

2 Project Description

The City of Solvang (City) proposes a Comprehensive General Plan Update, including eight respective City General Plan elements (referred to in this Environmental Impact Report [EIR] as “2045 General Plan” or “proposed project”). The 2045 General Plan considers the year 2045 as its horizon year, or the year that buildout is contemplated through. The project involves updates to all of the City’s existing General Plan Elements, except for the Housing Element which was updated as part of a separate project and adopted in 2023. The 2045 General Plan elements include: Land Use; Community Design; Economic Development; Mobility; Public Facilities, Services, and Infrastructure; Environment and Sustainability; and Safety. Although not explicitly its own element, environmental justice considerations are implemented within goals, policies, and implementation programs throughout the General Plan. In addition, the 2045 General Plan includes an Administration chapter which includes all implementation programs that implement each of the individual General Plan element goals and policies.

The 2045 General Plan serves as the long-term blueprint for development across the City’s Planning Area¹. This chapter of the EIR provides an overview of the Planning Area location and setting as well as the 2045 General Plan’s objectives, land use components, and policies. In addition, intended uses of this EIR by agencies with permitting and approval authority over the 2045 General Plan as well as required permits and approvals are discussed herein.

2.1 Planning Area Location and Setting

2.1.1 Regional Location

Solvang is located in the Santa Ynez Valley in central Santa Barbara County, approximately 25 miles northwest of Santa Barbara and 6 miles north of the Pacific Ocean, as shown in Figure 2-1. The city of Buellton is located about 3 miles to the west, the township of Santa Ynez is located 2 miles to the east, and the communities of Los Olivos and Ballard are located two to three miles to the north. State Route 246 (also known as Mission Drive) bisects Solvang and provides a key regional east-west link between Highway 101 and State Route 154.

Solvang is situated primarily along an alluvial plain formed by the Santa Ynez River and on the southeastern edge of the Purisima Hills. Solvang is surrounded by the Purisima Hills to the north, the upper Santa Ynez Valley to the east, the Santa Ynez Mountains to the south, and the lower Santa Ynez Valley to the west.

¹ The Planning Area covered by the 2045 General Plan consists of the corporate limits of the City as well as lands within the City’s Sphere of Influence (SOI). The term “sphere of influence” applies to the area designated by Santa Barbara County Local Agency Formation Commission (LAFCO) as the probable, future physical boundary or service area of the City.

Figure 2-1 Regional Location



Source: City of Solvang, 2016; Esri, 2021
 Date: November 2, 2023

Solvang Safety Element
 Fig 1 Regional Location

2.1.2 Local Setting

The 2045 General Plan covers approximately 3.1 square miles (1,968 acres) of land within Solvang’s Planning Area. Solvang is characterized as a compact city which has evolved into a widely recognized tourist destination in the village core due to its unique architecture. The Mission District contains the Mission Santa Inés and the surrounding open space around the mission. Other influences in the surrounding region include surrounding wineries and agricultural uses, and the Chumash reservation and casino. A breakdown of existing land uses in the Planning Area is provided in Table 2-1.

Table 2-1 Existing Land Uses

Land Use	Acres	Percent
Agriculture	6.1	0.3%
Commercial	119.5	6.1%
Industrial	42.2	2.1%
Miscellaneous	22.9	1.2%
Office	24.3	1.2%
Public and Quasi Public	34.2	1.7%
Recreational and Open Space	230.3	11.7%
Residential	1,069.0	54.3%
Roadways and Parking Lots	306.0	15.5%
Vacant	113.4	5.8%
Total	1,968.0	100%

Solvang is located within the Alisal Creek-Santa Ynez River sub-watershed which is approximately 25,817 acres in size and includes portions of the city of Buellton. The local climate in Solvang is characterized by warm summers and cool, wet winters. Figure 2-2 shows Solvang’s Planning Area boundaries.

Tourism is the largest sector in Solvang’s economy, accounting for one third of jobs and nearly two thirds of the City’s General Fund revenue. It is estimated that Solvang received more than 1.5 million visitors in 2019, about 8.2 percent of the County total of 18.8 million visitors. Solvang visitors spent about \$132.7 million in the City for accommodations, retail goods and services, restaurants and entertainment. According to the Solvang Chamber of Commerce, about 85 percent of visitors come from California locations, with New York, Arizona, Washington, and Texas rounding out the top five origins for Solvang visitors.

2.2 Existing Planning Area Characteristics

According to Census data, as of 2020, approximately 5,644 people lived in Solvang, representing a density of approximately 1,820 people per square mile. In 2019, approximately 2,566 housing units were present within Solvang (Mintier Harnish 2023).

2.3 Existing Land Use Designations

The current Solvang General Plan Land Use Element establishes 15 separate land use designations to provide a mixture of land uses for the City (City of Solvang 2008). Figure 2-3 shows the existing land use designations in the current Solvang General Plan Land Use Element.

2.4 General Plan Overview

A General Plan serves as a city’s primary guide for land use and development decisions and is a key tool for influencing and improving the quality of life for residents and businesses. As such, it serves as the “blueprint” for future development and conservation of a community. Under State law, the General Plan must serve as the foundation upon which all land use decisions are to be based, and must also be comprehensive, internally consistent, and have a long-term perspective. State law further mandates that the General Plan:

- Identify land use, circulation, environmental, economic, and social goals and policies for the City and its surrounding planning area as they relate to future growth and development;
- Provide a basis for local government decision-making, including decisions on development approvals and exactions;
- Provide citizens the opportunity to participate in the planning and decision-making process of their communities; and
- Inform citizens, developers, decision-makers, and other cities and counties of the ground rules that guide development within a particular community.

The City’s existing General Plan contains the following Elements:

- Land Use (adopted 2008)
- Circulation (adopted 2008)
- Housing (adopted 2015)
- Noise (adopted 2013)
- Safety (adopted 2016)
- Parks and Recreation (adopted 2009)
- Conservation and Open Space (adopted 2016)
- Community Design (adopted 1988)

Figure 2-2 Local Setting

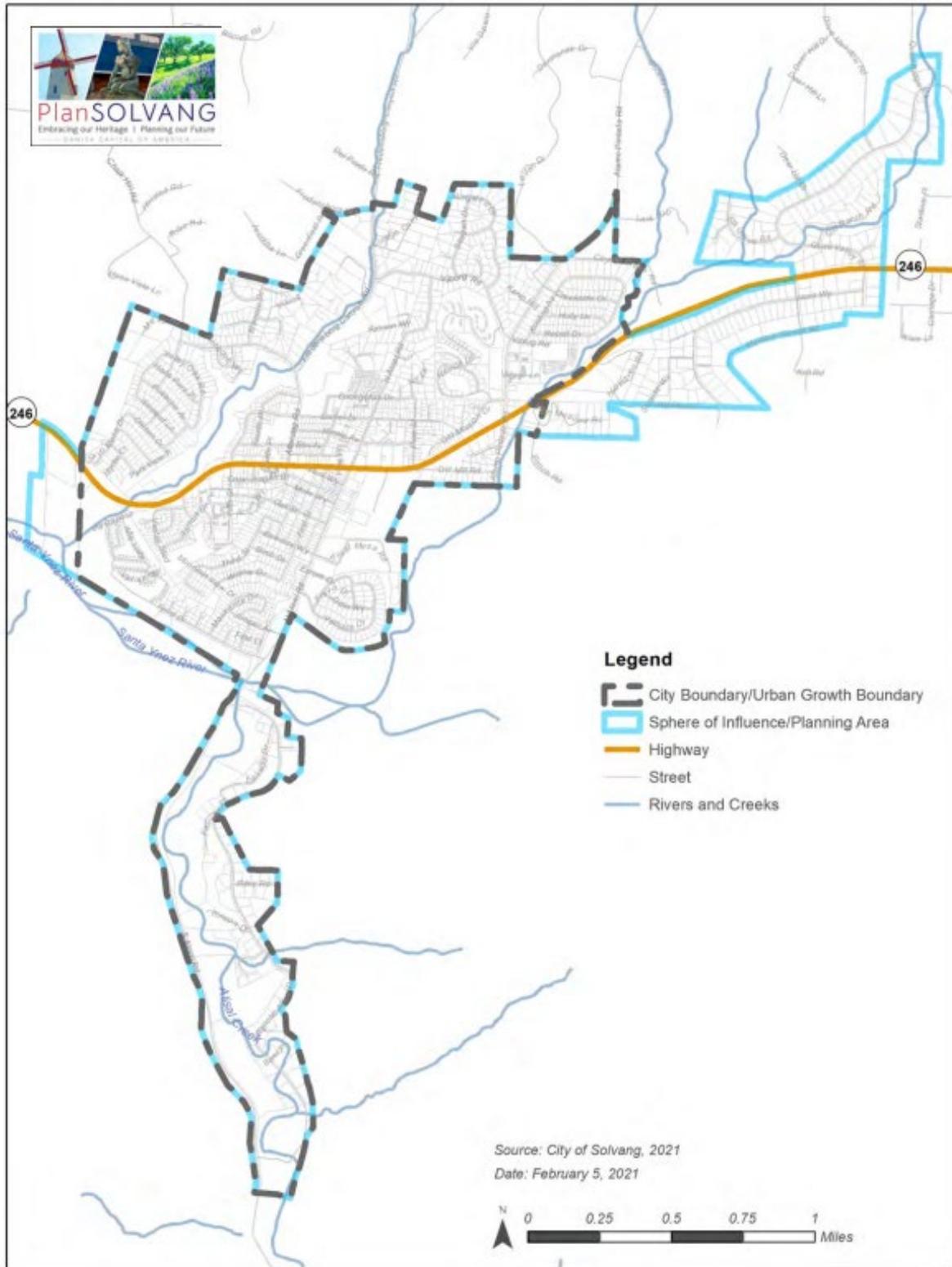
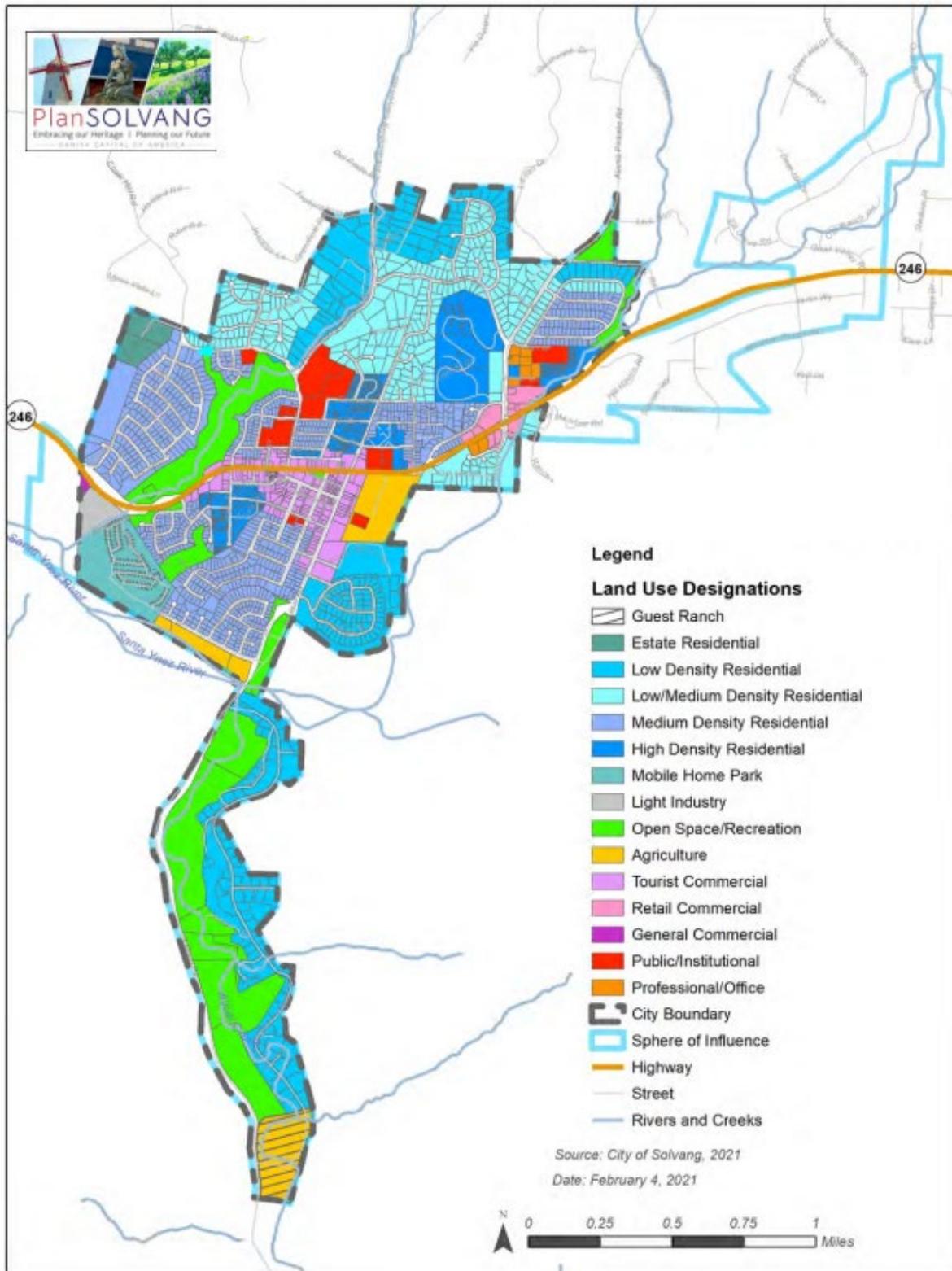


Figure 2-3 Existing General Plan Land Uses



According to current State Planning and Zoning law, General Plans are required to cover nine topics: land use, circulation, housing, conservation, open space, noise, air quality, safety, and environmental justice. Jurisdictions may include any other topics that are relevant to planning its future. The project involves updates to all the City's existing General Plan Elements. The 2045 General Plan includes the following elements:

- Land Use
- Community Design²
- Economic Development³
- Mobility
- Public Facilities, Services, and Infrastructure
- Environmental and Sustainability (includes Air Quality and Open Space and Conservation)
- Safety (includes Noise)

The General Plan Update would include all State required topics; however, some topics, including conservation, open space, noise, and air quality, would not be standalone elements but instead would be covered in the above elements. Although not explicitly its own element, environmental justice considerations are implemented within goals, policies, and implementation programs throughout the General Plan.

2.5 2045 General Plan Objectives

The City's 2045 General Plan objectives are as follows:

- **Support strategic land uses.** Strategically accommodate future growth and change while preserving and enhancing the qualities that make Solvang a desirable place to live and work through strategic land use designations and zoning.
- **Foster a distinct community character.** Maintain Solvang's urban form and architectural style in order to maintain the city's distinct community character.
- **Promote economic diversity and sustainability.** Promote a vibrant business mix, supportive workforce development, 21st century communications infrastructure, and regional collaboration to connect Solvang to the broader economy and enhance the fiscal health of the community.
- **Improve mobility.** Improve the mobility of people and goods within and through Solvang while emphasizing improving accessibility for visitors to park and move around Solvang.
- **Provide adequate facilities.** Ensure the provision of adequate public facilities, including water, wastewater, stormwater, solid waste and recycling, emergency response, community health, parks and recreation, education, and medical services.
- **Conserve open space.** Conserve and protect open space to preserve the scenic beauty of Solvang's natural surroundings.
- **Ensure public safety.** Provide a safe community through public safety services, resilient infrastructure, public awareness, preparedness, and action plans for both human-caused and natural disasters.

² Element not required by current State Planning and Zoning Law

³ Element not required by current State Planning and Zoning Law

- **Support diverse housing options.** Conserve and improve the quality of existing housing while facilitating the development of a range of housing types, densities, and affordability levels to meet the diverse needs of the community.

