either Solvang residents or owners of businesses located in Solvang with valid City business licenses, and the Committee must meet at least twice annually.

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 these 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.

ALTERNATIVES:

Council could choose not to adopt the ordinance.

FISCAL IMPACT:

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

ATTACHMENTS:

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 resident of the City of Solvang or a business operator with a business located within in the City of Solvang holding a valid City business license at the time of the member's appointment and during the member's tenure in office.

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 no less than 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 24 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. 25-0384 was duly introduced at a regular meeting of the City Council held on the 10th day of November 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

CITY OF SOLVANG INVESTMENTS

October 2025

FUND #	FUND	FUND BALANCE	% OF TOTAL
100	GENERAL FUND	\$ 22,998,747.76	51.97%
200	GOVERNMENTAL IMPACT FEES	\$ 1,776,340.33	4.01%
201	TRAFFIC SAFETY	\$ 9,952.50	0.02%
202	GAS TAX FUND	\$ 429,668.48	0.97%
203	LOCAL TRANSPORTATION	\$ 579,307.27	1.31%
204	MEASURE A	\$ 1,667,915.22	3.77%
205	SKYTT MESA LLMD	\$ 524,654.66	1.19%
207	MEASURE U	\$ 2,398,994.67	5.42%
300	CAPITAL PROJECTS	\$ (58,991.15)	-0.13%
500	WATER FUND	\$ 7,811,979.31	17.65%
501	WASTEWATER	\$ 3,203,577.53	7.24%
502	TRANSIT FUND	\$ 1,449,507.97	3.28%
600	EQUIPMENT/VEHICLE POOL	\$ 1,419,369.45	3.21%
800	GENERAL FIXED ASSET GROUP	0.00	0.00%

TOTALS \$ 44,251,075.38 100%

		Interest Rate
LAIF BALANCE	\$ 221,664.87	4.150%
CHECKING ACCOUNTS	\$ 44,029,410.51	4.212%/4.272%
TOTALS	\$ 44,251,075.38	

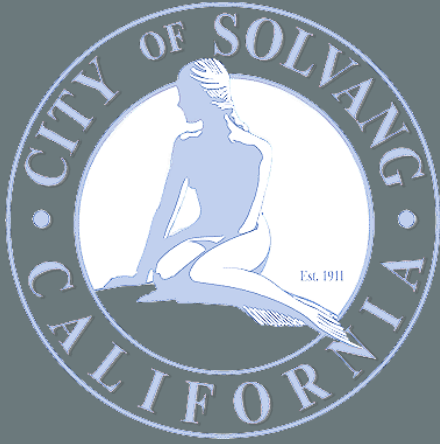
** All City investments for the month are in compliance with California Government Code, Section 53646(b)(1).

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



City of Solvang

July 2025



CAD SUMMARY

Hours in Month	744.00
Posts	1.00
Hours Logged in CAD	692.94
Contact Hours	744.00
Total Billable Hours	716.59

Monthly %

96.32

Percentage YTM

96.32

21.00

City Car Assisting County

44.65

County Car Assiting City

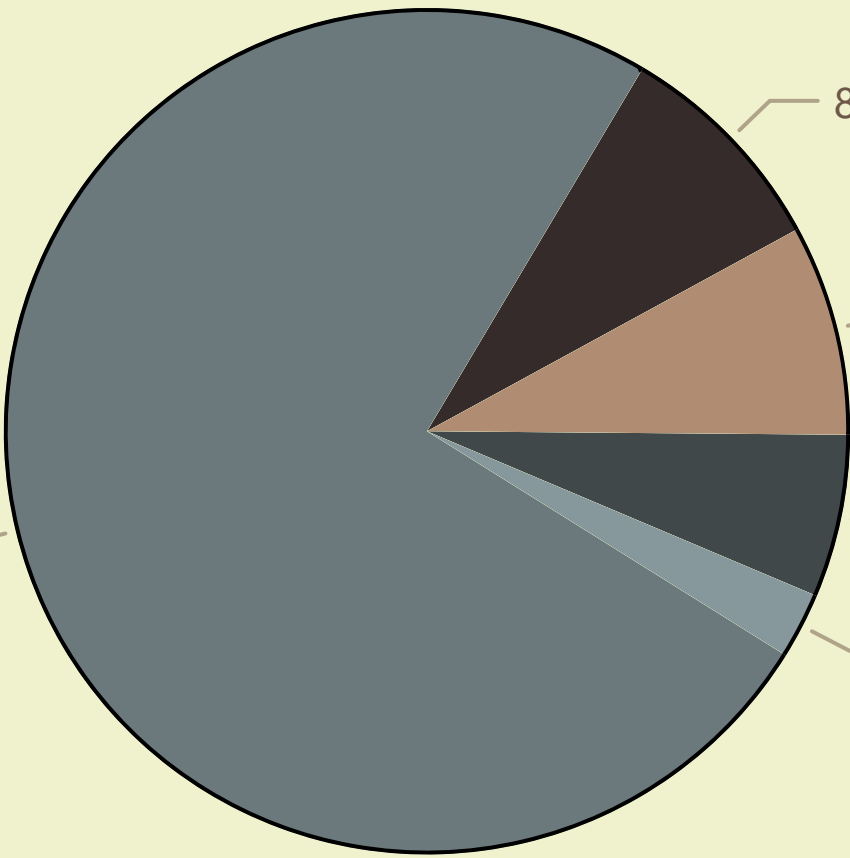
TIME SUMMERIZATION

Calls For Service	57.91
Report/Admin	18.10
Shift Change	61.00
Proactive Patrol	534.92
City Car Assisting County	21.00
County Car Assiting City	44.65

PATROL ACTIVITY

- Proactive Patrol
- Shift Change
- Calls For Service
- City Assit Calls
- Report/Admin

74.65%



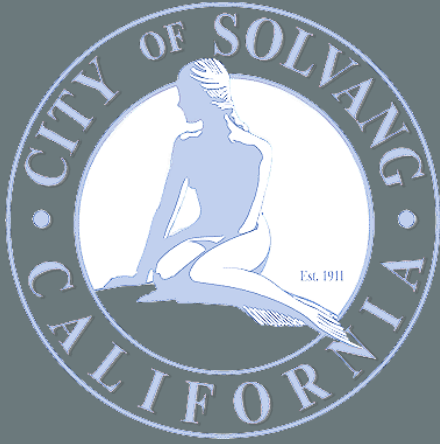
CITY OF SOLVANG CRIME STATISTICS
July 2025

CRIMINAL HOMICIDE 2025	0
FORCIBLE RAPE 2025	0
ROBBERY 2025	0
ALL ASSAULTS 2025	0
BURGLARY TOTAL 2025	0
RESIDENTIAL 2025	0
COMMERCIAL 2025	0
INSTITUTIONAL 2025	0
ALL OTHERS 2025	0
THEFTS 2025	4
STOLEN 2025	1,500
RECOVERED 2025	0
VEHICLE THEFT 2025	0
VEHICLES RECOVERED 2025	0
ACCIDENTS 2025	3
INJURY COLLISIONS 2025	0
INJURY COLLISIONS 2025	0
PERSONS INJURED 2025	0
FATAL COLLISIONS 2025	0
TRAFFIC DEATHS 2025	0
CITATIONS 2025	17
DUI ARRESTS 2025	3
TOWED VEHICLES 2025	0
FELONY 2025	2
MISDEMEANOR 2025	9
CALLS FOR SERVICE 2025	391
REPORTS TAKEN 2025	26
CALLS FOR SERVICE 2025	10
2025 New Cases Forwarded to Investigations	14



City of Solvang

August 2025



CAD SUMMARY

Hours in Month	744.00
Posts	1.00
Hours Logged in CAD	709.54
Contact Hours	744.00
Total Billable Hours	746.91

Monthly %

100.39

Percentage YTM

98.35

19.40

City Car Assisting County

56.77

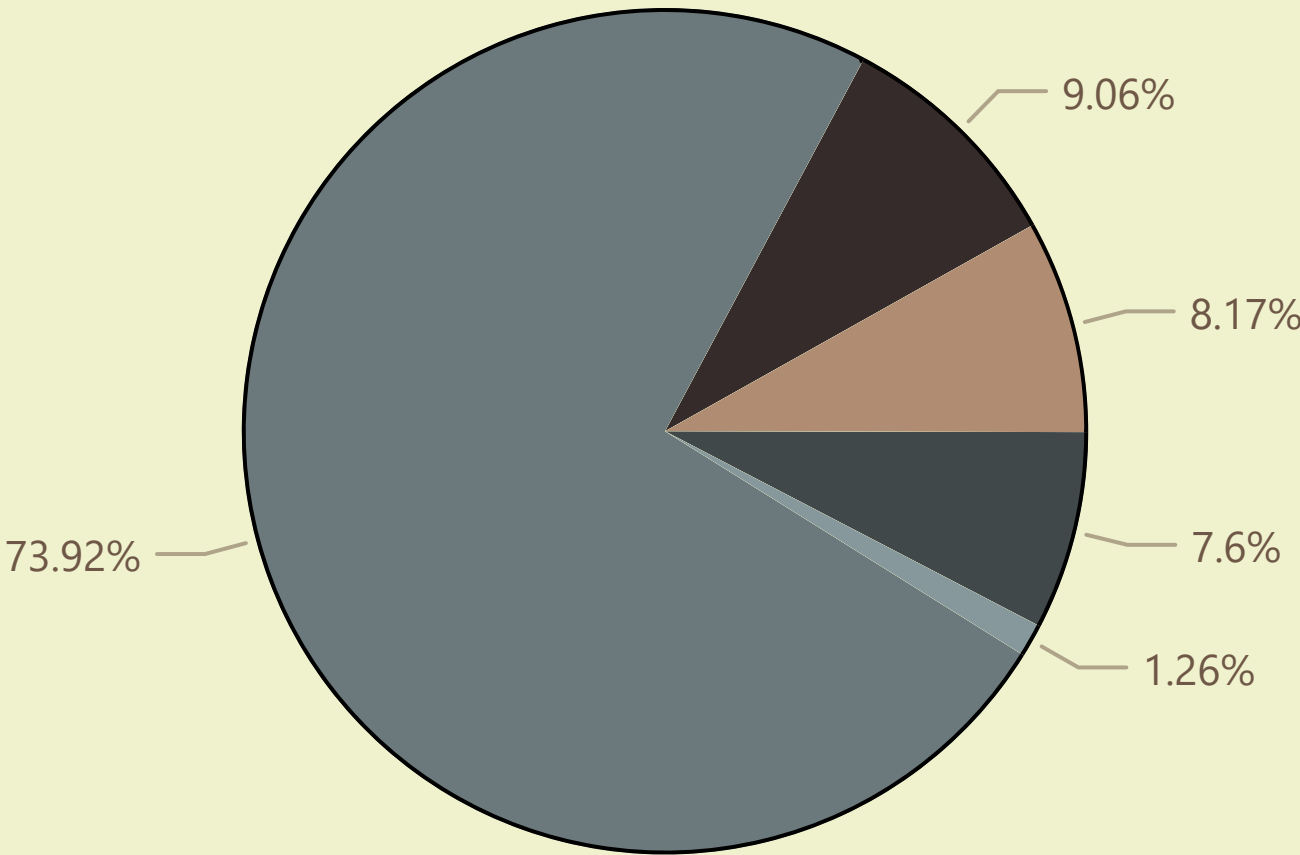
County Car Assiting City

TIME SUMMERIZATION

Calls For Service	67.64
Report/Admin	9.38
Shift Change	61.00
Proactive Patrol	552.12
City Car Assisting County	19.40
County Car Assiting City	56.77

PATROL ACTIVITY

- Proactive Patrol
- Calls For Service
- Shift Change
- City Assit Calls
- Report/Admin



CITY OF SOLVANG CRIME STATISTICS
August 2025

CRIMINAL HOMICIDE 2025	0
FORCIBLE RAPE 2025	0
ROBBERY 2025	0
ALL ASSAULTS 2025	0
BURGLARY TOTAL 2025	0
RESIDENTIAL 2025	0
COMMERCIAL 2025	0
INSTITUTIONAL 2025	0
ALL OTHERS 2025	0
THEFTS 2025	4
STOLEN 2025	9,000
RECOVERED 2025	2,000
VEHICLE THEFT 2025	1
VEHICLES RECOVERED 2025	1
ACCIDENTS 2025	1
INJURY COLLISIONS 2025	0
INJURY COLLISIONS 2025	0
PERSONS INJURED 2025	0
FATAL COLLISIONS 2025	0
TRAFFIC DEATHS 2025	0
CITATIONS 2025	4
DUI ARRESTS 2025	1
TOWED VEHICLES 2025	4
FELONY 2025	5
MISDEMEANOR 2025	6
CALLS FOR SERVICE 2025	381
REPORTS TAKEN 2025	29
CALLS FOR SERVICE 2025	6
2025 New Cases Forwarded to Investigations	8



