



CITY OF BUELLTON

AMENDED CITY COUNCIL AGENDA

**Regular Meeting of August 24, 2026 at 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

*Council meetings will be conducted in person and the public is welcome to attend.
Written comments will not be read aloud but can be sent to the City Council via email at
council@cityofbuellton.com (please reference agenda item number/subject matter, and include your
name and address). The public can observe Council meetings via City TV Live Stream at:
<http://www.cityofbuellton.com/government/cityTV.php>*

CALL TO ORDER

Mayor David Silva

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Members, Hudson Hornick, Elysia Lewis and John Sanchez, Vice Mayor Carla Mead and Mayor David Silva

REORDERING OF AGENDA

PRESENTATIONS

1. Proclamation Recognizing Women's Equality Day – August 26, 2026

PUBLIC COMMENTS – NON-AGENDIZED ITEMS

Speaker slips must be completed and submitted to the City Clerk prior to the commencement of the meeting. Any person may address the Council only on matters pertaining to City business that are not listed on the agenda. Comments on agendized items, including Public Hearing items, the Consent Agenda, and Closed Session items, shall be taken at the time designated for those items. Speaker slips will not be accepted once public comment has opened for an item. Each speaker is limited to three (3) minutes. Speakers using a translator are allotted a total of six (6) minutes, unless simultaneous translation equipment is used. By law, no action may be taken at this meeting on matters raised during Public Comments.

CONSENT CALENDAR**(ACTION)**

The following items are considered routine and non-controversial and are scheduled for consideration as a group. Any Council Member, the City Attorney, or the City Manager may request that an item be withdrawn from the Consent Agenda to allow for full discussion. Members of the Public may speak on Consent Agenda items during the Public Comment period.

2. **Minutes of August 10, 2026 Regular City Council Meeting**
3. **List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2026/27**
4. **Consideration of First Amendment to the Professional Services Agreement Between the City of Goleta and the City of Buellton**
❖ (Staff Contact: City Manager Scott Wolfe)
5. **Approval of Bond Release for Village Senior Apartments Project**
❖ (Staff Contact: Public Works Director Rose Hess)
6. **Acceptance of Bid and Award of Construction Contract for the 2025/26 Road Maintenance Project**
❖ (Staff Contact: Public Works Director Rose Hess)

PUBLIC HEARINGS**(POSSIBLE ACTION)**

7. **Ordinance No. 26-07 – “An Ordinance of the City Council, of the City of Buellton, California, Re-Adopting Chapter 8.12 of the Buellton Municipal Code Pertaining to the 2025 California Fire Code as Adopted and Amended by the County of Santa Barbara” (Second Reading)**
❖ (Staff Contact: Planning Director Andrea Keefer)

COUNCIL MEMBER COMMENTS/ITEMS

This Agenda listing allows Council Members to provide comments regarding recent events, contributions made or received, and future requests from City Council Members to staff.

WRITTEN COMMUNICATIONS

Written communications are included in the agenda packets. Any Council Member, the City Manager or City Attorney may request that a written communication be read into the record.

COMMITTEE REPORTS

This Agenda listing is the opportunity for Council Members to give verbal Committee Reports on any meetings recently held for which the Council Members are the City representatives thereto.

BUSINESS ITEMS**(POSSIBLE ACTION)**

8. **Selection of Vendor for Drone Show during Winter Fest Event**
❖ (Staff Contact: City Manager Scott Wolfe)
9. **Consideration of Law Enforcement Service Alternatives**
❖ (Staff Contact: City Manager Scott Wolfe)

- 10. Conceptual Review of the 560 Avenue of Flags Mixed Use Project**
❖ *(Staff Contact: Contract City Planner Irma Turker)*

CITY MANAGER'S REPORT

CLOSED SESSION

(POSSIBLE ACTION)

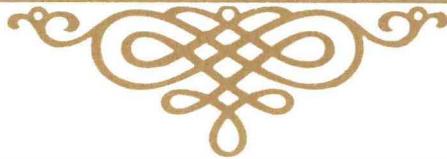
- 11. Closed Session Pursuant to California Government Code Section 54956.9(d)(4) Potential Initiation of Litigation**
- 12. Closed Session Pursuant to California Government Code Section 54956.9(d)(1) regarding: EXISTING LITIGATION (1 matter): Kerry S. Moriarty, et al. v. City of Buellton, et al.; Santa Barbara County Superior Court Case No. 26CV03170**

ADJOURNMENT

The next meeting of the City Council will be held on Monday, September 14, 2026 at 6:00 p.m.



City of Buellton



PROCLAMATION RECOGNIZING WOMENS EQUALITY DAY

WHEREAS, America is the only Nation in the world based on an idea — the idea that all people are created equal and deserve to be treated equally throughout their lives; and

WHEREAS, August 26, 2026 marks the 106th anniversary of the enactment of the 19th Amendment to the United States Constitution which secured the right to vote for women; and

WHEREAS, women now constitute nearly 50 percent of our workforce, the majority of the students in our colleges and graduate schools, and an increasing number of primary breadwinners; and

WHEREAS, women in the United States have continuously worked to gain full rights and privileges – public or private, legal or institutional – as citizens of the United States; and

WHEREAS, women in every state worked to secure women's right to vote; and

WHEREAS, even with the gains women have made, work remains to be done in many areas that directly impact equal pay for equal work including access to quality affordable childcare, affordable housing and comprehensive healthcare for women, including reproductive and mental health care; and

WHEREAS, the theme for Women's Equality Day in 2026 is to "**GIVE TO GAIN**".

NOW THEREFORE, I Mayor David Silva, on behalf of the Buellton City Council, do hereby recognize August 26, 2026, as **WOMENS EQUALITY DAY** in the **CITY OF BUELLTON**, marking the 106th anniversary of the enactment of the 19th Amendment, celebrating the achievements of women and recommitting to gender equality in the City of Buellton, including equal pay for equal work, and accelerating actions for the overall progress of women.

PRESENTED this 24th day of August 2026.



Mayor

CITY OF BUELLTON

CITY COUNCIL MEETING MINUTES

Regular Meeting of August 10, 2026

**City Council Chambers, 140 West Highway 246
Buellton, California**

CALL TO ORDER

Mayor Silva called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Member Hudson Hornick, Council Member Elysia Lewis, Council Member John Sanchez, Vice Mayor Carla Mead, and Mayor David Silva

Staff: City Manager Scott Wolfe, City Attorney Greg Murphy, Finance Director Shannel Zamora (via Zoom), Public Works Director Rose Hess, and Deputy City Clerk Katherine Dary

REORDERING OF AGENDA

None

PRESENTATIONS

1. Community Organization Support Grant Updates – Veggie Rescue

David Roberts, representing Veggie Rescue, thanked the City Council for the Community Organization Support Grant and provided an update on the organization's food rescue efforts, including food distributed through Santa Ynez Valley Community Outreach and Meals on Wheels.

PUBLIC COMMENTS

Steve Palmer, President-Elect of the Solvang Rotary Club, thanked the City Council for participating in the Solvang Fourth of July Parade and thanked the City for its continued support. He presented the City of Buellton and City Council with a commemorative Declaration of Independence to display.

AJ Tarman, Buellton, commented on the scheduling of City Council meetings, nonpartisan local elections, campaign spending and contribution limits, City Manager compensation, urban blight, increased speeding on Highway 246, and the appearance of Waldorf School.

CONSENT CALENDAR

- 2. Minutes of July 9, 2026 Regular City Council Meeting**
- 3. List of Claims to be Approved and Ratified for Payment to Date for Fiscal Years 2025/2026 and 2026/2027**
- 4. Monthly Treasurer's Report – June 30, 2026**
- 5. Ordinance No. 26-06 – “An Ordinance of the City Council of the City of Buellton, California, Authorizing an Amendment to the Contract between the City Council of the City of Buellton and the Board of Administration of the California Public Employees' Retirement System” (Second Reading)**

MOTION:

Motion by Council Member Lewis, seconded by Vice Mayor Mead, approving Consent Calendar Items 2 through 5 as listed.

VOTE:

Motion passed by a roll call vote of 5-0.

Council Member Hornick – Yes

Council Member Lewis – Yes

Council Member Sanchez – Yes

Vice Mayor Mead – Yes

Mayor Silva – Yes

PUBLIC HEARINGS

None

COUNCIL MEMBER COMMENTS/ITEMS

Council Member Sanchez reported on his visit to the Lompoc Theatre project and thanked the Lompoc Committee for the invitation.

Vice Mayor Mead thanked the Recreation Department for the Buellton BBQ Bonanza.

Vice Mayor Mead thanked the Public Works Department and community members who participated in the Inclusive Playground Workshop and encouraged the community to contact the Public Works Department with additional input.

Vice Mayor Mead announced the NatureTrack and Triumph Foundation Accessibility Beach Day at Avila Beach on August 22.

Vice Mayor Mead reminded the community of the upcoming Movie in the Park event and directed residents to Solvangcinemaarts.org for information regarding meal reservations.

Mayor Silva reported on a meeting with MOVE Santa Barbara County regarding Safe Routes to School and potential grant funding opportunities. He requested and received Council consensus to invite MOVE Santa Barbara County to a future meeting to provide a presentation.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

Vice Mayor Mead reported that she met with Congressman Carbajal and his District Administrator and provided an oral report for the record.

Vice Mayor Mead reported that she attended the Vandenberg Space Force Base Community Task Force meeting and provided an oral report for the record.

Vice Mayor Mead reported on her visit to the Village Senior Housing Complex and provided an oral report for the record.

BUSINESS ITEMS

6. **Ordinance No. 26-07 – “An Ordinance of the City Council, of the City of Buellton, California, Re-Adopting Chapter 8.12 of the Buellton Municipal Code Pertaining to the 2025 California Fire Code as Adopted and Amended by the County of Santa Barbara” (Introduction and First Reading)**

RECOMMENDATION:

That the City Council consider the introduction and first reading of Ordinance No. 26-07 and direct staff to publish and notice this item for public hearing.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Council Member Lewis left the meeting at approximately 6:30 p.m. due to illness.

MOTION:

Motion by Council Member Sanchez, seconded by Council Member Hornick, introducing Ordinance No. 26-07 – “An Ordinance of the City Council of the City of Buellton, California, Re-Adopting Chapter 8.12 of the Buellton Municipal Code Pertaining to the 2025 California Fire Code as Adopted and Amended by the County of Santa Barbara” by title only and waive further reading and directing staff to schedule the second reading and public hearing, including publication of notice of the hearing as required by Government Code Sections 50022.2 and 6066.

VOTE:

Motion passed by a roll call vote of 4-0.

Council Member Hornick – Yes

Council Member Sanchez – Yes

Vice Mayor Mead – Yes

Mayor Silva – Yes

7. Authorization to Reclassify the Recreation Center Coordinator to Recreation Coordinator and Adopt a Revised Salary Schedule

RECOMMENDATION:

That the City Council authorize staff to reclassify the Recreation Center Coordinator job description to the existing Recreation Coordinator job description and adopt the revised salary schedule.

STAFF REPORT:

Deputy City Clerk Dary presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Council Member Sanchez asked for clarification regarding the two Recreation Coordinator positions and confirmed that both positions would have the same duties.

MOTION:

Motion by Vice Mayor Mead, seconded by Mayor Silva, authorizing staff to reclassify the Recreation Center Coordinator job description to the existing Recreation Coordinator job description and adopt the revised salary schedule.

VOTE:

Motion passed by a roll call vote of 4-0.

Council Member Hornick – Yes

Council Member Sanchez – Yes

Vice Mayor Mead – Yes

Mayor Silva – Yes

8. Discussion of Potential Future Rehabilitation of City Identification Billboards
A. Northbound Billboard

RECOMMENDATION:

Staff recommends that the City Council consider the request from the Buellton Chamber of Commerce for financial assistance to rehabilitate the northbound-facing billboard in the amount of one-half of the cost of the rehabilitation and provide staff appropriate direction.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Kathy Vreeland, representing the Buellton Chamber of Commerce and Visitors Bureau, discussed the proposed rehabilitation of the northbound-facing billboard, including the estimated cost, ongoing maintenance, and the Chamber's responsibility for the sign.

The City Council discussed the estimated rehabilitation cost, the City's potential contribution, ownership and maintenance of the sign, and its use for economic development.

MOTION:

Motion by Council Member Hornick, seconded by Vice Mayor Mead, authorizing City staff to contribute up to 50% of the rehabilitation cost based on a written estimate, not to exceed \$20,000.

VOTE:

Motion passed by a roll call vote of 4-0.

Council Member Hornick – Yes

Council Member Sanchez – Yes

Vice Mayor Mead – Yes

Mayor Silva – Yes

8. Discussion of Potential Future Rehabilitation of City Identification Billboards
B. Southbound Billboard

RECOMMENDATION:

Staff recommends that the City Council consider the request to initiate a Municipal Code Amendment to authorize the use of the southbound-facing billboard on Jonata Park Road as a sign other than a City identification sign and provide staff appropriate direction.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Shelby Sim, representing Visit Santa Ynez Valley, presented examples of potential billboard designs and discussed the proposed use of the billboard to promote Buellton and events and destinations throughout the Santa Ynez Valley.

The City Council discussed the condition and ownership of the billboard, potential amendments to the Municipal Code, allowable content, rehabilitation of the sign, and coordination with Visit Santa Ynez Valley, the Buellton Chamber of Commerce, and the property owner.

DIRECTION:

The City Council reached consensus to establish an Ad Hoc committee consisting of Vice Mayor Mead and Council Member Sanchez to work with staff and interested parties regarding the rehabilitation and potential future use of the billboard and report back to the City Council.

LATE PUBLIC COMMENTS

The City Council reached consensus to allow late public comments.

Dr. Wendy Davis, Rising Star Academy, commented regarding a potential “Beautiful Buellton” slogan and community opportunities.

Kemilee K. Rainey, Carpinteria, commented regarding homelessness, tiny house communities, and tourism.

9. Selection of Vendor for Drone Show during Winter Fest Event**RECOMMENDATION:**

That the City Council discuss this matter and direct staff as appropriate. Staff recommends that the City Council select a vendor as well as a preferred show size and authorize the City Manager to execute an agreement for service that is in a form acceptable to the City Attorney.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

The City Council discussed the proposed drone show, number of drones, cost, potential vendors, sponsorship opportunities, and the possibility of establishing an ad hoc committee to assist with the development of the show.

DIRECTION:

The City Council did not reach consensus to proceed with a drone show. The item was continued to the next meeting for consideration.

10. Progress Report and Request for Disbursement of Second Installment of Funding Approved for the Santa Ynez Valley Children's Museum**RECOMMENDATION:**

That the City Council review the information presented regarding the progress of the SYVCM and if it can be determined that the SYVCM has met its obligation for disbursement of the second installment of funds in the amount of \$300,000, authorize staff to disburse the funds.

STAFF REPORT:

City Manager Wolfe presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Jillian Knight, representing the Santa Ynez Valley Children's Museum, provided an update on the project, including expenditures and committed funds, the Conditional Use Permit process, revised educational exhibits, and anticipated Phase Two improvements.

The City Council discussed the project's funding, expenditures, proposed improvements, permitting process, restroom facilities, fencing, pathways, exhibits, and the use of the second installment of funding.

MOTION:

Motion by Vice Mayor Mead, seconded by Council Member Hornick, authorizing staff to disburse the second installment of funding in the amount of \$300,000 to the Santa Ynez Valley Children's Museum.

VOTE:

Motion passed by a roll call vote of 4-0.

Council Member Hornick – Yes

Council Member Sanchez – Yes

Vice Mayor Mead – Yes

Mayor Silva – Yes

11. **Resolution No. 26-23 – “A Resolution of the City Council of the City of Buellton, California, Approving the Sixth Amendment to the City Manager Employment Agreement and Updating the Salary Schedule”**

RECOMMENDATION:

That the City Council consider adoption of Resolution No. 26-23.

STAFF REPORT:

City Attorney Murphy presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

SPEAKERS/DISCUSSION:

Council Member Hornick expressed his support for City Manager Wolfe and thanked him for his work.

MOTION:

Motion by Council Member Sanchez, seconded by Council Member Hornick, adopting Resolution No. 26-23 – “A Resolution of the City Council of the City of Buellton, California, Approving the Sixth Amendment to the City Manager Employment Agreement and Updating the Salary Schedule”

VOTE:

Motion passed by a roll call vote of 4-0.

Council Member Hornick – Yes

Council Member Sanchez – Yes

Vice Mayor Mead – Yes

Mayor Silva – Yes

CITY MANAGER'S REPORT

City Manager Wolfe provided an informational report for the record.

CLOSED SESSION ITEMS

12. Closed Session Pursuant to California Government Code Section 54956.9(d)(4) Potential Initiation of Litigation

The City Council met in closed session to discuss Item 12. No reportable action was taken.

13. Closed Session Pursuant to California Government Code Section 54956.9(d)(1) regarding: EXISTING LITIGATION (1 matter): Kerry S. Moriarty, et al. v. City of Buellton, et al.; Santa Barbara County Superior Court Case No. 26CV03170

Council Member Hornick left the dais at 8:13 p.m., prior to the discussion of Item 13. The City Council met in closed session to discuss Item 13. No reportable action was taken.

ADJOURNMENT

Mayor Silva adjourned the regular meeting at 8:19 p.m. The next regular meeting of the City Council will be held on Monday, August 24, 2026, at 6:00 p.m.

David Silva
Mayor

Katherine Dary
Deputy City Clerk

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 3

To: The Honorable Mayor and City Council

From: Shannel Zamora, Finance Director

Meeting Date: August 24, 2026

Subject: List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2025/2026 and 2026/2027

BACKGROUND

Staff is required to submit a check register to the City Council for approval every Council meeting for the most recently completed check register (Attachment 1).

The check register for the period 7/18/2026 through 8/07/2026 has been prepared in accordance with Government Code section 37202 and Buellton Municipal Code section 3.08.070. The check register lists all vendor payments for the specified period above, along with claimant's name, a brief description of the goods or service purchased, amount of demand, check number, check date and the account number(s) associated with each payment.

The total amount of checks and electronic fund transfers issued for the period of 7/18/2026 through 8/07/2026 was \$1,275,529.90.

FISCAL IMPACT

Payments made to the various vendors were consistent with the approved City's Budget for 7/18/2026 through 8/07/2026. Cash is available for the payment disbursements of the above liabilities.

RECOMMENDATION

That the City Council review and accept the check register for the period 7/18/2026 through 8/07/2026.

ATTACHMENTS

Attachment 1 – Claims

CONSOLIDATED CLAIMS DISBURSEMENT

BACK-UP/SUPPORT DATA IS AVAILABLE FOR COUNCIL REVIEW IN CITY HALL

The following is a list of claims for the period of **July 18, 2026 through August 7, 2026** for ratification by the City Council at the **August 24, 2026** City Council Meeting.

EXHIBIT A - A/P Packets processed

A/P Packet# APPKT05513	99,548.83
A/P Packet# APPKT05592	275,174.00
A/P Packet# APPKT05611	199,073.97
A/P Packet# APPKT05618	6,662.27
A/P Packet# APPKT05636	5,549.91
A/P Packet# APPKT05639	20,352.54
A/P Packet# APPKT05640	88,936.82
A/P Packet# APPKT05683	97,785.83
A/P Packet# APPKT05684	119,598.00
A/P Packet# APPKT05741	860.38
A/P Packet# APPKT05759	17,731.09
A/P Packet# APPKT05760	27,442.65
A/P Packet# APPKT05765	4,167.94
A/P Packet# APPKT05766	55,279.76
A/P Packet# APPKT05768	889.52
A/P Packet# APPKT05823	139.61
A/P Packet# APPKT05824	535.57
A/P Packet# APPKT05825	42,725.92
A/P Packet# APPKT05826	19,453.16
Total A/P Packets:	<u>\$1,081,907.77</u> (20 pages)
Utility Packet #UBPKT04164	<u>\$300.00</u> (1 page)

Total Disbursement: \$1,082,207.77

Payroll processed

City Council	7/23/2026	2,145.90
Staff Payroll	7/24/2026	95,055.52
Staff Payroll	8/7/2026	96,120.71

Total Payroll: \$193,322.13

TOTAL AMOUNT OF CLAIMS:

\$1,275,529.90



City of Buellton, CA

Check Disbursements - City Council - August 24, 2026

By Payment Number

Payment Dates 7/18/2026 - 8/7/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Acct Key	Payment Amount Item Amount
24	7/21/2026	000450	SB CO SHERIFF'S DEPARTMENT			275,174.00
	2879	JUN 2026 - LAW ENFORCEMENT SERVICES		001-501-60800		256,701.00
	2879	JUN 2026 - LAW ENFORCEMENT SERVICES - MOTOR DEPUTY		001-501-60805		18,364.00
	2879	MAY 2026 - LAW ENFORCEMENT SERVICES - FLEET COSTS		001-501-60805		109.00
48364	7/22/2026	000065	BURKE, WILLIAMS & SORENSEN, LLP			35,413.27
	367061	APR 2026 - RETAINER - LEGAL SERVICES FILE 0001		001-404-60840		12,198.80
	367062	APR 2026 - LEGAL SERVICES - FILE 0036		001-404-60840		3,739.80
	367062	APR 2026 - LEGAL SERVICES - FILE 0019		001-404-60840		870.10
	367062	APR 2026 - LEGAL SERVICES - FILE 0062		001-404-60840		30.10
	367062	APR 2026 - LEGAL SERVICES - FILE 0058		092-307-71200	09230771200	1,291.27
	369291	MAY 2026 - RETAINER - LEGAL SERVICES FILE 0001		001-404-60840		11,948.00
	369292	MAY 2026 - LEGAL SERVICES - FILE 0019		001-404-60840		782.80
	369292	MAY 2026 - LEGAL SERVICES - FILE 0062		001-404-60840		150.50
	369292	MAY 2026 - LEGAL SERVICES - FILE 0001		001-404-60840		1,414.70
	369292	MAY 2026 - LEGAL SERVICES - FILE 0036		001-404-60840		2,144.40
	369292	MAY 2026 - LEGAL SERVICES - FILE 0058		092-307-71200	09230771200	842.80
48365	7/22/2026	001965	CAROLYN WITTMAN			100.00
	001965-07062026	07/06/26 - REFUND - RVP SECURITY/DAMAGE DEPOSIT		001-22510		100.00
48366	7/22/2026	002011	Emmanuel Garcia			2,408.18
	#1152	05/15/26 - PW - COB ATTIRE		001-558-60131		458.84
	#1152	05/15/26 - PW - COB ATTIRE		001-558-67600		343.90
	#1152	05/15/26 - PW - COB ATTIRE		005-701-60131		458.83
	#1152	05/15/26 - PW - COB ATTIRE		005-701-67600		343.89
	#1152	05/15/26 - PW - COB ATTIRE		020-601-60131		458.83
	#1152	05/15/26 - PW - COB ATTIRE		020-601-67600		343.89
48367	7/22/2026	001040	FRONTIER COMMUNICATIONS			750.00
	050626-5-07062026	07/06/26 - 08/05/26 - CH - INTERNET SERVICE		001-410-61292		750.00
48368	7/22/2026	002065	Olga Miramontes			400.00
	002065-07062026	07/06/26 - REFUND PARK DEPOSIT		001-22510		400.00
48369	7/22/2026	000352	P G & E			106,929.43
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		001-410-61241		1,558.24
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		001-501-61241		364.99
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		001-550-61241		5,100.34
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		001-552-61241		477.82
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		001-556-61241		445.48
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		001-565-61241		1,342.60
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		005-701-61241		10,893.57
	5220532306-7-07092026	06/06/26 - 07/06/26 - UTILITIES - ELECTRIC		020-601-61241		86,746.39
48370	7/22/2026	000352	P G & E			975.67
	80625-7-07072026	06/06/26 - 07/06/26 - LIBRARY - UTILITIES ELECTRIC		001-510-61241		975.67
48371	7/22/2026	000833	SYV BOTANIC GARDEN FOUNDATION, INC			27,000.00
	2026-1003	FY 2026-2027 - BOTANIC GARDEN MAINT CONTRIBUTION		001-552-60259		27,000.00
48372	7/22/2026	001071	Tractor Supply Co			86.94
	5092-06292026	JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES		001-552-60258		2.05
	5092-06292026	JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES		001-552-61140		32.09
	5092-06292026	JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES		001-558-60250		44.19
	5092-06292026	JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES		020-601-61140		8.61