2.6 2045 General Plan Components

2.6.1 Land Use Allowance

Table 2-2 shows a summary of the growth planned for by the 2045 General Plan and is followed by a more-detailed description of the 2045 General Plan. To analyze potential growth and the development capacity more accurately, the 2045 General Plan evaluates the potential development and redevelopment of both vacant and underutilized land. Vacant and underutilized parcels in the city were identified using the following methodology:

- **Vacant Land:** To identify vacant parcels in the city, parcel data from the Santa Barbara County Assessor’s Office was used. Using the geographic information system (GIS) data provided by the Assessor, parcels with a tax use code of “Vacant” were identified. These sites were then visually reviewed (ground-truthed) against aerial photography to confirm the sites’ vacancy status. Once verified, the attributes of the vacant land GIS data were exported into an Excel spreadsheet for the analysis.
- **Underutilized Land:** The General Plan uses parcel improvement value data from the County Assessor (Santa Barbara County) to identify underutilized parcels. Underutilized sites are classified as parcels where the improvement value was less than half the land value, which suggested that the parcels are underutilized to a degree that would make them more likely to redevelop within the planning period of 2045. Underutilized and vacant parcels are considered opportunity sites for future development or redevelopment.

Since Solvang is primarily a built-out community, most of the anticipated growth is located within underutilized land or on parcels built with existing uses (site redevelopment). The 2045 General Plan evaluates the potential for existing developed areas to redevelop (i.e., remove an existing home and replace it with more units, such as a duplex or triplex), or increase the use of a parcel (i.e., adding additional units on a parcel with an existing home). A redevelopment percentage was applied to underutilized and build out parcels to account for the growth through 2045, since it is assumed that not all parcels will fully develop within the planning period. Redevelopment percentages applied to the land use designations under consideration for changes fluctuate between 5 and 10 percent, depending on the designation and the likelihood of future changes. Accessory dwelling units (ADUs) are not considered in the General Plan buildout, as the State does not include ADUs in the density per acre totals. However, for the purposes of fulfilling the City’s Regional Housing Needs Assessment (RHNA) allocation, ADUs and Junior Accessory Dwelling Units (JADUs) are counted in the City’s adopted 2023-2031 Housing Element.

All designations analyzed were applied with a set of development assumptions applicable density and floor area ratio (FAR) determined as part of the General Plan’s Alternatives process and approved by the City Council. Applying the density and intensity (FAR) standards allowed for the calculation of the potential net new dwelling units anticipated by 2045. The anticipated 2045 population was then counted using persons per household data averages from the United States Census Bureau’s American Community Survey (2019), Department of Finance (2019), and population projections from the Santa Barbara County Association of Governments (SBCAG).

In addition to the anticipated net new housing units and population figures, anticipated new housing units and population based on pending and approved City projects were also added to the total potential. Approved nonresidential projects include the Sansum Medical Clinic and two boutique hotels totaling 20 hotel units. There are currently 88 pending and approved dwelling units (85 multi-family, three single-family), which would accommodate a population increase of 211 residents. Calculating new population for pending and approved projects used the same process for calculating the net new population.

Lumberyard site. One area of potential growth considered by the 2045 General Plan is the Old Lumberyard site, located at 1783 and 1793 Mission Drive and 533 Pine Street and comprised of Assessor's Parcel Numbers (APNs) 139-150-012, 139-150-017, and 139-150-027. The project site has been previously developed with uses including the Solvang Mill and Lumberyard building, two single-family residences, two garages, and various accessory structures. The site is bounded by Mission Drive to the south, Pine Street to the east, Maple Avenue to the north, and existing community facilities to the west, including the Solvang Library, the Sherriff's Office, the Senior Center, and Veterans Memorial Hall. The site is currently designated as DR-20.

The potential project would merge all parcels into one lot and demolish most existing on-site buildings, except for the existing single-family residence located at 1793 Mission Drive, which would be relocated. The site would be rezoned to Tourist-related Commercial (TRC), which would allow a proposed hotel and residential apartment uses. The project would construct two, two-story hotel buildings adjacent to Mission Drive which would collectively contain 45 guest rooms. Two, two-story hotel buildings and one, one-story hotel building would be built adjacent to Pine Street which would provide five guest rooms. One, three-story multi-family residential building would be constructed adjacent to Maple Avenue and would include 51 micro-studio apartments. In addition, a two-story building comprised of a hotel lobby and mechanical car parker is proposed at the center of the Mission Drive project site. Appendix B provides renderings for the Old Lumberyard Project.

Site B. Site B is a 0.64-acre site at the junction of Alamo Pintado Road and Viborg Road that is zoned 20-R-1, or low-density single family residential. The site currently has dense foliage that will need to be cleared. The city intends to rezone the parcels to DR-20 with a General Plan land use designation of High Density Residential, allowing 20 dwelling units per acre. Based on the proposed zoning, the site has a likely development potential for 11 dwelling units, six moderate and five above-moderate income.

Site C. Another area of potential growth considered by the 2045 General Plan is the Alamo Pintado site, located at the northwestern corner of Alamo Pintado and Old Mission Drive at APNs 139-530-001 and 139-530-002. The 5.5-acre site is currently vacant. The current land use/zoning designation for this site is 20-R-1 with a potential buildout of 11-14 units.

The City Council authorized the lower half of the site with a land use designation of DR-20. The estimated buildout would be 40 to 50 units with the other half of the site designated for 20-R-1 or Open Space as noted in the adopted Housing Element.

The landowner has provided an alternative plan to be considered in the EIR. The potential project includes the construction of three, three-story apartment buildings featuring one- and two-bedroom units. Building A would include 25 units, Building B would include 38 units, and Building C would include 46 units (for a total of 109 units). The project would include amenities, an open space/drainage basin area, trash enclosures, and 143 parking spaces including 24 private garages. The project would involve a zone change to Design Residential 20 (DR-20). Under the 2045 General

Plan, the project site would have a land use designation of High Density Residential. Appendix B provides renderings for the Alamo Pintado Project.

Site D. Site D, or the Alisal Commons site, is a 3.71-acre portion of a large open space, recreation zoned parcel that encompasses portions of the rights-of-way for Alisal Road, Juniper Avenue, and Fjord Drive. Site D has realistic capacity to accommodate 59 lower-income dwelling units.

Projected Future Employment. The proposed General Plan analyzes potential projected employment. This analysis assumes that there would be no net loss of commercial square footage. When calculating the potential projected employment through 2045, the analysis uses the overall employment average, applicable FAR for each land use designation, and percentage of acreage by employment type. These multitude of factors allow for the calculation of the total potential projected employment by 2045 as summarized below in Table 2-2.

Table 2-2 Growth Summary

	Existing (2019)	Proposed (2045)	Net Change from Existing to Proposed
Residential Units	2,566 units	3,063 units	497 units
Employment	3,227 employees	3,438 employees	211 employees

The 2045 General Plan would provide the framework for developing up to 497 net new residential units, resulting in 2,145 single-family residences and 918 multi-family residential units in Solvang. Density ranges would be between zero and 20 dwelling units per acre. The 2045 General Plan would provide the framework for the addition of approximately 211 employees to Solvang, spread across the following land uses:

- Tourist Commercial: 97 employees
- Professional/Office: 71 employees
- Retail Commercial: 40 employees
- General Commercial: 2 employees
- Public/Institutional: 1 employee

With relatively limited opportunities for new development in Solvang, the 2045 General Plan emphasizes infill and reuse development within City limits, encourages high-density and mixed-use projects where appropriate, and supports development that compliments the existing natural and built environment. Future development would occur where existing roads, water, and sewer are in place and minimize development impact on existing infrastructure and services.

Specific land use designations are currently proposed by the 2045 General Plan. These land use designation amendments are to ensure consistency with existing land uses, such as public utilities, recreational facilities, and parks. These amendments would change the development potential for some of the land use designations proposed by the 2045 General Plan.

The 2045 General Plan serves as the City’s long-term development blueprint through 2045, contains goals and policies guiding land use and infrastructure decisions through 2045, and brings the General Plan up to date in response to latest State and regional plans and regulations related to housing,⁴ climate-related hazards,⁵ emergency evacuation routes and access, water supply, and

⁴ The City has recently adopted the Solvang Housing Element as part of the 6th Cycle Regional Housing Needs Allocation (RHNA) and to comply with California Government Code Sections 65580 to 65589.11.

⁵ Pursuant to Senate Bill 379, which amended California Government Code Section 65302.

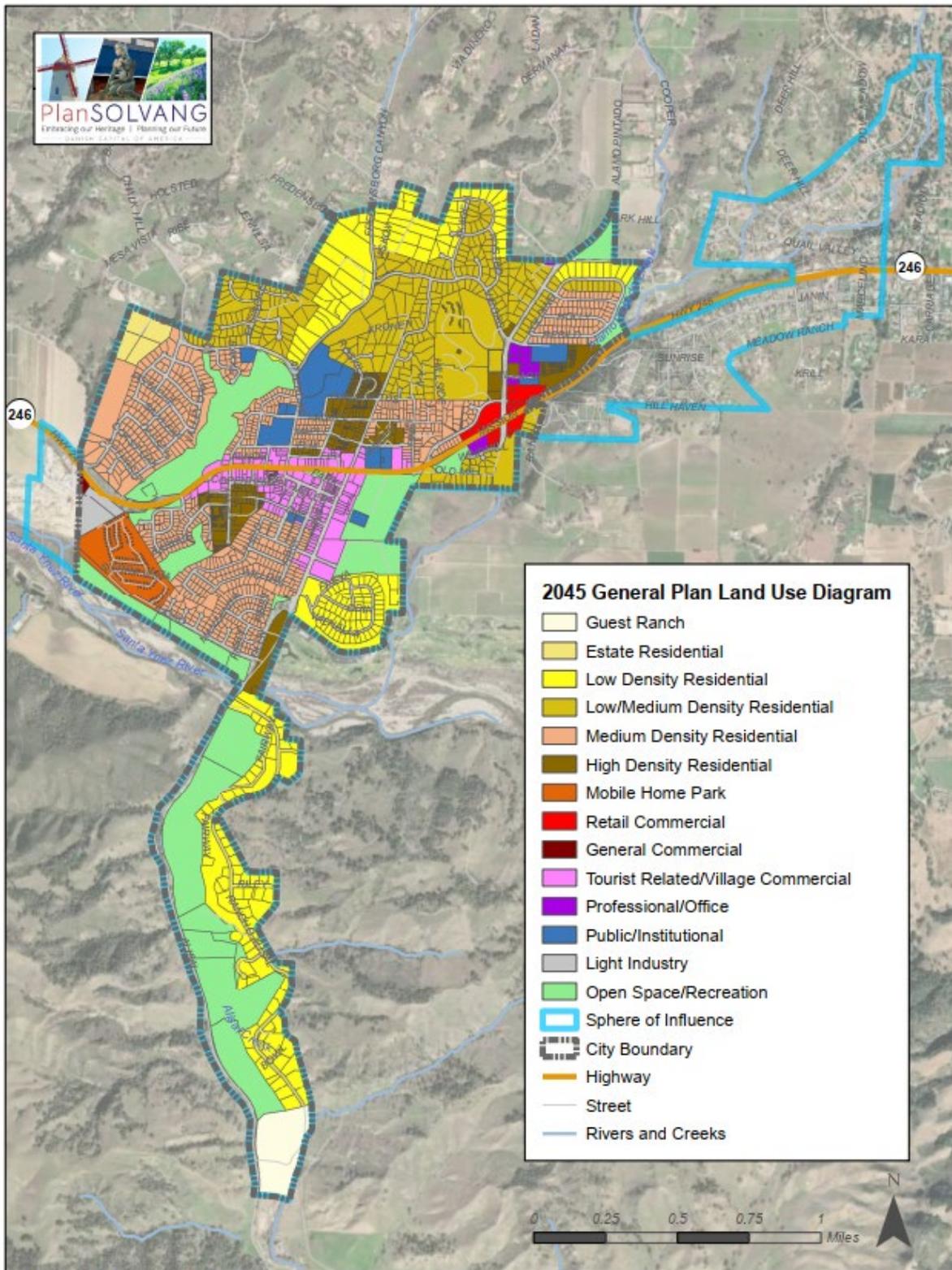
mobility. As such, the updated policies of the proposed 2045 General Plan are the focus of the description below, and the development opportunities under the umbrella of the 2045 General Plan are discussed in detail under the proposed Land Use Element description.

2.6.2 Proposed General Plan Element Aspects

Land Use Element

The Land Use Element contains the Land Use Map as well as the policies and standards that directly shape land use decisions and the resulting physical development of Solvang. The Land Use Element includes goals, policies, and programs intended to guide land development in Solvang. The Land Use Element addresses the type and intensity of development allowed on a site, the mix of uses permitted within Solvang, and the character of the community. The Land Use Element also determines the general location of residential, commercial, industrial, public, and open space uses. This Element balances land use issues, opportunities, and constraints with the community's other needs and desires. Figure 2-4 shows the proposed 2045 General Plan Land Use Map. Consistent with the proposed 2045 General Plan Land Use Map, the 2045 General Plan would also influence the rezoning of properties to be consistent with the recently adopted Housing Element and other proposed zoning changes.

Figure 2-4 Proposed Land Use Map



Source: City of Solvang, 2023
 Last Updated: July 2023

Proposed Land Use Designations

The Land Use Element would establish 14 separate land use designations to provide a mixture of land uses for the City. The proposed Land Use Element would remove the agriculture land use designation included in the current General Plan, and thus would have one less land use designation. The land uses proposed by the 2045 General Plan are described in Table 2-3.

Table 2-3 Proposed Land Use Designations

Land Use Designation	Description	Residential Density	Minimum Intensity (Floor Area Ratio)
Residential			
Guest Ranch	This designation is established to recognize the approximately 30 acres of the Alisal Ranch located within the city. Allowed uses include guest lodging, employee housing, restaurants, and recreation and entertainment.	N/A	0.34
Estate Residential	This designation allows for low-density, large lot single-family residential development. This designation is characterized by estate ranchettes with detached single-family residences.	0-1.0 dwelling unit per 3 acres	N/A
Low Density Residential	This designation allows for single-family residential development. This designation is characterized by detached single-family residences on large parcels.	0-1.0 dwelling unit per acre	N/A
Low/Medium Density Residential	This designation allows for single-family residential development. This designation is characterized by detached single-family residences on large parcels.	0-2.0 dwelling units per acre	N/A
Medium Density Residential	This designation allows for single- and multifamily residential development. This designation is characterized by detached single-family and/or medium-density, multifamily residences on smaller parcels.	3.0-7.0 dwelling units per acre	N/A
High Density Residential	This designation allows for multifamily residential development. This designation is characterized by duplexes, triplexes, row houses, apartments, and/or condominiums. These properties could have increased density based on State Law.	8.0-20.0 dwelling units per acre	N/A
Mobile Home Park	This designation allows for the development of mobile home parks.	0-8.0 dwelling units per acre	N/A
Commercial			
Tourist Commercial	The Tourism Commercial designation allows for a mix of commercial establishments, residential, professional office, hotels, hospitality uses, visitor-serving uses, and entertainment venues. This designation provides for a variety of uses with an emphasis on visitors-serving within the Danish theme downtown area. The ground floor shall remain a non-residential use for all vertical mixed-use developments.	Up to 20.0 dwelling units per acre	0.65

City of Solvang
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Land Use Designation	Description	Residential Density	Minimum Intensity (Floor Area Ratio)
Retail Commercial	This designation allows for commercial establishments intended to serve the everyday needs of Solvang residents. This designation is characterized by specialty shops, grocery stores, personal service establishments, and residential mixed-use development. Residential is permitted in this designation only in a vertical mixed-use format. For vertical mixed-use developments, the ground floor shall remain a non-residential use.	0-20.0 dwelling units per acre	0.65
General Commercial	This designation allows for large scale commercial establishments and is characterized by wholesale, heavy commercial uses, and residential mixed-use development. Residential is permitted in this designation only in a vertical mixed-use format. For vertical mixed-use developments, the ground floor shall remain a non-residential use.	Up to 20.0 dwelling units per acre	0.65
Professional/Office	This designation allows for a range of office uses and is characterized by medical centers, general office uses, and residential mixed-use development. Residential is permitted in this designation only in a vertical mixed-use format. The ground floor shall remain a nonresidential use for all vertical mixed-use developments.	0-20.0 dwelling units per acre	0.65
Industrial			
Light Industry	This designation allows for a range of light industrial land uses. This designation is characterized by light manufacturing, research and development facilities, warehouses, and processing facilities.	N/A	0.23
Resource and Public Institutional			
Open Space/Recreation	This designation allows for public parks, indoor and outdoor recreation and entertainment uses, and open space.	N/A	N/A
Public/Institutional	This designation allows for a variety of public and quasi-public uses, and is characterized by schools, places of assembly, hospitals, and public utility facilities.	N/A	0.23

Proposed Land Use Element Goals and Policies

The goals and supportive policies of the proposed Land Use Element are shown in Table 2-4.