City of Solvang

September 2025



CAD SUMMARY

Hours in Month	720.00
Posts	1.00
Hours Logged in CAD	696.63
Contact Hours	720.00
Total Billable Hours	740.17

Monthly %

102.80

Percentage YTM

99.80

31.20

City Car Assisting County

74.74

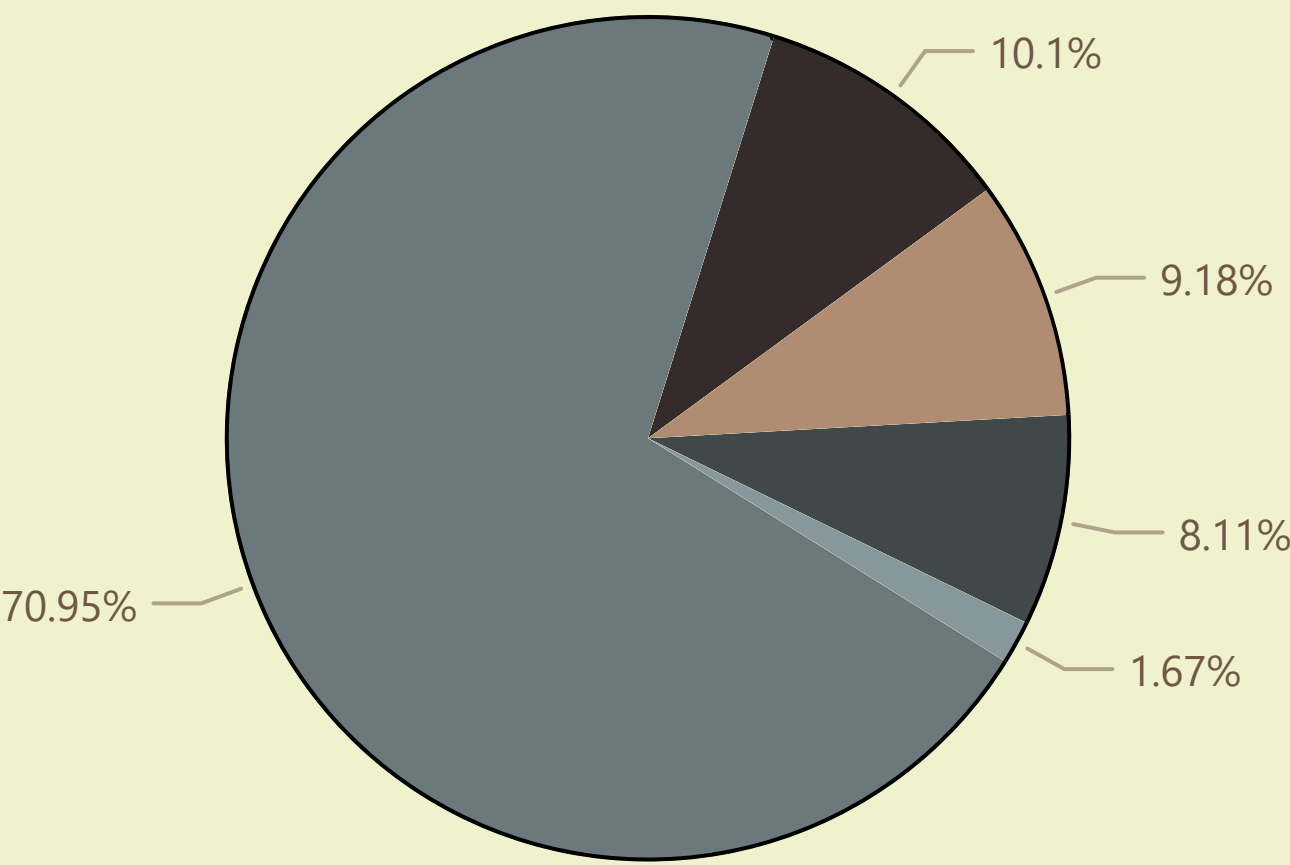
County Car Assiting City

TIME SUMMERIZATION

Calls For Service	67.94
Report/Admin	12.34
Shift Change	60.00
Proactive Patrol	525.15
City Car Assisting County	31.20
County Car Assiting City	74.74

PATROL ACTIVITY

- Proactive Patrol
- City Assit Calls
- Calls For Service
- Shift Change
- Report/Admin



CITY OF SOLVANG CRIME STATISTICS
September 2025

CRIMINAL HOMICIDE 2025	0
FORCIBLE RAPE 2025	0
ROBBERY 2025	0
ALL ASSAULTS 2025	2
BURGLARY TOTAL 2025	0
RESIDENTIAL 2025	0
COMMERCIAL 2025	0
INSTITUTIONAL 2025	0
ALL OTHERS 2025	0
THEFTS 2025	1
STOLEN 2025	5,000
RECOVERED 2025	0
VEHICLE THEFT 2025	0
VEHICLES RECOVERED 2025	0
ACCIDENTS 2025	2
INJURY COLLISIONS 2025	0
INJURY COLLISIONS 2025	1
PERSONS INJURED 2025	1
FATAL COLLISIONS 2025	0
TRAFFIC DEATHS 2025	0
CITATIONS 2025	7
DUI ARRESTS 2025	1
TOWED VEHICLES 2025	0
FELONY 2025	4
MISDEMEANOR 2025	7
CALLS FOR SERVICE 2025	403
REPORTS TAKEN 2025	34
CALLS FOR SERVICE 2025	9
2025 New Cases Forwarded to Investigations	8



City of Solvang

October 2025



CAD SUMMARY

Hours in Month	744.00
Posts	1.00
Hours Logged in CAD	693.31
Contact Hours	744.00
Total Billable Hours	727.55

Monthly %

97.79

Percentage YTM

99.30

10.93

City Car Assisting County

45.17

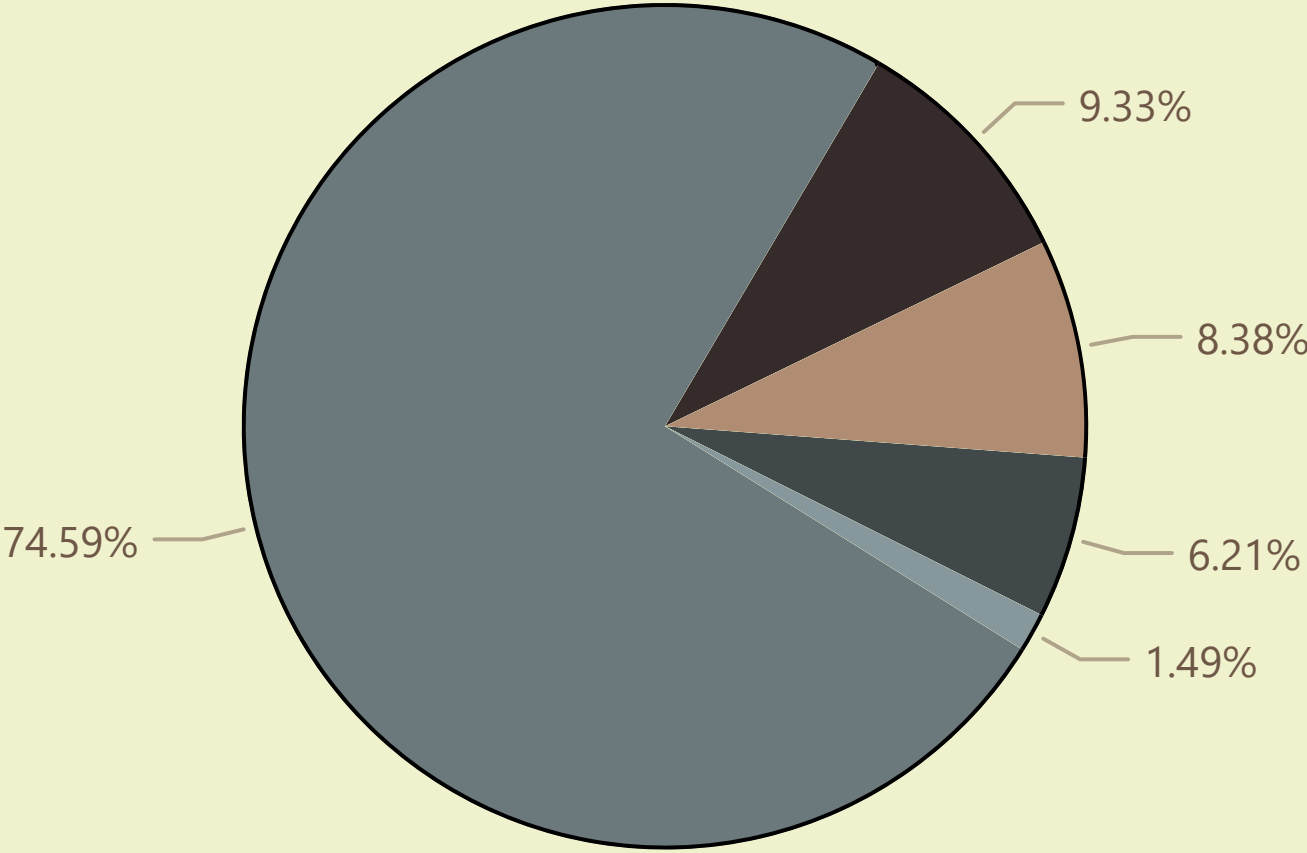
County Car Assiting City

TIME SUMMERIZATION

Calls For Service	67.85
Report/Admin	10.87
Shift Change	61.00
Proactive Patrol	542.66
City Car Assisting County	10.93
County Car Assiting City	45.17

PATROL ACTIVITY

- Proactive Patrol
- Calls For Service
- Shift Change
- City Assit Calls
- Report/Admin





CITY COUNCIL STAFF REPORT

Agenda Item 6.f

Meeting Date: November 24, 2025

SUBJECT: SYVT Monthly Ridership Report, Oct. 2025 - Receive and File
PREPARED BY: Bridget Paris, Public Works Director / City Engineer

ATTACHMENTS:

- A. SYVT Monthly Summary Letter Oct 2025
- B. SYVT DAR Ridership and Productivity Oct 2025
- C. SYVT Fixed Route Ridership and Productivity Oct 2025



Roadrunner Management Services, Inc.

95 Dawson Drive
Camarillo, CA 93012
(805) 389-8196

Randy Murphy
City Manager
City of Solvang
411 Second St.
Solvang, CA. 93463

October 31, 2025

Subject: October 2025 Monthly Report

Dear Randy,

During the month of October, the On-Time Performance for the SYVT Fixed Route System was 98%, Los Olivos loop 100%, and the Dial-a-Ride Service had an On-Time Performance of 97.3%. As for the ridership, the Fixed Route had 3663 riders in the month of October with a total of 208 transfers, 120 bikes and 2 wheelchair lift assists. Los Olivos loop had 68 transfers, 42 bikes and 0 wheelchair lift assist. Dial-a-Ride had 93 Solvang passengers, 88 Buellton Passengers, and 30 County passengers totaling 211 passengers with 96 wheelchair lift assists.

In comparing prior month's ridership and year to year

SYVT Ridership		
	Fixed Route	Dial-A-Ride
September 2025	3577	176
October 2025	3663	211
October 2024	4349	175

There were no accidents in the month of October involving an SYVT vehicle. During the month we had 1 employee separation, and no new drivers were hired. Roadrunner Management Services emphasizes providing outstanding customer service along with safe and reliable transportation to the residents in the Santa Ynez Valley.

Sincerely,

Eduardo Magdaleno Arenas

General Manager
Roadrunner Management Services, Inc.