Check Disbursements - City Council - August 24, 2026

Payment Dates: 7/18/2026 - 8/7/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Acct Key	Payment Amount Item Amount
48373	7/22/2026	000862	TYLER TECHNOLOGIES, INC.			23,690.16
	025-557826	04/01/26 - 06/30/26 - UB - INSITE TRANSACTION FEES		005-701-60210		522.50
	025-557826	04/01/26 - 06/30/26 - UB - INSITE TRANSACTION FEES		020-601-60210		522.50
	025-558361	04/01/26 - 06/30/26 SUBSCRIPTION - UB NOTIFICATION		005-701-60210		1.15
	025-558361	04/01/26 - 06/30/26 SUBSCRIPTION - UB NOTIFICATION		020-601-60210		1.15
	CI100-00296273	08/01/26 - 07/31/27 - INCODE ANNUAL FEES		001-410-60210		7,547.62
	CI100-00296273	08/01/26 - 07/31/27 - INCODE ANNUAL FEES		005-701-60210		7,547.62
	CI100-00296273	08/01/26 - 07/31/27 - INCODE ANNUAL FEES		020-601-60210		7,547.62
48374	7/22/2026	000379	U.S. POSTAL SERVICE			650.00
	000379-072026	JUL 2026 - POSTAGE FOR WATER/SEWER		005-701-61131		325.00
	000379-072026	JUL 2026 - POSTAGE FOR WATER/SEWER		020-601-61131		325.00
48375	7/22/2026	001840	VESTIS			670.32
	792212509-06302026	JUN 2026 - MATS/TOWEL SERVICE		001-558-60800		536.26
	792212509-06302026	JUN 2026 - MATS/TOWEL SERVICE		005-701-60800		134.06
48379	7/24/2026	000122	COMCAST CABLE			234.97
	0104898-07202026	07/25/26 - 08/24/26 - REC - INTERNET SERVICES		001-511-61290		234.97
48380	7/24/2026	000122	COMCAST CABLE			236.19
	0207915-07132026	07/18/26 - 08/17/26 - CCC - INTERNET SERVICES		001-410-61292		236.19
48381	7/24/2026	001289	EMILY ABELLO			200.00
	001289-07132026	07/13/26 - REFUND PARK DEPOSIT		001-22510		200.00
48382	7/24/2026	000598	ENGEL & GRAY, INC.			10,472.32
	66X00002	JUN 2026 - WWTP - WASTE HANDLING BIO SOLIDS		005-701-60800		10,472.32
48383	7/24/2026	001364	FAMCON PIPE & SUPPLY-SM			7,854.97
	S100183770.001	06/19/26 - WWTP - MAINT/REPAIR ITEMS		005-701-60250		5,899.31
	S100183770.002	06/19/26 - WWTP - MAINT/REPAIR ITEMS		005-701-60250		1,955.66
48384	7/24/2026	002105	GUADALUPE ISAIS			100.00
	002105-07222026	07/22/26 - REFUND PARK DEPOSIT		001-22510		100.00
48385	7/24/2026	001702	KENNETH SCOTT FISHER dba			275.00
	2196	06/19/26 - WTP - MAINT/REPAIR WELL #7		020-601-60250		275.00
48386	7/24/2026	002041	Lorena Meneley			200.00
	002041-07222026	07/22/26 - REFUND PARK DEPOSIT		001-22510		200.00
48387	7/24/2026	000556	VERIZON WIRELESS			679.09
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-401-60210		38.37
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-401-72300		20.02
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-410-60014		6.78
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-410-67705		38.37
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-511-61290		38.37
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-558-60210		80.02
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-558-67705		128.16
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		001-565-67705		38.37
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		005-701-67705		121.21
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		020-601-60210		80.02
	6148074124	07/09/26 - 08/08/26 - WIRELESS TELEPHONE SERVICE		020-601-67705		89.40
48388	7/24/2026	002103	YESENIA BUENROSTRO			100.00
	002103-07222026	07/19/26 - REFUND PARK DEPOSIT		001-22510		100.00
48389	7/31/2026	001019	All Global Solutions International			75.00
	15081	06/15/26 - HR - SPANISH VERBAL TEST		001-403-60022		75.00
48390	7/31/2026	002058	AMAZON			1,964.60
	14T9-49LQ-6VG3	06/15/26 - 07/14/26 - COB - AMAZON ORDERS		001-403-60900		26.88
	14T9-49LQ-6VG3	06/15/26 - 07/14/26 - COB - AMAZON ORDERS		001-410-61130		85.58

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	14T9-49LQ-6VG3	06/15/26 - 07/14/26 - COB - AMAZON ORDERS		001-565-61130		11.85
	1CT4-WPP6-WGRG	06/15/26 - 07/14/26 - REC - AMAZON ORDERS		001-511-61130		177.73
	1CT4-WPP6-WGRG	06/15/26 - 07/14/26 - REC - AMAZON ORDERS		001-511-67140	51025-040	32.30
	1CT4-WPP6-WGRG	06/15/26 - 07/14/26 - REC - AMAZON ORDERS		001-511-67140		537.40
	1CT4-WPP6-WGRG	06/15/26 - 07/14/26 - REC - AMAZON ORDERS		001-511-72100		175.38
	1CT4-WPP6-WGRG	06/15/26 - 07/14/26 - REC - AMAZON ORDERS		001-511-73500		861.99
	1PLD-7HLP-VMCM	06/15/26 - 07/14/26 - PW - AMAZON ORDERS		001-552-60257		21.52
	1PLD-7HLP-VMCM	06/15/26 - 07/14/26 - PW - AMAZON ORDERS		001-552-60258		7.09
	1PKY-RVW3-9VK1	06/15/26 - 07/14/26 - CC - AMAZON ORDERS		001-403-61130		26.88
48391	7/31/2026	001541	CALIFORNIA GREEN BUSINESS NETWORK			2,000.00
	102524	FY 2026-2027 - PLNG - GREEN BUSINESS PROGRAM		001-565-60900		2,000.00
48392	7/31/2026	001847	CATERPILLAR FINANCIAL SERVICES CORPORATION			3,332.59
	38845980	AUG 2026 - BACKHOE LOADER - LEASE CONTRACT		001-558-73500		1,111.09
	38845980	AUG 2026 - BACKHOE LOADER - LEASE CONTRACT		005-701-73500		1,110.75
	38845980	AUG 2026 - BACKHOE LOADER - LEASE CONTRACT		020-601-73500		1,110.75
48393	7/31/2026	000105	CITY OF BUELLTON			2,043.17
	000105-07252026	06/25/26 - 07/25/26 IRRIGATION 595 2ND OAK VALLEY		001-552-61211		2,043.17
48394	7/31/2026	000122	COMCAST CABLE			244.97
	0209119-07242026	07/29/26 - 08/28/26 - WWTP - INTERNET SERVICE		005-701-60210		244.97
48395	7/31/2026	000649	FLUID RESOURCE MANAGEMENT, INC.			7,486.47
	A260612	06/29/26 - WWTP - MAINT/REPAIR ITEM PLUMBING HOSE		005-701-60250		61.79
	T260649	06/30/26 - WWTP - MONTHLY O&M		005-701-60800		3,898.70
	W26064	06/04/26 - WWTP - MAINT/REPAIRS LIFT STATION LID		005-701-60250		1,139.53
	W26145	06/04/26 - WWTP - MAINT/REPAIR RAS PUMP & IMPELLER		005-701-60250		928.85
	W26428	06/04/26 - WWTP - MAINT/REPAIR BLOWER SERVICE		005-701-60250		1,457.60
48396	7/31/2026	001040	FRONTIER COMMUNICATIONS			441.45
	102401-5-07192026	07/19/26 - 08/18/26 - CCC - TELEPHONE SERVICE		001-410-67705		441.45
48397	7/31/2026	001107	HdL Coren & Cone			990.41
	SIN065705	JUL - SEP 2026 PROPERTY TAX SERVICES		001-420-60800		990.41
48398	7/31/2026	001702	KENNETH SCOTT FISHER dba			825.00
	2162	06/02/26 - WTP - MAINT/REPAIR REPLACED 20 HP MOTOR		020-601-60250		825.00
48399	7/31/2026	000273	KURT GREER			233.78
	000273-07132026	07/13/26 - REIMB UNIFORMS - 3 PAIRS PANTS KG		001-558-60131		93.52
	000273-07132026	07/13/26 - REIMB UNIFORMS - 3 PAIRS PANTS KG		005-701-60131		70.13
	000273-07132026	07/13/26 - REIMB UNIFORMS - 3 PAIRS PANTS KG		020-601-60131		70.13
48400	7/31/2026	002102	MARTHA'S FARM ANIMAL SANCTUARY			1,950.00
	002102-07202026	FY 2026-2027 - REC - MFSA HEALING ARTS PROGRAM		001-511-67141		1,950.00
48401	7/31/2026	002107	MELIA FLORES			200.00
	002107-07272026	07/27/26 - REFUND PARK DEPOSIT		001-22510		200.00
48402	7/31/2026	002088	NATHAN BIRON			1,460.00
	002088-07142026	06/11/26 - REC - VOLLEYBALL CAMP INSTRUCTOR		001-511-67140	51026-040	1,460.00
48403	7/31/2026	000342	NIELSEN BUILDING MATERIALS, INC			765.44
	276420	06/17/26 - OAK PARK - MAINT/REPAIR ITEMS		001-552-60256		114.98
	277525	06/24/26 - PW - TOOLS		001-558-61127		564.40
	278257	06/29/26 - PW - MAINT/REPAIR ITEMS		001-558-60250		43.56
	279775	07/08/26 - PW - MAINT/REPAIR ITEMS		001-558-60250		42.50
48404	7/31/2026	001580	OPTERRA Energy Services, LLC			2,044.65
	90081642	06/24/26 - WTP - MAINT/REPAIR BOOSTER PUMP STATION		020-601-60250		2,044.65

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48405	7/31/2026 16F0029022365 16G0029022365	001983 05/27/26 - 06/26/26 - DRINKING WATER 06/27/26 - 07/26/26 - DRINKING WATER	PRIMO BRANDS	001-410-60800 001-410-60800		439.23 215.02 224.21
48406	7/31/2026 789F962A-202526B	000424 01/01/26 - 06/30/26 Semi-Annual Grndwtr Prod Stmnt	Santa Ynez River Water Conservation District - SYRWCD	020-601-67610		6,385.31 6,385.31
48407	7/31/2026 000894-062026 000894-062026	000894 JUN 2026 - SYVTBID AMOUNT JUN 2026 - SYVTBID ADMIN FEES CREDIT	Santa Ynez Valley Hotel Assn., Inc. dba	001-22160 001-44250		46,222.68 47,166.00 (943.32)
48408	7/31/2026 9000-4-07282026	000507 06/24/26 - 07/24/26 - CH - UTILITIES - GAS	SoCalGas	001-410-61230		17.13 17.13
48409	7/31/2026 9000-8-07282026	000507 06/24/26 - 07/24/26 - CCC/SC - UTILITIES - GAS	SoCalGas	001-410-61230		14.89 14.89
48410	7/31/2026 058839	000161 JUN 2026 - HR - NEW HIRE FINGERPRINTING	STATE OF CALIFORNIA - DOJ	001-403-60022		49.00 49.00
48411	7/31/2026 001771-07252026	001771 07/25/26 - REC - BBQ BONANZA FOOD & STAFF COSTS	SYV COMMUNITY OUTREACH	001-511-67140		5,380.69 5,380.69
48412	7/31/2026 000379-082026 000379-082026	000379 AUG 2026 - POSTAGE FOR WATER/SEWER AUG 2026 - POSTAGE FOR WATER/SEWER	U.S. POSTAL SERVICE	005-701-61131 020-601-61131		700.00 350.00 350.00
48413	7/31/2026 68287	000677 JUN 2026- PRO SRVCS - FY 25-26 & 26-27	WALLACE GROUP	005-701-60800		12,519.37 12,519.37
48414	8/7/2026 1829 1843 1844 1880	002006 05/11/26 - WTP - MAINT/REPAIRS 40 ZACA STREET 05/20/26 - WTP - MAINT/REPAIRS 467 KENDALE ROAD 05/20/26 - WTP - MAINT/REPAIRS 53 INDUSTRIAL WAY 06/24/26 - WTP - MAINT/REPAIRS 361 KENDALE	Antonio Arroyo	020-601-60250 020-601-60250 020-601-60250 020-601-60250		30,300.00 4,000.00 12,500.00 5,500.00 8,300.00
48415	8/7/2026 1087	001393 01/01/26 - 06/30/26 - IRWM PROGRAM MOU SERVICES	County of Santa Barbara - Dept of Public Works	001-551-67575		95.89 95.89
48416	8/7/2026 000197-FY2026-2027	000197 FY 2026-2027 COMMUNITY ORGANIZATION SUPPORT GRANT	FOODBANK OF SB COUNTY	001-410-67200		9,100.00 9,100.00
48417	8/7/2026 343	001876 07/25/26 - REC - BBQ BONANZA WATER SLIDE RENTALS	M&J JUMPERS	001-511-67140		420.00 420.00
48418	8/7/2026 000342-07312026	000342 JUL 2026 - PW - FIN CHARGE	NIELSEN BUILDING MATERIALS,INC	001-558-60900		10.84 10.84
48419	8/7/2026 RB21039499850	000365 FY 2026-2027 COMMUNITY ORGANIZATION SUPPORT GRANT	PEOPLE HELPING PEOPLE	001-410-67200		10,460.00 10,460.00
48420	8/7/2026 111	002070 FY 2026-2027 COMMUNITY ORGANIZATION SUPPORT GRANT	Santa Ynez Pirate PTO	001-410-67200		2,865.00 2,865.00
48421	8/7/2026 001390-082026	001390 AUG 2026 - MERP REIMBURSEMENT PER CONTRACT	SCOTT WOLFE	001-402-50400		1,200.00 1,200.00
48422	8/7/2026 5078-2-07302026	000507 06/26/26 - 07/28/26 - LIBRARY - UTILITIES - GAS	SoCalGas	001-510-61230		18.01 18.01
48423	8/7/2026 587370107 587370107	000904 07/20/26 - 08/20/26 - PLNG - COPIER LEASE 07/20/26 - 08/20/26 - PLNG - COPIER LEASE OVERAGES	US BANK EQUIPMENT FINANCE	001-565-60310 001-565-61130		810.02 586.45 223.57
114994791	8/4/2026 INV0016979	000782 FSA Account	WAGE WORKS	001-22170		4,266.50 1,745.88

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	INV0016981	Dependent Day Care Account		001-22172		245.72
	INV0017003	FSA Account		001-22170		283.34
	INV0017011	FSA Account		001-22170		1,745.85
	INV0017013	Dependent Day Care Account		001-22172		245.71
601988052	8/3/2026	001897	AMILIA TECHNOLOGIES USA INC.			889.52
	1602195	JUL 2026 - REC - SOFTWARE SUBSCRIPTION		001-511-60210		306.85
	1602195	JUL 2026 - REC - SOFTWARE SUBSCRIPTION		001-511-60211		582.67
APA000824	7/20/2026	000005	ABALONE COAST ANALYTICAL, INC.			2,363.00
	7048	JUN 2026 - WTP - CHEMICALS/ANALYSIS		020-601-61111		2,363.00
APA000825	7/20/2026	001803	AMANDA JOHNSON			100.00
	001803-07012026	JUN 2026 - REC - STEP CLASS INSTRUCTOR		001-511-67140		100.00
APA000826	7/20/2026	000718	AUTOSYS LLC			6,097.91
	INV-0508	06/23/26 - WWTP - SERVICE CALL SCADA		005-701-60800		6,097.91
APA000827	7/20/2026	002054	Boyd & Associates			3,543.99
	382430	JUL - SEP 2026 - SC - ALARM SYSTEM MONITORING		001-558-60800		195.00
	382431	JUL - SEP 2026 - LIB - FIRE & BURLAR ALARM SYSTEMS		001-558-60800		687.00
	382432	JUL - SEP 2026 - LIB - CAMERA SYSTEM MONITORING		001-558-60800		909.99
	382435	JUL - SEP 2026 - CH - ALARM SYSTEM MONITORING		001-410-60800		174.00
	382436	JUL - SEP 2026 - USPS - ALARM SYSTEM MONITORING		001-558-60800		414.00
	382437	JUL - SEP 2026 - PARKS - ALARM SYSTEM MONITORING		001-558-60210		990.00
	382438	JUL - SEP 2026 - PLNG - ALARM SYSTEM MONITORING		001-410-60800		174.00
APA000828	7/20/2026	001372	BRENNTAG PACIFIC, INC.			1,561.04
	BPI611016	06/17/26 - WTP - CHEMICALS		020-601-61111		1,561.04
APA000829	7/20/2026	001765	BUELLTON COMMUNITY GARDEN			10,915.00
	1057	FY 2026-2027 COMMUNITY ORGANIZATION SUPPORT GRANT		001-410-67200		10,915.00
APA000830	7/20/2026	001943	CAROLINE HOWE			451.50
	001943-07012026	JUN 2026 - REC - COUNTRY LINE DANCE INSTRUCTOR		001-511-67140		451.50
APA000831	7/20/2026	000107	CITY OF LOMPOC			1,666.66
	20514	AUG 2026 - TRANSIT SERVICES		027-559-67445		1,666.66
APA000832	7/20/2026	000118	COASTAL COPY, INC.			1,067.11
	1197073	07/11/26 - 08/10/26 - CH - COPIER LEASE		001-410-60310		411.61
	1197073	07/11/26 - 08/10/26 - CH - COPIER LEASE OVERAGES		001-410-61130		655.50
APA000833	7/20/2026	002055	Cynthia Bittle			350.00
	002055-07012026	JUN 2026 - REC - ZUMBA & KICKBOXING INSTRUCTOR		001-511-67140		350.00
APA000834	7/20/2026	000138	D.L. ELECTRIC, INC.			1,000.00
	000138-07072026	JUN 2026 - REFUND DEV DEPOSIT COMPLETION 26-MUP-03		001-22416	90108001	1,000.00
APA000835	7/20/2026	001586	DAVID IBSEN			2,926.00
	001586-07012026	JUN 2026 - SUMMER BASKETBALL CAMP		001-511-67140		2,926.00
APA000836	7/20/2026	001458	EMERGENCY REPAIR DOOR SERVICE			300.00
	26381	07/06/26 - LIB - FRONT DOOR MAINT/REPAIRS		001-558-60250		300.00
APA000837	7/20/2026	001430	GSOLUTIONZ, INC.			183.11
	8733	AUG 2026 - MONTHLY GPS INTERMEDIA/ADMIN FEE		001-410-67705		183.11
APA000838	7/20/2026	000543	HD SUPPLY, INC.			374.86
	INV01089222	06/30/26 - WTP - CHEMICALS		020-601-61111		374.86
APA000839	7/20/2026	001433	JULIE EVERETT			94.50
	001433-07012026	JUN 2026 - REC - TINY TOTS INSTRUCTOR		001-511-67140		94.50

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APA000840	7/20/2026 011300-07012026	011300 JUN 2026 - REC - YOGA INSTRUCTOR	KAREN PALMER	001-511-67140		125.00 125.00
APA000841	7/20/2026 002053-07012026	002053 JUN 2026 - REC - YOGA & PILATES INSTRUCTOR	Leeanna Sue Bileti	001-511-67140		300.00 300.00
APA000842	7/20/2026 000142-07012026 000142-07012026	000142 JUN 2026 - CH/LIB/PKS - JANITORIAL SERVICES JUN 2026 - CH/LIB/PKS - JANITORIAL SERVICES	LOGAN R. FITZGERALD dba	001-552-60800 001-558-60800		3,280.00 945.00 2,335.00
APA000843	7/20/2026 001778-07012026	001778 JUN 2026 - REC - YOGA INSTRUCTOR	LYNNETTE KUFELDT	001-511-67140		125.00 125.00
APA000844	7/20/2026 001377-07012026	001377 JUN 2026 - REC - SPIN CLASS INSTRUCTOR	MARNA PALSGAARD	001-511-67140		351.00 351.00
APA000845	7/20/2026 INV-6083 INV-6083	000353 JUN 2026 - WEBSITE MAINTENANCE JUN 2026 - WEBSITE DEVELOPMENT	MICHAEL J. BOGGESS	001-410-61292 001-410-61292		225.00 125.00 100.00
APA000846	7/20/2026 002056-07012026	002056 JUN 2026 - REC - FITNESS INSTRUCTOR	Natalka Morphy	001-511-67140		262.50 262.50
APA000847	7/20/2026 002033-07012026	002033 JUN 2026 - REC - MIXXED FIT FITNESS INSTRUCTOR	Nikki Terranova	001-511-67140		75.00 75.00
APA000848	7/20/2026 001722-07012026	001722 06/15/2026 - 07/06/2026 - REC - WOODWORKING CLASS	PETER THOMSEN	001-511-67140		1,125.00 1,125.00
APA000849	7/20/2026 100033175	000429 06/22/26 - WWTP - PARTS WASHER SERVICE	SAFETY-KLEEN CORP.	005-701-61111		184.59 184.59
APA000850	7/20/2026 001885-07082026	001885 JUN 2026 - REC - PICKLEBALL GYM STAFF	SAIRA DAVISON	001-511-67140		90.00 90.00
APA000851	7/20/2026 603385	001510 06/25/26 - SYVN - NOTICE PUBLIC HEARING ORD 26-06	SANTA MARIA CALIFORNIA NEWS MEDIA INC. dba	001-403-60520		119.34 119.34
APA000852	7/20/2026 1018	001956 JUN 2026 - SB1383/AB939 - ANNUAL REPORT PREP	SOLID WASTE SOLUTIONS, INC.	001-558-60800	GM008-070	805.95 805.95
APA000853	7/20/2026 102279	000465 JUN 2026 - STREET SWEEPING	SP MAINTENANCE SERVICES, INC.	001-558-60800		3,806.20 3,806.20
APA000854	7/20/2026 002072-07012026	002072 JUN 2026 - REC - PIRATES BASKETBALL CAMP	SYHS BOYS BASKETBALL BOOSTERS	001-511-67140		3,040.00 3,040.00
APA000855	7/20/2026 002082-07012026	002082 JUN 2026 - REC - MUSICAL THEATER INSTRUCTOR	TEAMWORKS ETD LLC	001-511-67140		720.00 720.00
APA000856	7/20/2026 001808-07012026	001808 JUN 2026 - REC - STEP & STRENGTH INSTRUCTOR	TERRY NIELSEN	001-511-67140		225.00 225.00
APA000857	7/20/2026 620260095 620260095	000535 JUN 2026 - NEW TICKET CHARGES/MONTHLY DB FEES JUN 2026 - NEW TICKET CHARGES/MONTHLY DB FEES	UNDERGROUND SERVICE ALERT	005-701-60800 020-601-60800		70.20 35.10 35.10
APA000858	7/20/2026 0000436	001549 JUN 2026 - CC - LIVE STREAM OPERATION IT SERVICES	VICTOR McCONNELL	001-401-60210		500.00 500.00
APA000859	7/20/2026 67791 68022	000677 APR 2026 - PRO SRVCS - FY 25-26 & 26-27 MAY 2026 - PRO SRVCS - FY 25-26 & 26-27	WALLACE GROUP	005-701-60800 005-701-60800		51,124.37 19,699.35 31,425.02