Table 2-4 Proposed Land Use Element Goals and Policies

ID	Goal and Supportive Policies
Goal LU-1	To promote high-quality development of a well-balanced and functional mix of land uses that preserves and enhances Solvang’s community character and tourism.
Policy LU-1.1	Compact Urban Form. The City shall maintain a compact urban form.
Policy LU-1.2	Infill Development. The City shall support and promote infill development that is compact, mixed-use, and pedestrian friendly.
Policy LU-1.3	Residential Land Use. Although most of the city is built out, the City shall designate a full range of residential land uses that provide for a variety of housing types, locations, and densities, including accessory dwelling units.
Policy LU-1.4	Commercial Land Use. The City shall designate a mix of commercial uses, including retail, general, and tourist commercial, to promote both the tourist economy and the needs of residents of Solvang and the Santa Ynez valley.
Policy LU-1.5	Village Area. The City shall continue to encourage a mix of uses in close proximity to each other in the Village Area (including both the Village Core and Mission Design Districts), including governmental services and facilities, cultural and recreational activities, a broad range of retail activities, business offices, entertainment, transit services, and housing.
Policy LU-1.6	Mixed-use. The City shall encourage mixed-use developments with a residential component to further enhance the range of housing opportunities provided to residents.
Policy LU-1.7	Industrial Land Use. The City shall encourage the development of more industrial uses in the M-1 zone to expand the City’s job base, including light industrial facilities, research and development parks, and heavy equipment maintenance yards.
Policy LU-1.8	Support Existing Industrial Development. The City shall support maintaining and expanding existing industrial uses within the Urban Growth Boundary area, including changes that require a popular vote, if necessary.
Policy LU-1.9	Open Space and Recreational Land Use. The City shall maintain and correctly designate an adequate amount of open space and recreational land uses to meet the needs of the entire community, consistent with City park standards.
Policy LU-1.10	Public and Institutional Land Use. The City shall designate institutional land uses to meet the social, economic, cultural, spiritual, and educational needs of the community.
Goal LU-2	To provide a variety of housing types that offer choices for Solvang residents and create complete, livable neighborhoods.
Policy LU-2.1	Regional Housing Needs Fair Share. The City shall provide an adequate amount of appropriately zoned land to accommodate new housing units to meet the City’s fair share regional housing needs allocations.
Policy LU-2.2	Existing Neighborhoods. The City shall attempt to maintain and enhance the quality of existing residential neighborhoods, ensuring adequate public facilities such as parks, streets, water supply, wastewater, and drainage while implementing required State Housing Laws.
Policy LU-2.3	Neighborhood Infill. The City shall allow infill development as required by State Law including ADU’s, JADU and density bonus.
Policy LU-2.4	High-density Residential Development. The City shall encourage new high-density residential development located in areas close to services and transit with appropriate site planning, and comply with objective design standards, and landscape criteria.
Goal LU-3	To ensure that existing and proposed commercial development is consistent with the overall character of the city.
Policy LU-3.1	New Commercial Development. The City shall ensure that new commercial development is appropriately located and is consistent with the Community Design Element of the General Plan.
Policy LU-3.2	High-quality Building Design. The City shall require distinctive and high-quality commercial building design, construction, and site planning that respects the character of Solvang and does not allow the use of “franchise architecture”.

ID	Goal and Supportive Policies
Policy LU-3.3	Commercial Amenities and Impact Mitigation. The City shall require new or expanded commercial or office areas to include provisions for adequate off-street parking, pathways connecting building entries to the public sidewalk, bicycle parking, mitigation of traffic impacts, adherence to architectural and low-water landscaping standards, and mitigation of land use conflicts with adjacent residential uses.
Goal LU-4	To protect, promote, and enhance the Village Area and the Village Core and Mission Design Districts. It is Solvang’s principal tourist attraction and the essential component of the City’s identity.
Policy LU-4.1	Tourist-Related Land Uses. The City shall assure that the Village Area is the primary focus of tourist-related land uses.
Policy LU-4.2	Village Area Mixed-use Development. The City shall encourage a mix of uses and mixed-use developments that integrate housing and commercial uses in the Village Area.
Policy LU-4.3	Safe Pedestrian Environment. The City shall encourage and/or undertake design improvements in the Village Area to create a safe, convenient, and pleasant pedestrian environment.
Policy LU-4.4	New Pedestrian Facilities. The City shall require new development in the Village Area to include pedestrian-oriented amenities such as, but not limited to, lighting, wider sidewalks, clearly marked pedestrian crossings, seating areas, landscaping, signage, and shaded areas.
Policy LU-4.5	Pedestrian Facility Design. The City shall design and manage City roadway and pedestrian facilities to minimize conflicts between vehicles, pedestrians, and bicyclists, and encourage Caltrans to do the same on State highway facilities.
Goal LU-5	To encourage mixed-use development projects that create vibrant, walkable districts.
Policy LU-5.1	Compatibility with Adjacent Uses. The City shall require new mixed-use development to be compatible with adjacent land uses, through site and architectural design techniques that establish buffers between uses and minimize negative impacts.
Policy LU-5.2	Mixed-use Design. The City shall require new mixed-use development to minimize the number of access driveways and provide pedestrian friendly access.
Policy LU-5.3	Pedestrian Orientation. The City shall require new mixed-use development to include amenities that create a comfortable environment for walking, sitting, and socializing.
Goal LU-6	To encourage, facilitate, and support the development of new employment and industrial uses.
Policy LU-6.1	Attract Industrial Uses. The City shall encourage and support new development of industrial uses that provide jobs for city residents, increase the tax base, and are designed and operated in a way that is compatible with surrounding uses.
Policy LU-6.2	Industrial Design Standards. The City shall ensure that new industrial development contributes to the overall attractiveness of the community through appropriate site design, architectural design, and landscaping. And particularly at gateways to the city.
Policy LU-6.3	Industrial Area Screening. The City shall require industrial development to screen loading and open storage areas so that they are not visible from public roadways.
Goal LU-7	To ensure and preserve adequate space throughout the city for public and institutional uses.
Policy LU-7.1	Institutional Land Use Designation. The City shall allow the development of publicly owned facilities, schools, churches, hospitals and medical centers, cemeteries, and retirement care facilities and convalescent homes where appropriate.
Policy LU-7.2	Solvang Veteran’s Memorial Building. The City shall preserve and maintain the Solvang Veteran’s Memorial Building and encourage its use for appropriate community events.
Policy LU-7.3	City Hall. The City shall provide conveniently located public facilities to support local government and city services with appropriate public access and participation.
Policy LU-7.4	Library. The City shall support a conveniently located public library facility with appropriate services, public access and participation.

ID	Goal and Supportive Policies
Policy LU-7.5	Senior Serving and Retirement Care Facilities. The City shall support senior serving and retirement care facilities.
Policy LU-7.6	Mission Santa Inés. The City shall support religious, cultural, educational, community oriented, and agricultural uses at Mission Santa Inés that are compatible with existing land uses.
Goal LU-8	To preserve the City’s identity as separate and unique from surrounding areas.
Policy LU-8.1	Community Separators. The City shall work with Santa Barbara County and the City of Buellton to protect the agricultural areas surrounding the city boundaries and Sphere of Influence to serve as “greenbelt” open space to separate communities in the Santa Ynez Valley.
Policy LU-8.2	Open Space Designations. The City shall designate riparian and publicly owned lands along the Santa Ynez River, Alisal Creek, Adobe Creek, Alamo Pintado Creek, and other appropriate locations as open space.
Policy LU-8.3	Compact Development Pattern. The City shall maintain a compact development pattern by promoting infill development that minimizes urban sprawl and is compact, mixed-use, and pedestrian friendly.
Goal LU-9	To promote the effective use and implementation of the General Plan Land Use Diagram.
Policy LU-9.1	Land Use Diagram. The City shall maintain and implement a Land Use Diagram describing the types of allowed land uses by geographic location and the density of allowed uses within each designation.
Policy LU-9.2	Zoning Designations. The City shall ensure that zoning designations and maps are consistent with the Land Use Diagram (Figure LU-1 in the proposed Land Use Element) In addition, the City shall ensure that amendments to the General Plan land use designations, Land Use Diagram or General Plan text are consistent with the Guiding Principles, and relevant goals and policies.
Goal LU-10	To provide a clear framework for the ongoing administration, maintenance, and implementation of this General Plan consistent with State law.
Policy LU-10.1	General Plan Review. The City shall conduct a technical review of the General Plan every eight years and revise and update as necessary to assure compliance with State law and responsiveness to current City needs, including a jobs/housing balance and adequate municipal revenues to maintain adequate level of public services.
Policy LU-10.2	Implementation Program Monitoring. The City shall maintain and annually review the General Plan Implementation Programs. As part of this process, the City shall update the prioritization of programs based on applicability, relevance, timing of initiation, and availability of funding.
Policy LU-10.3	Eight Year Review of the Housing Element Update. The City shall, as directed by the California Department of Housing and Community Development (HCD), update and implement a Housing Element every eight years that provides policy and programs to encourage the provision of safe, well-designed, accessible, sanitary, and affordable residential areas where people of all ages can live, work, and play. This includes an equitable distribution of parks and public facilities to all residential areas consistent with legal requirements.

Community Design Element

The Community Design Element looks at the key components of urban form and architectural style in Solvang and describes the physical features that, together, create Solvang’s distinct community character. The Community Design Element discusses anticipated urban design enhancements related to urban form, architectural styles, landscape, lighting, pedestrian-oriented environments, and the City’s Design Districts. The Community Design Element sets forth the City’s goals and policies aimed at enhancing Solvang’s visual character.

Proposed Community Design Element Goals and Policies

Goals and supportive policies of the proposed Community Design Element are shown in Table 2-5.

Table 2-5 Proposed Community Design Element Goals and Policies

ID	Goal and Supportive Policies
Goal CD-1	To establish the natural and man-made environmental balance of the city and to design and coordinate a unified community that will enhance the two Design Districts (Village Area and Mission) and the historic and rural image and character of the entire city.
Policy CD-1.1	Community Identity. The City shall strengthen the visual identity of the city at its borders and in its spheres of influence to reflect the unique character of the community.
Policy CD-1.2	Design Elements. The City shall maintain a comprehensive, but flexible, design vocabulary of shapes, colors, textures, materials, fixtures, and symbols to maintain the city’s image in the design districts to differentiate the city from adjacent areas.
Policy CD-1.3	Neighborhood Centers. The City shall promote the establishment of citywide recognizable village or neighborhood centers as part of future developments to enhance public and community gathering places.
Policy CD-1.4	Building Element Proportion. The City shall encourage building elements to be in proportion with existing development in all neighborhoods, including building massing and height.
Policy CD-1.5	Preservation of Community Identifiers. The City shall encourage the preservation or establishment of significant landmarks, view corridors, and focal points.
Policy CD-1.6	Commercial Development Maintenance. The City shall require commercial developments to regularly maintain their properties.
Policy CD-1.7	Gateway Identification. The City shall identify and develop gateways including pathways, primary entry points, and landmarks that distinguish the city from the surrounding region.
Policy CD-1.8	Gateway Components. The City shall support the implementation of distinctive signage, paving materials, and environmentally friendly, drought-tolerant landscaping for primary entries to the city.
Policy CD-1.9	Wayfinding. The City shall establish consistent and coordinated roadway signage to direct visitors and residents from entry points to areas of interest throughout the city, including areas for parking.
Policy CD-1.10	Collaboration with Cal Trans. The City shall coordinate with Cal Trans to find innovative approaches for roadway design enhancements that are consistent with the design vision for which the city is known.
Policy CD-1.11	Streetscape Continuity. The City shall promote visual continuity along city streets through consistent use of hardscape materials, landscape plantings, street lighting, and directional signage which reinforce the hierarchy of the street system established in the Mobility Element of the General Plan.
Policy CD-1.12	Multi-Modal Streetscapes. The City shall require new development to create and/or upgrade streetscapes to be multimodal, thus creating streetscapes that are walkable, pedestrian-oriented, tree-shaded, and bike-friendly.
Policy CD-1.13	Emphasis of Nodes. The City shall encourage streetscape treatments at activity nodes and major decision-making points by use of changes in paving materials and lighting, accent plantings and theme signage to reinforce their importance.
Policy CD-1.14	Street Trees and Tree Canopy. The City shall require street trees citywide, including in medians, to create an expanded tree canopy and to reduce the urban heat island effect.
Policy CD-1.15	Streamlined Public Places. The City shall reduce visual clutter along city streets, particularly temporary sidewalk signs and sidewalk merchandise sales.
Policy CD-1.16	Compliance with Sign Standards. The City shall require all signs to meet design standards criteria and to be consistent with the overall streetscape design.
Policy CD-1.17	Implementation of Public and Municipal Signs. The City shall restrict public and municipal signs to those that are necessary to ensure public safety, control, or direct traffic, and provide locational information. The use of internationally recognized symbols to display information shall be required wherever possible.
Policy CD-1.18	Design of Public and Municipal Signs. The City shall require that public and municipal signs be designed per the streetscape standards and installed to minimize their adverse aesthetic impact.

ID	Goal and Supportive Policies
Policy CD-1.19	Multi-tenant Signs. The City shall require multi-tenant buildings or developments to provide consolidated commercial signage to limit the overuse of signs on a single building and/or site.
Policy CD-1.20	Cohesive Signage. The City shall require signage to be integrated into the overall site and architectural design process to provide signs that are consistent with architectural style, color, material, and landscaping themes.
Policy CD-1.21	Promotion of Outdoor Community Gathering Spaces. The City shall promote the location and development of outdoor public focal points and gathering places in a hierarchy of interest ranging from neighborhoods, design districts (Village Area and Mission Area), to citywide.
Policy CD-1.22	Application of Open Space and Landscaping. The City shall apply open space, landscaping, and urban design standards and guidelines for commercial and residential developments to strengthen the identity and image of the city.
Policy CD-1.23	Drought-tolerant Landscaping. The City shall require that all public landscaping in medians, on City property, and within public gathering spaces is drought tolerant.
Policy CD-1.24	Sustainable Landscape Design. The City shall require landscaping plans for all development to include drought tolerant plants with low water irrigation consistent with State law and to maximize the use of trees for energy efficiency, climate control, screening, shading (especially of parking lots), and aesthetics.
Policy CD-1.25	Linkages through Open Space. The City shall promote citywide linkages using open spaces areas, parks, trails, and paths to connect activity centers, residential neighborhoods, commercial centers, and the Village Area.
Policy CD-1.26	Landscaping Buffering. The City shall require the use of landscaping such as trees, shrubs, and trellised vines to mitigate the effects of building mass and provide benefits to the environment.
Policy CD-1.27	Landscape and Open Space Buffering. The City shall require open space uses or landscaped buffers into new development where appropriate to improve aesthetic appeal and provide buffers between potentially incompatible uses within the city.
Policy CD-1.28	Use of Form to Define Edges. The City shall use greenbelts, open space areas, signage, and gateway features to define community edges and form.
Policy CD-1.29	Tree and Natural Feature Preservation. The City shall require the preservation of existing trees and natural features (e.g., drainage courses, rock outcrops) in the overall landscape design to the maximum extent feasible.
Policy CD-1.30	Compatibility with Existing Development. The City shall ensure that new development incorporates design features that provide transition from existing development, specifically when adjacent development is of lesser density and/or intensity.
Policy CD-1.31	Undergrounding of Utilities. The City shall require that utilities be underground in new development to the maximum extent feasible.
Policy CD-1.32	Incorporate of the Natural Grade. The City shall require new streets and development to be designed to follow and incorporate the natural features of the landscape.
Policy CD-1.33	Sustainable Site Design. The City shall encourage new development to incorporate climate considerations into site design and include sustainable design methods to address solar access, water conservation and retention, and wind conditions.
Policy CD-1.34	Developments in High Visibility Areas. The City shall ensure that new development on sites with high visibility, such as on hillsides or in the highway corridors, is designed to minimize adverse visual impact.
Policy CD-1.35	Variation in Multifamily Residential Site Planning. The City shall require the use of varied setbacks, lot orientation, and placement of dwelling units for new multifamily residential developments.
Policy CD-1.36	Clustering of Development. The City shall encourage cluster style development to maximize open space preservation and density for diversity of housing types.
Policy CD-1.37	Residential Lot Width. The City shall encourage lot width along residential streets to be varied.