SYVT

Dial-A-Ride Data Analysis Report

Oct-25

29 Service Days

	Current Month	Current Quarter	FY 25-26
Ridership			
S-Cash	33	33	125
S-Ticket/Pass	44	44	170
S-Free	16	16	68
Solvang Passengers	93	93	363
S W/C Lift Deployment	62	62	133
B-Cash	18	18	56
B-Ticket/Pass	62	62	258
B-Free	8	8	34
Buellton Passengers	88	88	348
B W/C Lift Deployment	26	26	111
C-Cash	4	4	7
C-Ticket/Pass	26	26	96
C-Free	0	0	1
County Passengers	30	30	104
C W/C Lift Deployment	8	8	30
Ridership Totals			
Total Revenue Passengers	211	211	815
Total W/C Lift Deployment	96	96	274
Miles and Hours			
Total Billed Revenue Hours	204.03	204.03	772.03
Total Deadhead Hours	16.68	16.68	60.60
Total Hours	220.72	220.72	832.63
Total Revenue Miles	977	977	3,298
Total Deadhead Miles	216	216	780
Total Miles	1,193	1,193	4,078
SYVT DAR Performance Indicators			
DAR Passengers per RVS Mile	0.22	0.22	0.25
DAR Passengers per RVS Hour	1.03	1.03	1.06
On-Time Performance	97.30%	97.30%	97.29%

Week Start End	1 Oct-1 Oct-5	2 Oct-6 Oct-12	3 Oct-13 Oct-19	4 Oct-20 Oct-26	5 Oct-27 Oct-31			Total
Cash	10	19	12	13	1			55
Pass	19	19	35	32	27			132
Free	5	7	6	6	0			24
Passenger Totals	34	45	53	51	28			211
W/C Lift Deployments	13	16	24	26	17			96

Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays	Total
Cash	2	2	3	2	6	3	37	55
Pass	11	7	33	22	34	4	21	132
Free	0	0	0	0	1	0	23	24
Passenger Totals	13	9	36	24	41	7	81	211
W/C Lift Deployments	8	5	24	14	22	3	20	96

Cash	Pass	Free	Total	W/C Lift
26%	63%	11%	100%	23%

Passengers Per RVS Mile	0.22
Passengers Per RVS Hour	1.03

Week Start End	1 Oct-1 Oct-5	2 Oct-6 Oct-12	3 Oct-13 Oct-19	4 Oct-20 Oct-26	5 Oct-27 Oct-31			Total
Cash	7	11	7	7	1			33
Pass	7	4	11	9	13			44
Free	3	5	4	4	0			16
Passenger Totals	17	20	22	20	14			93
W/C Lift Deployments	10	11	19	13	9			62

Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays	Total
Cash	1	2	2	1	6	0	21	33
Pass	4	2	13	9	13	2	1	44
Free	0	0	0	0	1	0	15	16
Passenger Totals	5	4	15	10	20	2	37	93
W/C Lift Deployments	6	3	12	8	16	1	16	62

Cash	Pass	Free	Total	W/C Lift
35%	47%	17%	100%	33%

Week Start End	1 Oct-1 Oct-5	2 Oct-6 Oct-12	3 Oct-13 Oct-19	4 Oct-20 Oct-26	5 Oct-27 Oct-31			Total
Cash	3	6	4	5	0			18
Pass	10	11	19	13	9			62
Free	2	2	2	2	0			8
Passenger Totals	15	19	25	20	9			88
W/C Lift Deployments	2	4	5	10	5			26

Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays	Total
Cash	1	0	1	1	0	2	13	18
Pass	6	3	12	8	16	1	16	62
Free	0	0	0	0	0	0	8	8
Passenger Totals	7	3	13	9	16	3	37	88
W/C Lift Deployments	1	2	8	5	5	1	4	26

Cash	Pass	Free	Total	W/C Lift
20%	70%	9%	100%	15%

Week Start End	1 Oct-1 Oct-5	2 Oct-6 Oct-12	3 Oct-13 Oct-19	4 Oct-20 Oct-26	5 Oct-27 Oct-31			Total
Cash	0	2	1	1	0			4
Pass	2	4	5	10	5			26
Free	0	0	0	0	0			0
Passenger Totals	2	6	6	11	5			30
W/C Lift Deployments	1	1	0	3	3			8

Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays	Total
Cash	0	0	0	0	0	1	3	4
Pass	1	2	8	5	5	1	4	26
Free	0	0	0	0	0	0	0	0
Passenger Totals	1	2	8	5	5	2	7	30
W/C Lift Deployments	1	0	4	1	1	1	0	8

Cash	Pass	Free	Total	W/C Lift
13%	87%	0%	100%	13%

SYVT Dial-A-Ride (Miles and Hours Report)

Oct-25

Dial-A-Ride

Week Start End	1 Oct-1 Oct-5	2 Oct-6 Oct-12	3 Oct-13 Oct-19	4 Oct-20 Oct-26	5 Oct-27 Oct-31			Total
Service Days	4	7	7	7	4			29
Average Revenue Vehicle Service Hours	7.00	7.00	7.02	7.03	7.18			7.04
Billed Revenue Vehicle Service Hours	28.00	49.00	49.13	49.18	28.72			204.03
Deadhead Hours	1.88	3.35	3.45	4.65	3.35			16.68
Total Vehicle Hours	29.88	52.35	52.58	53.83	32.07			220.72
Average Revenue Vehicle Service Miles	28	26	39	33	44			34
Billed Revenue Vehicle Service Miles	111	184	273	232	177			977
Deadhead Miles	32	45	52	55	32			216
Total Vehicle Miles	143	229	325	287	209			1,193

Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Sundays	Total
Service Days	4	3	5	5	5	3	4	29
Average Revenue Vehicle Service Hours	7.00	7.00	7.16	7.00	7.00	7.00	7.05	7.04
Billed Revenue Vehicle Service Hours	28.00	21.00	35.82	35.00	35.00	21.00	28.22	204.03
Deadhead Hours	1.75	0.87	2.95	3.22	4.13	0.92	2.85	16.68
Total Vehicle Hours	29.75	21.87	38.77	38.22	39.13	21.92	31.07	220.72
Average Revenue Vehicle Service Miles	13	17	59	17	38	6	73	34
Billed Revenue Vehicle Service Miles	50	51	294	84	191	17	290	977
Deadhead Miles	20	10	46	46	40	13	41	216
Total Vehicle Miles	70	61	340	130	231	30	331	1,193

Monthly Totals	DAR
Revenue Hours	204.03
Per Hour Cost	\$52.61
Total Cost this Month	\$10,734.02
Fare Box Revenue	\$179.75
Farebox Recovery Ratio	1.67%

SYVT Dial-A-Ride (Revenue Report)

Oct-25

Pass Sales + Fares

Week	Week Ending	DAR Passes - Ticket Sales	DAR Fares Cash Collected	Total Collected/ Actual Bank Deposits	Projected DAR Fares Cash	Projected Cash v. Actual Cash Variance
1	October 5	\$17.50	\$20.50	\$38.00	\$20.50	\$0.00
2	October 12	\$0.00	\$21.50	\$21.50	\$38.25	-\$16.75
3	October 19	\$17.50	\$21.50	\$39.00	\$26.00	-\$4.50
4	October 26	\$52.50	\$28.75	\$81.25	\$28.25	\$0.50
5	October 31	\$0.00	\$0.00	\$0.00	\$1.75	-\$1.75
	Totals	\$87.50	\$92.25	\$179.75	\$114.75	-\$22.50

Oct 2025	DAR Passes - Ticket Sales	DAR Fares Cash Collected	Total
DAR Revenue	49%	51%	100%

	Week Ending	Mon -Sat Senior/ADA Cash	Sun General Cash	Total Projected
1	October 7			
Passengers		4	6	10
Fare Value		\$1.75	\$2.25	
Projected Deposit		\$7.00	\$13.50	\$20.50
2	October 14			
Passengers		9	10	19
Fare Value		\$1.75	\$2.25	
Projected Deposit		\$15.75	\$22.50	\$38.25
3	October 21			
Passengers		2	10	12
Fare Value		\$1.75	\$2.25	
Projected Deposit		\$3.50	\$22.50	\$26.00
4	October 28			
Passengers		2	11	13
Fare Value		\$1.75	\$2.25	
Projected Deposit		\$3.50	\$24.75	\$28.25
5	October 31			
Passengers		1	0	1
Fare Value		\$1.75	\$2.25	
Projected Deposit		\$1.75	\$0.00	\$1.75
Totals		\$31.50	\$83.25	\$114.75

Ridership/Fare Break-Up				
	Cash	Pass-Tickets	Free	Total
DAR Passenger Counts	55	132	24	211
% Ridership	26%	63%	11%	100%

Projected Farebox Recovery

Revenue Vehicle Hours	204.03
Per Revenue Vehicle Hour Cost	\$52.61
Total Cost This Month	\$10,734.02
Projected Cash Fare Deposits	\$114.75
Projected DAR Pass/Tickets	\$231.00
Projected Farebox Recovery Ratio	3.22%

SYVT

Fixed Route Data Analysis Report

Oct-25

27 Service Days

		ALL FIXED ROUTES TOTAL			
Ridership Totals	EXPRESS	LOS OLIVOS LOOP	Current Month	Current QTR	FY YTD
General Fare Cash	1,213	196	1,409	1,409	4,963
Senior Cash	564	160	724	724	3,040
ADA Certified Cash	485	48	533	533	2,215
Pass Adult	220	29	249	249	966
Pass Senior / ADA Cert	108	18	126	126	509
Monthly Pass Reg	69	11	80	80	258
Monthly Pass Snr	78	11	89	89	442
Monthly Pass ADA	100	41	141	141	572
NEW Summer Youth Pass	0	0	0	0	0
Transfers	208	68	276	276	1,043
Free < 5	34	2	36	36	287
Free PA	0	0	0	0	0
Passengers	3,079	584	3,663	3,663	14,295
Bikes	120	42	162	162	578
Lifts	3	0	3	3	12
W/C	2	0	2	2	12
Accessible Service	5	0	5	5	24
Miles and Hours					
Total Billed RVSH	657.39	244.29	901.68	901.68	3,409.96
Total Non-Revenue Hours	44.33	49.08	93	93	381
Total Hours	701.72	293.37	995.10	995.10	3,790.49
Total Revenue Miles	9,720	3,811	13,531	13,531	49,455
Total Non-Revenue Miles	89	205	294	294	991
Total Miles	9,809	4,016	13,825	13,825	50,446
Performance Indicators					
Passengers per RVS Mile	0.32	0.15	0.27	0.27	0.29
Passengers per RVS Hour	4.68	2.39	4.06	4.06	4.19
On-Time Performance	98%	100%	99%	97%	97%
Fares	EXP Cash	LOL Cash	Total On Route	Pass Sales	Total Revenue
October 2025	\$2,968.21	\$650.56	\$3,618.77	\$693.50	\$4,312.27

Ridership Distribution Report - All Routes (Express / Los Olivos Loop)							Oct-25
Week Start End	1 Oct 1 Oct 5	2 Oct 6 Oct 12	3 Oct 13 Oct 19	4 Oct 20 Oct 26	5 Oct 27 Oct 31		All Service Total
General Fare Cash	203	322	299	343	242		1,409
Senior Cash	135	185	124	161	119		724
ADA Certified Cash	72	116	111	125	109		533
Pass Adult	37	62	50	58	42		249
Pass Senior / ADA Cert	24	20	30	32	20		126
Monthly Pass Reg	10	9	20	18	23		80
Monthly Pass Snr	15	18	22	26	8		89
Monthly Pass ADA	25	32	27	25	32		141
NEW Summer Youth Pass	0	0	0	0	0		0
Transfers	48	67	57	51	53		276
Free < 5	5	3	10	8	10		36
Free PA	0	0	0	0	0		0
Passenger Totals	574	834	750	847	658		3,663
Bikes	34	39	32	31	26		162
Lifts	1	1	0	1	0		3
W/C	1	1	0	0	0		2
Accessible Service	2	2	0	1	0		5
Service Days	4	6	6	6	5		27
Average Revenue Vehicle Service Hours	33.48	33.24	33.60	33.58	33.06		33.40
Billed Revenue Vehicle Service Hours	133.90	199.41	201.60	201.46	165.30		901.68
Deadhead Hours	13.82	19.98	20.53	21.52	17.57		93.42
Total Vehicle Hours	147.72	219.40	222.13	222.98	182.87		995.10
Average Revenue Vehicle Service Miles	455	485	525	521	505		501
Billed Revenue Vehicle Service Miles	1819	2909	3148	3128	2527		13,531
Deadhead Miles	31	54	-41	80	170		294
Total Vehicle Miles	1,850	2,963	3,107	3,208	2,697		13,825
Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Total
General Fare Cash	194	198	249	245	296	227	1,409
Senior Cash	110	91	125	159	137	102	724
ADA Certified Cash	90	69	113	88	115	58	533
Pass Adult	27	35	68	40	42	37	249
Pass Senior / ADA Cert	16	11	27	20	25	27	126
Monthly Pass Reg	10	11	11	26	18	4	80
Monthly Pass Snr	18	10	8	19	23	11	89
Monthly Pass ADA	23	19	27	23	29	20	141
NEW Summer Youth Pass	0	0	0	0	0	0	0
Transfers	49	32	46	56	59	34	276
Free < 5	4	3	8	5	15	1	36
Free PA	0	0	0	0	0	0	0
Passenger Totals	541	479	682	681	759	521	3,663
Bikes	21	17	33	41	22	28	162
Lifts	1	0	0	0	2	0	3
W/C	1	0	0	0	1	0	2
Accessible Service	2	0	0	0	3	0	5
Service Days	4	4	5	5	5	4	27
Average Revenue Vehicle Service Hours	32.93	33.75	33.57	33.52	33.13	33.46	33.40
Billed Revenue Vehicle Service Hours	131.74	134.99	167.85	167.58	165.67	133.85	901.68
Deadhead Hours	14.03	14.12	16.97	17.40	16.83	14.07	93.42
Total Vehicle Hours	145.77	149.10	184.82	184.98	182.50	147.92	995.10
Average Revenue Vehicle Service Miles	489	516	505	516	503	473	501
Billed Revenue Vehicle Service Miles	1957	2062	2527	2578	2517	1890	13,531
Deadhead Miles	47	54	146	40	-48	55	294
Total Vehicle Miles	2,004	2,116	2,673	2,618	2,469	1,945	13,825