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APA000860	7/23/2026 BPI613822	001372 06/30/26 - WTP - CHEMICALS	BRENNTAG PACIFIC, INC.	020-601-61111		3,202.17 3,202.17
APA000861	7/23/2026 83364 83487 83488 83531 83696 83735 83767 83774	000187 06/10/26 - WWTP - UNIFORMS D PLACENCIA 3 PAIRS 06/17/26 - WWTP - UNIFORMS D PLACENCIA 2 PAIRS 06/17/26 - WWTP - MAINT/REPAIR ITEMS 06/18/26 - WTP - MAINT/REPAIR ITEMS 06/26/26 - RVP - MAINT/REPAIR ITEMS 06/29/26 - WWTP - MATERIALS & SUPPLIES 07/01/26 - PW - MATERIALS & SUPPLIES 07/01/26 - WWTP - MATERIALS & SUPPLIES	FARM SUPPLY COMPANY	005-701-60131 005-701-60131 005-701-60250 020-601-60250 001-552-60258 005-701-61140 001-558-61140 005-701-61140		566.89 158.36 115.27 42.11 26.71 78.84 57.10 31.44 57.06
APA000862	7/23/2026 000438-06302026 000438-06302026 000438-06302026 000438-06302026 000438-06302026 000438-06302026 000438-06302026 000438-06302026	000438 JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES JUN 2026 - MAINT/REPAIR/MATL'S/SUPPLIES	SANTA YNEZ VALLEY HARDWARE	001-552-60254 001-558-60250 005-701-60250 005-701-61140 005-701-67600 020-601-60250 020-601-61140 020-601-67600		852.93 231.59 195.71 43.48 150.44 104.36 50.17 5.43 71.75
APA000863	7/23/2026 26-13277	001862 07/09/26 - REC - VEHICLE TOWING VIN 1879	SMITTY'S TOWING SANTA MARIA	001-511-60270		653.00 653.00
APA000864	7/23/2026 38540 38548	001849 05/28/26 - S8 RIVER VIEW DR - CYPRESS TREE REMOVAL 06/03/26 - M-8 AOF IRRIGATION REPAIRS	THE VALLEY GARDENER OPERATING INC	001-556-60800 001-552-60254		1,257.36 1,010.00 247.36
APA000865	7/23/2026 6682724	001552 JUN 2026 - CH - SHREDDING SERVICES	VITAL RECORDS CONTROL (VRC)	001-410-60900		129.92 129.92
APA000866	7/27/2026 INV0115293	000661 07/23/26 - WTP - METER SUPPLIES	AQUA-METRIC SALES, CO.	020-601-61240		169.79 169.79
APA000867	7/27/2026 INV-0514	000718 06/29/26 & 06/30/26 - WWTP - SCADA SERVICE CALLS	AUTOSYS LLC	005-701-60800		1,977.55 1,977.55
APA000868	7/27/2026 40105801	000112 07/23/26 - LIBRARY - PEST CONTROL	CLARK PEST CONTROL	001-558-60800		200.00 200.00
APA000869	7/27/2026 1197559 1197559	000118 07/17/26 - 08/16/26 - REC - COPIER LEASE/OVERAGES 07/17/26 - 08/16/26 - REC - COPIER LEASE/OVERAGES	COASTAL COPY, INC.	001-511-60310 001-511-61130		357.20 128.22 228.98
APA000870	7/27/2026 2463	000395 JUL 2026 - RVP/OP - JANITORIAL SERVICES	JOSE RAFAEL RUIZ dba	001-552-60800		2,460.00 2,460.00
APA000871	7/27/2026 33599 33599 33599 33624	001173 06/16/26 - WTP/WWTP/PW - MAINT/REPAIR GATORLINE 06/16/26 - WTP/WWTP/PW - MAINT/REPAIR GATORLINE 06/16/26 - WTP/WWTP/PW - MAINT/REPAIR GATORLINE 06/18/26 - WTP - SUPPLIES	JV Outdoor Power Equipment	001-558-60250 005-701-60250 020-601-60250 020-601-61140		141.27 32.72 32.73 32.73 43.09
APA000872	7/27/2026 57970462	001631 06/20/26 - 07/20/26 - WWTP - CYLINDER RENTAL	LINDE GAS & EQUIPMENT INC.	005-701-61111		81.19 81.19
APA000873	7/27/2026 30462091	000669 07/13/26 - WWTP - PEST CONTROL SERVICES	O'CONNOR & SONS dba	005-701-60800		88.00 88.00
APA000874	7/27/2026 4372-199633	000801 06/11/26 - PW - MATERIALS/SUPPLIES	O'REILLY AUTOMOTIVE STORES, INC.	001-552-61140		21.54 21.54

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APA000875	7/27/2026	001738	REECE - BRANCH: 5010 BUELLTON CA			421.70
	S123676606.001	06/05/26 - WTP - MAINT/REPAIR ITEMS		020-601-60250		231.69
	S123804018.001	06/22/26 - PW - VEHICLE MAINT/REPAIR ITEMS		001-558-60270		162.25
	S123804781.001	06/22/26 - WTP - MAINT/REPAIR ITEMS		020-601-60250		27.76
APA000876	7/27/2026	001111	TETRA TECH, INC.			52,352.80
	52599450	MAY 2026 - ENG SRVCS - ENCROACHMENT PERMITS		025-557-60800		1,990.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		001-551-60800		11,158.75
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		001-565-60830		1,730.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		005-701-60830		450.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		020-601-60800		3,040.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		020-601-60830		3,955.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		025-554-60800		7,075.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		025-554-60830		1,415.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		029-557-60800		1,300.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		092-220-71500	09222071500	545.00
	52599453	MAY 2026 - COB - ENGINEERING SERVICES		092-324-70005	09232470005	7,880.00
	52599454	MAY 2026 - ENG SRVCS - 430/440 CENTRAL AVE		001-22416	90091070	535.00
	52599459	MAY 2026 - ENG SRVCS - WATER STORAGE ASSESSMENT		020-601-60830		11,279.05
APA000877	7/27/2026	001849	THE VALLEY GARDENER OPERATING INC			30,033.83
	38547	06/03/26 - RVP - IRRIGATION REPAIRS		001-552-60258		828.81
	38610	06/13/26 - WWTP - WEED CONTROL		005-701-60250		2,400.00
	38654	JUN 2026 - COB LANDSCAPING MAINTENANCE		001-552-60800		19,870.00
	38654	JUN 2026 - COB LANDSCAPING MAINTENANCE		001-556-60800		4,640.00
	38666	06/23/26 - RVP - IRRIGATION REPAIRS		001-552-60258		415.02
	38697	06/24/26 - WILLEMSSEN - MOW & WEEDEAT SLOPE		001-552-60800		1,880.00
APA000878	7/27/2026	000765	VICTOR RODRIGUEZ dba			631.95
	64258	06/19/26 - PW - VEHICLE MAINT/REPAIR VIN 0613		001-558-60270		631.95
APA000879	7/31/2026	000820	ACWA/JPIA			4,154.20
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-401-50400		652.89
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-402-50400		247.00
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-403-50400		165.71
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-410-50400		230.72
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-420-50400		210.93
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-511-50400		497.84
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-558-50400		855.89
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		001-565-50400		307.84
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		005-701-50400		492.69
	0709835	AUG 2026 - DENTAL/VISION/EAP PREMIUMS		020-601-50400		492.69
APA000880	7/31/2026	000121	BUELLTON VISITORS BUREAU			37,500.00
	000121-082026	AUG 2026 - VB - MONTHLY CONTRACT		001-410-67790		37,500.00
APA000881	7/31/2026	000655	COAST NETWORKX, INC.			423.00
	4012079	JUL 2026 - SENTINELONE - ENDPOINT SECURITY		001-410-60210		423.00
APA000882	7/31/2026	000138	D.L. ELECTRIC, INC.			665.74
	26-448	07/17/26 - WTP - MAINT/REPAIRS AIR COMPRESSOR		020-601-60250		665.74
APA000883	7/31/2026	000172	ECHO COMMUNICATIONS			211.20
	260810221	AUG 2026 - ANS/MSG SERVICE		001-558-60800		70.42
	260810221	AUG 2026 - ANS/MSG SERVICE		005-701-60800		70.39
	260810221	AUG 2026 - ANS/MSG SERVICE		020-601-60800		70.39
APA000884	7/31/2026	001430	GSOLUTIONZ, INC.			1,001.87
	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		001-401-67705		180.49
	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		001-410-67705		379.01
	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		001-511-61290		200.57
	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		001-558-67705		30.08

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	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		001-565-67705		174.43
	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		005-701-67705		34.88
	8852	06/13/26 - 07/12/26 - TELEPHONE SERVICE		020-601-67705		2.41
APA000885	7/31/2026 6891144	000310 06/30/26 - WWTP - ROLL OFF RENTALS	MARBORG INDUSTRIES	092-706-74100	09270674100	270.00 270.00
APA000886	7/31/2026 A260709	001589 JUN 2026 - WWTP - WATER ANALYSIS	OILFIELD ENVIRONMENTAL & COMPLIANCE, INC. (OEC)	005-701-61111		5,242.62 5,242.62
APA000887	7/31/2026 4372-201309 4372-205094 4372-205983 4372-207611	000801 06/18/26 - PW - VEHICLE MAINT/REPAIR ITEMS 07/05/26 - WTP - VEHICLE MAINT/REPAIR ITEMS 07/09/26 - REC - VEHICLE MAINT/REPAIR ITEMS 07/16/26 - PW - VEHICLE MAINT/REPAIR ITEMS	O'REILLY AUTOMOTIVE STORES, INC.	001-558-60270 020-601-60270 001-511-60270 001-558-60270		174.71 21.53 37.69 59.03 56.46
APA000888	7/31/2026 2048564	000861 07/21/26 - WWTP - CHEMICALS	POLYDYNE INC.	005-701-61111		1,738.86 1,738.86
APA000889	7/31/2026 BR69005102A BR69005102A BR69005105A BR69005105A	001139 07/29/26 - UB - LASER BILLING SHEETS (18,000) 07/29/26 - UB - LASER BILLING SHEETS (18,000) 07/10/26 - UB - ENVELOPES #10 W/INDICIA/PERMIT 07/10/26 - UB - ENVELOPES #10 W/INDICIA/PERMIT	PROFORMA	005-701-61130 020-601-61130 005-701-61130 020-601-61130		2,097.06 696.15 696.15 352.38 352.38
APA000890	7/31/2026 74771 75593	000405 MAY 2026 - PLNG - PRO SRVCS - CONSULTING JUN 2026 - PLNG - PRO SRVCS - CONSULTING	RINCON CONSULTANTS, INC.	001-22416 001-22416	90106070 90106070	6,764.57 5,433.57 1,331.00
APA000891	7/31/2026 66452227 66452227 66452227 66452227 66452227 66452227	000870 WEEK ENDING 07/24/26 - TEMP ADMIN ANALYST WEEK ENDING 07/24/26 - TEMP ADMIN ANALYST WEEK ENDING 07/24/26 - TEMP ADMIN ANALYST WEEK ENDING 07/24/26 - TEMP ADMIN ANALYST WEEK ENDING 07/24/26 - TEMP ADMIN ANALYST WEEK ENDING 07/24/26 - TEMP ADMIN ANALYST	ROBERT HALF	001-402-50000 001-403-50000 001-420-50000 001-558-50000 005-701-50000 020-601-50000		598.50 299.25 59.85 89.78 89.78 29.92 29.92
APA000892	7/31/2026 606258	001510 07/09/26 - COB - NOTICE OF ELECTION MAYOR & D1, D4	SANTA MARIA CALIFORNIA NEWS MEDIA INC. dba	001-401-60013		122.16 122.16
APA000893	7/31/2026 609453	001510 07/16/26 - SYVN - NOTICE INTRODUCTION ORD 26-06	SANTA MARIA CALIFORNIA NEWS MEDIA INC. dba	001-403-60520		85.50 85.50
APA000894	7/31/2026 03026648	001851 06/09/26 - PW - SIGNS	STATEWIDE TRAFFIC SAFETY AND SIGNS, INC.	001-558-60560		1,702.39 1,702.39
APA000895	7/31/2026 000833-07142026	000833 FY 2026-2027 - REC - ARTISTIC METAL PRIVACY SCREEN	SYV BOTANIC GARDEN FOUNDATION, INC	001-511-67141		10,000.00 10,000.00
APA000896	7/31/2026 52599451 52599452 52599455 52599456 52599457 52599458 52599460	001111 MAY 2026 - ENG SRVCS - 73 INDUSTRIAL WAY FIGUEROA MAY 2026 - ENG SRVCS - 5-ACRE BLDG INDUSTRIAL WAY MAY 2026 - ENG SRVCS - GARDEN APTS PSHH MAY 2026 - ENG SRVCS - MCMURRAY HOTELS MAY 2026 - ENG SRVCS - CHANIN WINERY MAY 2026 - ENG SRVCS - VILLAGE SENIOR APTS MAY 2026 - ENG SRVCS - 653 AVENUE OF FLAGS	TETRA TECH, INC.	001-22416 001-22416 001-22416 001-22416 001-22416 001-22416 001-22416	90037-070 90044-070 90066-070 90084070 90073070 90080070 90086-070	3,782.50 195.00 195.00 1,737.50 275.00 80.00 230.00 1,070.00
APA000897	7/31/2026 95149	001188 07/14/26 - REC - BBQ BONANZA POSTCARDS	The Hankering Corporation	001-511-67140		1,756.52 1,756.52
APA000898	7/31/2026 3683-7	001841 07/24/26 - PW - MAINT/REPAIR ITEMS	THE SHERWIN WILLIAMS CO.	001-558-60250		623.86 623.86

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APA000899	7/31/2026	001849	THE VALLEY GARDENER OPERATING INC			26,821.63
	38712	S-8 Riverview Dr S of HWY 246-irrig install		001-556-74101		19,554.13
	38713	S-8 Riverview Dr S of HWY 246-irrig install		001-556-74101		7,267.50
APA000900	7/31/2026	000765	VICTOR RODRIGUEZ dba			3,861.11
	64301	06/26/26 - PW - VEHICLE MAINT/REPAIR VIN 4976		001-558-60270		433.77
	64378	07/01/26 - PW - VEHICLE MAINT/REPAIR VIN 4976		001-558-60270		820.91
	64480	07/11/26 - PW - VEHICLE MAINT/REPAIR VIN 1879		001-558-60270		2,496.85
	64508	07/14/26 - PW - VEHICLE MAINT/REPAIR VIN 1319		001-558-60270		109.58
APA000901	7/31/2026	001697	ZENCITY TECHNOLOGIES US INC			10,000.00
	S1266000146	07/01/26 - 07/01/27 - ANNUAL ENGAGEMENT AGREEMENT		001-410-60800		10,000.00
1003338140	7/22/2026	000914	CalPERS			9,852.32
	INV0016988	PEPRA Retirement Employee Contribution		001-22164		4,849.95
	INV0016989	PEPRA Retirement Employer Contribution		001-22164		4,844.07
	INV0017001	PEPRA Retirement Employee Contribution		001-22164		79.20
	INV0017002	PEPRA Retirement Employer Contribution		001-22164		79.10
1003338141	7/22/2026	000914	CalPERS			7,878.77
	INV0016986	Classic Retirement Employee Contribution		001-22164		2,708.81
	INV0016987	Classic Retirement Employer Contribution		001-22164		5,169.96
1003349426	8/4/2026	000914	CalPERS			197.89
	INV0017006	PEPRA Retirement Employee Contribution		001-22164		99.01
	INV0017007	PEPRA Retirement Employer Contribution		001-22164		98.88
1003349427	8/4/2026	000914	CalPERS			111.98
	INV0017004	Classic Retirement Employee Contribution		001-22164		38.50
	INV0017005	Classic Retirement Employer Contribution		001-22164		73.48
1003349452	8/4/2026	000914	CalPERS			10,750.73
	INV0017020	PEPRA Retirement Employee Contribution		001-22164		5,378.62
	INV0017021	PEPRA Retirement Employer Contribution		001-22164		5,372.11
1003349453	8/4/2026	000914	CalPERS			7,993.74
	INV0017018	Classic Retirement Employee Contribution		001-22164		2,748.34
	INV0017019	Classic Retirement Employer Contribution		001-22164		5,245.40
442407272026	7/29/2026	000768	WEX BANK			4,167.94
	113526226-1	JUN 2026 - FUEL CHARGES		001-501-61280		73.78
	113526226-1	JUN 2026 - FUEL CHARGES		001-511-61280		1,037.18
	113526226-1	JUN 2026 - FUEL CHARGES		001-558-61280		2,521.15
	113526226-1	JUN 2026 - FUEL CHARGES		005-701-61280		223.33
	113526226-1	JUN 2026 - FUEL CHARGES		020-601-61280		312.50
803708932586	8/6/2026	000912	The Hartford			535.57
	INV0016982	Life Insurance		001-22165		251.98
	INV0017014	Life Insurance		001-22165		228.56
	INV0017036	Life Insurance		001-22165		55.03
1-250-774-864	8/3/2026	000916	Employment Development Department			139.61
	CM0000374	State Withholding		001-22150		(1.85)
	CM0000375	State Withholding		001-22150		(118.13)
	CM0000376	REV 04/28/26 - Q1 PAYROLL TAXES - UI		001-410-60900		(148.55)
	CM0000376	REV 04/28/26 - Q1 PAYROLL TAXES - SDI		001-410-60900		(708.82)
	INV0016848	State Unemployment		001-22163		1.50
	INV0016849	State Disability Insurance		001-22162		131.34
	INV0016850	State Disability Insurance		001-22162		121.74
	INV0016851	State Unemployment		001-22163		1.23
	INV0016852	State Disability Insurance		001-22162		1.24
	INV0016853	State Unemployment		001-22163		1.36
	INV0016854	State Disability Insurance		001-22162		1.35

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	INV0016855	State Unemployment		001-22163		1.17
	INV0016856	State Disability Insurance		001-22162		1.18
	INV0016857	State Unemployment		001-22163		1.69
	INV0016858	State Disability Insurance		001-22162		1.70
	INV0016859	State Unemployment		001-22163		1.77
	INV0016860	State Disability Insurance		001-22162		1.78
	INV0016861	State Unemployment		001-22163		1.36
	INV0016862	State Disability Insurance		001-22162		1.36
	INV0016931	State Unemployment		001-22163		4.16
	INV0016932	State Disability Insurance		001-22162		4.15
	INV0016933	State Unemployment		001-22163		2.84
	INV0016934	State Disability Insurance		001-22162		4.09
	INV0016935	State Unemployment		001-22163		97.36
	INV0016936	State Disability Insurance		001-22162		105.38
	INV0016937	State Unemployment		001-22163		34.32
	INV0016938	State Disability Insurance		001-22162		110.87
	INV0016939	State Unemployment		001-22163		1.31
	INV0016940	State Disability Insurance		001-22162		114.76
	INV0016949	State Disability Insurance		001-22162		115.00
	INV0016950	State Disability Insurance		001-22162		135.11
	INV0016951	State Disability Insurance		001-22162		110.80
	INV0017035	State Withholding		001-22150		5.04
1-964-197-712	7/27/2026	000916	Employment Development Department			150.00
	INV0017008	State Withholding		001-22150		150.00
2-039-912-272	7/27/2026	000916	Employment Development Department			8,158.28
	INV0017026	State Withholding		001-22150		6,300.98
	INV0017027	State Unemployment		001-22163		115.60
	INV0017029	Employee Training Tax		001-22163		7.23
	INV0017031	State Disability Insurance		001-22162		1,734.47
6220766365717	7/28/2026	000813	HOME DEPOT CREDIT SERVICES			5,549.91
	4786-06212026	JUN 2026 - REC - TUFF SHED		001-511-73500		4,765.00
	4786-06212026	JUN 2026 - MAINT/REPAIR ITEMS		001-558-60250		784.91
6220803157989	8/3/2026	000813	HOME DEPOT CREDIT SERVICES			860.38
	4786-07212026	JUL 2026 - MAINT/REPAIR ITEMS		001-558-60250		860.38
g76375-	8/4/2026	002064	VOYA INSTITUTIONAL TRUST COMPANY			19,405.08
	INV0016983	Loan Repayment		001-22173		142.70
	INV0016984	Loan Repayment-26		001-22173		311.12
	INV0016990	Deferred Compensation		001-22169		7,898.88
	INV0016993	Roth Deferral		001-22169		1,315.00
	INV0017015	Loan Repayment		001-22173		142.69
	INV0017016	Loan Repayment-26		001-22173		311.12
	INV0017022	Deferred Compensation		001-22169		7,968.57
	INV0017025	Roth Deferral		001-22169		1,315.00
2706608-	7/27/2026	000917	Internal Revenue Service			18,540.87
	INV0017028	Social Security		001-22161		309.22
	INV0017030	Federal Withholding		001-22140		14,203.09
	INV0017032	Medicare		001-22161		4,028.56
2706608-	7/27/2026	000917	Internal Revenue Service			593.50
	INV0017009	Federal Withholding		001-22140		500.00
	INV0017010	Medicare		001-22161		93.50
2706619-	8/7/2026	000917	Internal Revenue Service			19,453.16
	INV0017053	Social Security		001-22161		383.44
	INV0017055	Federal Withholding		001-22140		15,051.56

Check Disbursements - City Council - August 24, 2026

Payment Dates: 7/18/2026 - 8/7/2026

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Acct Key	Payment Amount Item Amount
	INV0017057	Medicare		001-22161		4,018.16
Payment Total:						1,081,907.77

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	758,480.93
005 - Sewer Fund	132,537.65
020 - Water Fund	166,613.46
025 - Gas Tax Fund	10,480.00
027 - Local Transportation Fund	1,666.66
029 - Transportation Planning	1,300.00
092 - Capital Improvement Proj Fund	10,829.07
Grand Total:	1,081,907.77