ID	Goal and Supportive Policies
Policy CD-1.38	Hillside Development. The City shall require new development on major ridge lines, canyon edges, and hilltops to be designed and constructed to blend into the natural environment without creating adverse visual impacts. Such design and construction techniques should include siting, massing, scale, and grading that are visually consistent with the natural topography.
Policy CD-1.39	Natural Grade and Slopes. The City shall ensure any all-hillside grading maintains the natural appearance of slopes.
Policy CD-1.40	Slope Stabilization. The City shall require revegetation of graded slopes to assist in slope stabilization.
Policy CD-1.41	Hillside Landscape Design. The City shall require hillside residential development projects to use plant materials which screen structures and present an appearance that integrates residences with the natural appearance of the area.
Policy CD-1.42	Fencing in Hillside Areas. The City shall require fences on hillsides to be of open design to allow passage of native wildlife.
Goal CD-2	To maintain and enhance unique, vibrant, and architecturally diverse districts in the city that evoke community traditions and history.
Policy CD-2.1	Village Area Old-World Danish Architecture. The City shall require all new development and redevelopment of existing properties to be designed using the theme and design vernaculars of traditional and historic Old-World Danish architecture.
Policy CD-2.2	Village Area Design Standards. The City shall retain comprehensive and consistent design standards for the Village Area that sustain and enhance the existing trademark architectural vernacular that reflects Old-World Danish architecture.
Policy CD-2.3	Village Area Expansion. The City shall retain the Village Area Design District.
Policy CD-2.4	Signs in the Village Area Design District. The City shall collaborate with public and private groups to promote special events using a designed and consistently located and applied to banner per a temporary sign plan for areas within the Village Area.
Policy CD-2.5	Parking Lot and Alley Maintenance. The City shall require ongoing maintenance by property owners of private parking lots and alleys in the Village Area.
Policy CD-2.6	Village Area Lighting. The City shall require street and structure lighting using Dark Skies standards to minimize visual and ecological impacts by preventing glare, limiting the amount of light that falls on neighboring properties, and avoiding light pollution of the night sky.
Policy CD-2.7	Village Area Wayfinding. The City shall provide wayfinding to denote the location and route for visitors to visit landmarks and focal points in the Village Area.
Policy CD-2.8	Village Area Parking Lots and Structures. The City shall require all parking lots and structures to include design or screening methods to minimize the visual and lighting impact on surrounding neighborhoods and the environment.
Policy CD-2.9	Architectural Design Features. The City shall require the use of Old-World Danish architectural style throughout the Village Area and shall enforce the Design Guidelines as adopted.
Policy CD-2.10	Awnings. The City shall encourage awnings on doors and windows to accentuate the architectural character of buildings.
Policy CD-2.11	Varied Elevations. The City shall require new buildings within the Village Area to incorporate varied elevations to create additional visual interest.
Policy CD-2.12	Blank Walls. The City shall prohibit the use of blank walls fronting a primary or secondary street.
Policy CD-2.13	Roof Styles. The City shall require all new buildings to incorporate roof designs and pitch that reflect Old-World Danish design.
Policy CD-2.14	Fenestration in relation to Building Orientation. The City shall encourage new buildings in the Village Area, specifically along Mission Drive, to be oriented toward the primary street front and include fenestration in the form of doors and windows.

ID	Goal and Supportive Policies
Policy CD-2.15	Parking Access. The City shall require when feasible, that vehicular parking is accessed from an alley, easement, or secondary street, and not the primary street, to limit interference with the pedestrian experience.
Policy CD-2.16	Parking Location. The City shall require that parking is not located or oriented at the front of the building.
Policy CD-2.17	Parking Areas. The City shall require that parking areas do not conflict with pedestrian-oriented areas and pathways.
Policy CD-2.18	Pedestrian Experience. The City shall encourage new development to provide internal pedestrian spaces, pathways, walkways, and/or openings that face the street.
Policy CD-2.19	Courtyards and Gathering Spaces. The City shall encourage all developments to include courtyards and gathering spaces to emulate that of European cities. Developments are encouraged to include seating areas, lighting, public art, landscaping, dining areas, and other public amenities in courtyards.
Policy CD-2.20	Landscaping. The City shall encourage landscaping to be used to relieve the appearance of solid unbroken elevations.
Policy CD-2.21	Modern Landscaping. The City shall prohibit modern landscaping techniques (e.g., earth mounding and the use of boulders) in the Village Area.
Policy CD-2.22	Tree Grates. The City shall require the use of tree grates around trees in walkways.
Policy CD-2.23	Landscaping and Lighting. The City shall require, for safety reasons, that all trees and landscaping do not block or obscure parking lots and street lighting.
Policy CD-2.24	Landscaping Visibility. The City shall require that landscaping does not block the vision of motorists at pedestrian crossings.
Policy CD-2.25	Walking Surface Paving. The City shall require decorative paving materials for all walking surfaces consistent with the surroundings.
Policy CD-2.26	Solid Waste and Recycling Enclosures. The City shall require that solid waste and recycling enclosures be treated and integrated into the overall site design and are screened.
Policy CD-2.27	Spanish Colonial Revival Architecture Requirement. The City shall require all new development and redevelopment to be designed using the theme and design vernaculars of Spanish Colonial Revival architecture.
Policy CD-2.28	Spanish Style Signage. The City shall require cohesive sign designs that are consistent with the Spanish Colonial Revival architectural style of the Mission Design District.
Policy CD-2.29	Landscaping. The City shall require landscaping to be drought tolerant, with an emphasis on native and Mediterranean landscaping. Palm trees are prohibited as part of any landscaping plan in this Mission Design District.
Policy CD-2.30	Stucco Cladding. The City shall require the exterior of buildings to use stucco cladding as the primary, but not exclusive, exterior building material.
Policy CD-2.31	Arcades. The City shall encourage the use of arcades with porticos.
Policy CD-2.32	Roof Style. The City shall require that roof structures be low in pitch using the gable application. Roof materials and configurations shall be compatible with the architectural style. The use of wood or composite shingles is prohibited.
Policy CD-2.33	Decorative Elements. The City shall encourage the use of decorative elements, such as adobe and brick in foundations, tile on entrance steps, decorative attic vents, and chimney caps.
Policy CD-2.34	Front Entries. The City shall encourage the incorporation of a front entry porch, stoop, or similar covered front entry element at the primary entrance to the building.
Policy CD-2.35	Gathering Spaces. The City shall encourage developments to include gathering spaces in the form of paseos, courtyards, and patios, and gardens similar to those found in traditional Spanish and Mission design.

ID	Goal and Supportive Policies
Policy CD-2.36	Design Theme for Streetscape. The City shall encourage a consistent design theme with the Spanish Colonial Revival architectural style for all public realm and streetscape features including but not limited to lighting, benches, wayfinding, and landscaping.
Policy CD-2.37	Fencing. The City shall require that new or remodeled development to include fencing that is either wrought iron, split rail wood, or solid stucco wall. The inclusion of solid wall or pillar components is encouraged. Chain link fencing and vinyl fencing is prohibited.
Policy CD-2.38	Architecture. The City shall encourage high-quality architecture in the style of rural California origins and ranch styles using minimal massing, low rooflines, façade articulation, fenestration, and simple rooflines that reflect a human scale environment.
Policy CD-2.39	Colors. The City shall encourage the use of colors that blend with the surrounding buildings and natural setting.
Policy CD-2.40	Hillside Landscaping Design. The City shall require that hillside properties be designed to minimize formal landscape planting and hardscapes and locate them close to the residence, follow the natural topography, and preserve native trees, native plant and wildlife habitats, and migration corridors.
Policy CD-2.41	Hillside Development. The City shall prohibit development on steep slopes and require additional review to ensure that the siting and design of structures preserve hillside areas.
Policy CD-2.42	Screening of Parking and Storage Areas. The City shall encourage screening to be used to obscure the view of parking and/or storage areas, including trash enclosures, adjacent to a public street or pedestrian area.

Economic Development Element

The Economic Development Element, a new component of the proposed 2045 General Plan, includes policies to promote a vibrant business mix to attract tourists, provide essential services for residents, and maintain the fiscal health of the City.

Proposed Economic Development Element Goals and Policies

Goals and supportive policies of the proposed Economic Development Element are shown in Table 2-6.

Table 2-6 Proposed Economic Development Goals and Policies

ID	Goal and Supportive Policies
Goal ED-1	To provide a unique and attractive visitor experience that highlights the cultural heritage of Solvang and the surrounding region and offers world class amenities appropriate to the scale of the community.
Policy ED-1.1	City Beautification. The City shall invest in the beautification of the City and efficient and appropriate wayfinding signage to offer the best possible visitor experience.
Policy ED-1.2	Destination Image and Amenities. The City shall encourage the development of modern services such as electric vehicle charging stations and high-speed internet availability.
Policy ED-1.3	Visitor Facilities. The City shall support the development of facilities that would attract business travel and other mid-week trade, such as a conference center or other meeting facilities.
Policy ED-1.4	Visitor Attractions. The City shall work with the Chamber of Commerce, other organizations, the business community, and cultural institutions to offer a wide range of visitor experiences such as evening activities, agri-tourism, museums, galleries, wine tasting and breweries.
Policy ED-1.5	Marketing. The City shall support the coordination of local and regional tourism marketing efforts and events to ensure efficient visitor attractions that reach diverse markets.

ID	Goal and Supportive Policies
Policy ED-1.6	Public Facilities. The City shall encourage comfortable and useful public facilities to support a positive visitor experience, including parking, restrooms, public gathering spaces, water fountains, and pedestrian spaces., etc.
Goal ED-2	To encourage a vibrant mix of businesses that supports the tourism economy while also providing essential services for residents and living wage job opportunities.
Policy ED-2.1	Business Start-ups. The City shall ensure that City permitting processes are conducive to business start-ups and expansions.
Policy ED-2.2	Business Development. The City shall work with the Chamber of Commerce, event coordinators, and other economic development organizations to encourage locally owned businesses and attractions that complement the unique and distinctive character of the Solvang community.
Policy ED-2.3	Business Attraction. The City shall work with other organizations like REACH and the Chamber of Commerce to encourage new businesses and visitor attractions that would enhance the existing business mix to benefit both local residents and visitors.
Policy ED-2.4	Remote Work Opportunities. The City shall promote Solvang as a location for remote work opportunities by working with the hotels and other businesses to provide access to broadband and strategic workspaces around the city.
Policy ED-2.5	Light Industrial Jobs. The City shall consider opportunities for compatible industries with long-term viability in the City's industrial zones within the Urban Growth Boundary and Sphere of Influence.
Goal ED-3	To expand education and training opportunities for local workers as well as housing and transportation options that support employees of all income levels.
Policy ED-3.1	Workforce Training. The City shall encourage area colleges, community groups and training agencies to establish programs that would benefit the Solvang workforce.
Policy ED-3.2	Workforce Housing. As part of the City's overall housing goals, the City shall encourage housing designed and priced to be affordable to workers employed in Solvang, particularly in new mixed-use developments.
Policy ED-3.3	Transportation. The City shall support efforts to improve local and regional transit options to increase worker accessibility to job opportunities in Solvang and the broader region.
Goal ED-4	To ensure that Solvang remains a vital member of the regional economy through collaboration with economic development and planning partner agencies.
Policy ED-4.1	Business Expansion. The City will coordinate with the Chamber of Commerce, event planners, vintner organizations and REACH to encourage businesses to expand in Solvang and not in the surrounding communities.
Policy ED-4.2	Economic Infrastructure. The City shall support regional efforts to establish future-oriented infrastructure systems and human capital resources that can benefit Solvang, such as sustainable energy, improved broadband, expanded transportation options, workforce housing and workforce training.
Goal ED-5	To maintain a vibrant economy that provides a strong and resilient fiscal foundation for City Government.
Policy ED-5.1	Tourism Funding. The City shall continue to support local and regional tourism promotional funding efforts.
Policy ED-5.2	Fiscal Management. The City shall recognize the important but volatile fiscal benefit of the tourism industry for Solvang by maintaining strong budget reserve policies to help weather economic downturns.
Policy ED-5.3	Local Financing Programs. The City shall support financing mechanisms such as assessment districts to facilitate business and property owner financing of new facilities to support economic development.

Mobility Element

The Mobility Element addresses the movement of people and goods throughout Solvang. Solvang's transportation network and services provide mobility for residents, employees, and visitors, and serve goods movement throughout Solvang. The transportation network includes the roadway network, walking, bicycling, public transit, and tourist- and recreation-oriented travel. Figure 2-5 shows Solvang's existing roadway network and Figure 2-6 shows Solvang's existing pedestrian network. Figure 2-7 shows existing bicycle facilities in Solvang, as well as in the greater Santa Ynez Valley. These networks are discussed in greater detail in Section 4.14, *Transportation*.