Ridership Distribution Report - Express Routes AM/PM							Oct-25
Week Start End	1 Oct 1 Oct 5	2 Oct 6 Oct 12	3 Oct 13 Oct 19	4 Oct 20 Oct 26	5 Oct 27 Oct 31		Express Service Total
General Fare Cash	177	276	264	291	205		1,213
Senior Cash	118	145	90	123	88		564
ADA Certified Cash	61	106	100	119	99		485
Pass Adult	30	56	45	49	40		220
Pass Senior / ADA Cert	16	17	29	26	20		108
Monthly Pass Reg	8	7	17	16	21		69
Monthly Pass Snr	12	16	20	22	8		78
Monthly Pass ADA	18	24	19	16	23		100
NEW Summer Youth Pass	0	0	0	0	0		0
Transfers	43	47	45	33	40		208
Free < 5	4	3	10	8	9		34
Free PA	0	0	0	0	0		0
Passenger Totals	487	697	639	703	553		3,079
Bikes	29	29	22	22	18		120
Lifts	1	1	0	1	0		3
W/C	1	1	0	0	0		2
Accessible Service	2	2	0	1	0		5
Service Days	4	6	6	6	5		27
Average Revenue Vehicle Service Hours	24.39	24.16	24.54	24.51	24.12		24.35
Billed Revenue Vehicle Service Hours	97.54	144.97	147.24	147.04	120.59		657.39
Deadhead Hours	6.25	9.33	9.93	10.22	8.60		44.33
Total Vehicle Hours	103.79	154.31	157.17	157.26	129.19		701.72
Average Revenue Vehicle Service Miles	312	343	385	380	365		360
Billed Revenue Vehicle Service Miles	1247	2060	2307	2281	1825		9,720
Deadhead Miles	16	25	-62	60	50		89
Total Vehicle Miles	1,263	2,085	2,245	2,341	1,875		9,809
Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Total
General Fare Cash	167	175	218	210	248	195	1,213
Senior Cash	85	64	86	132	115	82	564
ADA Certified Cash	74	65	99	83	108	56	485
Pass Adult	26	33	55	36	38	32	220
Pass Senior / ADA Cert	15	9	20	19	24	21	108
Monthly Pass Reg	8	9	9	25	16	2	69
Monthly Pass Snr	17	9	8	17	19	8	78
Monthly Pass ADA	16	13	19	18	20	14	100
NEW Summer Youth Pass	0	0	0	0	0	0	0
Transfers	38	22	35	45	42	26	208
Free < 5	4	3	8	4	14	1	34
Free PA	0	0	0	0	0	0	0
Passenger Totals	450	402	557	589	644	437	3,079
Bikes	12	13	25	28	17	25	120
Lifts	1	0	0	0	2	0	3
W/C	1	0	0	0	1	0	2
Accessible Service	2	0	0	0	3	0	5
Service Days	4	4	5	5	5	4	27
Average Revenue Vehicle Service Hours	23.85	24.67	24.51	24.46	24.19	24.39	24.35
Billed Revenue Vehicle Service Hours	95.39	98.66	122.57	122.28	120.94	97.54	657.39
Deadhead Hours	6.68	6.73	7.80	8.22	8.18	6.72	44.33
Total Vehicle Hours	102.08	105.39	130.37	130.50	129.13	104.26	701.72
Average Revenue Vehicle Service Miles	347	376	365	370	364	332	360
Billed Revenue Vehicle Service Miles	1389	1505	1823	1852	1822	1329	9,720
Deadhead Miles	24	41	25	24	-66	41	89
Total Vehicle Miles	1,413	1,546	1,848	1,876	1,756	1,370	9,809

Week Start End	1 Oct 1 Oct 5			2 Oct 6 Oct 12			3 Oct 13 Oct 19			4 Oct 20 Oct 26			5 Oct 27 Oct 31						EXPRESS			Service Total
Express	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County				Buellton Total	Solvang Total	County Total	
General Fare Cash	71	88	18	124	108	44	102	132	30	107	134	50	74	92	39				478	554	181	1213
Senior Cash	43	49	26	70	55	20	27	41	22	42	58	23	27	43	18				209	246	109	564
ADA Certified Cash	23	32	6	32	67	7	25	51	24	49	60	10	36	52	11				165	262	58	485
Pass Adult	9	18	3	19	28	9	18	23	4	19	28	2	14	25	1				79	122	19	220
Pass Senior / ADA Cert	8	6	2	10	6	1	10	15	4	10	14	2	10	9	1				48	50	10	108
Monthly Pass Reg	5	2	1	3	4	0	6	11	0	5	7	4	7	10	4				26	34	9	69
Monthly Pass Snr	4	5	3	4	6	6	3	9	8	7	8	7	3	2	3				21	30	27	78
Monthly Pass ADA	8	9	1	9	12	3	7	12	0	7	9	0	9	12	2				40	54	6	100
NEW Summer Youth Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
Transfers	0	43	0	0	47	0	0	45	0	0	33	0	0	40	0				0	208	0	208
Free < 5	2	2	0	2	0	1	5	5	0	6	1	1	5	4	0				20	12	2	34
Free PA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
Passenger Totals	173	254	60	273	333	91	203	344	92	252	352	99	185	289	79				1086	1572	421	3,079
Bikes	10	17	2	12	10	7	7	11	4	9	10	3	9	5	4				47	53	20	120
Lifts	0	1	0	0	1	0	0	0	0	0	1	0	0	0	0				0	3	0	3
W/C	0	1	0	0	1	0	0	0	0	0	0	0	0	0	0				0	2	0	2
Accessible Service	0	2	0	0	2	0	0	0	0	0	1	0	0	0	0				0	5	0	5

Day	Mondays			Tuesdays			Wednesdays			Thursdays			Fridays			Saturdays			Buellton Total	Solvang Total	County Total	Total
	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County				
General Fare Cash	61	83	23	58	73	44	98	95	25	96	94	20	88	125	35	77	84	34	478	554	181	1213
Senior Cash	31	37	17	24	30	10	33	39	14	41	60	31	49	50	16	31	30	21	209	246	109	564
ADA Certified Cash	27	32	15	18	43	4	35	56	8	25	41	17	29	69	10	31	21	4	165	262	58	485
Pass Adult	10	14	2	12	16	5	16	34	5	11	20	5	16	22	0	14	16	2	79	122	19	220
Pass Senior / ADA Cert	6	8	1	5	4	0	9	9	2	8	11	0	12	9	3	8	9	4	48	50	10	108
Monthly Pass Reg	3	3	2	3	5	1	6	3	0	6	17	2	6	6	4	2	0	0	26	34	9	69
Monthly Pass Snr	5	6	6	2	5	2	4	2	2	2	4	11	7	7	5	1	6	1	21	30	27	78
Monthly Pass ADA	5	9	2	7	6	0	9	9	1	5	12	1	9	11	0	5	7	2	40	54	6	100
NEW Summer Youth Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers	0	38	0	0	22	0	0	35	0	0	45	0	0	42	0	0	26	0	0	208	0	208
Free < 5	1	3	0	0	1	2	6	2	0	3	1	0	9	5	0	1	0	0	20	12	2	34
Free PA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Passenger Totals	149	233	68	129	205	68	216	284	57	197	305	87	225	346	73	170	199	68	1086	1572	421	3,079
Bikes	4	4	4	5	6	2	12	8	5	12	11	5	7	9	1	7	15	3	47	53	20	120
Lifts	0	1	0	0	0	0	0	0	0	0	0	0	0	2	0	0	0	0	0	3	0	3
W/C	0	1	0	0	0	0	0	0	0	0	0	0	0	1	0	0	0	0	0	2	0	2
Accessible Service	0	2	0	0	0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	5	0	5

SYVT Express Routes (Recovery Ratio)

Oct-25

Express Fares

Monthly Totals

Revenue Hours	657.39
Per Hour Cost	\$ 52.61
Total Cost this Month	\$ 34,585.29
Express Revenue	\$ 3,661.71
Actual Recovery Ratio	10.59%

SYVT Express Routes (Revenue Report)

Projected Fares + Pass Sales

WK	Ending	Pass Sales	Farebox Cash Fares	Total	Projected Total Cash Fares (based on ridership)	Variance Cash Projected v. Actual
1	5-Oct	\$172.50	\$452.94	\$625.44	\$458.75	-\$5.81
2	12-Oct	\$146.00	\$694.48	\$840.48	\$674.75	\$19.73
3	19-Oct	\$22.50	\$594.86	\$617.36	\$583.50	\$11.36
4	26-Oct	\$91.50	\$707.71	\$799.21	\$679.50	\$28.21
5	31-Oct	\$261.00	\$518.22	\$779.22	\$491.75	\$26.47
	Totals	\$693.50	\$2,968.21	\$3,661.71	\$2,888.25	\$79.96

Ridership Distribution Report - Los Olivos Loop							Oct-25
Week Start End	1 Oct 1 Oct 5	2 Oct 6 Oct 12	3 Oct 13 Oct 19	4 Oct 20 Oct 26	5 Oct 27 Oct 31		Express Service Total
General Fare Cash	26	46	35	52	37		196
Senior Cash	17	40	34	38	31		160
ADA Certified Cash	11	10	11	6	10		48
Pass Adult	7	6	5	9	2		29
Pass Senior / ADA Cert	8	3	1	6	0		18
Monthly Pass Reg	2	2	3	2	2		11
Monthly Pass Snr	3	2	2	4	0		11
Monthly Pass ADA	7	8	8	9	9		41
NEW Summer Youth Pass	0	0	0	0	0		0
Transfers	5	20	12	18	13		68
Free < 5	1	0	0	0	1		2
Free PA	0	0	0	0	0		0
Passenger Totals	87	137	111	144	105		584
Bikes	5	10	10	9	8		42
Lifts	0	0	0	0	0		0
W/C	0	0	0	0	0		0
Accessible Service	0	0	0	0	0		0
Service Days	4	6	6	6	5		27
Average Revenue Vehicle Service Hours	9.09	9.07	9.06	9.07	8.94		9.05
Billed Revenue Vehicle Service Hours	36.36	54.44	54.36	54.42	44.71		244.29
Deadhead Hours	7.57	10.65	10.60	11.30	8.97		49.08
Total Vehicle Hours	43.93	65.09	64.96	65.72	53.68		293.37
Average Revenue Vehicle Service Miles	143	142	140	141	140		141
Billed Revenue Vehicle Service Miles	572	849	841	847	702		3,811
Deadhead Miles	15	29	21	20	120		205
Total Vehicle Miles	587	878	862	867	822		4,016
Day	Mondays	Tuesdays	Wednesdays	Thursdays	Fridays	Saturdays	Total
General Fare Cash	27	23	31	35	48	32	196
Senior Cash	25	27	39	27	22	20	160
ADA Certified Cash	16	4	14	5	7	2	48
Pass Adult	1	2	13	4	4	5	29
Pass Senior / ADA Cert	1	2	7	1	1	6	18
Monthly Pass Reg	2	2	2	1	2	2	11
Monthly Pass Snr	1	1	0	2	4	3	11
Monthly Pass ADA	7	6	8	5	9	6	41
NEW Summer Youth Pass	0	0	0	0	0	0	0
Transfers	11	10	11	11	17	8	68
Free < 5	0	0	0	1	1	0	2
Free PA	0	0	0	0	0	0	0
Passenger Totals	91	77	125	92	115	84	584
Bikes	9	4	8	13	5	3	42
Lifts	0	0	0	0	0	0	0
W/C	0	0	0	0	0	0	0
Accessible Service	0	0	0	0	0	0	0
Service Days	4	4	5	5	5	4	27
Average Revenue Vehicle Service Hours	9.09	9.08	9.06	9.06	8.95	9.08	9.05
Billed Revenue Vehicle Service Hours	36.34	36.33	45.28	45.30	44.73	36.31	244.29
Deadhead Hours	7.35	7.38	9.17	9.18	8.65	7.35	49.08
Total Vehicle Hours	43.69	43.71	54.45	54.48	53.38	43.66	293.37
Average Revenue Vehicle Service Miles	142	139	141	145	139	140	141
Billed Revenue Vehicle Service Miles	568	557	704	726	695	561	3,811
Deadhead Miles	23	13	121	16	18	14	205
Total Vehicle Miles	591	570	825	742	713	575	4,016