Account Summary

Account Number	Account Name	Payment Amount
001-22140	Federal Payroll Taxes	29,754.65
001-22150	State Payroll Taxes	6,336.04
001-22160	SYVTBID Payable	47,166.00
001-22161	SS/MC Payroll Taxes	8,832.88
001-22162	SDI Payroll Taxes	2,696.32
001-22163	UI/ETT Payroll Taxes	272.90
001-22164	PERS Retirement	36,785.43
001-22165	Grp Life Insurance	535.57
001-22169	DCP Liability	18,497.45
001-22170	FSA Deduction	3,775.07
001-22172	Dependent Daycare Ded	491.43
001-22173	Employee Loan Deduction	907.63
001-22416	Developer Deposit	12,082.07
001-22510	Park/Damage Charge	1,300.00
001-401-50400	Medical Benefit	652.89
001-401-60013	Election Expense	122.16
001-401-60210	Computer Maintenance &Software	538.37
001-401-67705	Telephone	180.49
001-401-72300	Computer Equipment	20.02
001-402-50000	Salaries	299.25
001-402-50400	Medical Benefit	1,447.00
001-403-50000	Salaries	59.85
001-403-50400	Medical Benefit	165.71
001-403-60022	Recruitment Expense	124.00
001-403-60520	Advertising - Legal	204.84
001-403-60900	Miscellaneous	26.88
001-403-61130	Office Supplies	26.88
001-404-60840	Contract Services-Legal Fees	33,279.20
001-410-50400	Medical Benefit	230.72
001-410-60014	Emergency Operations	6.78
001-410-60210	Computer Maintenance &Software	7,970.62
001-410-60310	Equipment Rental	411.61
001-410-60800	Contract Services	10,787.23
001-410-60900	Miscellaneous	(727.45)
001-410-61130	Office Supplies	741.08
001-410-61230	Utilities - Gas	32.02
001-410-61241	Utilities - Electric	1,558.24
001-410-61292	Internet Access/ Website Maint	1,211.19
001-410-67200	Community Organization Support	33,340.00
001-410-67705	Telephone	1,041.94
001-410-67790	Visitors Bureau	37,500.00
001-420-50000	Salaries	89.78
001-420-50400	Medical Benefit	210.93
001-420-60800	Contract Services	990.41
001-44250	Miscellaneous	(943.32)
001-501-60800	Contract Services	256,701.00

Account Summary

Account Number	Account Name	Payment Amount
001-501-60805	Contract Services - Motor Deputy	18,473.00
001-501-61241	Utilities - Electric	364.99
001-501-61280	Fuel - Vehicles	73.78
001-510-61230	Utilities - Gas	18.01
001-510-61241	Utilities - Electric	975.67
001-511-50400	Medical Benefit	497.84
001-511-60210	Computer Maintenance & Software	306.85
001-511-60211	Data Processing Contract Maint	582.67
001-511-60270	Maintenance-Vehicles	712.03
001-511-60310	Equipment Rental	128.22
001-511-61130	Office Supplies	406.71
001-511-61280	Fuel-Vehicles	1,037.18
001-511-61290	Telephone/Internet	473.91
001-511-67140	Buellton Recreation Program	19,947.41
001-511-67141	Arts and Culture	11,950.00
001-511-72100	Office Equipment	175.38
001-511-73500	Equipment	5,626.99
001-550-61241	Utilities - Electric	5,100.34
001-551-60800	Contract Services	11,158.75
001-551-67575	Regulatory Compliance	95.89
001-552-60254	Maintenance/Repair-A&F Medians	478.95
001-552-60256	Maintenance/Repair-Oak Park	114.98
001-552-60257	Maintenance/Repair-Paws Park	21.52
001-552-60258	Maintenance/Repair-River View	1,331.81
001-552-60259	Maintenance and Repair - Botanic Garden	27,000.00
001-552-60800	Contract Services	25,155.00
001-552-61140	Operational Supplies	53.63
001-552-61211	Utilities - Water	2,043.17
001-552-61241	Utilities - Electric	477.82
001-556-60800	Contract Services	5,650.00
001-556-61241	Utilities - Electric	445.48
001-556-74101	1000 Trees Program	26,821.63
001-558-50000	Salaries	89.78
001-558-50400	Medical Benefit	855.89
001-558-60131	Laundry / Uniforms	552.36
001-558-60210	Computer Maintenance &Software	1,070.02
001-558-60250	Maintenance / Repair	2,927.83
001-558-60270	Maintenance - Vehicles	4,733.30
001-558-60560	Signs	1,702.39
001-558-60800	Contract Services	9,959.82
001-558-60900	Miscellaneous	10.84
001-558-61127	Tools	564.40
001-558-61140	Operational Supplies	31.44
001-558-61280	Fuel - Vehicles	2,521.15
001-558-67600	Safety Equipment	343.90
001-558-67705	Telephone	158.24
001-558-73500	Equipment	1,111.09
001-565-50400	Medical Benefit	307.84
001-565-60310	Equipment Rental	586.45
001-565-60830	Contract Services-Engineering	1,730.00
001-565-60900	Miscellaneous	2,000.00
001-565-61130	Office Supplies	235.42
001-565-61241	Utilities - Electric	1,342.60
001-565-67705	Telephone	212.80
005-701-50000	Salaries	29.92
005-701-50400	Medical Benefit	492.69
005-701-60131	Laundry / Uniforms	802.59
005-701-60210	Computer Maintenance &Software	8,316.24

Account Summary

Account Number	Account Name	Payment Amount
005-701-60250	Maintenance / Repair	13,961.06
005-701-60800	Contract Services	86,417.77
005-701-60830	Contract Services-Engineering	450.00
005-701-61111	Chemicals / Analysis	7,247.26
005-701-61130	Office Supplies	1,048.53
005-701-61131	Postage	675.00
005-701-61140	Operational Supplies	264.60
005-701-61241	Utilities - Electric	10,893.57
005-701-61280	Fuel - Vehicles	223.33
005-701-67600	Safety Equipment	448.25
005-701-67705	Telephone	156.09
005-701-73500	Equipment	1,110.75
020-601-50000	Salaries	29.92
020-601-50400	Medical Benefit	492.69
020-601-60131	Laundry / Uniforms	528.96
020-601-60210	Computer Maintenance &Software	8,151.29
020-601-60250	Maintenance / Repair	34,479.45
020-601-60270	Maintenance - Vehicles	37.69
020-601-60800	Contract Services	3,145.49
020-601-60830	Contract Services-Engineering	15,234.05
020-601-61111	Chemicals / Analysis	7,501.07
020-601-61130	Office Supplies	1,048.53
020-601-61131	Postage	675.00
020-601-61140	Operational Supplies	57.13
020-601-61240	Meter Expense	169.79
020-601-61241	Utilities - Electric	86,746.39
020-601-61280	Fuel - Vehicles	312.50
020-601-67600	Safety Equipment	415.64
020-601-67610	Santa Ynez River Appropriation	6,385.31
020-601-67705	Telephone	91.81
020-601-73500	Equipment	1,110.75
025-554-60800	Contract Services	7,075.00
025-554-60830	Contract Services - Engineering	1,415.00
025-557-60800	Contract Services	1,990.00
027-559-67445	Lompoc- Wine Country Express	1,666.66
029-557-60800	Contract Services	1,300.00
092-220-71500	Project Management and Inspection	545.00
092-307-71200	Right of Way Acquisition	2,134.07
092-324-70005	Design and Permitting	7,880.00
092-706-74100	Construction and Improvements	270.00
Grand Total:		1,081,907.77

Project Account Summary

Project Account Key		Payment Amount
None		1,056,698.38
09222071500	Willemsen Parking Lot - Contract Services	545.00
09230771200	McMurray Road Widening/TS (13/14) - Contract Services	2,134.07
09232470005	Road Maintenance Project (2025-26) - Contract Services	7,880.00
09270674100	WWTP Facilities Improvements - Contract Services	270.00
51025-040	Summer Camp 2026 - Operating Expenses	32.30
51026-040	Teen/Sports Camp 2026 - Operating Expenses	1,460.00
90037-070	Fig Mountain Brewing - Contract Services	195.00
90044-070	The Industrial Network - Contract Services	195.00
90066-070	Buellton Garden Apt 10 McMurray - Contract Services	1,737.50
90073070	Chanin Wine Company 291 Industrial Way - Contract Services	80.00
90080070	Village Senior Apartments - Contract Services	230.00
90084070	McMurray Road Hotels - Contract Services	275.00
90086-070	ARCO 653 Ave of Flags - Contract Services	1,070.00

Project Account Summary

Project Account Key		Payment Amount
90091070	430 & 440 Central Ave - Contract Services	535.00
90106070	33 Industrial Way - Contract Services	6,764.57
90108001	DL Elec 180 Industrial #B - Contract Services	1,000.00
GM008-070	SB1383 OWR4-22-0550 FY 22-23 - Contract Services	805.95
Grand Total:		<u>1,081,907.77</u>



Check Disbursements - City Council - August 24, 2026

City of Buellton, CA

Contract Services Detail
Payment Dates 7/18/2026 - 8/7/2026

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Fund: 001 - General Fund					
Department: 404 - CITY ATTORNEY					
BURKE, WILLIAMS & SORENSEN, LLP	48364	04/30/2026	APR 2026 - RETAINER - LEGAL SERVICES FILE	001-404-60840	12,198.80
BURKE, WILLIAMS & SORENSEN, LLP	48364	04/30/2026	APR 2026 - LEGAL SERVICES - FILE 0036	001-404-60840	3,739.80
BURKE, WILLIAMS & SORENSEN, LLP	48364	04/30/2026	APR 2026 - LEGAL SERVICES - FILE 0019	001-404-60840	870.10
BURKE, WILLIAMS & SORENSEN, LLP	48364	04/30/2026	APR 2026 - LEGAL SERVICES - FILE 0062	001-404-60840	30.10
BURKE, WILLIAMS & SORENSEN, LLP	48364	05/31/2026	MAY 2026 - RETAINER - LEGAL SERVICES FILE	001-404-60840	11,948.00
BURKE, WILLIAMS & SORENSEN, LLP	48364	05/31/2026	MAY 2026 - LEGAL SERVICES - FILE 0019	001-404-60840	782.80
BURKE, WILLIAMS & SORENSEN, LLP	48364	05/31/2026	MAY 2026 - LEGAL SERVICES - FILE 0036	001-404-60840	2,144.40
BURKE, WILLIAMS & SORENSEN, LLP	48364	05/31/2026	MAY 2026 - LEGAL SERVICES - FILE 0001	001-404-60840	1,414.70
BURKE, WILLIAMS & SORENSEN, LLP	48364	05/31/2026	MAY 2026 - LEGAL SERVICES - FILE 0062	001-404-60840	150.50
Department 404 - CITY ATTORNEY Total:					33,279.20
Department: 410 - NON-DEPARTMENTAL					
PRIMO BRANDS	48405	06/26/2026	05/27/26 - 06/26/26 - DRINKING WATER	001-410-60800	215.02
PRIMO BRANDS	48405	07/26/2026	06/27/26 - 07/26/26 - DRINKING WATER	001-410-60800	224.21
Boyd & Associates	APA000827	07/01/2026	JUL - SEP 2026 - CH - ALARM SYSTEM	001-410-60800	174.00
Boyd & Associates	APA000827	07/01/2026	JUL - SEP 2026 - PLNG - ALARM SYSTEM	001-410-60800	174.00
ZENCITY TECHNOLOGIES US INC	APA000901	07/01/2026	07/01/26 - 07/01/27 - ANNUAL ENGAGEMENT	001-410-60800	10,000.00
Department 410 - NON-DEPARTMENTAL Total:					10,787.23
Department: 420 - FINANCE					
HdL Coren & Cone	48397	07/01/2026	JUL - SEP 2026 PROPERTY TAX SERVICES	001-420-60800	990.41
Department 420 - FINANCE Total:					990.41
Department: 501 - PUBLIC SAFETY - POLICE/FIRE					
SB CO SHERIFF'S DEPARTMENT	24	06/30/2026	JUN 2026 - LAW ENFORCEMENT SERVICES	001-501-60800	256,701.00
Department 501 - PUBLIC SAFETY - POLICE/FIRE Total:					256,701.00
Department: 551 - STORM WATER					
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	001-551-60800	11,158.75
Department 551 - STORM WATER Total:					11,158.75
Department: 552 - PUBLIC WORKS - PARKS					
LOGAN R. FITZGERALD dba	APA000842	06/30/2026	JUN 2026 - CH/LIB/PKS - JANITORIAL SERVICES	001-552-60800	945.00
JOSE RAFAEL RUIZ dba	APA000870	07/31/2026	JUL 2026 - RVP/OP - JANITORIAL SERVICES	001-552-60800	2,460.00
THE VALLEY GARDENER OPERATING INC	APA000877	06/30/2026	JUN 2026 - COB LANDSCAPING	001-552-60800	19,870.00
THE VALLEY GARDENER OPERATING INC	APA000877	06/24/2026	06/24/26 - WILLEMSSEN - MOW & WEEDEAT SLOPE	001-552-60800	1,880.00
Department 552 - PUBLIC WORKS - PARKS Total:					25,155.00

Contract Services Detail

Payment Dates: 7/18/2026 - 8/7/2026

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Department: 556 - PUBLIC WORKS - LANDSCAPE MAINTENANCE					
THE VALLEY GARDENER OPERATING INC	APA000864	05/28/2026	05/28/26 - S8 RIVER VIEW DR - CYPRESS TREE	001-556-60800	1,010.00
THE VALLEY GARDENER OPERATING INC	APA000877	06/30/2026	JUN 2026 - COB LANDSCAPING	001-556-60800	4,640.00
Department 556 - PUBLIC WORKS - LANDSCAPE MAINTENANCE Total:					5,650.00
Department: 558 - PUBLIC WORKS - GENERAL					
VESTIS	48375	06/30/2026	JUN 2026 - MATS/TOWEL SERVICE	001-558-60800	536.26
Boyd & Associates	APA000827	07/01/2026	JUL - SEP 2026 - SC - ALARM SYSTEM	001-558-60800	195.00
Boyd & Associates	APA000827	07/01/2026	JUL - SEP 2026 - LIB - FIRE & BURLAR ALARM	001-558-60800	687.00
Boyd & Associates	APA000827	07/01/2026	JUL - SEP 2026 - LIB - CAMERA SYSTEM	001-558-60800	909.99
Boyd & Associates	APA000827	07/01/2026	JUL - SEP 2026 - USPS - ALARM SYSTEM	001-558-60800	414.00
LOGAN R. FITZGERALD dba	APA000842	06/30/2026	JUN 2026 - CH/LIB/PKS - JANITORIAL SERVICES	001-558-60800	2,335.00
SOLID WASTE SOLUTIONS, INC.	APA000852	06/30/2026	JUN 2026 - SB1383/AB939 - ANNUAL	001-558-60800	805.95
SP MAINTENANCE SERVICES, INC.	APA000853	06/30/2026	JUN 2026 - STREET	001-558-60800	3,806.20
CLARK PEST CONTROL	APA000868	07/23/2026	07/23/26 - LIBRARY - PEST CONTROL	001-558-60800	200.00
ECHO COMMUNICATIONS	APA000883	08/01/2026	AUG 2026 - ANS/MSG	001-558-60800	70.42
Department 558 - PUBLIC WORKS - GENERAL Total:					9,959.82
Department: 565 - PLANNING					
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	001-565-60830	1,730.00
Department 565 - PLANNING Total:					1,730.00
					355,411.41
Fund 001 - General Fund Total:					355,411.41
Fund: 005 - Sewer Fund					
Department: 701 - WASTEWATER					
VESTIS	48375	06/30/2026	JUN 2026 - MATS/TOWEL SERVICE	005-701-60800	134.06
ENGEL & GRAY, INC.	48382	06/30/2026	JUN 2026 - WWTP - WASTE HANDLING BIO	005-701-60800	10,472.32
FLUID RESOURCE MANAGEMENT, INC.	48395	06/30/2026	06/30/26 - WWTP - MONTHLY O&M	005-701-60800	3,898.70
WALLACE GROUP	48413	06/30/2026	JUN 2026- PRO SRVCS - FY 25-26 & 26-27	005-701-60800	12,519.37
AUTOSYS LLC	APA000826	06/23/2026	06/23/26 - WWTP - SERVICE CALL SCADA	005-701-60800	6,097.91
UNDERGROUND SERVICE ALERT	APA000857	06/30/2026	JUN 2026 - NEW TICKET CHARGES/MONTHLY DB	005-701-60800	35.10
WALLACE GROUP	APA000859	04/30/2026	APR 2026 - PRO SRVCS - FY 25-26 & 26-27	005-701-60800	19,699.35
WALLACE GROUP	APA000859	05/31/2026	MAY 2026 - PRO SRVCS - FY 25-26 & 26-27	005-701-60800	31,425.02
AUTOSYS LLC	APA000867	06/30/2026	06/29/26 & 06/30/26 - WWTP - SCADA SERVICE	005-701-60800	1,977.55
O'CONNOR & SONS dba	APA000873	07/13/2026	07/13/26 - WWTP - PEST CONTROL SERVICES	005-701-60800	88.00
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	005-701-60830	450.00
ECHO COMMUNICATIONS	APA000883	08/01/2026	AUG 2026 - ANS/MSG	005-701-60800	70.39
Department 701 - WASTEWATER Total:					86,867.77
					86,867.77
Fund 005 - Sewer Fund Total:					86,867.77

Contract Services Detail

Payment Dates: 7/18/2026 - 8/7/2026

Vendor Name	Payment Number	Post Date	Description (Item)	Account Number	Amount
Fund: 020 - Water Fund					
Department: 601 - WATER					
UNDERGROUND SERVICE ALERT	APA000857	06/30/2026	JUN 2026 - NEW TICKET CHARGES/MONTHLY DB	020-601-60800	35.10
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	020-601-60800	3,040.00
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	020-601-60830	3,955.00
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - ENG SRVCS - WATER STORAGE	020-601-60830	11,279.05
ECHO COMMUNICATIONS	APA000883	08/01/2026	AUG 2026 - ANS/MSG	020-601-60800	70.39
Department 601 - WATER Total:					18,379.54
					18,379.54
Fund 020 - Water Fund Total:					18,379.54
Fund: 025 - Gas Tax Fund					
Department: 554 - TRAFFIC SAFETY					
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	025-554-60800	7,075.00
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	025-554-60830	1,415.00
Department 554 - TRAFFIC SAFETY Total:					8,490.00
Department: 557 - PUBLIC WORKS - ENGINEERING					
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - ENG SRVCS - ENCROACHMENT	025-557-60800	1,990.00
Department 557 - PUBLIC WORKS - ENGINEERING Total:					1,990.00
					10,480.00
Fund 025 - Gas Tax Fund Total:					10,480.00
Fund: 029 - Transportation Planning					
Department: 557 - PUBLIC WORKS - ENGINEERING					
TETRA TECH, INC.	APA000876	05/31/2026	MAY 2026 - COB - ENGINEERING SERVICES	029-557-60800	1,300.00
Department 557 - PUBLIC WORKS - ENGINEERING Total:					1,300.00
					1,300.00
Fund 029 - Transportation Planning Total:					1,300.00
Grand Total:					472,438.72

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	355,411.41
005 - Sewer Fund	86,867.77
020 - Water Fund	18,379.54
025 - Gas Tax Fund	10,480.00
029 - Transportation Planning	1,300.00
Grand Total:	472,438.72

Account Summary

Account Nun	Account Name	Payment Amount
001-404-60840	Contract Services-Legal Fees	33,279.20
001-410-60800	Contract Services	10,787.23
001-420-60800	Contract Services	990.41
001-501-60800	Contract Services	256,701.00
001-551-60800	Contract Services	11,158.75
001-552-60800	Contract Services	25,155.00
001-556-60800	Contract Services	5,650.00
001-558-60800	Contract Services	9,959.82
001-565-60830	Contract Services-Engineering	1,730.00
005-701-60800	Contract Services	86,417.77
005-701-60830	Contract Services-Engineering	450.00
020-601-60800	Contract Services	3,145.49
020-601-60830	Contract Services-Engineering	15,234.05
025-554-60800	Contract Services	7,075.00
025-554-60830	Contract Services - Engineering	1,415.00
025-557-60800	Contract Services	1,990.00
029-557-60800	Contract Services	1,300.00
Grand Total:		472,438.72

Project Account Summary

Project Account Key	Payment Amount
None	471,632.77
GM008-070	805.95
Grand Total:	472,438.72

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 4

To: The Honorable Mayor and City Council

From: Scott Wolfe, City Manager

Meeting Date: August 24, 2026

Subject: Consideration of First Amendment to the Professional Services Agreement Between the City of Goleta and the City of Buellton

BACKGROUND

The City of Buellton's Library has been operated by the City of Goleta since 2019. The contract which governs that operation currently was enacted on June 26, 2025, following the move of the library facility to its current location at 202 Dairyland Road.

The First Amendment to the Agreement (Attachment 1) contains two changes two terms. The first change pertains to the cost of services. The budgeted amount for services in FY 2025-26 was \$287,962, with the original budget amount for FY 2026-27 being \$293,751. The new contract amount for FY 2026-27 would total \$323,198.

The second change to the Agreement eliminates Exhibit A "Statement of Work" of the original Agreement and replaces it with Exhibit A-1 "Statement of Work" to more accurately reflect the change in services to be provided under the amended agreement. The changes in the statement of work reflect requested changes to staffing of the Library by the City, which include the expansion of service hours to include four hours of operation on Sundays and Librarian staffing with the ability to provide enhanced programming.

The changes made have been requested by the City Council, and the currently adopted budget was prepared anticipating this increase in costs. Therefore, staff brings this Amendment to Agreement to the City Council for consideration and approval.

FISCAL IMPACT

If approved, the anticipated impact to the General Fund would be \$323,198. The budget for Library Contract Services for FY 2026-27 is \$353,650. No adjustment to the General Fund Budget will be required as a result.

RECOMMENDATION

That the City Council review and approve the First Amendment to the Professional Services Agreement Between the City of Goleta and the City of Buellton.

ATTACHMENTS

Attachment 1 – First Amendment to Agreement

Attachment 2 – Library Management Services Agreement

ATTACHMENT 1

**AMENDMENT NO. 1
TO A PROFESSIONAL SERVICES AGREEMENT
BETWEEN THE CITY OF GOLETA
AND
CITY OF BUELLTON**

This **Amendment No. 1** to the Professional Services Agreement by and between the **City of Goleta**, a municipal corporation ("GOLETA") and **City of Buellton** ("BUELLTON") dated June 23, 2025 ("Agreement," Agreement No. 2025-065) is made on this ____ day of _____, 2026.

SECTION A. RECITALS

1. This Agreement is for the Provision of Library Management Services at the Buellton Library; and
2. The Agreement currently provides in Exhibit A entitled "Statement of Work" the complete and particular description of services; and
3. The parties desire to amend Exhibit A by adding additional hours of operation, attached as Exhibit "A-1"; and
4. The parties desire to amend Exhibit A of the Agreement to identify the new operating hours, attached as "Exhibit A-1"; and
5. The Agreement currently provides in Section 3 Subsection (a) for the total compensation amount not to exceed \$295,650.59; and
6. The parties desire to amend the Agreement so as to provide for additional compensation in the amount of \$27,538 for continued tasks; and
7. The City Council approved this Amendment No. 1, on this ____ day of _____, 2026.