Figure 2-5 Existing Roadway Network

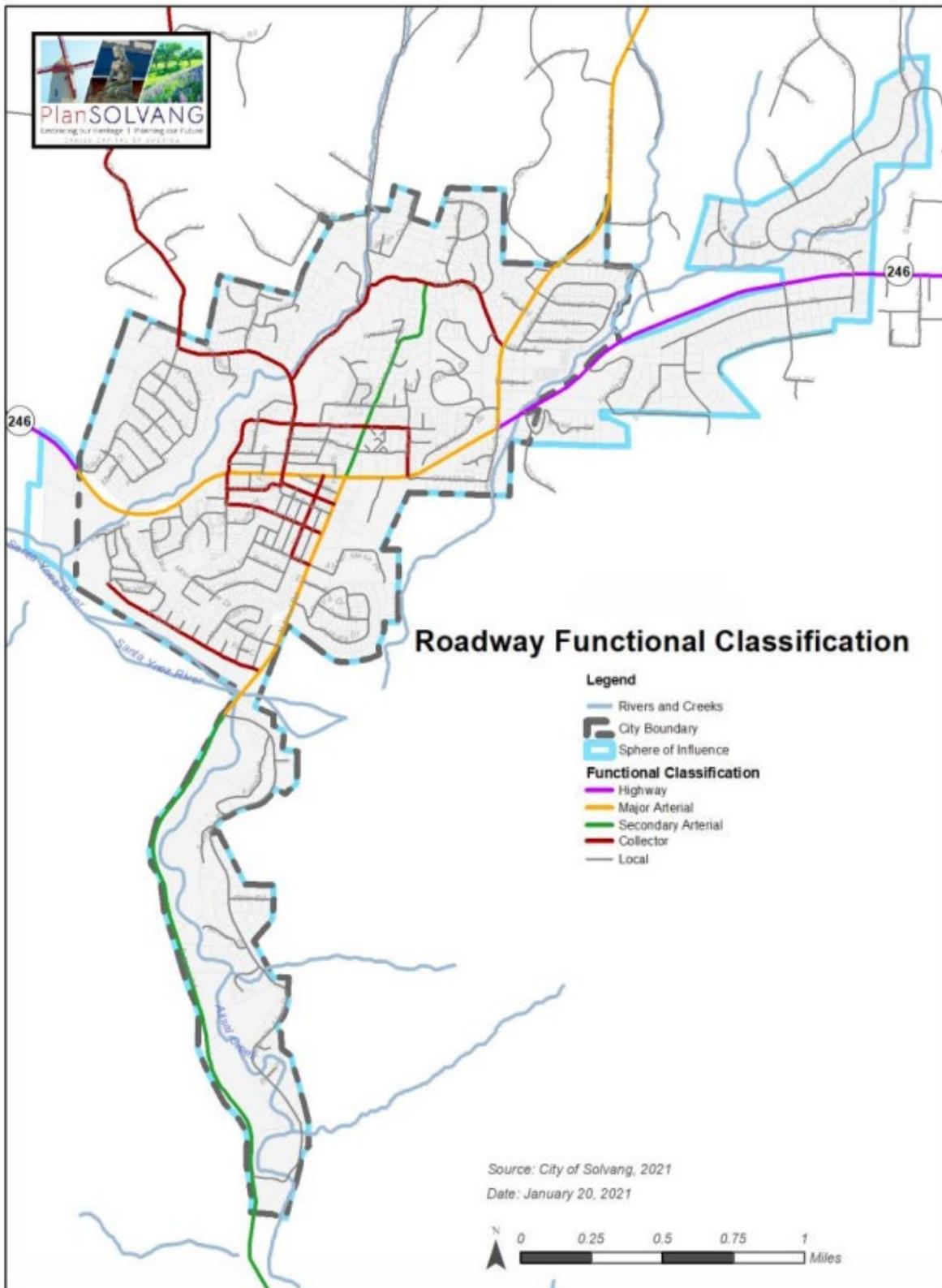


Figure 2-6 Existing Pedestrian Network

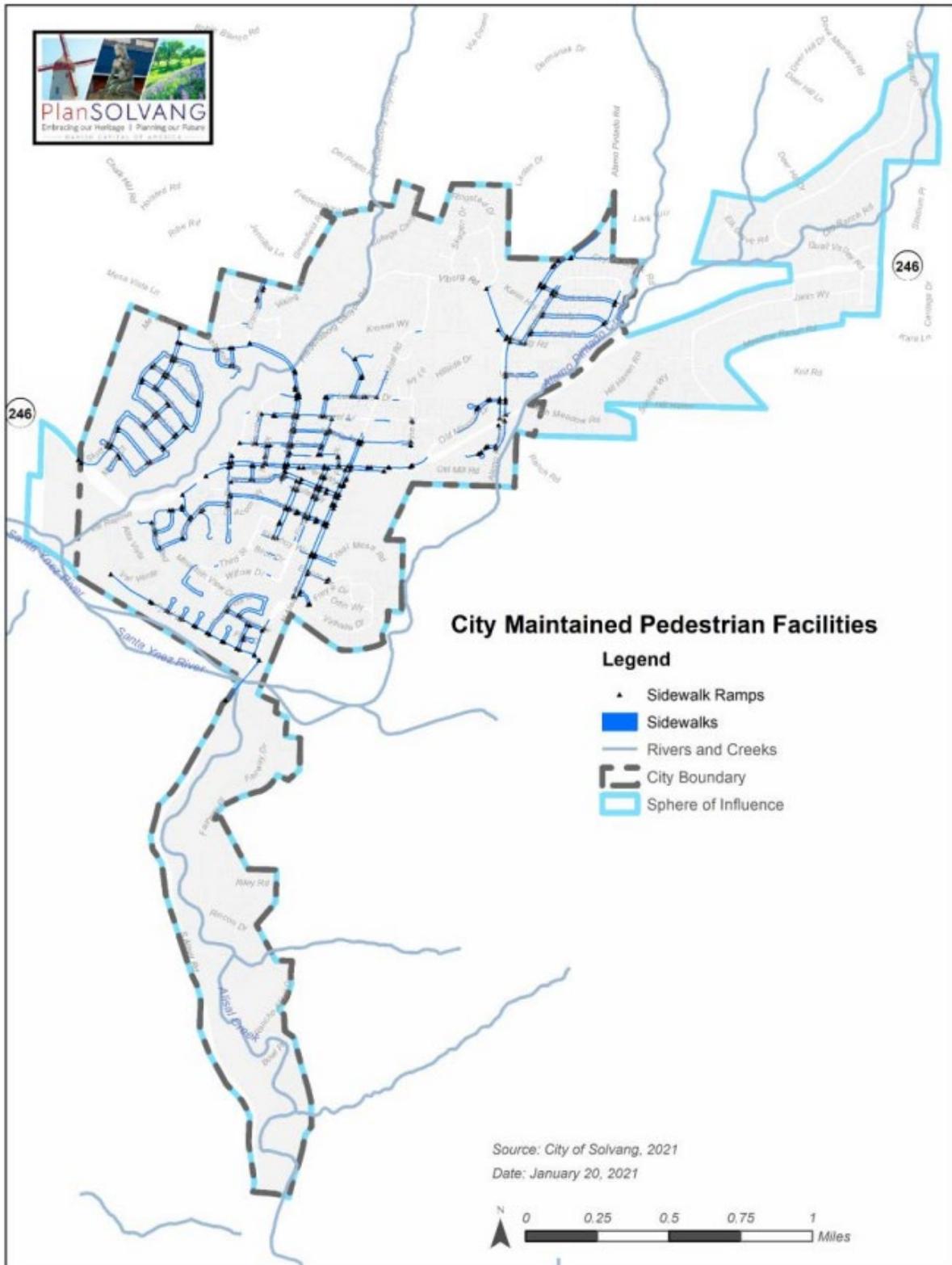
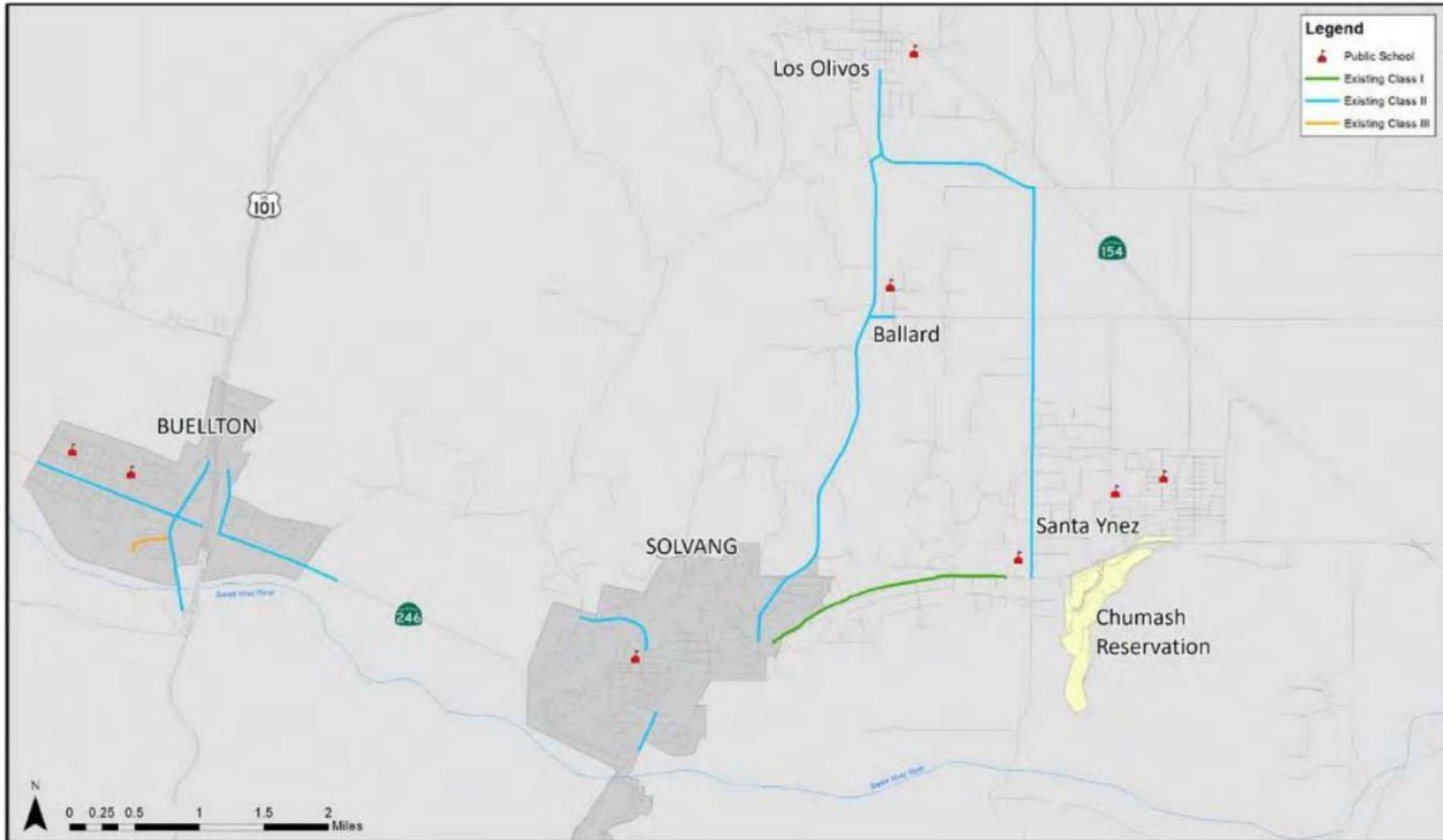


Figure 2-7 Existing Bicycle Facilities



Proposed Mobility Element Goals and Policies

Goals and supportive policies of the proposed Mobility Element are shown in Table 2-7.

Table 2-7 Proposed Mobility Element Goals and Policies

ID	Goal and Supportive Policies
Goal MOB-1	To provide a street network to move people and goods safely and efficiently.
Policy MOB-1.1	Transportation Funding. The City shall identify roadway needs and identify and evaluate potential revenue sources for financing roadway system development and improvement projects and pursue viable revenue sources to meet the roadway system funding needs. This includes coordinating with SBCAG to pursue competitive Federal/State grant funding opportunities.
Policy MOB-1.2	Transportation System Capacity. The City shall use its discretionary authority over land use development to ensure that development levels do not exceed the capacity of the City’s transportation systems.
Policy MOB-1.3	Level of Service. The City shall maintain a minimum level of service D at all intersections during normal peak hours and level of service E during “average tourist season peak hours” to ensure that traffic delays are kept to a minimum.
Policy MOB-1.4	VMT Thresholds. The City shall establish VMT thresholds for determining transportation impacts for CEQA as well as screening criteria for CEQA streamlining.
Policy MOB-1.5	New Development Access. The City shall require new development to be served by roads of adequate capacity and design standards to provide reasonable access in accordance with City standards.
Policy MOB-1.6	Rights-of-way Preservation. The City shall reserve and protect adequate rights-of-way to accommodate future roadway widening projects.
Policy MOB-1.7	Mission Drive Improvement. The City shall coordinate with the California Department of Transportation to make modifications to Mission Drive (SR 246) to improve traffic flow.
Policy MOB-1.8	Residential Area Parking and Traffic Control. The City shall preserve the quality of residential neighborhoods by discouraging tourism related parking by providing adequate Village Center parking, enforcing speed limits, and prohibiting truck and bus traffic in these areas.
Policy MOB-1.9	Safe Speeds. The City shall enforce speed limits and consider lower posted speeds as warranted.
Policy MOB-1.10	Residential Traffic Diversion. The City shall maintain minimum levels of service on city streets in order to avoid diversion of through traffic into residential neighborhoods.
Policy MOB-1.11	Regional Coordination for Roadway Management. The City shall coordinate with SBCAG, the City of Buellton, the Chumash Tribe, Santa Barbara County, the California Department of Transportation, and other jurisdictions in the planning and funding of regional transportation alternatives. Mission Drive (SR 246) shall not be widened to four lanes through the Village Area instead, emphasis shall be placed on developing regional transportation alternatives.
Policy MOB-1.12	Air Quality Impact Reduction. The City shall work to reduce the air quality impacts of motor vehicle use by reducing traffic congestion and promoting efforts to reduce fossil fuel-based motor vehicle use, including support for a citywide network of all electric charging station types (e.g., Level 1, Level II, Tesla, Mega-charging).
Policy MOB-1.13	Future Automotive Technology. The City shall work with Caltrans and other relevant stakeholders to ensure that City streets are designed and striped to safely accommodate connected and autonomous vehicles.
Policy MOB-1.14	Tribal Coordination on Circulation. The City shall coordinate with the Chumash Tribe on alternative traffic and circulation mitigation solutions for future projects funded or managed by the Tribe in the City.
Policy MOB-1.15	Roadway Capacity. The City shall require roads to be of adequate width for use in times of emergency.

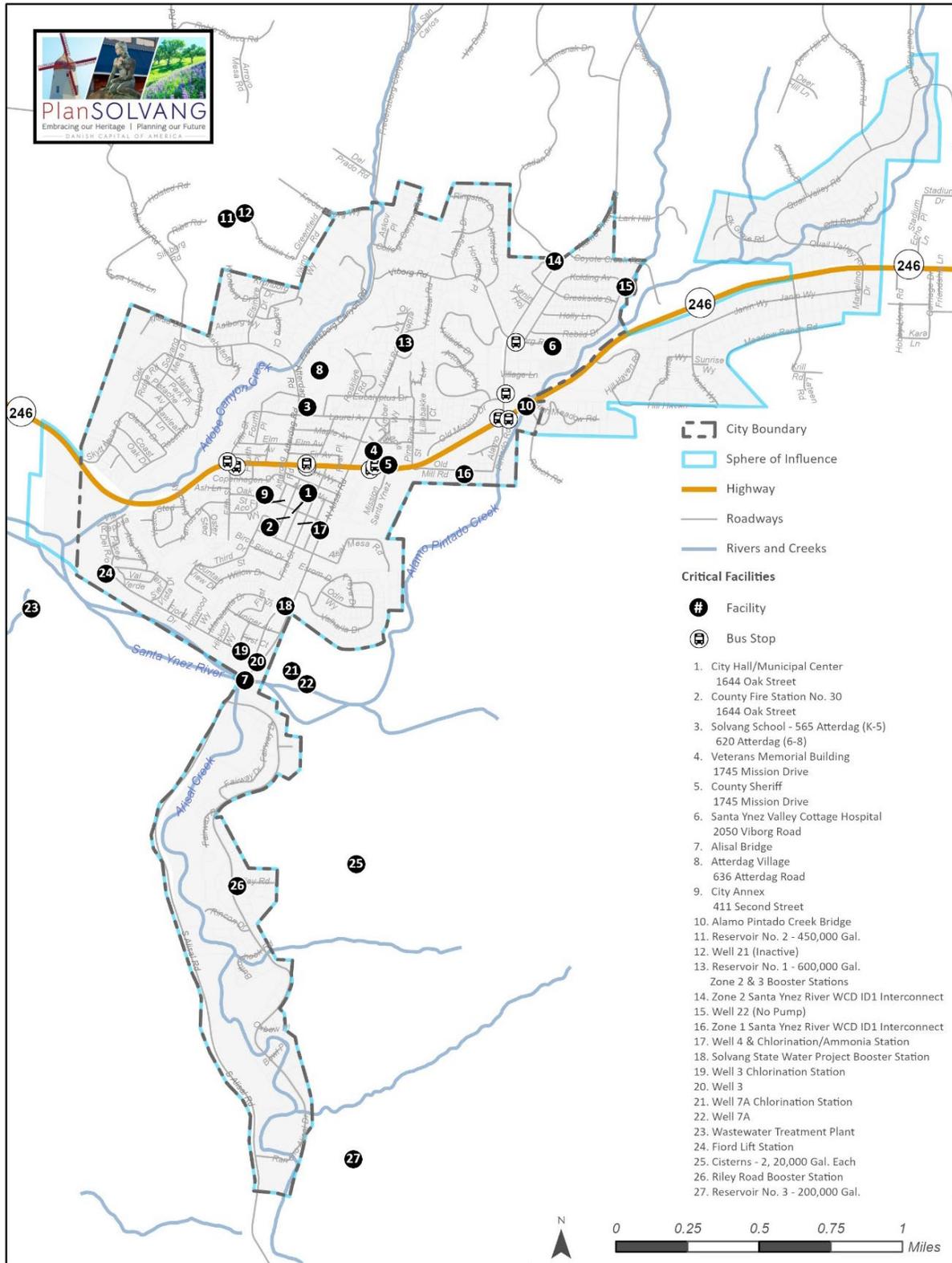
ID	Goal and Supportive Policies
Goal MOB-2	To promote safe alternatives to motorized transportation that meet the needs of all city residents.
Policy MOB-2.1	Bicycle Master Plan. The City shall adopt a master plan of bikeways on public property and shall develop bikeways as needed and feasible.
Policy MOB-2.2	Bicycle and Pedestrian Routes on New Roadways. The City shall incorporate bicycle routes or trails into the design of new or expanded roadways when feasible.
Policy MOB-2.3	Safe Bikeway System. The City shall allocate resources to maintain a safe bikeway system by ensuring pavement is of good quality, mode separation is implemented where feasible, and signs and markings are maintained.
Policy MOB-2.4	Pedestrian Facilities. The City shall provide a system of sidewalks or pathways that provides a safe environment for pedestrians.
Policy MOB-2.5	New Pedestrian Access. The City shall require new development to provide adequate pedestrian access.
Policy MOB-2.6	Wheelchair Ramps. The City shall require the installation of wheelchair ramps on all new sidewalks.
Policy MOB-2.7	New Facilities in Existing Neighborhoods. The City shall encourage the installation of sidewalks, pedestrian paths, bikeways, and wheelchair ramps in existing neighborhoods, where appropriate and support Safe Routes to Schools funding.
Goal MOB-3	To provide an adequate supply of public parking to meet the needs of residents and visitors to the city.
Policy MOB-3.1	Monitor Parking Needs. The City shall continue to monitor the parking situation in the downtown area and consider the creation of programs limiting parking if needs arise. This may include revising existing standards, programs, or fees, the implementation of paid parking, the implementation of timed parking, or other programs to limit long-term parking, increase parking capacity, and encourage economic activity.
Policy MOB-3.2	Parking Construction Coordination. The City shall work cooperatively with developers and the business community to identify funding mechanisms for the construction of future public parking facilities or maximize use of current underutilized private parking facilities.
Policy MOB-3.3	Alternative Parking Measures. The City shall consider all parking alternatives such as valet parking, the construction of a parking structure, remote parking lots, or engaging in a public private partnership as alternative parking measures to address demand.
Policy MOB-3.4	Parking for New Development. The City shall require new or expanded development to provide adequate off-street parking or offer the financial means for parking to be provided.
Policy MOB-3.5	Micro-Mobility Parking. The City shall review and consider the use of alternative transportation modes by providing adequate parking for small vehicles such as zero emission vehicles, scooters, and bicycles.
Policy MOB-3.6	Increase Turnover of Prime On-street Parking Spaces. The City shall consider parking time limits in the most in-demand parking areas to increase turnover of parking spaces, increase parking opportunities to active shoppers, and reduce instances of employees parking in prime downtown parking.
Goal MOB-4	To provide a safe network of streets that reduce automobile dependence without sacrificing mobility are safe for all users.
Policy MOB-4.1	Complete Streets. The City shall create guidelines to facilitate the installation of non-automobile serving infrastructure along its streets, including sidewalks and bike trails.
Policy MOB-4.2	Street Closures. The City shall analyze the potential for streets to be closed to vehicular traffic or otherwise modified to improve travel routes available to pedestrians and bicyclists.
Policy MOB-4.3	Safe Streets. The City shall pursue and enact traffic calming measures as appropriate to meet the policy objectives, as conditions warrant.