Week Start End	1 Oct 1 Oct 5			2 Oct 6 Oct 12			3 Oct 13 Oct 19			4 Oct 20 Oct 26			5 Oct 27 Oct 31						LOS OLIVOS EXPRESS			Service Total
Express	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County				Buellton Total	Solvang Total	County Total	
General Fare Cash	0	9	17	0	24	22	0	18	17	0	27	25	0	20	17				0	98	98	196
Senior Cash	0	6	11	0	17	23	0	16	18	0	12	26	0	13	18				0	64	96	160
ADA Certified Cash	0	9	2	0	7	3	0	9	2	0	3	3	0	9	1				0	37	11	48
Pass Adult	0	3	4	0	4	2	0	4	1	0	5	4	0	2	0				0	18	11	29
Pass Senior / ADA Cert	0	4	4	0	0	3	0	1	0	0	3	3	0	0	0				0	8	10	18
Monthly Pass Reg	0	0	2	0	1	1	0	2	1	0	2	0	0	1	1				0	6	5	11
Monthly Pass Snr	0	1	2	0	1	1	0	2	0	0	1	3	0	0	0				0	5	6	11
Monthly Pass ADA	0	3	4	0	3	5	0	5	3	0	5	4	0	5	4				0	21	20	41
NEW Summer Youth Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
Transfers	0	5	0	0	20	0	0	12	0	0	18	0	0	13	0				0	68	0	68
Free < 5	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0				0	1	1	2
Free PA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
Passenger Totals	0	40	47	0	77	60	0	69	42	0	76	68	0	64	41				0	326	258	584
Bikes	0	3	2	0	7	3	0	6	4	0	7	2	0	5	3				0	28	14	42
Lifts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
W/C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
Accessible Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0				0	0	0	0
Day	Mondays			Tuesdays			Wednesdays			Thursdays			Fridays			Saturdays			Buellton Total	Solvang Total	County Total	Total
	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County	Buellton	Solvang	County				
General Fare Cash	0	12	15	0	12	11	0	15	16	0	18	17	0	18	20	0	23	19	0	98	98	196
Senior Cash	0	10	15	0	8	19	0	18	21	0	12	15	0	12	16	0	4	10	0	64	96	160
ADA Certified Cash	0	13	3	0	3	1	0	12	2	0	5	0	0	4	3	0	0	2	0	37	11	48
Pass Adult	0	1	0	0	2	0	0	8	5	0	0	4	0	4	1	0	3	1	0	18	11	29
Pass Senior / ADA Cert	0	1	0	0	1	1	0	2	5	0	1	0	0	0	2	0	3	2	0	8	10	18
Monthly Pass Reg	0	0	2	0	2	0	0	2	0	0	0	1	0	0	1	0	2	1	0	6	5	11
Monthly Pass Snr	0	0	1	0	1	0	0	0	0	0	1	1	0	1	1	0	2	3	0	5	6	11
Monthly Pass ADA	0	4	3	0	4	2	0	3	5	0	3	2	0	5	5	0	2	3	0	21	20	41
NEW Summer Youth Pass	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Transfers	0	11	0	0	10	0	0	11	0	0	11	0	0	12	0	0	13	0	0	68	0	68
Free < 5	0	0	0	0	0	0	0	0	0	0	0	1	0	1	0	0	0	0	0	1	1	2
Free PA	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Passenger Totals	0	52	39	0	43	34	0	71	54	0	51	41	0	57	49	0	52	41	0	326	258	584
Bikes	0	5	4	0	3	1	0	5	3	0	9	4	0	4	2	0	2	0	0	28	14	42
Lifts	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
W/C	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Accessible Service	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SYVT Los Olivos Loop Routes (Recovery Ratio)

Oct-25

Express Fares

Monthly Totals

Revenue Hours	244.29
Per Hour Cost	\$ 52.61
Total Cost this Month	\$ 12,852.10
Express Revenue	\$ 650.56
Actual Recovery Ratio	5.06%

SYVT Los Olivos Loop Routes (Revenue Report)

Projected Fares + Pass Sales

WK	Ending		Farebox Cash Fares	Total	Projected Total Cash Fares (based on ridership)	Variance Cash Projected v. Actual
1	5-Oct		\$83.42	\$83.42	\$68.50	\$14.92
2	12-Oct		\$160.98	\$160.98	\$126.50	\$34.48
3	19-Oct		\$134.31	\$134.31	\$103.25	\$31.06
4	26-Oct		\$155.17	\$155.17	\$130.00	\$25.17
5	31-Oct		\$116.68	\$116.68	\$101.75	\$14.93
	Totals		\$650.56	\$650.56	\$530.00	\$120.56

Express Route AM	6:30-7:30	7:30-8:30	8:30-9:30	9:30-10:30	10:30-11:30	11:30-12:30	Total
Passengers	303	277	297	0	331	286	1494

Express Route PM	12:30-13:30	13:30-14:30	14:30-15:30	15:30-16:30	16:30-17:30	17:30-18:30	18:30-19:00	Total
Passengers	250	229	408	247	205	181	65	1585

LOL	7:00	8:00	9:00	11:00	12:00	14:30	15:30	17:30	Total
Passengers	36	114	58	63	50	79	0	184	584

Total
3663



CITY COUNCIL STAFF REPORT

AGENDA ITEM: 7.a

MEETING DATE: November 24, 2025

SUBJECT: A Public Hearing to Consider Adoption of an Ordinance of the City of Solvang to Amend Title 10 of the Solvang Municipal Code, Adopting and Amending Codes Comprising the 2025 California Building Standards Code;

Adopt a Resolution of the City Council of the City of Solvang Setting Forth Findings in Support of Amendments to the above referenced codes; and

Adoption of a Resolution of the City Council of the City of Solvang to Ratify an Ordinance of the Board of Supervisors of the County of Santa Barbara Adopting and Amending the 2025 California Fire Code.

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 consists of the following individual Codes: the California Administrative, Building, Residential, Electrical, Mechanical, Plumbing, Energy, Historical, Wildland-Urban Interface, Fire, Existing Building, Green Building Standards, and Referenced Standards Codes. The 2025 CBSC becomes effective on January 1, 2026.

The State requires cities to adopt most of the Codes comprising the California Building Standards Code, by reference, but allows cities to amend the Codes. Amendments to building standards must be justified by express findings reflecting unique local geographic, topographic, and/or climatic conditions. Any Codes not adopted locally will become effective in the City by default and without the local amendments. AB 130, enacted on July 1, 2025, now limits amendments to the any of the Codes affecting residential uses. The City is permitted to carry over previous amendments that were approved and on file with the California Building Standards Commission as of September 30, 2025. Once the 2025 Codes are adopted, provisions affecting residential uses may not again be amended until June 30, 2031.

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

- 2025 California Building Code
- 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
- 2025 California Wildland - Urban Interface Code
- 2024 International Property Maintenance Code

Consistent with the City's current practice, the Ordinance also proposes to adopt by reference only the provisions of the current international or national codes that are cited in the California Building Code. 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. Pursuant to Health and Safety Code Sections 17958.5, 17985.7(a) and 18941.5(b) all local amendments must be supported by findings demonstrating that such amendments are reasonably necessary because of local climactic, geological, or topographical conditions. The requisite findings to support these local amendments are in Resolution 25-1304 (Attachment B). Pursuant to Health and Safety Code Section 17985.7(a), the City's local amendments will not be effective until Ordinance No. 25-0385 making the amendments and Resolution No. 25-1304 are filed with the California Building Standards Commission.

Santa Barbara County takes responsibility for adoption of any local amendments to the Fire Code. On November 18, 2025 the County Board of Supervisors adopted an ordinance adopting the California Fire Code by reference and making certain local amendments. The City's Ordinance No. 25-0385 in turn adopts the County's Fire Code Ordinance (including the County's local amendments) by reference. Findings supporting the County's local amendments to the California Fire Code are included in Resolution 25-1304. Furthermore, the Board of Supervisors operates as the Santa Barbara County Fire Protection District. Health and Safety Code Section 13869.7 states that the County's Fire Code ordinance shall not be effective in the City until the City ratifies the County's ordinance adopting the Fire Code (and making local amendments). Resolution No. 25-1305 (Attachment C), if adopted by Council, would ratify the County's Fire Code ordinance. The City is required to file a copy of the County's findings, any findings of the City, and the adopted ordinance with the Department of Housing and Community Development.

ALTERNATIVES:

None.

FISCAL IMPACT:

City Staff and City Attorney time to complete required reviews.

ATTACHMENTS:

- A – Ordinance 25-0385 Building Code Adoption
- B – Resolution 25-1304 Building Code Amendment Findings
- C – Resolution 25-1305 Ratify Santa Barbara County Fire Code Adoption and Amendments

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, Wildland - Urban Interface, Fire, Existing Building, and Green Building Standards 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 1, 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 Adoption 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. Adoption 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; California Wildland-Urban Interface 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 Fuel and Gas 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 101.4.9 is hereby added to read as follows:
101.4.9 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 permit 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 m²).
 - 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.

- 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 to read 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 read 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 R309 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 m³) 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 m²) 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 604.2 of the 2025 California Wildland-Urban Interface Code is hereby amended to read as follows:

1. Section All unincorporated lands designated as a State Responsibility Area (SRA).
2. Land designated as a Very High Fire Hazard Severity Zone by a city or local agency.

3. Land designated in a city or local agency ordinance as a wildland-urban interface (WUI) area.
- E. Section 613 is added to the 2025 California Wildland-Urban Interface Code to read as follows:

613.1 Applicability. The provisions 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.

§ 10-2-5. 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

RESOLUTION NO. 25-1304

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLVANG, CALIFORNIA SETTING FORTH FINDINGS IN SUPPORT OF AMENDMENTS TO THE 2025 CALIFORNIA BUILDING CODE, RESIDENTIAL CODE, EXISTING BUILDING CODE, ELECTRICAL CODE, MECHANICAL CODE, WILDLAND URBAN INTERFACE CODE, PLUMBING CODE, AND FIRE CODE BASED ON LOCAL CLIMACTIC, TOPOGRAPHIC AND/OR GEOLOGICAL CONDITIONS

WHEREAS, Health and Safety Code Section 17958 provides that the City of Solvang may adopt ordinances and regulations imposing the same or modified or changed building standards as are contained in the codes required to be adopted by the State pursuant to Health and Safety Code Sections 17922 and 18930; and

WHEREAS, the State of California is mandated to adopt the building standards and other rules contained in the model codes specified in Health and Safety Code Section 17922, and to publish said codes, as amended, collectively as the California Building Standards Code; and

WHEREAS, Health and Safety Code Sections 17958.5, 17985.7(a) and 18941.5(b) permit the City to amend building standards in the codes comprising the California Building Standards Code based on findings that such amendments are reasonably necessary because of local climatic, geological, or topographical conditions; and

WHEREAS, the City of Solvang has adopted the 2025 Santa Barbara County Fire Code by reference, the County Code which adopts by reference and amends the 2025 Edition of the California Fire Code; and

WHEREAS, the City of Solvang has adopted Ordinance No. 25-0385, therein adopting and amending the Codes referenced above and the City adopts this Resolution to set forth findings in support of those amendments, as required by law.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLVANG DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. The Building Division has recommended that changes and modifications be made to the 2025 Editions of the California Building Code, Residential Code, Existing Building Code, Electrical Code, Mechanical Code, Wildland-Urban Interface Code, Plumbing Code, and Fire Code, and that such modifications are reasonably necessary due to local conditions in the City of Solvang, as described below:

- A. Climatic Conditions. Solvang experiences periods of high temperature accompanied by low humidity and high winds each year, conditions which create an extremely high fire risk in environments which may possess very limited or inadequate available fire-fighting resources. The City of Solvang 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, and rapid wind conditions which greatly enhance the ability for fire to spread to developed areas. As a direct result of such climactic findings, structures require inherent fire protection and non-combustible or fire-resistant construction to mitigate these incendiary factors.

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 City. The Santa Barbara County Fire Protection District, which serves the City of Solvang, is constrained in their firefighting resources and ability 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.

- B. Geological Conditions. Solvang is located in a valley where the soil is predominantly expansive, whereas the soil volume expands as water/moisture content increases and shrinks as water/moisture content decreases. As a direct result of such geological findings, structure footings/foundations and additional reinforcements require deeper design and construction to compensate for these soil conditions.
- C. Topographical Conditions. Solvang contains areas with limited access due to mountainous terrain with steep slopes and uneven hillsides nearby. In addition, the topographical layout and features of the area 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.