SECTION B. AMENDED TERMS

Now therefore GOLETA and BUELLTON agree that the Agreement be, and hereby is, amended as follows:

1. **Subsection (a) of Section 3. COMPENSATION AND PAYMENT** of the Agreement is amended to add an additional authorized amount of \$27,538 and to read in its entirety:

(a) **Maximum and Rate.** The total compensation payable to GOLETA by BUELLTON for the services under this AGREEMENT **SHALL NOT EXCEED** the sum of \$323,189 (herein "not-to-exceed amount") and shall be earned as the work progresses.

2. This Agreement is amended to delete and replace in its entirety:

Exhibit A "Statement of Work" with **Exhibit A-1 "Statement of Work"** attached hereto and incorporated herein.

3. Except as otherwise specifically provided herein, all other provisions of the Agreement shall remain in full force and effect.

In concurrence and witness whereof, this Amendment No. 1 has been executed by the parties effective on the date and year first above written.

CITY OF GOLETA

CITY OF BUELLTON

Robert Nisbet, City Manager

Scott Wolfe, City Manager

ATTEST:

Deborah Lopez, City Clerk

Linda Reid, City Clerk

APPROVED AS TO FORM:
ISAAC ROSEN, CITY ATTORNEY

Signed by:

4365248AE5424CE...

Scott Shapses, Deputy City Attorney

Exhibit A-1 Statement of Work

1. Delivery of Services.

GOLETA, through its Library Division within the Neighborhood Services Department, shall deliver general library management services to the City of Buellton according to the terms and conditions set forth herein.

2. General Library Management Services.

GOLETA agrees to provide general library management services for BUELLTON, which include administration, management, and operations of library services, and will provide personnel and other resources, tools, programs and services, including lending books and other materials, cataloging the library's collection and other related activities consistent with the operation of a free public library. Other than as specified in Section 5 of this AGREEMENT, GOLETA must not employ any personnel, purchase or rent supplies, equipment or services, or incur any expenses in the name of BUELLTON.

3. LEVEL OF SERVICE AND STAFFING LEVELS.

A. LEVEL OF SERVICE AND STAFFING LEVELS RECOMMENDATION: The level of service and staffing levels for general library management services, along with its proposed operational budget for the following fiscal year to BUELLTON will be recommended by GOLETA on or before March 1 of each year with service level adjustments (if needed) occurring July 1 of the following year. GOLETA will provide BUELLTON with a list of its proposed staffing levels for the library for review. Staffing levels shall not be reduced by GOLETA without the approval of BUELLTON, including proposed reductions due to any furloughs or other work-schedule reductions, staffing and scheduling of GOLETA employees. Where proposed reductions in staffing levels are the result of mid-year budgeting changes by GOLETA or an unexpected reduction in funding from the County of Santa Barbara, BUELLTON shall have the option of providing additional financial support to maintain staffing levels previously agreed to between the PARTIES as set forth herein.

B. LEVEL OF SERVICE ENHANCEMENT: BUELLTON may request GOLETA to provide an enhanced level of regular library-related services, including without limitation, additional staffing and/or hours of operation, one-time or periodic services. BUELLTON will provide GOLETA with this request in writing and GOLETA must provide a written response within 30 days, including a proposed budget detailing the cost of such enhanced services and a list of any added or different type of personnel necessitated by such requested changes. Any enhancements in operations, staffing levels, or hours of operations must be agreed to by the PARTIES. For any enhanced level of regular library-related services, GOLETA will charge the applicable management fee commensurate

with costs estimated to be incurred for the enhanced services. Proposed changes shall be presented as needed to the City of Buellton City Council, Goleta Library Advisory Commission, and County Library Advisory Committee for input, as described in the Agreement for Operations between GOLETA and the County of Santa Barbara.

C. LIBRARY STAFFING: All persons required for the performance of GOLETA'S responsibilities under this AGREEMENT must be selected and employed by GOLETA, and must at all times be and remain agents or employees of GOLETA. No persons employed or retained by GOLETA for performance of its duties under this AGREEMENT shall at any time be deemed or considered to be the agents or employees of BUELLTON.

GOLETA shall be responsible for the selection, supervision, training, discipline, and scheduling of all LIBRARY staff. The operating and personnel procedures of the Library Department of GOLETA will at all times apply to GOLETA'S operation of the LIBRARY.

Prior to any change to a Branch Supervisor of the LIBRARY, GOLETA shall, through its City Librarian, meet and discuss with BUELLTON, the proposed appointment or transfer. BUELLTON shall have the right to request different personnel than those proposed; however, the ultimate decision regarding appointment or transfer resides with GOLETA. The parties recognize that GOLETA has the sole responsibility and authority for making personnel decisions relating to its employees.

D. HOURS OF OPERATION: The LIBRARY's hours of operation are:

Mondays and Tuesdays: 10:00 a.m. – 7:00 p.m.

Wednesdays: 10:00 a.m. – 5:00 p.m.

Thursdays: Closed

Fridays and Saturdays: 11:00 a.m. – 4:00 p.m.

Sundays: 1:00 p.m. to 5:00 p.m.

The LIBRARY's planned holiday closures each year are:

New Year's Day

Martin Luther King Jr. Day

President's Day

Memorial Day

Juneteenth

Independence Day

Labor Day

Veteran's Day

Thanksgiving

Day After Thanksgiving

Christmas Eve

Christmas Day

New Year's Eve

Any proposed changes to the LIBRARY'S normal operating hours, including changes to normally scheduled holiday closures, shall be communicated by GOLETA to BUELLTON with reasonable advance notice, and subject to approval from BUELLTON. GOLETA shall not effect changes to the LIBRARY's normal operating hours without written approval from BUELLTON.

4. GRANT ADMINISTRATION AND PROGRAMS.

The administrative function will also include the ability and authority for GOLETA to apply, administer and implement grant opportunities for the benefit of BUELLTON with the expressed written permission of the Designated Representative of BUELLTON. If the additional level of service is tied to a grant program, BUELLTON will be invoiced for actual, additional costs above the grant award for the applicable time period unless GOLETA and BUELLTON agree otherwise. This assumes that any grant funds are received directly by GOLETA, BUELLTON may request and GOLETA may provide cost estimates prior to implementation of a grant and/or program. BUELLTON understands that actual, additional costs may vary slightly (high or low) from original estimates.

Any supplemental, material expenses related to ongoing programs will be recommended by GOLETA to BUELLTON in advance of purchase. BUELLTON understands and accepts that if a supplemental item related to an ongoing program is not approved by GOLETA, BUELLTON may exercise the option to refrain from further work on the grant or program. GOLETA will apply departmental and or city-wide overhead to a grant cost when the provisions of the grant allow for the accounting of overhead expense. BUELLTON understands and accepts that the net cost of grant overhead may become an expense to BUELLTON when other provisions are not agreed upon in writing by both parties in advance of the implementation of the grant. BUELLTON understands and accepts any ongoing fiscal, staffing, and/or programmatic obligations incurred in the acceptance of a grant. An example of such obligation may include a grant requirement to retain a staffing position for a time period beyond the original grant award period.

5. **FACILITY UPKEEP, MAINTENANCE AND REPAIR.**

The following are EXCLUDED from this AGREEMENT and the responsibility of the entity indicated:

- A. Maintenance and repair of the LIBRARY. (BUELLTON)
- B. Custodial services and supplies needed for the operation of the LIBRARY and LIBRARY restrooms. (BUELLTON)
- C. Utilities and solid waste collection. (BUELLTON).

6. **INFORMATION TECHNOLOGY SUPPORT**

GOLETA agrees to provide Information Technology (IT) support services to the LIBRARY for all telecommunications equipment, computers and internet, printers, copy machines,

and other IT-related equipment and services. Contracted staff from Acorn Technology Corporation will be utilized for these services.

GOLETA agrees to administer the LIBRARY's telephone account and payments on BUELLTON'S behalf. This service will be subject to the management fee charges described in Exhibit C.

7. EXCLUDED EXPENSES

The following are EXCLUDED from this AGREEMENT and the responsibility of the entity indicated:

- A. Custodial services and supplies needed for the operation of the LIBRARY and LIBRARY restrooms.
- B. Utilities and solid waste collection. (BUELLTON)

GOLETA shall not be responsible for funding, or fronting funds, to cover any overall budget deficits the LIBRARY may experience as a result of total expenses exceeding total available revenues.

Project Name: Library Management Services Agreement (City of Buellton)

LEASE AGREEMENT FOR THE PROVISION OF LIBRARY MANAGEMENT SERVICES BETWEEN THE CITY OF BUELLTON AND THE CITY OF GOLETA AT THE BUELLTON LIBRARY

This AGREEMENT ("AGREEMENT") for the Provision of Library Management Services at the BUELLTON LIBRARY (hereinafter referred to as "LIBRARY") is made and entered into this ____ day of _____, 2025, by and between CITY OF BUELLTON, a municipal corporation, (hereinafter referred to as "BUELLTON") and the CITY OF GOLETA, a municipal corporation (hereinafter referred to as "GOLETA") (collectively referred to herein as the "PARTIES").

A. Goleta is a party that certain agreement entitled Agreement for Operation of a County-Wide Library System dated February 18, 2025, ("COUNTY AGREEMENT") pursuant to which the County of Santa Barbara ("COUNTY") has compelled Goleta, as a condition of receiving library funding, to manage BUELLTON's library commencing July 1, 2025, the effective date of BUELLTON'S placement into Library Zone 4.

B. Pursuant to this contract, GOLETA will administer, manage, and operate the LIBRARY, and for that purpose will provide personnel and other resources, tools, programs and services including lending books and other materials, cataloging the LIBRARY's collection, and other related activities consistent with the operation of a free public library.

NOW, THEREFORE, in consideration of the foregoing and the promises herein contained, the PARTIES hereby agree as follows:

1. SCOPE OF SERVICES

Subject to the terms and conditions set forth herein, GOLETA agrees to operate and manage the BUELLTON LIBRARY ("LIBRARY") in accordance with the terms of this AGREEMENT and in conformance with GOLETA'S standard policies, procedures and standards for library operation. Operation and management of the LIBRARY shall include, but shall not be limited to, the lending of books and other materials, the cataloging of the LIBRARY's collection, and the provision of personnel, resources, tools, programs and services consistent with the operation of a free public library. GOLETA agrees to operate the LIBRARY by providing free library services to the patrons of the LIBRARY. All of the collection materials in the LIBRARY, including those belonging to BUELLTON, shall be equally available to all of the inhabitants within the Black Gold Cooperative Library System (hereinafter referred to as "Black Gold"). A detailed Statement of Work is attached as Exhibit "A" to this AGREEMENT and incorporated herein by reference.

GOLETA'S performance under this AGREEMENT is contingent upon the continued existence of the COUNTY AGREEMENT and funding thereunder and this AGREEMENT shall be subject to termination as provided in Section 9 herein should the COUNTY AGREEMENT expire, be terminated or be modified in a manner as to materially affect, as determined by GOLETA'S City Council in its sole discretion, GOLETA'S obligations, commitments or costs or as to reduce the COUNTY'S funding obligations to GOLETA.

2. FUNDING AND PAYMENT

Funding for the operation of the LIBRARY shall be provided by BUELLTON to GOLETA by way of the annual collection of a library management fee as calculated and collected by GOLETA, and as agreed upon annually by the PARTIES. BUELLTON shall compensate GOLETA for the provision of LIBRARY management services to BUELLTON, as detailed in Exhibit "B" (Payment Methodology) attached hereto and incorporated herein by reference. A management fee amount shall be determined annually by GOLETA, and its calculation shall be based on the cost model detailed in Exhibit "C" attached hereto and incorporated herein by reference. The estimated fee amount for the first year of services (July 1, 2025 - June 30, 2026) is detailed in Exhibit "D" (Proposed Operating Budget) attached hereto and incorporated herein by reference.

3. PREMISES

BUELLTON agrees to lease to Goleta, on the terms and conditions, hereinafter set forth, and in its "as is condition", those premises as follows for the purpose of operating the library:

That portion of that certain real property located at 202 Dairyland Road, Buellton, CA 93427 as more particularly described on Exhibit E, legal description, E-1 site plan and but limited to that area depicted as "library" on exhibit E-2, site plan, attached herewith and incorporated herein by this reference.

Pursuant to section 7 of the county agreement, GOLETA shall occupy and have exclusive use of the premises for the administration, management, and operation of said library as provided herein for the term of this agreement and any extensions thereof.

GOLETA shall pay to BUELLTON an annual lease rental rate of one dollar (\$1.00).

Title to the library improvements shall remain in BUELLTON during the term and shall remain in BUELLTON upon the expiration or termination of this agreement.

BUELLTON shall pay and discharge all taxes and assessments, including special assessments, if any, levied upon the premises.

If the premises are totally destroyed by fire or other casualty, this agreement shall terminate. If a casualty renders ten percent or less of the floor space of the premises unusable for the purpose intended, Buellton shall promptly repair the premises, but in any event within 60 days of the casualty, or GOLETA may terminate this agreement by written notice to BUELLTON.

If a casualty renders more than ten percent of floor space of the premises unusable, GOLETA may choose to remain and BUELLTON shall promptly repair the premises within 90 days of the casualty, or GOLETA may terminate this agreement by written notice to BUELLTON, within 10 days of the casualty. If the casualty renders twenty percent or more of the floor space unusable, this agreement may be terminated at the option of GOLETA or BUELLTON.

Except as provided herein, BUELLTON shall not make any structural alterations to the library without providing at least sixty (60) days prior written notice to GOLETA. To the extent feasible, BUELLTON shall make such alterations only at such time as does not conflict with GOLETA's operation of the library. BUELLTON may perform such structural alterations without sixty (60) days prior written notice to GOLETA if, in BUELLTON's sole discretion, such alterations are immediately necessary to protect public health or safety, to protect the contents of the library, or to remedy an emergency. BUELLTON shall endeavor to afford GOLETA advance notice of structural alterations performed in such circumstances.

GOLETA shall not be obligated to nor shall it make any structural alteration to the library without the express written consent of BUELLTON. For purposes of this provision, a "structural alteration" shall be any modification that results in a change in the structural integrity of the library, or change in the location, design, area or size of any wall, window or door. A "structural alteration" also shall include any modification that alters the gross cubic area of the library and any substantive modification to finish materials.

4. TERM

The term of this AGREEMENT shall be concurrent with the term of the COUNTY AGREEMENT and shall, only for the first year, commence upon the execution of this AGREEMENT by the PARTIES and end on June 30, 2026. THE PARTIES may mutually elect to extend this Agreement for five successive one (1) year terms subject to the approval of the GOLETA City Council. BUELLTON shall notify GOLETA of such election in writing no less than 180 calendar days prior to the termination date of this AGREEMENT. Within sixty (60) days after receipt of such notice from BUELLTON, GOLETA shall provide written notice of acceptance or rejection of such extension.

If this AGREEMENT is not extended or renewed, or if GOLETA fails to respond to BUELLTON 's request for extension as provided in the preceding paragraph, and BUELLTON has no other arrangement for the administration and

operation of the LIBRARY, all terms and conditions of this AGREEMENT shall remain in full force and effect for a period not to exceed six (6) months after the end of the term of this AGREEMENT.

5. LIBRARY MATERIALS COLLECTION, FURNISHINGS AND EQUIPMENT

A. Library Materials.

All digital media and physical books, periodicals, audio/video materials, and other Library resources and tools (collectively known as "Materials") contained in the LIBRARY on the beginning date of this Agreement, are the property of BUELLTON. In addition, all Materials contained in the LIBRARY at the termination or expiration of this AGREEMENT are and shall remain the property of BUELLTON. As part of its operational responsibilities as set forth herein, GOLETA shall have the discretion and responsibility for selecting and purchasing all Materials for the LIBRARY's collection on behalf of BUELLTON, utilizing the funding described herein and donations specifically designated for collection materials. GOLETA shall also have the discretion to de-select and re-assign materials to best meet the needs of the community.

Some donated and previously purchased Materials, but which are no longer in circulation, may be sold or disposed of by GOLETA as appropriate. All funds received for the sale or disposal of any such materials shall benefit the LIBRARY and be used solely for LIBRARY purposes.

B. Furnishings and Equipment.

All furnishings and equipment contained in and designated for use solely in the LIBRARY, including but not limited to book shelves, desks, tables, chairs, study carrels, RFID equipment and software, telecommunication and computer equipment and systems, office machines, and appliances, are and shall continue to be the property of BUELLTON. Any future additions to the LIBRARY's furnishings and equipment purchased with funds provided for or by BUELLTON, including reserve funds, shall be the property of BUELLTON. In the event that any furnishings, equipment or supplies are purchased for use in the LIBRARY by another entity, such furnishings, equipment or supplies shall be deemed the property of BUELLTON. This provision shall apply to all security system equipment and upgrades purchased by GOLETA for the LIBRARY, including self-check machines, new security gates, and any other equipment purchased for the purpose of facilitating the LIBRARY's RFID based security system.

6. MAINTENANCE OF RECORDS

GOLETA shall keep reasonably itemized and detailed records and reports pertaining to the management of the LIBRARY as required by law or grants in accordance with generally accepted accounting principles. and shall be available to BUELLTON for inspection after reasonable prior notice to GOLETA. Records

shall be retained in accordance with GOLETA'S record retention schedule and shall be conveyed to BUELLTON upon expiration or termination of this AGREEMENT.

7. FRIENDS OF THE LIBRARY

A. THE PARTIES recognize the important role a Friends of the Library ("Friends") organization plays in assisting the LIBRARY in its provision of quality service to the community. THE PARTIES recognize that the funds raised and provided by the Friends are important to the ongoing operation of the LIBRARY and as such, serve a public purpose. Any incidental public support provided to the Friends through this AGREEMENT is an appropriate expense in support of this public purpose.

B. Unless otherwise specifically stated or designated by the donor, all donations made to or at the LIBRARY shall be deemed to be made to the LIBRARY.

8. EMERGENCY

In the event of a catastrophic, unplanned and/or reasonably unforeseeable event or emergency which (a) results in the closure or inability of the library to open for more than one week, (b) results in a significant loss of library materials, and/or (c) which significantly impairs the ability of the LIBRARY to maintain the current level of library service, THE PARTIES shall meet as soon as possible to determine and mutually agree upon how and in what manner to proceed with LIBRARY operations.

9. TERMINATION

A. Without Cause.

At any time during the term of this AGREEMENT or any extension thereof, either of the PARTIES to this AGREEMENT may, on six (6) months' prior written notice to the other party, terminate this AGREEMENT without cause.

Notwithstanding the foregoing, GOLETA may terminate this AGREEMENT should the COUNTY AGREEMENT expire, be terminated, notice of termination be given by the COUNTY or be modified in a manner as to materially affect, as determined by GOLETA'S City Council in its sole discretion, GOLETA'S obligations, commitments or costs or as to reduce the COUNTY'S funding obligations to GOLETA. Termination in that circumstance shall be effective immediately upon written notice to BUELLTON or at some other time specified in the notice.

B. For Default.

Default by GOLETA:

Except as otherwise set forth in other provisions of this AGREEMENT, this AGREEMENT shall not be subject to termination for any default of GOLETA, but BUELLTON may enforce the AGREEMENT or any provision therein as otherwise allowed by law. If GOLETA fails to cure a default that BUELLTON is permitted to cure, then BUELLTON may in its sole discretion perform such cure. In the event that BUELLTON elects to cure the default, GOLETA shall reimburse BUELLTON for all costs incurred by BUELLTON in performing the cure, as well as for all damages proximately caused to BUELLTON because of the default.

BUELLTON shall have such other rights or remedies as may be provided by law or equity. The use of each such right and remedy shall be cumulative, and shall not preclude BUELLTON from pursuing other rights and remedies that may exist now or in the future.

Default by BUELLTON

Except as otherwise set forth in other provisions of this AGREEMENT, this AGREEMENT shall not be subject to termination for any default of BUELLTON, but GOLETA may enforce the AGREEMENT or any provision therein as otherwise allowed by law. If BUELLTON does not cure a default that GOLETA is permitted to cure, then GOLETA may in its sole discretion perform such cure. In the event that GOLETA elects to cure the default, BUELLTON shall reimburse GOLETA for all costs incurred by GOLETA in performing the cure, as well as for all damages proximately caused to GOLETA because of the default.

GOLETA shall have such other rights or remedies as may be provided by law or equity. The use of each such right and remedy shall be cumulative, and shall not preclude GOLETA from pursuing other rights and remedies that may exist now or in the future.

10. ASSIGNMENT

GOLETA shall not assign this AGREEMENT or any part thereof or any monies payable hereunder without the prior written consent of BUELLTON. Any attempt to assign without such written consent shall be void.

11. INSURANCE

GOLETA is insured through its membership in the California Joint Powers Insurance Authority ("CJPIA"). The CJPIA Memorandum of Coverage includes coverages that satisfy the following requirements:

A. GENERAL AND AUTOMOBILE LIABILITY INSURANCE: The general liability insurance shall include personal injury liability coverage, shall afford

coverage for all operations of GOLETA at the LIBRARY, and shall include contractual liability for the AGREEMENT between BUELLTON and GOLETA. The automobile liability insurance shall cover all owned, non-owned and hired motor vehicles which are operated on behalf of GOLETA pursuant to GOLETA's activities hereunder. BUELLTON and its officers, employees and agents shall be named as "Additional Insured" on any policy. The limit of liability of said policy or policies for general and automobile liability insurance shall not be less than \$5,000,000 per occurrence combined single limit for bodily injury and property damage. Personal injury coverage should also be in the amount of not less than \$1,000,000 per occurrence and aggregate. Said policy or policies shall contain a provision that such insurance as is afforded by this policy shall be primary and contributory to the full limits stated in the declarations, and if THE PARTIES have other valid and collectible insurance for a loss covered by this policy, that other insurance shall be excess only.

B. WORKERS' COMPENSATION INSURANCE: Statutory Workers' Compensation and Employer's Liability Insurance shall cover all GOLETA staff while performing any work incidental to the performance of this AGREEMENT. The policy shall provide that no cancellation, major change in coverage, or expiration shall be effective or occur until at least thirty (30) calendar days after receipt of such notice by BUELLTON.

During the term of this AGREEMENT, BUELLTON shall maintain All-Risk Property Insurance covering the contents of the LIBRARY and against loss or damage by fire, lightning, vandalism, malicious mischief and such perils ordinarily defined as "extended coverage." Such insurance shall be in an amount not less than the full insurable replacement value of the LIBRARY.