ID	Goal and Supportive Policies
Policy MOB-4.4	Curbside Management. The City shall analyze access to high-use curb space to facilitate curbside pick-up and drop-off for transportation network and delivery companies without unduly obstructing access for pedestrians and bicyclists.
Policy MOB-4.5	E-Scooters. The City shall study the implementation of micro-mobility transportation alternatives.
Goal MOB-5	To reduce traffic congestion and vehicle trips through more efficient infrastructure and support for trip reduction programs.
Policy MOB-5.1	VMT Management. The City shall work with SBCAG and the Santa Barbara County Air Pollution District to identify trip and VMT reduction opportunities.
Policy MOB-5.2	TDM. The City shall encourage employers to promote carpooling, public transportation, and allow telecommuting.
Policy MOB-5.3	Park-and-Ride Lots. The City shall work with the SBCAG to plan park and ride lots at suitable locations serving long distance and local commuters.
Policy MOB-5.4	TSM. The City shall explore options for telematics-based parking and route management systems to smooth traffic flow.
Policy MOB-5.5	Supporting ITS Infrastructure. The City shall assess the suitability and adequacy of broadband infrastructure in the city to support future ITS implementation and capacity for telework within the City.
Goal MOB-6	To participate in a public transportation system that is safe, convenient, efficient and meets the identified need of the Solvang community.
Policy MOB-6.1	Transit Service Use and Expansion. The City shall support the use of the public transportation system as well as the expansion of transit operations when demand levels are sufficient to warrant increased service.
Policy MOB-6.2	Regional Transit Network. The City shall work with SBCAG and other nearby cities and jurisdictions to ensure that the regional transit network offers access for those with limited mobility options.
Policy MOB-6.3	Transportation Access for Mobility Impaired. The City shall support the public transportation system to accommodate the mobility needs of residents, especially of transit dependent persons such as the elderly and disabled.

Public Facilities, Services, and Infrastructure Element

The Public Facilities, Services, and Infrastructure Element is a new component of the proposed 2045 General Plan. The purpose of the Public Facilities, Services, and Infrastructure Element is to present goals, policies, and programs related to public facilities and community services within City limits. Public facilities provide convenient and efficient services and assist maintaining existing population and providing for ongoing growth within Solvang. Figure 2-8 shows existing public facilities and infrastructure in Solvang.

Figure 2-8 Existing Public Facilities and Infrastructure



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

Solvang Safety Element
Fig X Critical Facilities

Proposed Public Facilities, Services, and Infrastructure Element Goals and Policies

Goals and supportive policies of the proposed Public Facilities, Services, and Infrastructure Element are shown in Table 2-8.

Table 2-8 Proposed Public Facilities, Services, and Infrastructure Element Goals and Policies

ID	Goal and Supportive Policies
Goal PFS-1	To maintain an adequate level of service in the City’s water system to meet the needs of existing and future residents, businesses, and new development.
Policy PFS-1.1	Water Supply Sources. The City shall continue to maintain a water supply program consisting of multiple sources of water, water conservation and groundwater management to accommodate projected water demand and provide for reliable water supply.
Policy PFS-1.2	Adequate Fire Flows. The City shall insure the provision of water supply, storage, and adequately sized pipelines to provide fire flows to meet the recommendations of the Fire Chief, City Engineer, and Utilities Director.
Policy PFS-1.3	Water Supply and Infrastructure. The City shall ensure there is adequate water supply and infrastructure in place or that it will be available in place and prior to approving any new development. The City will consider existing and future water supply and demand prior to project approval.
Policy PFS-1.4	Water Line Maintenance. The City shall systematically replace or repair leaking and deteriorated water lines.
Policy PFS-1.5	Cost of New Infrastructure. The City shall require that the costs of improvements to the water distribution system that are necessary for new developments are financed by the property owner and/or developer.
Policy PFS-1.6	Water Efficient Landscaping. The City shall require new development to comply with the State water efficient landscaping requirements.
Goal PFS-2	To operate and maintain the City’s sanitary sewer system and wastewater treatment plant facilities to provide adequate capacity for existing residents, businesses, and future development.
Policy PFS-2.1	Wastewater System Capacity. The City shall continue to expand water treatment, distribution, and storage facility systems for potable and non-potable systems as necessary to accommodate the needs of existing and planned development.
Policy PFS-2.2	Cost of New Infrastructure. The City shall require that the costs of improvements to the wastewater and water reclamation system that are necessary for new development are financed by the property owner or developer.
Policy PFS-2.3	Pursue Infrastructure Funding. The City will pursue available funding from county, state, and federal grants.
Policy PFS-2.4	Protect Groundwater Quality. The City shall preserve and protect groundwater quality through the implementation of best practices and innovative methods for modern wastewater disposal.
Goal PFS-3	To reduce solid waste entering local landfills through waste management and recycling.
Policy PFS-3.1	Waste Management. The City shall continue to coordinate with the contractor to improve its solid waste management system through emphasis on waste prevention, reuse, recycling, composting, and appropriate disposal.
Policy PFS-3.2	Reduce Municipal Solid Waste. The City shall reduce municipal solid waste generation by employing a wide range of innovative techniques, including electronic communications to reduce paper usage and buying products with less packaging or in bulk, where feasible.
Policy PFS-3.3	Recycling Collection. The City shall require all new projects to provide sufficient and accessible space for the storage and collection of recyclable materials and organic waste separate in addition to, space for refuse storage and collection.

ID	Goal and Supportive Policies
Goal PFS-4	To coordinate with law enforcement, fire protection, and emergency service providers to ensure a safe community and protect city residents and property.
Policy PFS-4.1	Police Staffing. The City shall coordinate with the county to ensure adequate staffing and facilities to achieve desired levels of public safety.
Policy PFS-4.2	Community Policing Strategies. The City shall promote community policing strategies that support community partnerships and problem-solving techniques that build public trust and proactively address public safety issues.
Policy PFS-4.3	School Security and Safety. The City shall encourage local law enforcement to collaborate with the Solvang School District to study and implement measures that enhance the security of schools and the safety of students, teachers, and administrators.
Policy PFS-4.4	Tourist and Visitor Safety. The City shall coordinate with the Chamber of Commerce, hotels, and downtown businesses to train employees about crime prevention.
Policy PFS-4.5	Mutual Aid Agreements. The City shall maintain mutual aid agreements among fire protection and emergency service providers to ensure residents and property are adequately served and to facilitate the efficient use of available resources.
Policy PFS-4.6	Emergency Medical Services. The City shall coordinate emergency medical services between agencies serving the city.
Goal PFS-5	The City shall work to reduce fire risk to structures, property, and residents.
Policy PFS-5.1	Fire Safety Information. The City shall coordinate with County Fire Department to inform homeowners of the risk of fire and ways to prevent loss, including information about methods for fire protection at the urban/wildland interface.
Policy PFS-5.2	Defensible Space. The City shall coordinate with the County Fire Department to work with residents and businesses to provide “defensible space” around structures to provide fire fighters with sufficient room to defend structures and maneuver.
Policy PFS-5.3	Fire Flows. The City shall ensure that adequate peak load water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy.
Goal PFS-6	Improve the health and quality of life for all Solvang residents.
Policy PFS-6.1	Collaboration for Improved Health. The City shall collaborate with local health officials, planners, nonprofit organizations, businesses, schools, hospitals, local health clinics, and community groups to improve community health.
Policy PFS-6.2	Health in All Policies. The City shall prioritize the overall health of Solvang residents in its strategies, programs, daily operations, and practices.
Policy PFS-6.3	Address Health Inequities. The City shall address health inequities in Solvang by striving to remove barriers to healthy living, avoiding disproportionate exposure to unhealthy living environments, and providing a high quality of life for all residents, regardless of income, age, or ethnicity.
Goal PFS-7	To provide and maintain park facilities with a range of recreational opportunities for City residents of all ages and abilities.
Policy PFS-7.1	Recreation Services. The City shall continue to provide and facilitate quality recreational services, including programs, classes, special events, and facilities to all members of the community in a courteous and efficient manner.
Policy PFS-7.2	Parks and Recreation System. The City shall continue to operate and maintain a parks and recreation system which provides important environmental, social, personal and economic benefits to meet the needs of the City’s residents.
Policy PFS-7.3	Park Facility Use. The City shall continue to maximize the use of each park facility by creatively adapting the recreation opportunities available, as community needs change and evolve.
Policy PFS-7.4	Facility Master Plans. The City shall create Master Plans for each park or recreation facility and periodically review and update the plans and estimate implementation costs to respond to changing needs.

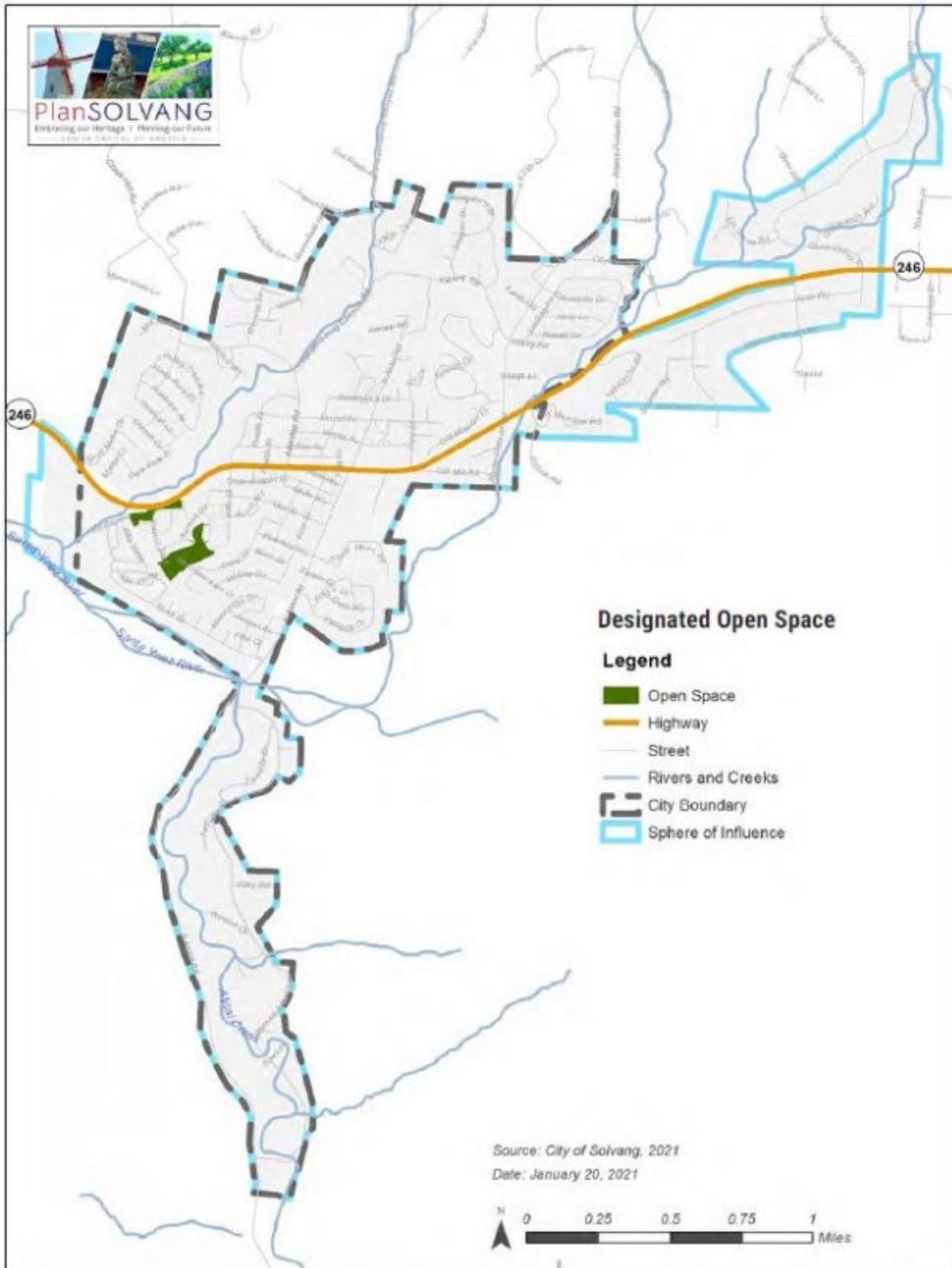
ID	Goal and Supportive Policies
Policy PFS-7.5	Neighborhood Impacts. When preparing new, or updating existing, park and facility plans, the City shall consider the effects on surrounding neighborhoods for issues such as noise, light and glare, and traffic and parking in order to minimize impacts on neighborhood quality of life.
Policy PFS-7.6	Intergovernmental Coordination. The City shall maintain open communication with the State, the County, the City of Buellton, local organizations, and the school districts to establish mutual goals and timelines for achieving those goals.
Policy PFS-7.7	Park Safety. The City shall continue to maintain and improve safety in existing parks and design park improvements to facilitate security and policing.
Policy PFS-7.8	Park Patrols. The City shall coordinate with the law enforcement to provide mobile patrols of parks and recreation events.
Policy PFS-7.9	Neighborhood Watch. The City shall coordinate with neighborhood watch programs to provide added security in park areas.
Policy PFS-7.10	Public Awareness. The City shall increase resident awareness of available park and recreational facilities and opportunities by periodically providing public information and activity guides and maintaining cooperative relationships with local media outlets and local organizations.
Policy PFS-7.11	Undeveloped Natural Areas. The City shall conserve and enhance the publicly owned undeveloped natural areas of Adobe Creek and Alamo Pintado Creek for the passive use and enjoyment of the public.
Policy PFS-7.12	Recreation Activities at State Parks. The City shall coordinate with the State to maintain recreational activities for residents and visitors at the Santa Ines Mission Mills State Park, State Parks Department, and Santa Barbara Trust for Historic Preservation management objectives.
Policy PFS-7.13	Urban Trails Plan. The City shall prepare an urban trails plan and program in coordination with neighboring Cities.
Goal PFS-8	To provide high-quality, cost-effective park operation and maintenance.
Policy PFS-8.1	ADA Compliant Parks and Facilities. The City shall design park and recreation facilities that are ADA accessible and energy and resource efficient.
Policy PFS-8.2	Energy-Efficient Parks and Facilities. When creating new, or updating existing park and facility plans, the city should incorporate energy and resource efficient concepts to the extent feasible.
Policy PFS-8.3	Water Efficient Parks. The City shall use drip irrigation and other water efficient methods in parks to the extent feasible.
Policy PFS-8.4	Drought Tolerant Landscaping. The City shall use drought tolerant landscaping, solar oriented structures, and structures with natural lighting during daylight hours, where feasible.
Policy PFS-8.5	Park Facility Maintenance. The City shall reduce City Park facility maintenance costs wherever feasible including use of durable materials.
Policy PFS-8.6	Long-term Park Maintenance and Operating Cost Estimate. The City shall estimate the long-term maintenance and operating costs associated with a proposed project in conjunction with accepting or developing a new park.
Policy PFS-8.7	Park Net Benefit. The City shall ensure that it receives a net benefit to the City park and recreation system when an existing or proposed park is impacted by private or quasi-public infrastructure and other easements.
Goal PFS-9	To use a variety of funding sources to acquire, develop, expand, and maintain the City's parks, facilities, recreation opportunities and natural areas.
Policy PFS-9.1	Capital Improvement Program. The City shall continue to list potential park projects in the City's Ten-Year Capital Improvement Program project list.
Policy PFS-9.2	Development Impact Fees. The City shall maintain and update projected costs for new park and recreation facilities to provide a basis of reviewing and updating development impact fees collected by the City to be used to fund improvements.