Specific amendments to the 2025 Editions of the California Building Code, Residential Code, Existing Building Code, Electrical Code, Mechanical Code, Wildland Urban Interface Code, Plumbing Code, and Fire Code as set forth in City of Solvang Ordinance 25-0385 are found reasonably necessary based on the climactic, geologic and/or topographic conditions cited above in this Resolution and are listed as follows:

Building Code Amendments

Section 101.1
Section 101.4
Section 101.4.8
Section 103.1
Section 104.3.1
Section 105.1
Section 105.2
Section 105.4.1
Section 109.4.1
Section 109.2.1
Section 109.6
Section 110.3.6
Section 113.1
Section 113.2
Section 114.4
Section 114.4.1
Section 114.4.2
Section 114.4.3
Section 115.4
Section 116.1
Section 903.2
Section 1505.1.4
Table 1505.1.4
Section 1506.4
Section 3201.1
Appendix G
Section G104.1, Appendix G

Findings section(s)

Administrative
Administrative
Administrative
Administrative
Administrative
A,B
A, B
Administrative
Administrative
Administrative
Administrative
A
Administrative
Administrative
Administrative
Administrative
Administrative
Administrative
A,C
A
A
A
A
Administrative
B,C
Administrative

Appendix J	B,C
Section J101.3, Appendix J	Administrative
Section J103.2, Appendix J	B,C
Section J103.3, Appendix J	B,C
Section J103.4, Appendix J	Administrative
Section J104.2, Appendix J	B,C
Section J110.3, Appendix J	B,C
<u>Residential Code Amendments</u>	
Section R101.1	Administrative
Section R103.1	Administrative
Section R104.6.1	Administrative
Section R105.2	A, B
Section R108.6.1	Administrative
Section R112.1	Administrative
Section R113.4	Administrative
Section R113.4.1	Administrative
Section R113.4.2	Administrative
Section R114.4	Administrative
Section R309.2	A,C
Section R904.5	A
<u>Existing Building Code Amendments</u>	
Section 101.1	Administrative
Section 103.1	Administrative
Section 104.6.1	Administrative
Section 108.4.1	Administrative
Section 109.3.5	A
Section 112.1	Administration
Section 112.2	Administration
Section 112.3	Administration
Section 112.4	Administration
Section 113.4	Administrative
Section 114.4	Administrative
Section 115.1	A,C
<u>Electrical Code amendments</u>	
Section 230.70(A)(1)	C
<u>Mechanical Code amendments</u>	
Division II of Chapter 1	Administrative
<u>Plumbing Code amendments</u>	
Division II of Chapter 1	Administrative
Section 406.5	A
<u>Wildland - Urban Interface Code Amendments</u>	
Section 101.3.1	A,B
Section 202	Administrative
Section 603.3.1	A,C
Section 604.2	Administrative
Section 613	A,C

Amendments to Santa Barbara County Fire Code

Adopted by Reference by the City

Section 15.2 (k) – Minor FPC 1-10 through Major FPC 1-8	A,B,C
Section 105	A,B,C
Section 202	A,B,C
Section 503.2.5	A,B,C
Section 505.1	A,B,C
Section 903.4.3.1	A,B,C
Section 3307	A,B,C
Chapter 49	Administrative
Appendix B	A,B,C
Section 15-49	A,B,C
Section 15-51	A,B,C
Section 15-101	A,B,C

AB 130 Finding

Amendments to building standards affecting residential uses contained in Ordinance No. 25-0385 are changes or modifications substantially equivalent to existing changes or modifications that were previously filed by the City of Solvang and were in effect as of September 30, 2025. See Health and Safety Code Sections 17958.5 and 18941.5.

SECTION 3. This Resolution is effective immediately upon adoption.

SECTION 4. That the City Clerk shall certify to the passage and adoption of this Resolution and shall cause a certified copy to be filed in the book of original resolutions and shall cause a certified copy of the same and Ordinance 25-0385 to be forthwith transmitted to the California Building Standards Commission.

PASSED, APPROVED AND ADOPTED this 24th day of November, 2025.

David Brown, Mayor

APPROVED AS TO FORM:

ATTEST:

Chelsea E. 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 Resolution No. 25-1304 was passed and adopted by the City Council of the City of Solvang 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 resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Annamarie Porter, City Clerk

RESOLUTION NO. 23-1305

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLVANG, RATIFYING ORDINANCE NO. ____ OF THE BOARD OF SUPERVISORS FOR THE COUNTY OF SANTA BARBARA WHICH ADOPTED AND AMENDED THE 2025 CALIFORNIA FIRE CODE

WHEREAS, on November 18, 2025, the Board of Supervisors for the County of Santa Barbara, acting as the Santa Barbara County Fire Protection District, adopted its Ordinance No. _____, amending Chapter 15 of the Santa Barbara County Code, and adopting by reference and amending the 2025 California Fire Code, portions of the 2024 International Fire Code as amended, and a fire code fee schedule; and

WHEREAS, on November 18, 2025, the Board of Supervisors for the County of Santa Barbara adopted a resolution making express findings that the modifications to building standards in the 2025 California Fire Code adopted by the Ordinance are reasonably necessary due to local climatic, geological, and/or topographical conditions; and

WHEREAS, on November 24, 2025, the City of Solvang adopted Ordinance No. 25-0385, thereby adopting by reference Chapter 15 of the Santa Barbara County Code, which adopted by reference and amended the 2025 California Fire Code and portions of the 2024 International Fire Code; and

WHEREAS, on November 24, 2025, the City adopted Resolution No. 25-1304, making express findings that the modifications to building standards in the 2025 California Fire Code, as adopted by Santa Barbara County, and adopted by reference by the City in its Ordinance No. 25-0385, are reasonably necessary due to local climatic, geological, and/or topographical conditions; and

WHEREAS, in accordance with Health and Safety Code Section 13869.7, the City Council of the City of Solvang may ratify, modify or deny Ordinance No. _____ of the Board of Supervisors for the County of Santa Barbara.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF SOLVANG DOES HEREBY RESOLVE AS FOLLOWS:

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

SECTION 2. Ordinance No. ____ of the County of Santa Barbara and the Santa Barbara Fire Protection District, is hereby ratified.

SECTION 3. _The fire chief is hereby delegated authority to enforce the City of Solvang and Santa Barbara County Fire Code, as adopted by City Ordinance No. 25-0385.

SECTION 4. This Resolution is effective immediately upon adoption.

SECTION 5. That the City Clerk shall certify to the passage and adoption of this Resolution and shall cause a certified copy to be filed in the book of original resolutions and shall cause a certified copy of the City's Ordinance No. 25-0385, with the findings set forth in Resolution No. 25-1304, and the County's Ordinance No. ____ and associated findings and this Resolution No. 25-1305 to the California Department of Housing and Community Development.

PASSED, APPROVED AND ADOPTED this 24th Day of November, 2025.

David Brown, Mayor

APPROVED AS TO FORM:

ATTEST:

Chelsea E. 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 Resolution No. 25-1305 was passed and adopted by the City Council of the City of Solvang 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 resolution was adopted by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Annamarie Porter, City Clerk



CITY COUNCIL STAFF REPORT

Agenda Item 8.a

Meeting Date: November 24, 2025

SUBJECT: Appointment to fill Vacancy on Revenue Measures Oversight Committee (RMOC)

PREPARED BY: Chelsea O'Sullivan, City Attorney

DISCUSSION:

On August 20, 2025 Revenue Measures Oversight Committee (RMOC) member Jamie Baker resigned from the RMOC. Member. Baker was appointed by former Council member Robert Clarke and his term would have expired in December 2025. Member Baker's resignation has created a vacancy on the RMOC.

Section 2-6-3 of the Solvang Municipal Code states that vacancies on the RMOC are "filled by appointment by the City Council member making the original appointment for the unexpired portion of the term." Section 2-6-3 of the Solvang Municipal Code states that each Councilmember shall appoint one member of the Revenue Oversight Committee. Former Councilmember Clarke, who appointed Member Baker is no longer on the Council. However, Council Member Louise Smith is the only sitting Council Member who has not yet appointed an RMOC member. Therefore, Councilmember Smith should choose the replacement to fill the vacancy in compliance with Section 2-6-3.

The appointment will be through the end of the unexpired term of Member. Baker, which is December 31, 2025. However, should the Council adopt draft Ordinance 25-0384, upon the effective date of that ordinance, the term of the RMOC member Councilmember Smith appoints would automatically be extended to February 28, 2027 (following the 2026 election).

RECOMMENDEND MOTION.

Staff recommends Councilmember Smith appoint an applicant from the applicant pool from the most recent RMOC recruitment to fill the vacancy left by member Baker through the end of the unexpired term of December 31, 2025. This action does not require a motion by the Council.

ALTERNATIVES:

Decline to fill the vacancy until the new term begins.

FISCAL IMPACT:

Selection of an applicant from the prior applicant pool would only result in modest costs associated with staff time to onboard a new RMOC member. If a new recruitment is requested, the City would incur additional staff time to administer that recruitment.

ATTACHMENTS:

A. Applications received



CITY OF SOLVANG, CALIFORNIA
Boards, Commissions & Committees Application
MEASURE U CITIZENS' OVERSIGHT COMMITTEE

Administration
1644 Oak Street, Solvang, CA 93463
PH (805) 688-5575 x206
Email: wendyb@cityofsolvang.com

Interested parties must submit application to the Administration office by XX p.m. _____

Applicant's Name Hank Homburg

Are you a resident within the City of Solvang ☒ Yes ☐ No

Residence Address _____

Cell Phone: [REDACTED] Home Phone: _____

E-mail: [REDACTED] Years Lived in Solvang: 10

Present Occupation: Retired Firefighter Name of Firm: N/A.

Previous service on any Commission/Board/Council? ☐ Yes ☒ No

If Yes, which C/B/C? N/A When? _____

Are you available to attend evening meetings? ☒ Yes ☐ No Earliest Hour? _____

Are you able to Attend Day Meetings? ☒ Yes ☐ No

Are you able to attend weekend community meetings or events? ☒ Yes ☐ No

Do you own a business within the City of Solvang? ☐ Yes ☒ No

Name and Address of Business N/A

Do you presently contract any services or are you otherwise employed by the City? ☐ Yes ☒ No

If so, what is the nature of the contract or employment? N/A

Professional Experience:

I am a retired Fire Engineer /PIO for the City of Santa Barbara. I am a resident of Solvang and I am concerned
about our fiscal situation with the City holding numerous liabilities- Namely, CalPers, Waste Water

Treatment Plant, Crumbling infrastructure (roads and sidewalks) as well as our ever increasing costs

of our Sheriff's contract. I believe that the Measure U funds should be prioritize to address these issues.

Educational Background:

A.S. Degree in Fire Science, Hazardous materials specialist, numerous professional classes relating to the fire service as well as public education.

Civic Activities & Community Involvement:

Volunteer with the City of Solvang for various events, 7 years doing the Halloween Haunted House with Fred.

Approximately how many City Council or advisory body meetings have you attended in the last 24 months? Please describe the reasons for attendance or topics of Interest?

8 in person, usually with the need to present a public comment. Almost all City Council Meetings online (YouTube).

Why are you seeking the appointment to a City Council Advisory Body?

To help participate in the City I live in by addressing our fiscal responsibilities with the Measure U Funds.

I hereby certify that the information contained in this application and any accompanying documents is true and correct to the best of my knowledge.

Signature Hank P Homburg Date: 12-10-24

Print Name Hank P Homburg



CITY OF SOLVANG
ADVISORY BODY APPLICATION

Design Review Committee
Measure U Citizens Advisory Committee
Planning Commission

RECEIVED
OCT 17 2025
CITY OF SOLVANG

Office of the City Clerk
1644 Oak Street, Solvang, CA 93463
PH (805) 688-5575 x206
Email: cityclerk@cityofsolvang.com

Interested parties must submit application to the City Clerk's office by 5:00 p.m. Thursday, January 2, 2025

Applying for: (check all that apply)

- ☐ Design Review Committee
☒ Measure U Citizens Advisory Committee
☐ Planning Commission

Name Phyllis Martina

Date: 10/16/2025

Home and address where registered to Vote: (if different, list both)

[REDACTED] Solvang

District # 2

Number of Years living in Solvang? 6

Cell Phone: [REDACTED]

Email: [REDACTED]

Occupation: Retired

Employer: _____

Previous service on any Advisory Body? yes If yes, which one(s) and when? Elverhoj Museum - Now
Friends of Library - Solvang

Available to attend evening meetings? yes Daytime meetings? yes Weekend/Community meetings? yes

Do you presently contract any services or are you otherwise employed by the City? NO

If so, what is the nature of the contract or employment? _____

List qualifications for Advisory Body sought (if any)

Over 30 years marketing, PR, people and Budget management with large private and Fortune 500 Companies.

List Civic Activities, Clubs, Associations, etc.

Elverhoj Museum Board, Friends of the Library - Solvang - Board member
Santa Ynez Botanical Garden, Member & Volunteer, Danish Sisterhood,
Dental Education Professional Associations, OMSI St Vincent de Paul

Additional information, qualifications and/or references (attach additional pages or resume if you wish.)

Jack Williams [REDACTED]

Kerry Gerlach St Vincent de Paul president [REDACTED]

Karen Neiner, President Palmero [REDACTED]

Please Note: Members are required to file a FPPC Form 700, Code of Ethics form and complete AB 1661 and AB 1234 training withing 30 days of appointment and agree to these requirements or forfeit their appointment.

I hereby confirm that I have read the Solvang Municipal Code requirements if any, for the position, and confirm that I am qualified to serve in such a capacity. (see qualifications attached)

[Signature]
Signature

10/16/2025
Date

Information provided on this form is public information and may be made available to other applicants, members of the press, or the general public.