12. INDEMNITY

In lieu of and notwithstanding the pro rata risk allocation which might otherwise be imposed between the parties pursuant to Government Code Section 895.6, the parties agree that all losses or liabilities incurred by a party shall not be shared pro rata but instead all parties agree that pursuant to Government Code Section 895.4, GOLETA shall fully defend, indemnify and hold BUELLTON, its officers, board members, employees and agents, harmless from any claim, expense or cost, damage or liability imposed for injury (as defined by Government Code Section 810.8) occurring by reason of the acts or omissions of GOLETA, its officers, board members, employees or agents, under or in connection with or arising out of any work, authority or jurisdiction delegated to such party under this Agreement and BUELLTON shall fully defend, indemnify and hold GOLETA, its officers, board members, employees and agents, harmless from any claim, expense or cost, damage or liability imposed for injury (as defined by Government Code Section 810.8) occurring by reason of the acts or omissions of BUELLTON. No party, nor any officer, board member, employee or agent thereof shall be responsible for any damage, claim, expense, cost, or liability occurring by reason of the acts or omissions of other parties hereto, their

officers, board members, employees or agents, under or in connection with or arising out of any work, authority or jurisdiction delegated to such other parties under this AGREEMENT. The indemnity provided by each party pursuant to this Section shall survive the expiration or termination of this AGREEMENT.

13. DESIGNATED REPRESENTATIVE

JoAnne Plummer, Director of Neighborhood Services, is the representative of GOLETA and will administer this AGREEMENT for and on behalf of GOLETA. Scott Wolfe, Buellton City Manager, is the representative for BUELLTON and will administer this AGREEMENT on behalf of BUELLTON. Changes in designated representatives shall be made only after advance written notice to the other party.

14. INDEPENDENT CONTRACTOR

The PARTIES, in the performance of this Agreement, will be acting in their individual governmental capacities and not as agents, employees, partners, joint ventures, or associates of one another. The parties intend that an independent contractor relationship will be created by this AGREEMENT. The employees or agents of one party shall not be deemed or construed to be the employees or agents of the other party for any purpose whatsoever.

15. ENTIRE AGREEMENT AND AMENDMENT

In conjunction with the matters considered herein, this AGREEMENT contains the entire understanding and agreement of the parties and there have been no promises, representations, agreements, warranties or undertakings by any of the parties, either oral or written, of any character or nature hereafter binding except as set forth herein. This AGREEMENT may be altered, amended or modified only by an instrument in writing, executed by the parties to this AGREEMENT and by no other means. Each party waives their future right to claim, contest or assert that this AGREEMENT was modified, canceled, superseded, or changed by any oral agreements, course of conduct, waiver or estoppel.

16. COMPLIANCE WITH LAW

CITY shall, at its sole cost and expense, comply with all county, state and federal ordinances and statutes now in force or which may hereafter be in force with regard to this AGREEMENT.

17. CALIFORNIA LAW

This Agreement shall be governed by the laws of the State of California. Any litigation regarding this Agreement or its contents shall be filed in the County

of Santa Barbara, if in state court, or in the federal district court nearest to Santa Barbara County, if in federal court.

18. HAZARDOUS MATERIALS

A. Warranties and Representations

BUELLTON warrants that hazardous substances have not been released upon the LIBRARY property; that BUELLTON has no knowledge of any release of hazardous substances on the LIBRARY property; that it has no knowledge or reason to believe that there are hazardous substances on the LIBRARY property; and that it shall comply with all law concerning the use, release, storage and disposal of hazardous substances.

B. Notice

Each party shall immediately notify the other upon discovery that hazardous substances have been released on the LIBRARY property.

C. Indemnity

1. BUELLTON's *Obligation*.

BUELLTON shall indemnify, defend and hold harmless GOLETA, its agents, officers and employees from and against any and all liability, expenses (including defense costs and legal fees), and claims for damages of any nature whatsoever (including, but not limited to, bodily injury, death or property damage) arising from or connected with the presence of hazardous substances on the LIBRARY property, excepting only liability for hazardous substances placed on the LIBRARY property by GOLETA.

2. GOLETA's *Obligation*.

GOLETA shall indemnify, defend and hold harmless BUELLTON, its agents, officers and employees from and against any and all liability, expenses (including defense costs and legal fees), and claims for damages of any nature whatsoever (including, but not limited to, bodily injury, death or property damage) arising from or connected with the introduction of hazardous substances onto the LIBRARY property by GOLETA.

3. *Survival of Obligation*.

The indemnity provided by each party pursuant to this Section shall survive the expiration or termination of this AGREEMENT.

D. Indoor Air Pollution Notification

Each party shall immediately notify the other upon discovery of any indoor air pollution problem at the LIBRARY. BUELLTON shall correct any such problem at its sole expense.

19. NON-DISCRIMINATION

GOLETA shall not in the management, operation, rental, use, or maintenance of the premises discriminate against any person or group based on race, religion, color, medical condition, sex, sexual orientation or gender identity, national origin, or political affiliation.

18. MEDIATION

If any dispute, controversy or claim arises under this AGREEMENT, the parties shall negotiate in good faith to settle the matter. If the parties are unable to resolve the matter within a reasonable time, the parties shall submit the matter to mediation by a trained mediator approved by both parties, the cost of which shall be shared equally by the parties. The place of mediation shall be Santa Barbara, California. Nothing in this Section shall preclude any party from seeking injunctive relief or other equitable remedies (whether prior to or during such mediation) if necessary to protect the interests of such party.

19. NOTICES

Any notice required to be given hereunder shall be deemed to have been given by depositing said notice in the United States mail, postage prepaid, and addressed as follows:

TO GOLETA:	Attention: Robert Nisbet, City Manager City of Goleta 130 Cremona Drive, Suite B Goleta, CA 93117
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TO BUELLTON:	Attention: Scott Wolfe, City Manager 107 West Highway 246 P.O. Box 1819 Buellton, CA 93427
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20. COUNTERPARTS AND ELECTRONIC/FACSIMILE SIGNATURES

This Agreement may be executed in several counterparts, which may be facsimile or electronic copies. Each counterpart is fully effective as an original, and together constitutes one and the same instrument.

21. AUTHORITY

Each of the PARTIES represents and warrants that its City Council approved this AGREEMENT and authorized its respective City Manager to execute the same.

In concurrence and witness whereof, this AGREEMENT has been executed by the PARTIES effective on the date and year first above written.

CITY OF GOLETA

CITY OF BUELLTON

Robert Nisbet, City Manager

Scott Wolfe, City Manager

ATTEST

ATTEST

Deborah Lopez, City Clerk

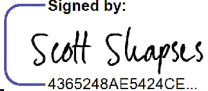
Linda Reid, City Clerk

APPROVED AS TO FORM

APPROVED AS TO FORM

Isaac Rosen, City Attorney

Greg Murphy, City Attorney



Scott Shapses, Assistant City Attorney

Exhibit A Statement of Work

1. DELIVERY OF SERVICES.

GOLETA, through its Library Department, shall deliver general library management services to the City of Buellton according to the terms and conditions set forth herein.

2. GENERAL LIBRARY MANAGEMENT SERVICES.

GOLETA agrees to provide general library management services for BUELLTON, which include administration, management, and operations of library services, and will provide personnel and other resources, tools, programs and services, including lending books and other materials, cataloging the library's collection and other related activities consistent with the operation of a free public library. Other than as specified in Section 5 of this AGREEMENT, GOLETA must not employ any personnel, purchase or rent supplies, equipment or services, or incur any expenses in the name of BUELLTON.

3. LEVEL OF SERVICE AND STAFFING LEVELS.

A. LEVEL OF SERVICE AND STAFFING LEVELS RECOMMENDATION: The level of service and staffing levels for general library management services, along with its proposed operational budget for the following fiscal year to BUELLTON will be recommended by GOLETA on or before March 1 of each year with service level adjustments (if needed) occurring July 1 of the following year. GOLETA will provide BUELLTON with a list of its proposed staffing levels for the library for review. Staffing levels shall not be reduced by GOLETA without the approval of BUELLTON, including proposed reductions due to any furloughs or other work-schedule reductions, staffing and scheduling of GOLETA employees. Where proposed reductions in staffing levels are the result of mid-year budgeting changes by GOLETA or an unexpected reduction in funding from the County of Santa Barbara, BUELLTON shall have the option of providing additional financial support to maintain staffing levels previously agreed to between the PARTIES as set forth herein.

B. LEVEL OF SERVICE ENHANCEMENT: BUELLTON may request GOLETA to provide an enhanced level of regular library-related services, including without limitation, additional staffing and/or hours of operation, one-time or periodic services. BUELLTON will provide GOLETA with this request in writing and GOLETA must provide a written response within 30 days, including a proposed budget detailing the cost of such enhanced services and a list of any added or different type of personnel necessitated by such requested changes. Any enhancements in operations, staffing levels, or hours of operations must be agreed to by the PARTIES. For any enhanced level of regular library-related

services, GOLETA will charge the applicable management fee commensurate with costs estimated to be incurred for the enhanced services. Proposed changes shall be presented as needed to the City of Buellton City Council, Goleta Library Advisory Commission, and County Library Advisory Committee for input, as described in the Agreement for Operations between GOLETA and the County of Santa Barbara.

C. LIBRARY STAFFING: All persons required for the performance of GOLETA'S responsibilities under this AGREEMENT must be selected and employed by GOLETA, and must at all times be and remain agents or employees of GOLETA. No persons employed or retained by GOLETA for performance of its duties under this AGREEMENT shall at any time be deemed or considered to be the agents or employees of BUELLTON.

GOLETA shall be responsible for the selection, supervision, training, discipline, and scheduling of all LIBRARY staff. The operating and personnel procedures of the Library Department of GOLETA will at all times apply to GOLETA'S operation of the LIBRARY.

Prior to any change to a Branch Supervisor of the LIBRARY, GOLETA shall, through its City Librarian, meet and discuss with BUELLTON, the proposed appointment or transfer. BUELLTON shall have the right to request different personnel than those proposed; however, the ultimate decision regarding appointment or transfer resides with GOLETA. The parties recognize that GOLETA has the sole responsibility and authority for making personnel decisions relating to its employees.

D. HOURS OF OPERATION: The LIBRARY's hours of operation are:

Mondays and Tuesdays: 10:00 a.m. – 7:00 p.m.

Wednesdays: 10:00 a.m. – 5:00 p.m.

Thursdays: Closed

Fridays and Saturdays: 11:00 a.m. – 4:00 p.m.

Sundays: Closed

The LIBRARY's planned holiday closures each year are:

New Year's Day

Martin Luther King Jr. Day

President's Day

Memorial Day

Juneteenth

Independence Day

Labor Day

Veteran's Day

Thanksgiving

Day After Thanksgiving

Christmas Eve

Christmas Day
New Year's Eve

Any proposed changes to the LIBRARY'S normal operating hours, including changes to normally scheduled holiday closures, shall be communicated by GOLETA to BUELLTON with reasonable advance notice, and subject to approval from BUELLTON. GOLETA shall not effect changes to the LIBRARY's normal operating hours without written approval from BUELLTON.

4. GRANT ADMINISTRATION AND PROGRAMS.

The administrative function will also include the ability and authority for GOLETA to apply, administer and implement grant opportunities for the benefit of BUELLTON with the expressed written permission of the Designated Representative of BUELLTON. If the additional level of service is tied to a grant program, BUELLTON will be invoiced for actual, additional costs above the grant award for the applicable time period unless GOLETA and BUELLTON agree otherwise. This assumes that any grant funds are received directly by GOLETA, BUELLTON may request and GOLETA may provide cost estimates prior to implementation of a grant and/or program. BUELLTON understands that actual, additional costs may vary slightly (high or low) from original estimates.

Any supplemental, material expenses related to ongoing programs will be recommended by GOLETA to BUELLTON in advance of purchase. BUELLTON understands and accepts that if a supplemental item related to an ongoing program is not approved by GOLETA, BUELLTON may exercise the option to refrain from further work on the grant or program. GOLETA will apply departmental and or city-wide overhead to a grant cost when the provisions of the grant allow for the accounting of overhead expense. BUELLTON understands and accepts that the net cost of grant overhead may become an expense to BUELLTON when other provisions are not agreed upon in writing by both parties in advance of the implementation of the grant. BUELLTON understands and accepts any ongoing fiscal, staffing, and/or programmatic obligations incurred in the acceptance of a grant. An example of such obligation may include a grant requirement to retain a staffing position for a time period beyond the original grant award period.

5. FACILITY UPKEEP, MAINTENANCE AND REPAIR.

The following are EXCLUDED from this AGREEMENT and the responsibility of the entity indicated:

- A. Maintenance and repair of the LIBRARY. (BUELLTON)
- B. Custodial services and supplies needed for the operation of the LIBRARY and LIBRARY restrooms. (BUELLTON)
- C. Utilities and sold waste collection. (BUELLTON).

6. INFORMATION TECHNOLOGY SUPPORT

GOLETA agrees to provide Information Technology (IT) support services to the LIBRARY for all telecommunications equipment, computers and internet, printers, copy machines, and other IT-related equipment and services. Contracted staff from Acorn Technology Corporation will be utilized for these services. Estimated costs are provided in Exhibit D, Proposed Operating Budget for Fiscal Year 2025-26.

GOLETA agrees to administer the LIBRARY's telephone account and payments on BUELLTON'S behalf. This service will be subject to the management fee charges described in Exhibit C.

7. EXCLUDED EXPENSES

The following are EXCLUDED from this AGREEMENT and the responsibility of the entity indicated:

- A. Custodial services and supplies needed for the operation of the LIBRARY and LIBRARY restrooms.
- B. Utilities and solid waste collection. (BUELLTON)

GOLETA shall not be responsible for funding, or fronting funds, to cover any overall budget deficits the LIBRARY may experience as a result of total expenses exceeding total available revenues. Refer to Exhibit D to view the LIBRARY's Proposed Operating Budget for Fiscal Year 2025/26.

Exhibit B Payment Methodology

1. GENERAL COMPENSATION

A. Reimbursable Expenses.

Subject to the terms of this AGREEMENT, BUELLTON shall pay to GOLETA the costs incurred by GOLETA in providing the services contracted for or otherwise authorized under the terms of this AGREEMENT, including:

- i. Salaries and benefits of all GOLETA employees engaged therein for positions defined in Exhibit D-1: Library Staffing
- ii. Direct supervision
- iii. Clerical support
- iv. Direct services and supplies
- v. Department-applied overhead as identified in the management fee calculation
- vi. Management services
- vii. Any actual, additional costs associated with supplemental library operation services, and,
- viii. Any other mutually agreed upon expense that arises during the term of the AGREEMENT. Examples include BUELLTON'S request to participate in a CITY bid process, or sharing a purchasing contract for the purpose of quantity discount to the benefit of both parties.

2. ANNUAL COMPENSATION

- A. Proposed operational budget's for Fiscal Year 2025/2026 and Fiscal Year 2026/2027 have been reviewed and approved and are included in Exhibit D. Should the term of this AGREEMENT be extended, beginning Fiscal Year 2027/2028 the city of BUELLTON will increase their contribution by three percent (3%) from the previous year.

In the event that BUELLTON desires to increase the then-existing type or level of staffing provided under the terms of this AGREEMENT, in addition to other procedures set forth in this AGREEMENT, BUELLTON will make a written request to GOLETA in December of each year for changes to be applied to the succeeding fiscal year. BUELLTON'S request shall detail the specific type and level of staffing BUELLTON desires, with BUELLTON acknowledging that the costs of such services may impact the total, negotiated agreement for the relevant fiscal year. GOLETA shall review said annual request within thirty (30) days of GOLETA's receipt thereof and acknowledge acceptance or rejection by letter to BUELLTON'S Designated Representative. Upon notice from GOLETA of acceptance or partial acceptance of said request, and the cost of providing the type or level of

staffing therein agreed upon, the PARTIES shall prepare and execute a written amendment to this AGREEMENT as to the terms and conditions set forth in said annual request and acceptance; all other terms set forth in this AGREEMENT shall continue in full force and effect. In the event the CITY rejects all or any portion of said annual request, the then-existing type and level of staffing shall remain in full force and effect, as modified by the acceptable portions of said annual request, until such time that the PARTIES reach agreement as to the rejected portions of said annual request. An increase in level of service recommended by GOLETA, or decrease requested by BUELLTON, is subject to the procedures set forth in Paragraph 2 of Exhibit A and not this Paragraph.

B. Payment Process.

The total estimated cost for the applicable fiscal year will be invoiced annually to BUELLTON for full payment on or before the 25th of July for the annual payment. The purpose of this annual payment in the first month of the fiscal year, is to ensure total funding available for operations, and in addition, to benefit both parties administratively. BUELLTON'S payment shall be made by check or electronic transfer. A check shall be made payable to order of "City of Goleta" and mailed to the GOLETA address 130 Cremona Drive, Suite B, Goleta, CA 93117. If such payment is not delivered to the GOLETA office within thirty days of the respective due date, GOLETA is entitled to recover interest thereon. Said interest shall be assessed using the GOLETA'S pooled interest rate in effect at the time; it shall commence thirty (30) days after the date of the invoice and continue until such time as the payment is delivered to the GOLETA office described on said invoice.

3. ADDITIONAL LIBRARY MANAGEMENT SERVICES

A. Annual Agreement

BUELLTON costs for annual Library Management Services are defined in Exhibit A, Section 2.

B. Estimates

BUELLTON may request an estimated cost from GOLETA as described in paragraph 2(A) for budget preparation and planning purposes for the fiscal year or in advance of a planned event. BUELLTON understands and accepts that such an estimate in no way represents any minimum or maximum charge to BUELLTON.

C. Cost Tracking & Invoicing

The actual costs related to providing additional or special Library Management Services will be tracked through GOLETA'S Financial System (currently Incode 10), and reviewed prior to preparing a summary invoice.

GOLETA will send an invoice within 90 days of conclusion of the work performed. A detailed listing of these charges will be kept on file at the GOLETA office and made available to BUELLTON upon written request. These records will be maintained for a period of one year after the day of the original invoice.

D. Payment Process

BUELLTON payment for additional or supplemental Library Management Services is due to GOLETA within thirty (30) days of the date of the invoice. Payment will be made payable to: "City of Goleta" and mailed to: City of Goleta, Attention: Finance, 130 Cremona Drive, Suite B, Goleta, CA 93117. If such payment is not delivered to the GOLETA office within thirty days after the date of the invoice, GOLETA is entitled to recover interest thereon. Said interest shall be assessed using GOLETA's pooled interest rate in effect at the time; it shall commence thirty (30) days after the date of the invoice and continue until such time as the payment is delivered to the GOLETA office described on said invoice.

Exhibit C Cost Model

The cost model determines the overall cost of providing Library Management Services to BUELLTON, including the estimated management fee of support staff. The cost model is inclusive of budget line items to operate the branch library, and includes accounts related to staff salary and benefits, services and supplies, and capital outlay. In addition to the cost estimates, GOLETA'S cost model includes a management fee that is representative of the administrative overhead from support staff of providing library management services. The annual proposed operating budget represents the total cost for the library management operations for the following fiscal year.

1. Proposed Operating Budget

On or before March 1 of each year of this AGREEMENT, GOLETA will provide BUELLTON with a copy of its proposed operating budget for BUELLTON library for the following fiscal year. For planning purposes, BUELLTON and GOLETA have agreed to a 3% escalation cost annually. Any changes to the LIBRARY budget during the current fiscal year of this AGREEMENT, including any unanticipated reductions or increases, which would affect services or hours open to the public, will be communicated to BUELLTON as soon as possible. BUELLTON shall have the exclusive authority to accept or reject any changes or reductions in service levels or service hours requested by GOLETA. Where proposed reductions in service are the result of mid-year budgeting changes by GOLETA or an unexpected reduction in funding from the County of Santa Barbara, BUELLTON shall have the option of providing additional financial support to maintain service levels previously agreed to between THE PARTIES as set forth herein.

2. Salary and Benefits

This is the actual hourly cost of salary and benefits paid to the Library employee's classification for library management services based on staffing levels approved. Subject to future increases due to benefit and salary changes.

3. Services and Supplies

This category is the estimated direct cost of services and supplies to support the BUELLTON library. The line item accounts are consistent with GOLETA'S chart of accounts and were originally estimated based on information received at the time. This section of costs accounts for expenditures that can be directly charged against the library and clearly identified. Major costs include Black Gold Fees, IT services, courier delivery services, and GOLETA's management fee. Subject to future changes, due to changes in cost of contracts fees, or unanticipated direct costs.

4. Capital Equipment/Outlay.

This category is the estimated direct cost of book acquisitions (including processing fees) or other future capital outlay.

5. Management Fee.

The management fee is the estimated cost of support and administration provided by GOLETA support department staff. It includes support from General Government, Finance, Human Resources and Goleta Library. The management fee is calculated using a time and materials survey cost model that incorporates the hourly labor and benefit rate of GOLETA staff that would be directly supporting the BUELLTON library. The model identifies direct tasks performed by staff and other direct costs provided to the library branches with reasonable assumptions. The cost model will increase 3% annually and will never exceed the maximum allowance of the total budget per the County Agreement for Library Services.

6. Annual Reporting.

Upon completion of the fiscal year, any remaining funds from the City of BUELLTON will be deposited into a Fund Balance. The purpose of the Fund Balance will build a six month operation reserve to be utilized to cover any expenses related to the BUELLTON Library in the following scenarios:

- A. The program experiences unbudgeted expenses that are agreed upon in writing by both BUELLTON and GOLETA, and/or
- B. There is an unforeseen change to the Per Capita funding from the County of Santa Barabara, and/or
- C. The City of BUELLTON decide to take on Library Services and terminate the contract, there would be sufficient funding to close down the operations for transition, and/or
- D. The City of BUELLTON elect to request a reimbursement of the funds for other Library related business.

Annually, representatives from the City of GOLETA's will provide BUELLTON with a report on expenses and fund balance. This report will be in writing, but BUELLTON may request a formal presentation to their City Council. This presentation can occur no sooner than October of the year following the fiscal year operations.

Exhibit D

Proposed Operating Budget for Fiscal Year 2025-26 and 2026-27 (July 1, 2025 - June 30, 2026) (July 1, 2026 - June 30, 2027)

REVENUE		
Row Labels	2025-2026 Total Budget	2026-2027 Total Budget
City Contribution	\$ 288,961.64	\$ 295,650.59
County Per Capita	\$ 170,168.36	\$ 175,273.41
Revenue - Donations, ect.	\$ 1,750.00	\$ 1,750.00
Grand Total	\$ 460,880.00	\$ 472,674.00
EXPENDITURES		
Category	2025-2026 Total Budget	2026-2027 Total Budget
Admin Charges	\$ 47,880.00	\$ 50,274.00
Books & Subscriptions	\$ 35,000.00	\$ 35,000.00
Capital (Computers, ect)	\$ 5,000.00	\$ 5,000.00
Operating	\$ 104,500.00	\$ 105,000.00
Salaries	\$ 268,500.00	\$ 277,400.00
Grand Total	\$ 460,880.00	\$ 472,674.00
Revenue	\$ 460,880.00	\$ 472,674.00
Expense	\$ 460,880.00	\$ 472,674.00

Exhibit E

Property Legal Description

The land referred to herein is situated in the State of California, County of Santa Barbara and described as follows:

LOT 35 OF TRACT NO. 31,001-1, IN THE CITY OF BUELLTON, COUNTY OF SANTA BARBARA, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 181, PAGES 44 THROUGH 49 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, AMENDED PURSUANT TO THAT CERTAIN CERTIFICATE OF CORRECTION RECORDED JUNE 7, 2004 AS INSTRUMENT NO. 2004-60549 OF OFFICIAL RECORDS.