ID	Goal and Supportive Policies
Policy PFS-9.3	Quimby Act. The City shall adopt a Quimby Act Park dedication ordinance at the ratio of one acre of parkland for each 1,000 in population added by proposed subdivisions, or payment of park in lieu fees.
Policy PFS-9.4	Park Grant and Bond Funding. The City shall continue to pursue grants and park bond funding for construction of new parks, major park maintenance projects, or to upgrade or add new facilities to existing parks.
Policy PFS-9.5	Local Partnerships. The City shall explore funding arrangements and partnerships with other regional agencies.
PFS-10	To provide Solvang with distinguished schools, programs, and learning opportunities.
Policy PFS-10.1	Solvang School District Partnership. The City shall continue to confer with and work jointly with the Solvang School District on issues of mutual interest, including new school sites or facilities.
Policy PFS-10.2	School District Facility Planning. The City shall continue to forward all residential development proposals to the Solvang School District and the Santa Ynez Valley Union High School District for review with regard to school capacity and potential school sites.
Policy PFS-10.3	Solvang Library. The City shall continue to support the Solvang Library to improve the library facilities and expand their service to the community.

Environment and Sustainability Element

The Environment and Sustainability Element is a new component of the proposed 2045 General Plan. The purpose of the Environment and Sustainability Element is to preserve, protect, and enhance the natural resources that make Solvang a unique place. The Environment and Sustainability Element addresses a broad range of topics, including water quality and supply, air quality, greenhouse gas emissions and climate change, open space, cultural and natural resources, mineral resources, and biological resources. Figure 2-9 shows existing designated open space in Solvang.

Figure 2-9 Existing Open Space



Proposed Environment and Sustainability Element Goals and Policies

Goals and supportive policies of the proposed Environment and Sustainability Element are shown in Table 2-9.

Table 2-9 Proposed Environment and Sustainability Element Goals and Policies

ID	Goal and Supportive Policies
Goal ENV-1	To protect and provide access to important space areas within the city and within the region.
Policy ENV-1.1	Open Space Management. The City shall manage city-owned open space designated land for the protection of sensitive biological resources primarily as a preserve.
Policy ENV-1.2	Support Regional Open Space. The City shall support the efforts of Santa Barbara County, and other jurisdictions, the Land Trust for Santa Barbara County and other agencies, organizations, and private landowners to establish and maintain open space lands in the region.
Policy ENV-1.3	Maintain Agricultural Lands. The City shall support Santa Barbara County to retain the Agriculture designation in viable farming units on lands surrounding the City and support implementation of the Santa Ynez Valley Community Plan.
Policy ENV-1.4	Open Space Access. The City shall continue to provide access to open space resources, with interpretive information, when doing so is consistent with protection of the resources, and with the security and privacy of affected landowners and occupants.
Goal ENV-2	To protect important scenic resources within the city's plan area.
Policy ENV-2.1	Protect Scenic Qualities. The City shall protect and enhance the important scenic qualities within the City Limits, including scenic views of rolling hillsides and agricultural lands.
Policy ENV-2.2	Urban Forest. The City shall protect the urban forest created by mature trees in existing developed areas and require planting of approved trees and landscaping in new development.
Policy ENV-2.3	Scenic Transportation Corridors. The City shall support efforts by Santa Barbara County to protect the scenic qualities of transportation corridors serving the City and region.
Policy ENV-2.4	Greenbelts. The City shall work with the County of Santa Barbara, the City of Buellton, and other jurisdictions and agencies, to preserve the scenic character of the greenbelts and buffers surrounding Solvang and enhance the gateways to the City.
Policy ENV-2.5	City Gateways. The City shall support efforts to enhance and improve city gateways.
Goal ENV-3	To protect natural open space areas, sensitive native vegetation, and wildlife communities and habitat.
Policy ENV-3.1	Natural Resource Protection. The City shall protect sensitive natural resources, wildlife communities and habitats within the open spaces.
Policy ENV-3.2	Educational Programs. The City shall encourage and support educational programs in the local schools and park programs that enhance public appreciation and awareness of the natural environment, and programs on how to manage development to preserve native wildlife populations.
Policy ENV-3.3	Minimize Impacts of Development. The City shall ensure new development does not significantly deplete, damage, or alter existing critical wildlife habitat or populations such as coastal oak woodland along Alamo Pintado Creek, Alisal Creek, and Adobe Creek and riparian habitat along the Santa Ynez River.
Policy ENV-3.4	Support Local and Regional Efforts. The City shall support and participate in local and regional efforts of local, State and federal resource agencies (e.g., Santa Barbara County, California Department of Fish and Wildlife, U.S. Army Corps, United States Fish and Wildlife Service, Cost Guard, local land trusts and conservation organizations) to protect, restore and maintain viable, contiguous areas of habitat for sensitive plant and animal species along Alamo Pintado Creek, Alisal Creek, and Adobe Creek and the Santa Ynez River.

ID	Goal and Supportive Policies
Policy ENV-3.5	Preserve Creek Corridors. The City shall preserve the ecological integrity of creek corridors that support riparian resources by preserving native riparian plants and, to the extent feasible, removing invasive nonnative plants. If preservation of the ecological integrity of existing resources is found to be infeasible, adverse impacts to riparian resources shall be fully mitigated consistent with the requirements of applicable State and Federal regulations.
Goal ENV-4	To protect the historic and cultural resources in order to preserve the heritage of native peoples and the area’s earliest settlers.
Policy ENV-4.1	Protect Archaeological Resources. The City shall provide for the protection of both known and potential archaeological resources citywide. To avoid significant damage to important archaeological sites, all available measures shall be explored at the time of a development proposal. Where such measures are not feasible and development would adversely affect identified archaeological or paleontological resources, mitigation shall be required in accordance with the relevant provisions of federal and State laws.
Policy ENV-4.2	Collaboration with Chumash. The City shall continue a positive and collaborative working relationship with the Santa Ynez Band of Chumash Indians through continued consultation and collaboration with respect to the preservation of, or the mitigation of impacts to, specified Native American places, features, and objects.
Policy ENV-4.3	Central Coast Information Center Referrals. The City shall continue to refer development proposals that may adversely affect archaeological sites to the University of California Santa Barbara Central Coast Information Center for review and comment.
Goal ENV-5	To preserve and enhance Solvang’s Historic and Danish heritage.
Policy ENV-5.1	Protect Significant Sites and Buildings. The City shall protect and enhance Solvang’s historically and architecturally significant sites and buildings.
Policy ENV-5.2	Support Property Owners. The City shall encourage the efforts of property owners to preserve and renovate historic and architecturally significant structures. Where such buildings cannot be preserved intact, the City shall seek to preserve the building facades and ensure renovations are consistent with the applicable standards set forth in the Community Design Element and design guidelines.
Goal ENV-6	To achieve environmentally responsible reclamation of mineral extraction sites.
Policy ENV-6.1	Mineral Extraction Site Reclamation. The City shall require the environmentally responsible reclamation of mineral extraction sites within the City and shall work with other agencies in the area to do the same.
Policy ENV-6.2	Mineral Extraction Site Reclamation. The City shall require the environmentally responsible reclamation of mineral extraction sites within the City and shall work with other agencies in the area to do the same.
Policy ENV-6.3	Mineral Extraction. The City shall work with existing mineral extraction operations to minimize impacts to human health and the environment.
Goal ENV-7	To maintain an adequate level of service in the City’s water system to meet the needs of existing and future development.
Policy ENV-7.1	Adequate Water Supply. The City shall continue to work with water providers to ensure adequate water supply is available to the community. Further, the City shall impose limitations or moratoriums on new development or redevelopment when the water supply of existing customers will be adversely impacted.
Policy ENV-7.2	Diverse Water Supply. The City shall pursue a water supply program consisting of the development of multiple sources of water, water conservation, and groundwater management to accommodate projected water demand and provide as best possible for water supply security.
Policy ENV-7.3	Water Conservation Measures. The City shall require new development and redevelopment projects to incorporate water conservation measures to reduce water demand through the Water Efficient Landscape Ordinance (MWELO), relevant sections of Title 24 and LEED certification, and other conservation policies and programs.

ID	Goal and Supportive Policies
Goal ENV-8	To foster effective communication, cooperation, and coordination in developing and operating community and regional air quality programs.
Policy ENV-8.1	Reduce Air Pollution. The City shall cooperate with the efforts of the SBCAPCD to reduce emission of air pollutants and their precursors and ensure ongoing attainment of federal and State ambient air quality standards.
Policy ENV-8.2	Particulate Emissions Reduction. The City shall work with the SBCAPCD to reduce particulate emissions from construction, grading, excavation, and demolition to the maximum extent feasible.
Policy ENV-8.3	Air Quality Mitigation Measures. The City shall ensure all air quality mitigation measures are feasible, implementable, and cost effective.
Policy ENV-8.4	Mitigation Measures. The City shall require new development and redevelopment to incorporate measures from the most recent SBCAPCD Clean Air Plan to reduce air quality impacts to a less than significant level.
Policy ENV-8.5	Air Quality Education Programs. The City shall support the efforts of local public and private groups that provide air quality education programs.
Goal ENV-9	To reduce the air quality impacts of motor vehicles and small engine use.
Policy ENV-9.1	Workforce Housing Opportunities. The City shall support expansion of workforce housing opportunities in Solvang to reduce the volume and distance of home-to-work commute trips by motor vehicle.
Policy ENV-9.2	Commuter Trip Reduction. The City shall support regional transportation programs that reduce single-rider commuter related vehicle trips.
Policy ENV-9.3	Alternative Modes of Transportation. The City shall encourage the use of alternative transportation modes, including transit, walking, and bicycling.
Policy ENV-9.4	Electric Vehicle Infrastructure. The City shall encourage the installation of solar photovoltaic systems and electric vehicle charging facilities in commercial, residential, and industrial development.
Policy ENV-9.5	Fuel Efficient Vehicles. The City shall encourage adoption of alternative fuel vehicles including electric, hybrid, hydrogen fuel cell, or other fuel-efficient vehicles, for personal transportation.
Policy ENV-9.6	City Fleet and Equipment. The City shall work toward converting 100 percent of non-emergency City vehicles to electric, hybrid, flex-fuel, or alternative fuels. In addition, the City shall replace gas-powered mowers and other equipment with electric or hybrid models and to use alternative carbon-free models where possible.
Policy ENV-9.7	Sustainable Development Patterns. The City shall continue to promote patterns of development that minimize dependence on personal automobiles and reduce VMT and GHG.
Goal ENV-10	To reduce the emission of greenhouse gases.
Policy ENV-10.1	State GHG Reduction Goals. The City shall work with the SBCAPCD, SBCAG and Santa Barbara County to comply with statewide greenhouse gas reduction goals as established in AB 32, SB 375 and subsequent Executive Orders and legislation.
Policy ENV-10.2	Regional Climate and Sustainability Plans. The City shall implement the relevant provisions of the Santa Barbara County Energy plans to reduce emissions.
Policy ENV-10.3	GHG Reduction Preference. The City shall give preference to vendors which reduce or eliminate indirect greenhouse gas emissions.
Policy ENV-10.4	GHG Thresholds. The City shall establish and maintain GHG thresholds to evaluate non-exempt discretionary projects consistent with CEQA. Projects above those thresholds shall mitigate their GHG emissions and locally offset the remaining GHG emissions if necessary.
Policy ENV-10.5	Prioritize GHG Reduction in Development. The City shall support new development that is compact, mixed-use, transit oriented, and reduces GHG emissions by lowering vehicle miles traveled (VMT) and promoting energy-efficient building design and site planning

ID	Goal and Supportive Policies
Goal ENV-11	To encourage community action to mitigate and adapt to climate change.
Policy ENV-11.1	Green Business Program. The City shall encourage businesses to obtain certification under the Santa Barbara County Green Business Program.
Policy ENV-11.2	Sustainability Education. The City shall partner with the local school districts, waste haulers, food banks, and other local organizations to integrate sustainability and environmental literacy into the academic curriculum and educate the community on waste diversion and recycling.
Policy ENV-11.3	Local Partnerships. The City shall partner with local businesses and organizations to secure grants and incentives for facilitating GHG reduction projects such as energy efficiency and renewable energy projects.
Goal ENV-12	To incorporate sustainable building and development practices into the city’s development regulations.
Policy ENV-12.1	Green Building Code. The City shall require through the State Building Code energy efficient construction and sustainable building practices by continuing to implement the Green Building Code.
Policy ENV-12.2	<p>Green Building Practices. The City shall support the use of green building practices in the planning, design, construction, management, renovation, operations, and demolition of all public and private buildings and projects, including:</p> <ul style="list-style-type: none"> ▪ Land planning and design techniques that preserve the natural environment and minimize disturbance of the land. ▪ Site development to reduce erosion, minimize paved surfaces and runoff and protect vegetation, especially trees. ▪ Water conservation indoors and outdoors. ▪ Energy efficiency in heating/cooling systems, appliances, lighting, and the building envelope. ▪ Selection of materials based on recyclability, durability and the amount of energy used to create the material. ▪ Waste reduction, reuse and recycling during construction and throughout the life of the project. ▪ Other new aspects of green design and construction included in LEED™ or other certification programs. ▪ Control nighttime lighting to lower energy use, reduce glare, and prevent illumination of the night sky.
Policy ENV-12.3	LEED Certified City Buildings. The City shall design and construct all new or renovated City buildings to achieve Leadership in Energy and Environmental Design (LEED) Gold rating requirements.
Policy ENV-12.4	Passive Temperature Regulation. The City shall to the extent feasible, require the orientation of buildings to maximize passive solar heating during cool seasons, avoid solar heat gain in warm seasons, enhance natural ventilation and effective use of daylight, and to maximize opportunities for the installation of solar panels.
Policy ENV-12.5	Co-Generation Facilities. The City should promote and encourage co-generation projects, office, and industrial facilities, provided they meet all applicable air quality standards and provide a net reduction in GHG emissions associated with energy production.
Policy ENV-12.6	Emerging Technologies. The City shall remain informed of and support the inclusion of new and emerging technologies for carbon-free and energy efficient design. Support may include permit streamlining procedures, reduced fees, rebate and financing information, or other incentives at the City’s discretion.
Goal ENV-13	To reduce Green House emissions (GHG) related to energy consumption.
Policy ENV-13.1	Energy Efficiency Incentives. The City shall work with energy providers and developers on voluntary incentive-based programs to encourage the use of energy efficient designs and equipment in existing buildings.
Policy ENV-13.2	Renewable Energy for Homes. The City shall encourage installation of renewable energy sources for new homes per the new state building codes.