1. *How to Apply:* Each person seeking appointment or reappointment to an advisory body shall obtain and file an application administered by the Office of the City Clerk. Applications may be made for a vacancy that currently exists or for expiring terms.
2. Applicants are encouraged to attend at least one full meeting of the Advisory Body for which they are applying.
3. Interview Process and Appointment Recommendation: Applicants shall be offered the opportunity to address the City Council regarding their qualifications during the City Council meeting of January 20, 2025.
4. The Mayor and each member of the City Council has authority to appoint one member to each Advisory Body. The exception is for the Measure U Citizens Advisory Committee. The Mayor and Mayor pro tem will each appoint only one new member for a two-year term.
5. Applicants not appointed will be so advised and their applications held for no less than one year for consideration in the event of a future vacancy.
6. Limitations: No applicant shall not be appointed to serve on more than one advisory body. If an applicant is appointed to another advisory body, they must immediately resign from one body upon being appointed to another.
7. Oath of Office: Following appointment and usually at the next meeting of the advisory body, the City Clerk, or designee, will administer the Oath of Office pursuant to the City Charter. The Oath may also be administered in the Office of the City Clerk. The Oath of office need not be done for consecutive appointments to the same advisory body.
8. Training - The City Attorney conducts Brown Act and Public Records Act training every two years to review Conflict of Interest laws, Brown Act regulations, and best practices for meeting management and records retention. Newly appointed members are encouraged to view archived recordings of the training available on the City's website and to communicate any questions they may have to the City Manager.
9. Term of Office – Advisory Body Members. The full term of office will be two years unless filling a vacancy of a board. Each advisory body, at its first regular meeting of the new term, shall elect a chairperson and a vice chairperson to serve a term of one year.
10. Removal from Office - Members of advisory bodies serve at the pleasure of the Council and may be removed without cause by Council action in an open public City Council meeting.



Agenda Item 8.b

Meeting Date: November 24, 2025

SUBJECT: Santa Ynez Valley (SYV) Regional Community Connector Project (River Trail) Funding Request

PREPARED BY: Bridget Paris, Public Works Director / City Engineer

DISCUSSION:

Project Overview

The SYV Regional Community Connector (River Trail) project proposes the development of a 10-mile Class I multi-use path connecting Camp 4, the Santa Ynez Band of Chumash Indians (SYBCI) Reservation, Santa Ynez, Solvang, and Buellton. This project will significantly enhance active transportation options and support the growing bike-tourism economy in the Santa Ynez Valley. The project combines the Tribe's trail concept with the long-awaited River Trail project, referenced in multiple regional plans, including:

- Buellton General Plan (2005)
- Regional Active Transportation Plan (2015)
- SYV Bicycle Master Plan (2019)
- SYV Traffic Circulation & Safety Study (2020)
- County of Santa Barbara Active Transportation Plan (2023)
- City of Solvang Active Transportation Plan (2024)

This is a planning project that will establish a preferred alignment, complete environmental reviews, and produce 100% project design within the City of Buellton and 30% project design for the segments located outside Buellton. Construction of the trail will occur in future phases yet to be defined. SBCAG will assume responsibility for the entire project including the work previously managed by the City of Buellton and SYBCI under their respective grants.

The project includes contributions from multiple agencies as follows:

- City of Buellton – \$425,000 (Grant Earmark)
- City of Solvang – \$30,000 (Cash Contribution request)
- County of Santa Barbara – \$376,000 (Cash Contribution)
- SYBCI – \$383,016 (Caltrans Grant)

Project Scope and Segments

The project area is divided into Segments A through F (see Attachment A: Corridor Map). Planning efforts will include establishing new multi-use paths, modifying existing roadways, improving intersections, and closing critical connectivity gaps.

Segment C – City of Solvang: This segment covers potential alignments within Solvang city limits. The most complex portion lies between Buellton and Solvang and will require flexibility in determining how the trail connects from the west. A north-side alignment along the Santa Ynez River may offer three potential routes (northern, central, or southern legs). A south-side alignment would likely provide one option, connecting to Alisal Road. All routes would ultimately connect near Highway 246 and Alamo Pintado Road. As the planning process advances, City Council input will be needed to finalize the preferred alignment through Solvang.

Partnership and Coordination

At its September 18, 2025, meeting, the SBCAG Board approved agreements with the City of Buellton and SYBCI to assume their grant-related responsibilities. In 2024, the City of Solvang contributed \$20,000 toward SYBCI's Active Transportation Program (ATP) grant application. Now that the grant has been awarded, SBCAG is requesting a \$30,000 contribution from Solvang to support the regional planning phase. City staff strongly recommends participating in this valley-wide effort, as the project aligns with the City's Active Transportation Plan and General Plan goals to enhance multimodal connectivity for residents and visitors.

30% Conceptual Design and Public Outreach

The 30% Conceptual Design will include:

- Engineering and surveys to meet design objectives
- Development of corridor strip maps and segment design options
- Typical cross-sections and right-of-way impact analysis
- Identification of ADA requirements, utilities, and structural needs
- Project cost estimates by segment and overall

A robust public outreach and stakeholder engagement effort will be conducted to gather input on community goals, access, amenities, and design preferences. Public meetings and workshops will inform the design of each segment and the selection of a locally preferred alternative, to be presented to the Solvang City Council for approval prior to environmental review.

Future Phases

Subsequent project phases may include:

- CEQA environmental review and documentation (Segments B–F)
- NEPA compliance (Segments A–F)
- Plans, Specifications & Estimate (PS&E)
- Right-of-way acquisition and permitting
- Bid document preparation and construction support

MOTION

I move that the City Council authorize a budget adjustment in the amount of \$30,000 in the next budget adjustment cycle to provide funding for the Santa Ynez Valley Regional Community Connector (River Trail) Project.

ALTERNATIVES:

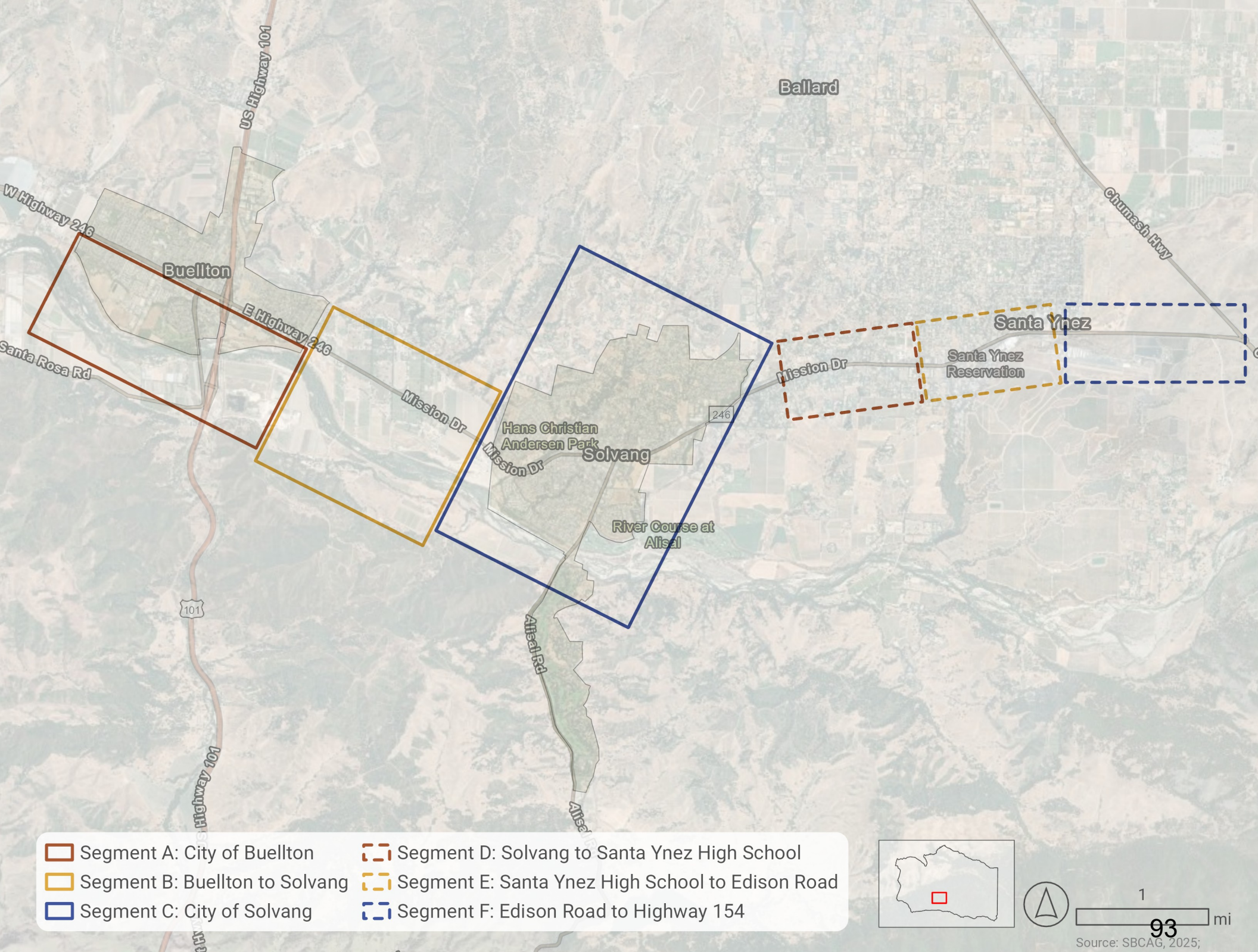
1. Approve the requested \$30,000 contribution to SBCAG for the River Trail planning and 30% design.
2. Deny the contribution request, resulting in Solvang's limited participation in regional trail planning efforts.
3. Provide alternative direction to staff.

FISCAL IMPACT:

Approval of this item would authorize a \$30,000 contribution to SBCAG for the River Trail 30% design and planning work. Funding is proposed from the City's General Fund or an appropriate transportation-related fund, as determined by Finance staff.

ATTACHMENTS:

A. Corridor Map with Project Segments



Segment A: City of Buellton

Segment B: Buellton to Solvang

Segment C: City of Solvang

Segment D: Solvang to Santa Ynez High School

Segment E: Santa Ynez High School to Edison Road

Segment F: Edison Road to Highway 154



1 mi



November 24, 2025

Santa Ynez Valley River Trail

Status update and planned next
steps

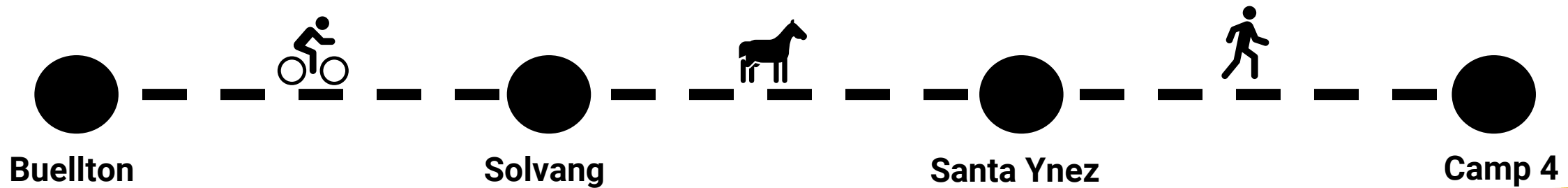
Presentation Overview

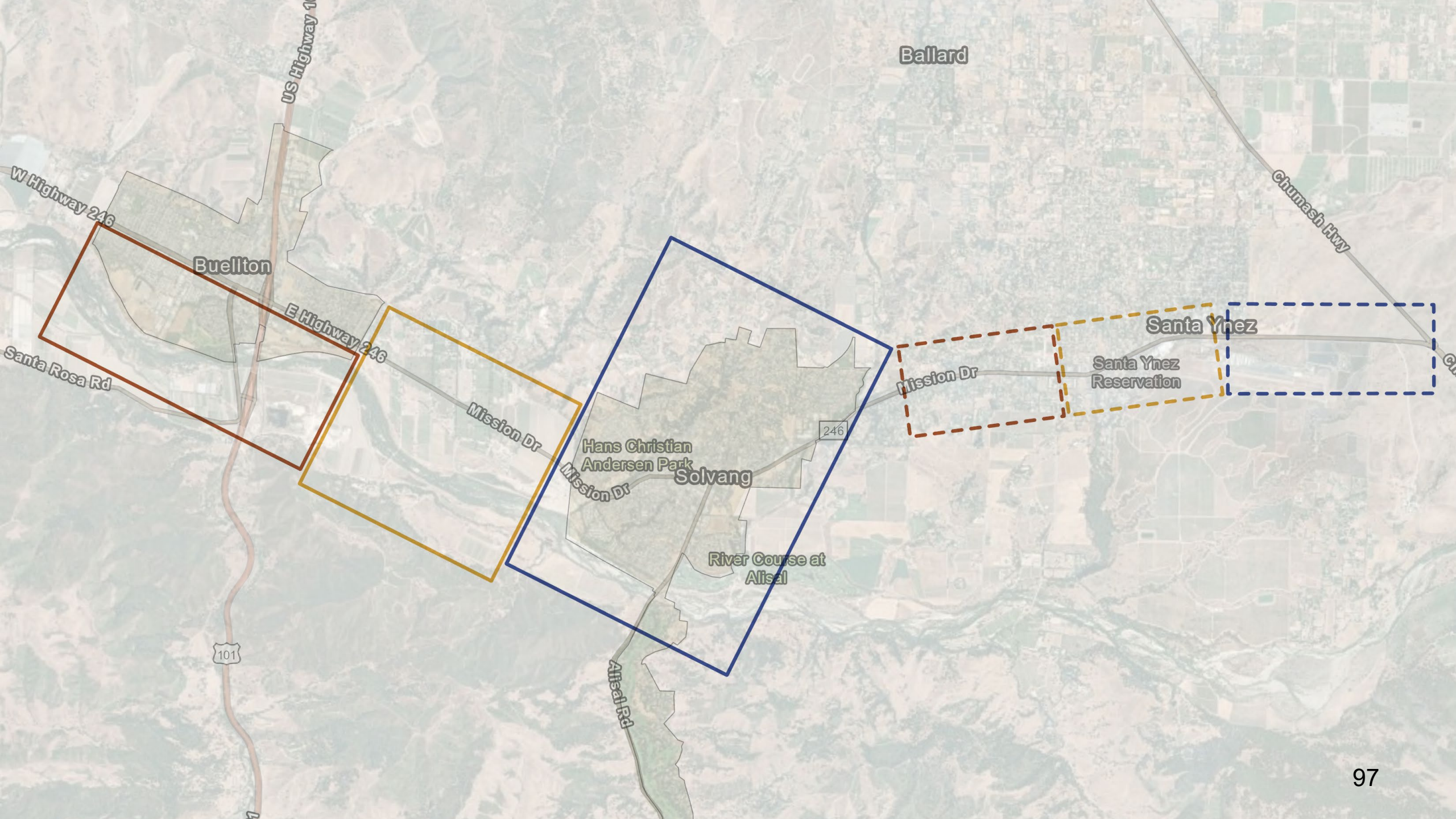
- Concept
- History
- Status and Grant Awards
- Next Steps
- Schedule and Budget