APN: 099-660-035

(End of Legal Description)

Exhibit E-1

Site Plan

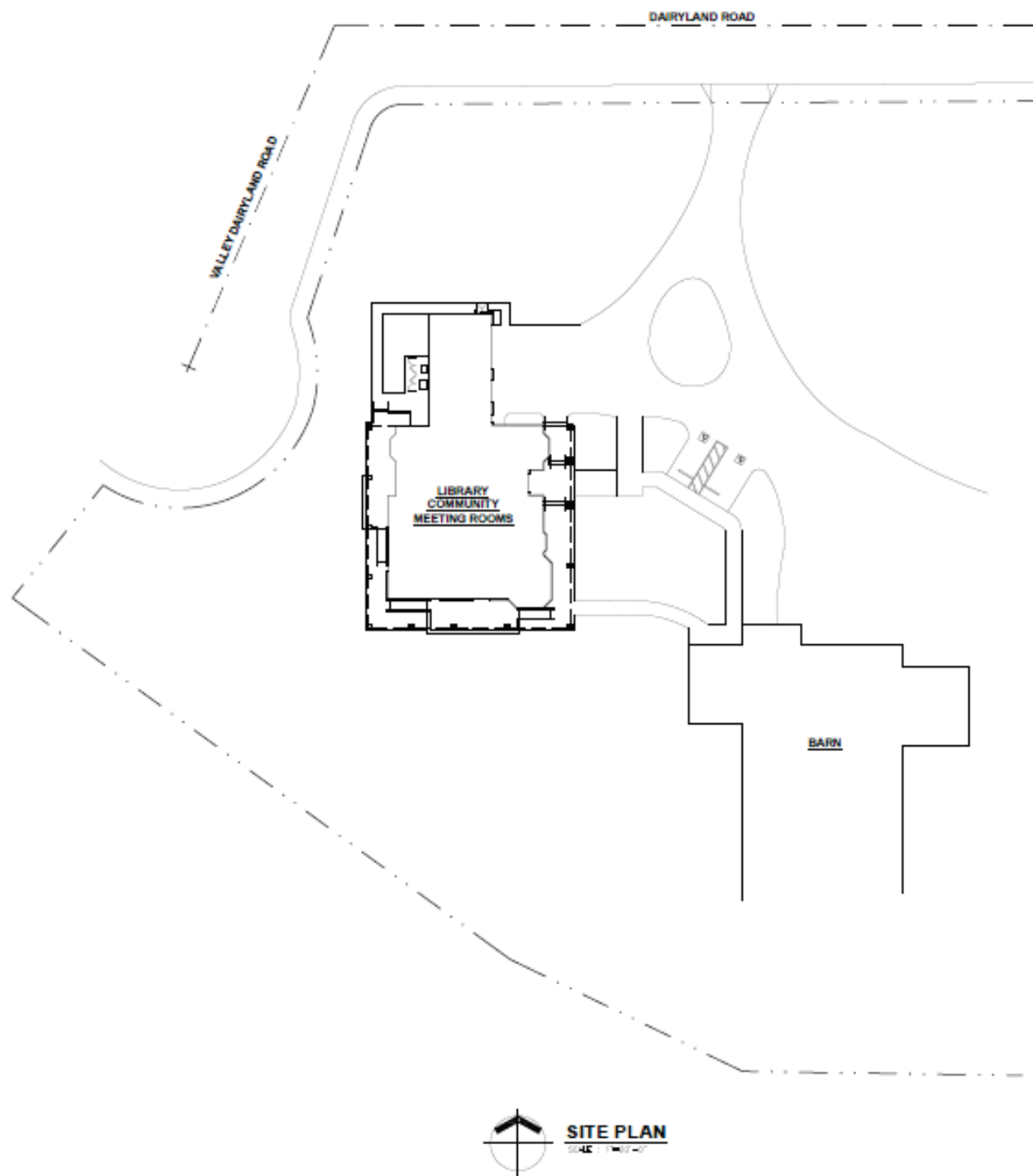
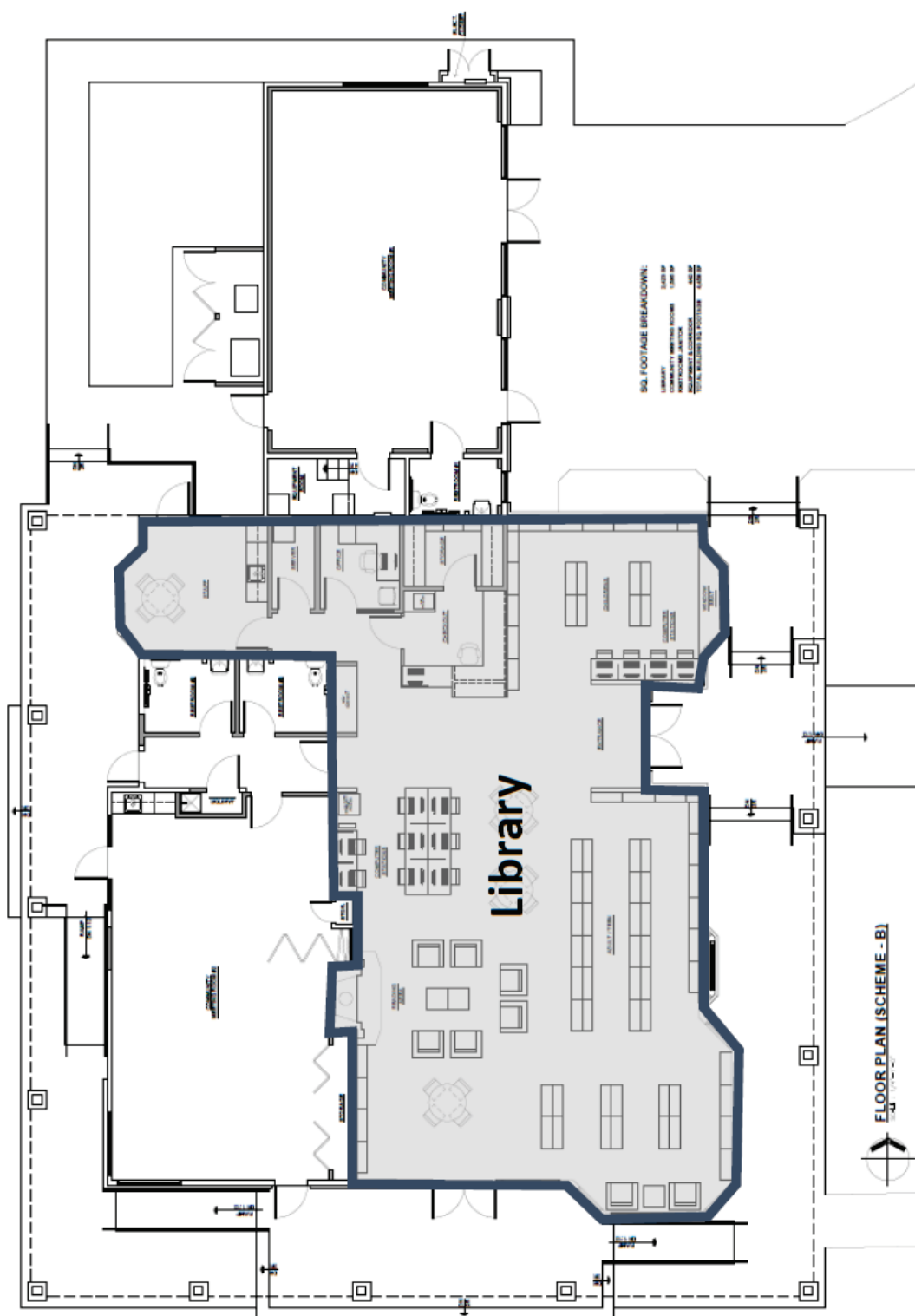


Exhibit E-2

Floor Plan



CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 5

To: The Honorable Mayor and City Council

From: Rose Hess, Public Works Director

Meeting Date: August 24, 2026

Subject: Approval of Bond Release for Village Senior Apartments Project

BACKGROUND

In October 2014, the Planning Commission approved Resolution No. 14-08 for the Village Senior Apartments Project. As a condition of approval for the development of the site, improvement bonds associated with the development were posted with the City prior to construction. The improvements requiring bonding include grading and site improvements.

The grading, utility work and recordation of all easements are now 100% complete, with the physical improvements completed in October 2025. The developer has requested a release of the bond posted. There were no warranty issues and the bond may be released in its entirety.

Bond No.	Purpose of Bond	Original Amount	Proposed Amount
GSI7000235/ GSI7000236	Grading and Improvements	\$1,208,100.00	\$0

FISCAL IMPACT

Approval of the release of bond for Village Senior Apartments Project will not cause any fiscal impact to the City.

RECOMMENDATION

That the City Council authorize the release of Bond Numbers GSI7000235/ GSI7000236 in the amount of \$1,208,100 for site improvements at Village Senior Apartments Project.

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 6

To: The Honorable Mayor and City Council

From: Rose Hess, Public Works Director

Meeting Date: August 24, 2026

Subject: Acceptance of Bid and Award of Construction Contract for the
2025/26 Road Maintenance Project

BACKGROUND

In July 2026 the City published a Notice to Contractors inviting sealed bids for the 2025/26 Road Maintenance Project. The Project will include slurry seal and pavement repair and maintenance of the Thumbelina and Ballard Canyon neighborhoods, as well as localized asphalt repairs in various locations throughout the city. In addition, repairs include pavement striping, localized concrete repairs, and traffic sign replacements. The project also included an additive Bid Schedule B, which is the City's maintenance portion of the parking lot serving the Zaca Creek Golf Course.

On August 10, 2026, four (4) bids were received for the project from the following contractors:

	JF Will Co.	Union Pavement	Souza Construct.	Pavement Coatings Co.
Bid Schedule A Base Annual Road Maintenance	\$384,755.00	\$391,973.98	\$451,696.44	\$372,327.85
Bid Schedule B Zaca Creek Golf Course Parking	\$89,531.00	\$51,498.24	\$72,621.60	\$51,518.48
Total Bid Schedules (A+B) Recommended	\$474,286.00	\$443,472.22	\$524,318.04	\$423,846.33

Staff recommends combining Bid Schedules A and B. The apparent low bidder was Pavement Coatings Co with a total bid (A+B) of \$423,846.33.

The review of their bid documents has found them to be complete. Bid amounts have also been verified. Staff has reviewed and verified license, bonds and references for Pavement Coatings Co.

In addition, staff recommends adding a contingency amount of ~35%, \$150,000 for additional repairs that may be needed. This would bring the total contract amount to \$573,846.33.

It is anticipated that the effective date of the Notice to Proceed for work will be issued in September 2026. The project term is 60 working days (approximate completion is December 2025).

FISCAL IMPACT

The 25/26 Road Maintenance Project is budgeted in the Capital Improvement Project List. (092-324). Funding is appropriated in the 2025/26-2026/7 Biennial budget for construction (\$700,000) and project management/inspections (\$100,000) through General Fund, Gas Tax (including SB1), and Measure A.

RECOMMENDATION

That the City Council award the 2025/26 Road Maintenance Project construction contract to Pavement Coatings Co. in the amount of \$423,846.33 plus a contingency amount of \$150,000 for a total contract amount of \$573,846.33.

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 7

To: Honorable Mayor and City Council

From: Andrea Keefer, Planning Director

Meeting Date: August 24, 2026

Subject: Ordinance No. 26-07 - “An Ordinance of the City Council of the City of Buellton, California, Re-Adopting Chapter 8.12 of the Buellton Municipal Code Pertaining to the 2025 California Fire Code as Adopted and Amended by the County of Santa Barbara” (Second Reading)

BACKGROUND

On August 10, 2026, the City Council conducted the first reading of Ordinance No. 26-07 to adopt by reference changes to the Santa Barbara County Fire Code, including an updated fee schedule. Having conducted the first reading and properly provided notice of a Public Hearing for the second reading pursuant to Government Code sections 50022.2 and 6066, it is now appropriate to hold a Public Hearing before deciding on the adoption by reference of the County Fire Code.

The City contracts with the County of Santa Barbara for all fire related services, including emergency response and fire inspection services. As such, the City has adopted the California Fire Code as adopted and amended by Chapter 15 of the Santa Barbara County Code as the fire code of the City of Buellton.

As a housekeeping item, the City regularly updates its Municipal Code to reflect the most current versions of the California Fire Code and Chapter 15 of the Santa Barbara County Code. The Santa Barbara County Fire Department recently adopted changes to Chapter 15 of the Santa Barbara County Code. These changes included adoption of the 2025 California Fire Code and portions of the 2024 International Fire Code. Also included in this update are changes to the adopted fee schedule for planning, permitting and inspection services through the Fire Department. It has been over a decade since the fees were last updated, and this update was necessary to provide these services.

A copy of the adopted County Ordinance is included as Attachment 1. The proposed City ordinance incorporates by reference all changes to Chapter 15 of the Santa Barbara County Code that were made through the adoption of the County Ordinance.

The following are the proposed changes to Section 8.12.020 (new text is underlined and deleted text is in ~~strikeout~~):

8.12.020. Adoption of California Fire Code and Chapter 15 of the Santa Barbara County Code.

The ~~2022~~ 2025 Edition of the California Fire Code as adopted and amended by the Santa Barbara County board of supervisors as Chapter 15 of the Santa Barbara County Code is hereby ratified and adopted by reference as the fire code of the city.

The adoption of this ordinance is perfunctory and is required to comply with the requirements of the Santa Barbara County Fire Protection District and allow for the provision of service to the City by the District. A Fire District staff member is expected to be in attendance at the /City Council Meeting to answer any specific questions that the City Council may have.

ENVIRONMENTAL REVIEW

This project is exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15061(b)(3), because it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment.

RECOMMENDATION

Staff recommend that the Mayor open the public hearing and consider the adoption of Ordinance No. 26-07 - “An Ordinance of the City Council of the City of Buellton, California, Re-Adopting Chapter 8.12 of the Buellton Municipal Code Pertaining to the 2025 California Fire Code as Adopted and Amended by the County of Santa Barbara” by title only and waive further reading.

ATTACHMENTS

Ordinance No. 26-07

Attachment 1– Santa Barbara County Ordinance No. 5286

ORDINANCE NO. 26-07

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BUELLTON, CALIFORNIA, RE-ADOPTING CHAPTER 8.12 OF THE BUELLTON MUNICIPAL CODE PERTAINING TO THE 2025 CALIFORNIA FIRE CODE AS ADOPTED AND AMENDED BY THE COUNTY OF SANTA BARBARA

SECTION 1: The City contracts with the County of Santa Barbara for all fire related services, including emergency response and fire inspection services. As such, the City has adopted the California Fire Code as adopted and amended by Chapter 15 of the Santa Barbara County Code as the fire code of the City of Buellton. As a housekeeping item, the City regularly updates the Municipal Code to reflect the most current versions of the California Fire Code and Chapter 15 of the Santa Barbara County Code. This proposed ordinance amendment updates the California Fire Code from the 2022 to the current 2025 version, and continues to incorporate by reference all changes to Chapter 15 of the Santa Barbara County Code.

SECTION 2: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the City Council finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the proposed ordinance amendment, the City Council considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the City Council on August 10, 2026 (“Public Hearing”).
 2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
 3. The following informational documents which, by this reference, are incorporated herein.
 - a. The staff report submitted to the City Council dated August 10, 2026 (the “Staff Report”).
- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in California Government Code Section 50022.3 and the Buellton Municipal Code have been lawfully satisfied:

1. A notice was published in a legal section of a newspaper of general circulation on _____, 2026.
 2. The Public Notice was posted in two public locations on _____, 2026, a minimum of _____ days in advance of the Public Hearing.
- C. **Environmental Review.** The Council finds that the actions contemplated by this ordinance are exempt from the California Environmental Quality Act (CEQA), under CEQA Guidelines Section 15061(b)(3), in that it can be seen with certainty that there is no possibility for the proposed ordinance to have a significant effect on the environment.

SECTION 3. ADOPTION:

THE CITY COUNCIL OF THE CITY OF BUELLTON DOES HEREBY ORDAIN AS FOLLOWS (*ADDITIONS ARE UNDERLINED, DELETIONS ARE IN STRIKEOUT*):

8.12.020 Adoption of California Fire Code and Chapter 15 of the Santa Barbara County Code.

The 2025 ~~2022~~ edition of the California Fire Code as adopted and amended by the Santa Barbara County Board of Supervisors as Chapter 15 of the Santa Barbara County Code is hereby ratified and adopted by reference as the fire code of the city.

SECTION 4: If any section, subsection, subdivision, sentence, clause, phrase, or portion of this Ordinance is, for any reason, held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council hereby declares that it would have adopted this Ordinance irrespective of the fact that any one or more sections, subsections, subdivision, sentences, clauses, phrases or portions thereof be declared invalid or unconstitutional.

SECTION 5: The City Clerk: (i) shall certify as to the passage of this Ordinance and shall cause the same to be published as required by law; (ii) is hereby authorized and directed to make typographical, grammatical and similar corrections in the final text of the Ordinance so long as such corrections do not constitute substantive changes in context; and (iii) cause the Buellton Municipal Code to be reprinted by deleting language contained within Section 3 of this Ordinance that is stricken and adding language that is underlined.

PASSED, APPROVED, AND ADOPTED this 24th of August 2026.

David Silva
Mayor

ATTEST:

Linda Reid
City Clerk

ATTACHMENT 1

AN ORDINANCE AMENDING CHAPTER 15 OF THE SANTA BARBARA COUNTY CODE AND ADOPTING A REVISED FEE SCHEDULE

ORDINANCE NO. 5286

An ordinance of the County of Santa Barbara amending Chapter 15 of the Santa Barbara County Code and adopting a revised Fee Schedule.

The Board of Supervisors of the County of Santa Barbara, State of California, ordains as follows:

Section One

Chapter 15 of the Santa Barbara County Code is amended in the following manner:

1. Appendix A, entitled "Board of Appeals," incorporates revised rules and regulations for the board of appeals and amended language.
2. Article V, Section 15-101, entitled "Fees," incorporates a revised fee schedule with categorical changes to the existing fee schedule and is amended to update references to the 2025 California Fire Code and revised local fees.

Section Two

Chapter 15 of the Santa Barbara County Code is amended as follows:

CHAPTER 15 - FIRE PREVENTION

Article I. Adoption of the 2025 California Fire Code and portions of the 2024 International Fire Code

Sec. 15-1. - Adoption of 2025 California Fire Code.

The board of supervisors of the County of Santa Barbara for the purpose of prescribing regulations governing conditions hazardous to life and property from fire, hazardous materials or explosion, adopts the 2025 edition of the California Fire Code (hereinafter 2025 California Fire Code or "CFC") and the following provisions of the 2024 edition of the International Fire Code, including Chapters 1—80 and Appendix Chapters 4, A, B, BB, C, CC, D, E, F, G, H, I, J, K, L, M, N,O, P and Q as published by the International Code Council, that are added and/or amended by section 15-3 of this chapter. A copy of the 2025 edition of the California Fire Code is on file with the clerk of the board of supervisors and is incorporated by reference.

Amendments to the 2025 California Fire Code and portions of the 2024 International Fire Code are set forth below in Sec. 15-3. An amendment, including an addition or a deletion, only amends the referenced section and does not, by omission of reference, delete any other section.

This article shall be controlling in all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this chapter.

(Ord. No. XXXX, §§ 1, 2, XX-XX-XXXX)

Sec. 15-2. - Rules of construction.

- (a) Wherever the word "jurisdiction" is used in the CFC it shall mean all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the county, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs lands, unless otherwise specified by this chapter.
- (b) Whenever the words "chief" and/or "fire chief" of the Santa Barbara County Fire Department are used they shall be held to mean the Santa Barbara County Fire Chief, also known as the "fire warden, or his or her designee."
- (c) Whenever the words "building department" are used they shall be held to mean the Building and Safety Division of the Santa Barbara County Planning and Development Department.
- (d) Whenever the words "police department" and "police" are used they shall be held to include the Santa Barbara County Sheriff Department or the law enforcement agency that has legal jurisdiction.
- (e) Whenever the words "California Building Code" and "building code" are used they shall be held to include the building code as adopted under Chapter 10 of the Santa Barbara County Code.
- (f) Whenever the words "California Electrical Code" are used it shall be held to include the electrical code as adopted under Chapter 10 of the Santa Barbara County Code.
- (g) Whenever the words "California Residential Code" and "residential code" are used they shall be held to include the residential code as adopted under Chapter 10 of the Santa Barbara County Code.
- (h) Whenever the words "California Wildland Urban Interface Code," "Wildland Urban Interface Code," and "WUI Code" are used they shall be held to include the wildland urban interface code as adopted under Chapter 10 of the Santa Barbara County Code.
- (i) Whenever the words "County Land Use and Development Code" are used it shall be held to include the County Land Use and Development Code adopted under Chapter 35 of the Santa Barbara County Code.
- (j) Whenever the words "fire protection certificate" (FPC) are used, it shall refer to the application for review of construction permits.
- (k) The "Fire protection certificate" (FPC) process is divided into the following two distinct levels of review based on the scope and complexity:

Minor Fire Protection Certificate (FPC-Minor)

- 1. All new R-3 Occupancies three thousand six hundred (3,600) square feet or less, inside the Urban Limit line.
- 2. All new detached ADUs located inside of the Urban Limit line.
- 3. All new U Occupancies, requiring a building permit, three thousand six hundred (3,600) square feet or less, inside the Urban Limit line.
- 4. Any R-3 Occupancies three thousand six hundred (3,600) square feet or less, inside the Urban Limit line, where the aggregate interior alterations or modifications change or rearrange 70% or more of the original planned configuration of walls or full height partitions within the existing enclosed building area
- 5. Any R-3 Occupancies inside of the Urban Limit line, that adds an accumulation of one thousand square feet or more to the existing enclosed building area and the subsequent gross floor area is less than or equals three thousand six hundred square feet.

6. Tenant Improvements to any occupancies, where a fire protection system has been installed (Fire Sprinklers, Fire Alarm, Hood System, etc.).
7. Change of occupancy classification if it has been deemed equal to or less hazardous based on life safety risk.
8. A change from one group to another group within an occupancy classification.
9. The review of any changes to a fire protection system.
10. Any building project that does not fall under the conditions described for review, but in the opinion of the building code official or the fire code official should be reviewed by the Fire Department.