ID	Goal and Supportive Policies
Policy ENV-13.3	Building Emissions Reductions Plan. The City shall consider the adoption of an ordinance for all new buildings to meet State emissions reductions targets by 2045.
Policy ENV-13.4	Energy Retrofit Program. The City shall encourage homeowners and building owners to retrofit their structures with energy efficiency improvements.
Policy ENV-13.5	Low Income Energy Efficiency. The City shall partner with community service agencies and organizations to support energy efficient projects for low-income residents. Eligible projects may include installation of heating, ventilation, and air-conditioning systems, lighting, water heating equipment, and insulation and weatherization.
Policy ENV-13.6	Renewable Energy in Open Space. The City shall allow renewable energy projects in areas zoned for open space, where consistent with all the elements of this General Plan, and other uses and values.
Goal ENV-14	To become a zero-waste community through responsible procurement, waste diversion, and innovative strategies.
Policy ENV-14.1	Zero Waste. The City shall promote activities that reduce waste and increase waste diversion, including sourcing products with reusable, recyclable, or compostable packaging; establishing food diversion programs; and promoting and educating on waste diversion and its importance.
Policy ENV-14.2	Household Waste Programs. The City shall coordinate with the contract waste management company to provide convenient, easy-to-use programs for bulky items and household hazardous waste.

Safety Element

The Safety Element evaluates natural hazards and safety hazards in Solvang and outlines goals and policies to minimize risk to life and property. The primary natural hazard threats for Solvang are earthquakes, wildfire, drought, localized flooding, and an increased number of high heat days. Many of the goals and policies in this element correspond to local and regional safety priorities such as those established in the County of Santa Barbara's Multi-Jurisdictional Hazard Mitigation Plan, a multi-jurisdictional document that helps coordinate participating jurisdictions to reduce risk from the most prevalent natural disasters in Santa Barbara County. Likewise, many of the goals and policies correspond to the City's Emergency Management Plan. In addition, Solvang noise characteristics are described within the 2045 General Plan Safety Element including descriptions of common sources of noise as well as goals and policies to lessen noise for sensitive land uses (e.g., residences, schools, medical facilities).

Proposed Safety Element Goals and Policies

The goals and supportive policies of the proposed Safety Element are shown in Table 2-10.

Table 2-10 Proposed Safety Element Goals and Policies

ID	Goal and Supportive Policies
Goal SAF-1	To ensure that City emergency response procedures are appropriate and coordinated with the County in the event of natural or human-made disasters.
Policy SAF-1.1	Emergency Response Programs. The City shall support local and regional response programs that provide emergency and other services to the public when a disaster occurs.
Policy SAF-1.2	Community Education and Organization. The City shall develop and support preparedness programs that educate and organize the community, especially vulnerable populations, to respond appropriately to disasters.
Policy SAF-1.3	Interjurisdictional Coordination. The City shall work to improve coordination and information sharing among city, County and State programs and agencies to reduce the risks of disasters.
Policy SAF-1.4	Law Enforcement and Fire Protection Services. The City shall continue to work with Santa Barbara County to maintain local law enforcement and fire protection services in a state of readiness to ensure adequate protection for the citizens of Solvang.
Policy SAF-1.5	Standardized Emergency Management System. The City shall continue to support efforts to ensure local agency compliance with the State’s Standardized Emergency Management System.
Policy SAF-1.6	Command Center. The City shall continue to coordinate with the county to designate and develop a command center for use during times of emergency, such as the Veterans Hall.
Policy SAF-1.7	Critical Facilities. The City shall continue to maintain existing and expand critical facilities outside of flood, seismic, and high fire hazard zones whenever feasible.
Policy SAF-1.8	Mutual Aid Agreements. The City shall continue to maintain mutual aid agreements and communications links with surrounding jurisdictions for assistance during times of emergency.
Policy SAF-1.9	Communication and Media Protocols. The City shall continue to maintain emergency communication resources, protocols, and improve information transfer to the media and public during emergencies.
Goal SAF-2	To prevent and/or reduce loss of life, injury, and property damage due to geologic and seismic hazards, including ground shaking, fault rupture, and liquefaction.
Policy SAF-2.1	Earthquake Resistant Design. The City shall continue to require earthquake resistant designs for all structures and utilities.
Policy SAF-2.2	Critical Facilities Placement. New critical structures such as hospitals, police substations, fire stations, emergency communication centers, schools, high occupancy buildings and bridges shall be located away from high-risk earthquakes, landslides, and liquefaction zones.
Policy SAF-2.3	Geotechnical Reports. The City shall continue to require the preparation of geotechnical reports and impose appropriate mitigation measures for new development in areas of potential seismic or geologic hazards to ensure, within the limits of technical and economic feasibility, that new structures are able to withstand the effects of seismic activity, including liquefaction, slope instability, expansive soils, or other geologic hazards.
Policy SAF-2.4	Underground Utilities. The City shall continue to require the design of underground utilities, particularly water and natural gas mains, to resist seismic forces in accordance with state requirements.
Policy SAF-2.5	Identification and Abatement of Risk for Existing Structures. The City shall identify and encourage risk abatement for existing structures that will be hazardous during an earthquake event, especially high occupancy structures that have the greatest potential effect on public safety.
Policy SAF-2.6	Alquist-Priolo Earthquake Fault Zoning Act. The City shall continue to enforce the Alquist-Priolo Earthquake Fault Zoning Act that requires geologic studies to be performed so that habitable structures and essential facilities will be sited away from active and potentially active faults.
Goal SAF-3	To reduce the potential damage to structures and infrastructure from landslide hazards.
Policy SAF-3.1	Landslide and Slope Instability Hazard Mitigation. The City shall continue to require development to avoid and/or mitigate any potential impacts a project contributes to landslides and slope instability hazards on neighboring property, appurtenant structures, utilities, and roads.

ID	Goal and Supportive Policies
Policy SAF-3.2	Expansion of Development in Areas of Landslide Activity. The City shall prohibit the expansion of existing structures or developments in areas of known landslide activity except when the project incorporates measures to reduce the potential for loss of life and property.
Policy SAF-3.3	New Development in Areas of Landslide Activity. The City shall prohibit new development in areas of known landslide activity unless development plans indicate that the hazard can be reduced to a less than significant level prior to beginning development.
Goal SAF-4	To prevent and/or reduce loss of life, injury, and property damage due to flooding.
Policy SAF-4.1	Development in Floodplains. The City shall not approve new development in areas subject to a 100-year flood event, based on Federal Emergency Management Agency (FEMA) mapping or on other updated mapping acceptable to the City, unless and until the flood hazard has been mitigated.
Policy SAF-4.2	Mitigate Flooding. The City shall require new development and redevelopment to incorporate flood reduction measures into the project design in areas known to be prone to flooding.
Policy SAF-4.3	Dam Inundation. The City shall update and maintain the Emergency Management Plan to minimize the risk to life and property due to dam failure.
Policy SAF-4.4	Reducing Flood Impacts. The City shall require mitigation to less than significant levels for new development with the potential to increase flooding impacts.
Policy SAF-4.5	100-Year Flood Plains. The City shall require development on land subject to a 100- year flood event, based on Federal Emergency Management Agency (FEMA) mapping or on other updated mapping acceptable to the City, to conform to National Flood Insurance Program (NFIP) standards.
Policy SAF-4.6	New Parcels. The City shall prohibit the creation of parcels upon which the presence of easements, floodplain, marsh or riparian habitat, or other features would leave insufficient land to build and operate structures. This action item shall not apply to open space lots specifically created for dedication to the City or another appropriate party for habitat protection, flood control, drainage, or wetland maintenance.
Goal SAF-5	To prevent and/or reduce loss of life, injury, and property damage due to wildland and structural fires.
Policy SAF-5.1	Protect New Development. The City shall require new developments designed to protect life and property from wildfires and structural fires relative to the identified risk level.
Policy SAF-5.2	Fire Equipment Access and Resources. The City shall require that new development provides for adequate fire equipment access and fire suppression resources.
Policy SAF-5.3	Road and Building Identification. The City shall require that all roads and buildings are properly identified by name or number with clearly visible signs in order to promote faster response times.
Policy SAF-5.4	Work with Homeowners on Fire Safety. The City shall work with and educate homeowners to improve fire safety and defensibility.
Policy SAF-5.5	Fire Safety Improvements. The City shall encourage fire safety improvements for existing homes and commercial buildings
Goal SAF-6	To coordinate with fire protection and emergency service providers to ensure adequate fire facilities, equipment, and services are available to protect city residents and property from fire.
Policy SAF-6.1	County Fire Department Staffing. The City shall work with Santa Barbara County Fire Department to maintain fire department staffing levels and response times consistent with National Fire Protection Association standards.
Policy SAF-6.2	Mutual Aid Agreements. The City shall continue to maintain mutual aid agreements among fire protection and emergency service providers to ensure residents and property are adequately served and to facilitate the efficient use of available resources.
Policy SAF-6.3	Peak Fire-Flow. The City shall continue to ensure that adequate peak load water fire-flows are maintained throughout the city and shall regularly monitor fire-flows to ensure adequacy.
Policy SAF-6.4	Homeowner Resources. The City shall continue to work with local agencies to inform homeowners of the dangers and appropriate responses to fire and ways to prevent loss.

ID	Goal and Supportive Policies
Goal SAF-7	To reduce the potential for exposure of humans and the environment to hazardous substances.
Policy SAF-7.1	Hazardous Material Storage and Disposal. The City shall require proper storage and disposal of hazardous materials, including medical waste, to prevent leakage, potential explosions, fires, or the escape of harmful gases, and to prevent individually innocuous materials from combining to form hazardous substances, especially at the time of disposal.
Policy SAF-7.2	Designated Routes for Transport of Hazardous Materials. The City shall designate and continue to enforce safe routes through the City for the transport of hazardous materials.
Policy SAF-7.3	Testing and Remediation of Contaminated Sites. The City shall require testing for contamination in areas suspected as potentially hazardous and shall require that the remediation of hazardous areas takes place prior to development in cooperation with the Santa Barbara County Public Health Department.
Goal SAF-8	To ensure that Solvang remains a relatively safe community with a low incidence of crime.
Policy SAF-8.1	Public Safety. The City shall continue to maintain a high-level of public safety in Solvang.
Policy SAF-8.2	Design Review. The City shall ensure through design review that crime prevention and safety are incorporated into new development projects, especially for residential subdivision and commercial development.
Policy SAF-8.3	Education on Personal Safety. The City shall continue to work with the Chamber of Commerce and the Sheriff to support volunteer and educational programs to inform the public regarding personal safety.
Goal SAF-9	To promote the safe operation of the airport and protect the safety of city residents.
Policy SAF-9.1	Coordinate with the ALUC. The City shall coordinate with the Airport Land Use Commission (ALUC) on land use planning around the Santa Ynez Airport and the City’s Plan Area.
Policy SAF-9.2	Airport Area of Influence. The City shall submit development proposals for land within the airport area of influence for review by the ALUC for consistency with the Airport Land Use Compatibility Plan.
Policy SAF-9.3	Airport Land Use Consistency. The City shall work to achieve consistency between General Plan land uses and the ALUP, when and where it is appropriate. Measures may include restrictions on permitted land uses and development criteria, including height restrictions.
Goal SAF-10	To protect city residents, visitors and infrastructure from the hazards associated with falling trees.
Policy SAF-10.1	Tree Maintenance. The City shall continue to maintain trees on City property to minimize hazards, and work with property owners to do the same.
Goal SAF-11	To reduce, minimize and manage noise and vibration to the greatest extent feasible.
Policy SAF-11.1	Roadway Project Noise Mitigation. The City shall work with Caltrans to require the inclusion of noise mitigation measures along Highway 246 near residential units in the design of new roadway projects where necessary to maintain acceptable noise levels for adjacent uses.
Policy SAF-11.2	Noise Mitigation in Design. The City shall require the use noise mitigation measures where appropriate in the design of new development and redevelopment, especially for residential or other noise-sensitive land uses adjacent to major roads or noise-generating commercial or industrial areas to ensure internal noise levels of the receiving noise-sensitive uses remain at acceptable levels.
Policy SAF-11.3	Sensitive Areas. The City shall ensure acceptable noise levels are maintained near schools, hospitals, and other noise sensitive areas through proper land use decisions and site plan review.
Policy SAF-11.4	Vibration Impacts. For projects involving the use of major vibration generating equipment (e.g., pile drivers, vibratory rollers) that could generate groundborne vibration levels in excess of 0.2 in/sec ppv, the city may require a project-specific vibration impact assessment to analyze potential groundborne vibrational impacts and may require measures to reduce ground vibration levels.

ID	Goal and Supportive Policies
Goal SAF-12	Reduce the potential and severity of short- and long-term health emergencies, control the rate and extent of the spread of an illness, reduce economic and social displacement, and reduce loss of life.
Policy SAF-12.1	State and County Minimum Requirements. The City shall implement all minimum requirements from appropriate State of California and Santa Barbara County agencies relative to declared public health emergencies.
Policy SAF-12.2	Interagency Coordination. The City shall work closely with the State of California and Santa Barbara County health officials to make certain that City needs are considered and addressed and to inform residents of programs and resources in a timely manner.
Policy SAF-12.3	Communication and Education. The City shall continue to maintain and enhance communications and education resources to provide timely and up-to-date information concerning public health emergencies, with specific focus on vulnerable populations.
Policy SAF-12.4	Public Health Emergency Minimize Disease Spread. The City shall collaborate with the Santa Barbara County Public Health Department and other jurisdictions to implement measures that minimize the risk of disease spread based on best available data.
Policy SAF-12.5	Resources. The City shall work with the State of California and Santa Barbara County to maintain a supply of resources necessary to track, respond to, and recover from a public health emergency.
Policy SAF-12.6	Organizational Partnerships. The City shall partner with organizations responsible for essential health care and human services to ensure those services are provided as early as possible to respond during, and recover after, a public health emergency or event.
Policy SAF-12.7	Disease Vector Control. The City shall work collaboratively with other agencies to control vectors such as mosquitos to protect Solvang residents from vector-borne diseases.
Goal SAF-13	To reduce and/or prevent loss of life, injury, and property damage due to climate impacts.
Policy SAF-13.1	Water Conservation. The City shall continue to support water conservation programs and efficiency upgrades through education, regulation, and incentives. The city will work with hotels and restaurants to encourage water use reduction measures.
Policy SAF-13.2	Climate Resilient Public Facilities. The City shall require development, renovation, and maintenance of public facilities to be designed to minimize vulnerabilities to climate impacts such as heat, fire, and drought.
Policy SAF-13.3	Resilience Hubs. The City shall establish community facilities that provide a safe harbor to vulnerable populations during climate hazard events such as fires, poor air quality, extreme heat, and floods (known as resilience hubs).
Policy SAF-13.4	Building Retrofits. The City shall support retrofits of existing structures to better withstand climate impacts, including extreme heat, poor air quality, fire, and floods.
Policy SAF-13.5	Green Infrastructure. The City shall encourage development and redevelopment projects incorporate green infrastructure such as street trees, landscaping, and green and cool roofs to mitigate the effects of extreme heat events.
Policy SAF-13.6	Climate Adaptation Planning. The City shall continue to evaluate and plan for climate change impacts and coordinate planning efforts with Santa Barbara County and other jurisdictions and agencies.

2.6.3 Construction

Given the programmatic nature of the 2045 General Plan, specific projects details and locations that could result in the future within these land use areas are unknown at this time. Future discretionary projects would require project-level environmental review analysis.

2.7 Required Actions and Approvals

Implementation of the 2045 General Plan would require the following approvals:

- City Council – EIR Certification
- City Council – Adoption of the 2045 General Plan
- City Council – Approve Proposed Rezoning