Concept

- Connect Communities
- Transportation Resource
- Recreation Resource
- Tourist Attraction





Concept



History

Santa Ynez Valley Community Plan (2009)

- “expanding a network of multi-use trails throughout the Valley”
- Proposed Class I along SR 246
- Policy: all trails be available for hiking, equestrian use, and cycling

Regional Active Transportation Plan (2015)

- Buellton to Solvang trail included as a “study corridor”

Buellton General Plan (2005)

- Santa Ynez River Trail – Planned Project

History

Regional Active Transportation Plan (2015)

- Buellton to Solvang – study corridor

Santa Ynez River Trail Alignment Study (2020)

- Environmental screening on alignment alternatives

Santa Ynez Valley Bicycle Master Plan (2019)

- Cross-Valley Trail - #1 highest priority project

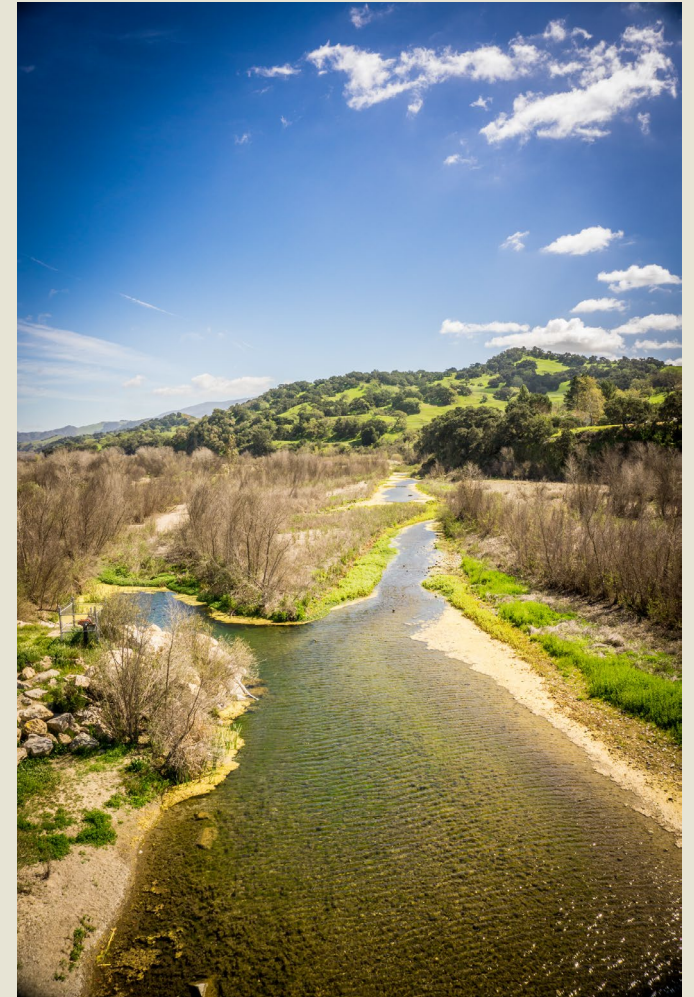
Solvang Active Transportation Plan (2024)

- Identifies alternatives for Cross-Valley trail to cross Solvang

History

Other highlights:

- Two Active Transportation Program Grant applications
- Two Caltrans Sustainable Transportation Planning Grant applications (one successful)
- One Federal Active Transportation Infrastructure Implementation Program application (successful)
- County Active Transportation Plan (2023) – Buellton to Solvang project
- County Recreation Master Plan (forthcoming) – Buellton to Solvang included in PEIR



Status

- Planning, Planning, Planning
- Seeking funds
- Obtaining funds
 - Buellton State Parks' Grant
 - Chumash Caltrans' Grant
 - Chumash Federal Grant



Next Steps

In progress:

- Hire consultant
- Conduct planning process to identify preferred alignment
- Complete environmental review
- Complete 30% design outside of Buellton and 100% within Buellton

In the future:

- Seek funding
- Complete 100% design outside of Buellton
- Construct the trail



Schedule and Budget

	FY 2025-2026				FY 2026-2027				FY 2027-2028				
Jurisdiction	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Budget
City of Buellton													\$ 425,000
City of Solvang													\$ 30,000
County of Santa Barbara													\$ 376,000
Santa Ynez Chumash													\$ 383,016
													\$ 1,214,016

- Chumash Federal Grant - \$1,400,000





Questions?

Mike Becker
Director of Planning
SBCAG



CITY COUNCIL STAFF REPORT

AGENDA ITEM: {{section.number}}.{{item.number}}

MEETING DATE: November 24, 2025

SUBJECT: Discussion and Direction to explore amending or repealing the Urban Growth Boundary

PREPARED BY: Rafael Castillo, Community Development Director

DISCUSSION:

Background

In 2020 a group of Solvang residents known as “Save Our Solvang” qualified for the ballot “The City of Solvang Urban Growth Boundary Initiative” (the “UGB Initiative”) to amend the General Plan to establish an Urban Growth Boundary beyond which the City would be prohibited from permitting urban growth with certain exceptions. On June 8, 2020, as allowed under the Election Code, the Solvang City Council adopted the Urban Growth Boundary (UGB) as proposed by voters in the UGB Initiative without modification instead of putting the UGB Initiative on the next ballot.

At its March 10, 2025 meeting, the City Council discussed the Urban Growth Boundary as part of an overall discussion of Land Use Planning and Infrastructure. At this meeting, City staff presented information regarding the Urban Growth Boundary (UGB), along with other issues surrounding the boundary including land use, water and transportation. The City Council directed staff to return this item at a later date for further discussion. Since then, staff has met with the Santa Barbara County Local Formation Committee (LAFCO), property owners, and Save Our Solvang (SOS), the original group that petitioned the ballot measure that was ultimately approved by the City Council.

What is the Urban Growth Boundary

The City’s boundary is approximately 2.4 square miles (Attachment 1). The City also has an adopted “sphere of influence” (“SOI”) which is approved by LAFCO. This sphere is the area where future growth may occur and identifies areas that may be annexed by the City into the future. This area is adjacent to the City limits and extends primarily to the north and east of the existing City limits.

The UGB Initiative established the existing City limits as the boundaries for urban growth and development. Although adopted by City ordinance, since the UGB Initiative was originally proposed as an initiative by the residents of Solvang, it may only be amended or repealed by a vote by the residents of the City of Solvang except in certain circumstances outlined in the UGB Initiative. The UGB Initiative provides that the City Council may amend the Urban Growth Boundary (UGB) without a vote of the City’s residents under certain circumstances, which include, among others, the following:

- The amendment is necessary to comply with state or federal law regarding the provision of housing provided a specific provision of state or federal law requires the City to accommodate the housing that will be permitted by the amendment and the amendment permits no greater density than that necessary to accommodate the required housing;
- The amendment to the UGB would include land contemplated for construction of public schools, or for public services and facilities provided the Council holds at least one public hearing, makes required findings including evidence from the Fire Department, Police Department, Public Works Department; the applicable water and sewer districts will provide adequate service, and there is no existing land available within the UGB to accommodate the proposed development.

At this time, it is staff’s view that none of the circumstances outlined in the UGB Initiative allowing for amendment without a vote exist.

Accommodating the Next Regional Housing Needs Assessment in the UGB

The UGB Initiative's provision allowing amendment of the UGB without a vote if "state or federal law requires the City" to accommodate housing" is based on a misunderstanding of how the State or Federal Government can compel the City to annex property. When the City adopted its Housing Element in 2024, it was required to re-zone three "sites" as a part of this effort. The City can only re-zone sites that are within its jurisdictional limits and cannot utilize "future sites outside of the sphere" when re-zoning to accommodate its Regional Housing Needs Allocation (RHNA).

This creates a tension between the UGB and the City's ongoing need to accommodate its RHNA. The City does not have many sites of vacant land remaining. Although the City does own some open space parcels, rezoning those parcels to allow for housing would be complicated. If the City does not have a plan in place to annex any additional lands by the time the Santa Barbara County Council of Governments releases the next round of RHNA numbers in late 2029, the City will likely be faced with adopting additional concessions to existing neighborhoods to accommodate its RHNA such as the following:

- Continue to pursue rezones of properties within the City boundaries, which could be disruptive and likely opposed by surrounding residents; and
- Continue to enact infill development policies that include additional density;
- Likely pursue more "by-right" projects in infill areas with limited public participation; and
- Require increase in height limits to accommodate the necessary density, particularly in the Village Area, and other high-density zones.

This would undoubtedly see a repeat of backlash and contention among and between neighbors, the City Council, and the State during the next RHNA cycle.

SB LAFCO Municipal Service Review

LAFCO initiated a Municipal Service Review (MSR) of all 19 agencies that provide municipal services within Santa Barbara County. LAFCO staff interviewed City staff, and provided staff a review of what municipal services were provided by the City and make a recommendation for either affirming the existing sphere of influence, or recommending a change, based on data and information collected by LAFCO Staff. The draft MSR can be found here: <https://www.sblafco.org/files/8911aea09/Public+Review+Draft+MISC+MSR.pdf>. In this review, LAFCO is making the following recommendation:

LAFCO staff is recommending that the sphere boundary be reaffirmed once again with the condition that the City develop an annexation plan by or before their next cycle of sphere of influence adoption. The City should develop a plan to determine when the areas within its sphere boundary should be annexed into Solvang. If no plan is submitted prior to their sphere of influence adoption cycle (January 2031), then the Commission should consider reducing the sphere boundary to better reflect the City's future growth (Page 452)

This recommendation is based on a number of factors identified in the report including the ability to establish more regional collaborative solutions, challenges faced by state laws, and lack of funding sources for existing and future programs.

Proposed Urban Boundary Exploration Committee

Given that LAFCO is recommending the City to formulate a plan to determine when the areas within its sphere should be annexed, a window to act is provided to the City. The existing sphere contains areas of potential annexation that would be difficult to annex given the cost associated with annexation due to their parcelization and lack of large parcels that could be used for a master plan or specific plan effort. This is an opportunity to carefully analyze areas that could potentially be master planned and reviewed for future annexation. Staff does not recommend the City pursue an amendment or revocation of the UGB by a vote of the residents at this time.

Instead, City staff recommends formation of a committee to analyze and discuss these issues that report back to the City Council for ultimate direction and action. This committee would be known as the Urban Boundary

Exploration Committee or UBEC. City staff recommends a series of meetings or informative information sessions open to the public that consists of a good cross section of members from the community including:

- Up to 2 City Council members
- Up to 2 Planning Commission members
- Representative from the Solvang School District
- Interested property owners outside of the current sphere
- Real Estate professionals
- Members from the Original Save Our Solvang group
- Rotary Club or other service organizations
- Other at large members

A total of 10-12 members are envisioned to “deep dive” into this issue and provide a report to the Council. The Committee would be spearheaded by the City Manager and the Community Development Director, with assistance from other executive team members such as Public Works and Utilities. Staff anticipates that such a committee would hold approximately 3-4 meetings.

RECOMMENDED MOTION:

I move the Council direct the City Manager to form a “Urban Boundary Exploration Committee” to assess issues related to the Urban Growth Boundary.

ALTERNATIVES:

The City Council may direct staff to not form a committee or further evaluate the UGB.

FISCAL IMPACT:

City staff time to host UBEC meetings and create presentations/agendas

ATTACHMENTS:

Attachment A – UGB / City Limits

Attachment A - City Boundaries