Major Fire Protection Certificate (FPC-Major)

1. All new R-3 Occupancies greater than three thousand six hundred (3,600) square feet inside the Urban Limit line or any size, outside the Urban Limit line.
 2. All new U Occupancies, requiring a building permit, outside the Urban Limit line, or greater than three thousand six hundred (3,600) square feet inside the Urban Limit line.
 3. All new detached ADUs located outside of the Urban Limit line.
 4. All new Occupancies other than R-3 or U Occupancies.
 5. Any occupancy other than R-3 or U Occupancies that adds an accumulation of five hundred square feet or more to the existing gross floor area or the subsequent enclosed building area equals or exceeds three thousand six hundred square feet.
 6. Any occupancy with an existing square footage of three thousand six hundred square feet or greater where aggregate interior alterations or modifications change or rearrange 70% or more of the original planned configuration of walls or full height partitions within the existing enclosed building area.
 7. Any R-3 or U Occupancies that adds an accumulation of one thousand square feet or more to the existing enclosed building area, outside of the Urban Limit line, or causes the subsequent gross floor area to exceed three thousand six hundred (3,600) square feet.
 8. Change of occupancy classification if it has been deemed to be more hazardous based on life safety risk.
- (l) Whenever the words "high fire hazard severity zone " and "local responsibility area" (LRA) are used it means the maps adopted by ordinance by the Board of Supervisors and on file with the office of the state fire marshal and the board of forestry.
 - (m) Whenever the words "very high fire hazard severity zone" and "local responsibility area" (LRA) are used it means the maps adopted by ordinance by the Board of Supervisors and on file with the office of the state fire marshal and the board of forestry.
 - (n) Whenever the words "high fire hazard severity zone" and "state responsibility area" (SRA) are used it means the areas identified as moderate, high and very high by the office of the state fire marshal.
 - (o) Whenever the words "Santa Barbara County Fire Department Development Standards" are used it means those standards researched and developed by the Santa Barbara County Fire Department, on file with the fire code official and available for review and reference at www.sbcfire.com.

(Ord. No. XXXX, §§ 1, 2, XX-XX-XXXX)

Sec. 15-3. - Amendments to the 2025 California Fire Code and portions of the 2024 International Fire Code.

The 2025 California Fire Code and portions of the 2024 International Fire Code are amended as follows in order to properly safeguard the health, safety, and welfare of the people, property and environment of Santa Barbara County:

(a) **CHAPTER 1 — SCOPE AND ADMINISTRATION**

DIVISION II - ADMINISTRATION

PART 1-GENERAL PROVISIONS

SECTION 101 SCOPE AND GENERAL REQUIREMENTS

101.1 Title is amended to read as follows:

These regulations shall be known as the Fire Code of Santa Barbara County, hereinafter referred to as "this code."

SECTION 102 APPLICABILITY

102.1 Construction and design provisions is amended by adding the following:

Exception: This section shall not apply to any agricultural buildings, specifically exempted in Santa Barbara County Code Chapter 10, Building Regulations, which reads as follows:

Agricultural buildings not exceeding 3,000 square feet in floor area constructed and used to house farm implements, equipment, hay, grain, poultry, livestock or horticultural products. Such buildings shall not be a place of human habitation nor a place of employment, nor shall such buildings be used by the public, be used to store hazardous materials in violation of the Fire Code, nor contain plumbing, mechanical, electrical, structural or architectural features that may reclassify the occupancy or the character of the occupancy of said building as determined by the Building Official. See Section 10-1.6 of the Santa Barbara County Code.

And provided that, whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed specification for exemption of agricultural buildings, the building must comply with the requirements of this code prior to making such change of use or occupancy.

PART 2-ADMINISTRATION AND ENFORCEMENT

SECTION 103 CODE COMPLIANCE AGENCY is adopted in its entirety with the following amendment:

103.1 Creation of Agency is amended to read as follows:

The Santa Barbara County Fire Department is hereby created and the official in charge thereof

be known as the fire code official. The function of the agency shall be the implementation, administration and enforcement of the provisions of this code.

SECTION 104 DUTIES AND POWERS OF THE FIRE CODE OFFICIAL is adopted in its entirety with the following amendment:

104.7 Official Records is amended to read as follows:

The fire code official shall retain official records for not less than five years unless otherwise provided by other regulations.

SECTION 105 PERMITS is amended by adopting and amending the following:

105.3.1 Expiration is adopted and amended to read as follows:

An operational permit shall remain in effect until reissued, renewed or revoked, or for such a period of time as specified in the permit. Permits are not transferable and any change in occupancy, operation, tenancy or ownership shall require that a new permit be issued.

105.5.13 Dry cleaning is adopted in its entirety

105.5.18 Flammable and combustible liquids is amended by adding the following:

12. A permit is required to maintain non-operational Petroleum Facilities.

105.5.19 Floor finishing is adopted in its entirety

105.5.20 Fruit and crop ripening is adopted in its entirety

105.5.22 Hazardous materials Is adopted in its entirety

105.5.26 Indoor plant cultivation is adopted in its entirety

105.5.30 LP-gas is adopted in its entirety

105.5.32 Magnesium is adopted in its entirety

105.5.33 Miscellaneous combustible storage is adopted in its entirety

105.5.35 Motor fuel-dispensing facilities is adopted in its entirety:

105.5.36 Open burning is adopted and amended as follows:

1. Tier I Agricultural
2. Tier II Agricultural
3. Backyard
4. Fire Hazard Reduction
5. LE 5 (General Burn)
6. LE 7 (Broadcast Burn)

105.5.37 Open flames and torches is adopted in its entirety and amended to read as follows:

An operational permit is required to remove paint with a torch; or to use a torch or open-flame device in the State Responsibility Area, Very High Fire Hazard Local Responsibility Area or a wildfire risk area.

105.5.38 Open flames and candles is adopted in its entirety

105.5.39 Organic coatings is adopted in its entirety

105.5.40 Outdoor assembly event is amended to read as follows:

An operational permit is required to conduct any outdoor assembly event with a planned attendance exceeding 300 people, or when other activities regulated by the Fire Code are involved.

105.5.41 Places of assembly is adopted in its entirety:

105.5.45 Pyroxylin plastics is adopted in its entirety

105.5.46 Refrigeration equipment is adopted in its entirety

105.5.47 Repair garages and motor fuel-dispensing facilities is adopted in its entirety

105.5.49 Spraying or dipping is adopted in its entirety

105.5.50 Storage of scrap tires and tire byproducts is adopted in its entirety

105.5.52 Tire-rebuilding plants is adopted in its entirety

105.5.54 Wood products is adopted in its entirety

105.5.56 Temporary heating or cooking in wildfire risk areas is adopted in its entirety

105.6 Required construction permits is amended by adopting the following:

105.6.2 Automatic sprinkler systems is adopted in its entirety.

SECTION 106 CONSTRUCTION DOCUMENTS is adopted in its entirety.

SECTION 107 TEMPORARY STRUCTURES, USES, EQUIPMENT AND SYSTEMS is adopted in its entirety

SECTION 108 FEES is adopted in its entirety and amended to read as follows:

108.2 Schedule of permit fees is amended to read as follows:

Where a permit is required, a fee for each permit shall be paid as required, in accordance with the schedule as established by the applicable governing authority (see Santa Barbara County Code, Chapter 15, Article V Fees).

SECTION 109 INSPECTIONS is adopted in its entirety.

SECTION 110 MAINTENANCE is adopted in its entirety.

SECTION 111 SERVICE UTILITIES is adopted in its entirety.

SECTION 113 VIOLATIONS is adopted in its entirety and amended as follows:

113.4 Violation Penalties is amended to read as follows:

Violation penalties are covered under Santa Barbara County Code, Chapter 15, Article VI, Violations-Legal Actions and Chapter 24A-Administrative Fines.

SECTION 114 STOP WORK ORDER is adopted in its entirety and amended as follows:

114.4 Failure to Comply is amended to read as follows:

Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed by the fire chief or designee to perform to remove a violation or unsafe condition, is guilty of an infraction as described in Santa Barbara County Code, Chapter 15, Article VI, Violations-Legal Actions.

SECTION 115 UNSAFE STRUCTURES OR EQUIPMENT is adopted in its entirety.

(b) **CHAPTER 2 — DEFINITIONS**

SECTION 202 GENERAL DEFINITIONS is amended by adding the following definitions:

ENCLOSED. Areas of a building provided with at least three or more surrounding walls that are less than sixty-five (65) percent open on each wall.

ENCLOSED BUILDING AREA. The area included within surrounding exterior walls (or exterior walls and fire walls) exclusive of vent shafts and courts. Areas of the building provided that can be considered enclosed shall be included in the building area if such areas are included within the horizontal projection of the roof or floor above.

FIRE AND LIFE HAZARD. "Fire and life hazard" means any condition, arrangement, or act which will increase, or may cause an increase of, the hazard or menace of fire or a hazardous material release (spill, leak, etc.) to a greater degree than customarily recognized as normal by persons in the public service of preventing, suppressing or extinguishing fire and responding to hazardous material releases; or which may obstruct, delay, or hinder egress from a facility or building, or may become the cause of obstruction, delay or hindrance to the prevention, suppression, or extinguishment of a fire or hazardous material release. When a Fire and Life Hazard has been determined to exist by the fire chief it shall be considered a public nuisance.

FIRE PROTECTION CERTIFICATE (FPC). Is the application for review of construction permits and /or documents by the Santa Barbara County Fire Department when required by Chapter 15 of the Santa Barbara County Code.

PETROLEUM FACILITIES. Shall, for the purpose of this code, be designated by the fire chief and include, but not be limited to, tanks, compressors, pumps, vessels, and other large equipment or structures pertinent to oil field operations sited at a single location.

(c) **CHAPTER 3 — GENERAL REQUIREMENTS**

SECTION 304 — COMBUSTIBLE WASTE MATERIAL

304.1.2 Waste material is amended to read as follows:

When determined to be a fire hazard, accumulations of wastepaper, wood, hay, straw, weeds, litter, or combustible or flammable waste or rubbish of any type shall not be permitted to remain on a roof or in any court, yard, vacant lot, alley, parking lot, open space, or beneath a grandstand, bleacher, pier, wharf, manufactured home, recreational vehicle or other similar structure.

304.1.3 Vegetation is amended to read as follows:

When determined to be a fire hazard, weeds, grass, vines or other growth that is capable of being ignited and endangering property, shall be cut down and removed by the owner or occupant of the premises. Vegetation clearance requirements in wildland urban interface areas shall be in accordance with Article XIX within Chapter 10 of the Santa Barbara County Code.

SECTION 305 — IGNITION SOURCES is adopted in its entirety.

SECTION 306 — MOTION PICTURE PROJECTION ROOMS AND FILM is adopted in its entirety.

SECTION 307 — OPEN BURNING, RECREATIONAL FIRES AND PORTABLE OUTDOOR FIREPLACES is adopted in its entirety.

SECTION 308 — OPEN FLAMES is adopted in its entirety.

SECTION 309 — POWERED INDUSTRIAL TRUCKS AND EQUIPMENT is adopted in its entirety.

SECTION 310 — SMOKING is adopted in its entirety.

SECTION 311 — VACANT PREMISES is adopted in its entirety.

(d) **CHAPTER 4 — EMERGENCY PLANNING AND PREPAREDNESS**

SECTION 404 FIRE SAFETY, EVACUATION AND LOCKDOWN PLAN is adopted in its entirety and amended to read as follows:

404.1 General is amended to read as follows:

Where required by Section 403 or other sections of this code, or the fire code official, fire safety, evacuation and lockdown plans shall comply with Sections 404.2 through 404.4.1.

404.2.2 Fire safety plans is amended to read as follows:

Fire safety plans shall include the following:

1. The procedure for reporting a fire or other emergency.
2. The life safety strategy including the following:
 - 2.1. Procedures for notifying occupants, including areas with a private mode alarm system.
 - 2.2. Procedures for occupants under a defend-in-place response.
 - 2.3. Procedures for evacuating occupants, including those who need evacuation assistance.
3. Site plans indicating the following:
 - 3.1. The occupancy assembly point.
 - 3.2. The locations of fire hydrants.
 - 3.3. The normal routes of fire department vehicle access.
4. Floor plans identifying the locations of the following:
 - 4.1. Exits.
 - 4.2. Primary evacuation routes.
 - 4.3. Secondary evacuation routes.
 - 4.4. Accessible egress routes.
 - 4.4.1. Areas of refuge.
 - 4.4.2. Exterior areas for assisted rescue.
 - 4.5. Refuge areas associated with smoke barriers and horizontal exits.

- 4.6. Manual fire alarm boxes.
- 4.7. Portable fire extinguishers.
- 4.8. Occupant-use hose stations.
- 4.9. Fire alarm annunciators and controls.
- 5. A list of major fire and life safety hazards associated with the normal use and occupancy of the premises, including maintenance, housekeeping, recommended initial actions, containment and control plans, and long-term mitigation procedures.
- 6. Identification and assignment of personnel responsible for maintenance of systems and equipment installed to prevent or control fires.
- 7. Identification and assignment of personnel responsible for maintenance, housekeeping and controlling fuel hazard sources.

(e) **CHAPTER 5 - FIRE SERVICE FEATURES**

SECTION 501 GENERAL

501.1 Scope is amended to read as follows:

Fire service features for buildings, structures, and premises shall comply with this chapter, California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

SECTION 503 FIRE APPARATUS ACCESS ROADS is adopted in its entirety with the following amendments:

503.1 Where required is amended to read as follows:

Fire apparatus access roads shall be provided and maintained in accordance with Sections 503.1.1 through 503.1.3, California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

503.2 Specifications is amended to read as follows:

Fire apparatus access roads shall be installed and arranged in accordance with Section 503.2.1 through 503.2., California Code of Regulations Title 14, and the Santa Barbara County Fire Department Development Standards.

503.2.1 Dimensions is amended to read as follows:

Fire apparatus access roads shall have an unobstructed width in accordance with California Code of Regulations Title 14 and the Santa Barbara County Fire Department Development Standards and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm).

503.2.5 Dead ends is amended to read as follows:

Dead-end fire apparatus access roads in excess of 150 feet (45 720 mm) in length or when deemed needed, by the fire code official, for fire apparatus safety shall be provided with an approved area for turning around fire apparatus.

503.6 Security gates is amended to read as follows:

The installation of security gates across a fire access road shall be approved by the fire code official. Where security gates are installed, they shall have an approved means of emergency operation. The security gates and the emergency operation shall be maintained operational at all times. Electric gate openers, where provided, shall be listed in accordance with UL 325. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200. The installation of security gates across a fire apparatus access road or driveway shall be in accordance with California Code of Regulations Title 14 and the Santa Barbara County Fire Department Development Standards.

SECTION 504 ACCESS TO BUILDING OPENINGS AND ROOFS

504.3 Stairway Access to Roof is amended to read as follows:

New buildings four or more stories above grade plane, or when provisions of section D105 are required, except those with a roof slope greater than four units vertical in 12 units horizontal (33.3-percent slope), shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with Section 1011.12. Such stairway shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof. Where the roof is a vegetative roof, includes a landscaped room area, or is used for other purposes, stairways shall be provided as required for such occupancy classification.

SECTION 505 PREMISES IDENTIFICATION

505.1 Address identification is amended to read as follows:

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of $\frac{1}{2}$ inch (12.7 mm) unless the fire code official determines the need for taller and/or wider characters for identification and public safety. Addresses for residential buildings shall be reflectorized. Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

505.1.1 Mixed-use Building is added to read as follows:

A notification system shall be installed in a manner and location approved by the fire chief, which indicates the presence of residential dwelling units.

505.1.2 Addresses for Buildings is added to read as follows:

All buildings shall be issued an address by the local jurisdiction which conforms to the local jurisdiction's addressing system. Utility and miscellaneous Group U buildings are not required to have a separate address; however, each residential unit within a building shall be separately identified.

505.1.3 Address Modifications is added to read as follows:

When deemed necessary by the fire chief, to provide for fire and life safety, an address assignment shall be modified.

505.2 Street or road signs is amended to read as follows:

Streets and roads shall be identified with approved signs. Temporary signs shall be installed at each street intersection when construction of new roadways allows passage by vehicles. Signs shall be of

an approved size, weather resistant, reflectorized and be maintained until replaced by permanent signs.

505.3 Road Naming is added to read as follows:

All public and private access roads shall be named in accordance with the Santa Barbara County Fire Department Development Standards and the County Land Use and Development Code.

(f) **CHAPTER 9 FIRE PROTECTION SYSTEMS**

SECTION 901 GENERAL

901.4 Fire protection and life safety systems is amended to read as follows:

Fire protection and life safety systems shall be installed, repaired, operated and maintained in accordance with this code, the California Building Code, and the Santa Barbara County Fire Department Development Standards.

901.4.1 Required fire protection and life safety systems is amended to read as follows:

Fire protection and life safety systems required by this code, the California Building Code or the Santa Barbara County Fire Department Development Standards shall be installed, repaired, operated, tested, and maintained in accordance with this code and the Santa Barbara County Fire Department Development Standards. A fire protection or life safety system for which a design option, exception or reduction to the provisions of this code, the California Building Code or the Santa Barbara County Fire Department Development Standards has been granted shall be considered to be a required system.

901.4.2 Nonrequired fire protection and life safety systems is amended to read as follows:

Fire protection and life safety systems or portion thereof not required by this code, or the California Building Code, shall be allowed to be furnished for partial or complete protection provided that such installed systems meet the applicable requirements of this code, the California Building Code, and the Santa Barbara County Development Standards.

901.6 Inspection, testing and maintenance is amended to read as follows:

Fire protection and life safety systems shall be maintained in an operative condition at all times, and shall be replaced or repaired where defective. Nonrequired fire protection and life safety systems and equipment shall be inspected, tested and maintained or removed in accordance with Section 901.8. Nonrequired fire protection systems shall only be removed after obtaining written permission from the fire code official.

SECTION 902 DEFINITIONS

902.1 Definitions is amended by adding the following:

ENCLOSED BUILDING AREA

SECTION 903 AUTOMATIC SPRINKLER SYSTEMS

903.1 General is amended to read as follows:

Automatic sprinkler systems shall comply with this section and the Santa Barbara County Fire Department Development Standards.

903.2 Where required is amended to read as follows:

Approved automatic sprinkler systems in new buildings and structures shall be provided in the locations described in Sections 903.2.1 through 903.2.12, Sections 903.2.14 through 903.2.21 and Section 903.7.

Exception: Spaces or areas in telecommunications buildings used exclusively for telecommunications equipment, associated electrical power distribution equipment, batteries not required to have an automatic sprinkler system by Section 1207 for energy storage systems and standby engines, provided that those spaces or areas are equipped throughout with an automatic smoke detection system in accordance with Section 907.2 and are separated from the remainder of the building by not less than 1-hour fire barriers constructed in accordance with Section 707 of the California Building Code or not less than 2-hour horizontal assemblies constructed in accordance with Section 711 of the California Building Code, or both.

903.3.1.2 NFPA 13R sprinkler system is amended to read as follows:

Automatic sprinkler systems in Group R occupancies shall be permitted to be installed throughout in accordance with NFPA 13R *as amended in Chapter 80* where the Group R occupancy meets all of the following conditions:

1. Four stories or less above grade plane.
2. For other than Group R-2 occupancies, the floor level of the highest story is 30 feet (9144 mm) or less above the lowest level of fire department vehicle access.

For Group R-2 occupancies, the roof assembly is less than 45 feet (13 716 mm) above the lowest level of fire department vehicle access. The height of the roof assembly shall be determined by measuring the distance from the lowest required fire vehicle access road surface adjacent to the building to the eave of the highest pitched roof, the intersection of the highest roof to the exterior wall, or the top of the highest parapet, whichever yields the greatest distance.

3. The floor level of the lowest story is 30 feet (9144 mm) or less below the lowest level of fire department vehicle access.

The number of stories of Group R occupancies constructed in accordance with section 510.2 and 510.4 of the California Building Code shall be measured from grade plane.

Exception: Any building or structure that meets the requirements of section D105 will be required to follow Section 903.3.1.1.

903.4.3.1 Alarms in one- and two-family dwellings is added to read as follows:

For one-and two-family dwellings, an approved audible sprinkler waterflow alarm device, located on the exterior of the building in an approved location, shall be connected to each automatic sprinkler system. Such sprinkler waterflow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system.

903.7 Santa Barbara County automatic sprinkler systems is added to read as follows:

The provisions of this section shall be applicable to all areas within the Santa Barbara County Fire Protection District and all other unincorporated areas of the County, except the areas within the Carpinteria/Summerland Fire Protection District, Montecito Fire Protection District, Vandenberg Air Force Base, and Bureau of Indian Affairs Lands, unless otherwise specified by this Chapter. If any part of this article is in conflict with any other part, the more restrictive provisions shall be controlling.

903.7.1 Locations required is added to read as follows:

Concurrent with provisions in the California Fire Code, California Building Code, California Residential Code, and in the Santa Barbara County Code, automatic fire sprinkler systems shall be installed and maintained in the locations specified as follows:

1. All new one- and two-family dwellings and townhouses (R-3 Occupancies). (2025 California Residential Code, Chapter 3, Section R-313 Automatic Fire Sprinkler Systems / 2025 California Building Code Chapter 9, Section 903.2.8 Group R)
2. New non-residential buildings and structures with a final enclosed building area of 3,600 square feet or more.

New non-residential buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, which have an enclosed building area of 3,600 square feet or more; and

3. New buildings and structures located outside the Urban Limit Boundary.

New buildings or new structures (including prefabricated or relocated structures) for which application for building permits are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, that are constructed (regardless of square footage) outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan).

4. Modification to existing buildings and structures, other than Group R.

Existing buildings or structures with an enclosed building area of 3,600 square feet or more for which applications for modification, alterations or additions are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, or any local jurisdiction within the County serviced by the Santa Barbara County Fire Department, where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

5. Modification to existing Group R buildings or structures.

Existing Group R buildings or structures for which applications for modification, alterations, or additions are officially filed or required to be filed with the Santa Barbara County or any City within the County serviced by Santa Barbara County Fire Department, where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

6. Modification to existing buildings and structures located outside the Urban Limit Boundary.

Existing buildings or structures for which applications for modification, alterations, or additions are officially filed or required to be filed with the Santa Barbara County Planning and Development Department, Building and Safety Division, or any local jurisdiction within the County serviced by the Santa Barbara County Fire Department, that are located outside of the "Urban Limit Boundary" (as defined in the land use element, definition section of the Santa Barbara County General Plan), where:

- (a) Aggregate alterations or modifications involving the demolition, reconstruction and/or replacement of 70% or more of the existing exterior walls of the building or structure; or
- (b) Aggregate alterations or modifications change or rearrange the original planned configuration of walls or full height partitions and involves 70% or more of the existing enclosed building area of the building or structure; or
- (c) The addition of square footage is five hundred square feet or more to the enclosed building area for non-residential or one thousand square feet or more to the enclosed building area for residential; or
- (d) Subsequent to any addition of square footage, the total enclosed building area of the building or structure is 3,600 square feet or more.

7. Any change of occupancy where the new occupancy would be required to have fire sprinklers.

8. When fire sprinklers are installed in buildings or structures, they shall be installed throughout the entire building or structure.

NOTE: Any additional square footage added after January 1st, 2017 shall be accumulative towards the total enclosed building area listed in Section 903.7.1 #6 above.

Exceptions:

- 1. Section 903.7.1 shall not apply to any agricultural buildings, including greenhouses, as defined in the California Building Code, which would otherwise be included within the requirements of this section, provided that:

Whenever there is any change in the use or occupancy of such building so that it no longer meets the above-listed definition of agricultural building, the building must have a sprinkler system installed prior to making such change of use or occupancy in all areas of the building which would have been required to have sprinklers but for the existence of the exception set out in this subsection;

- 2. Other detached Group U buildings, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the fire chief and the Building Official (subject to the same occupancy change conditions as noted in "Exception 1" above).

- 3. Buildings classified as Group S-2, as defined by the California Building Code, may be exempted from Section 903.7.1 on a case-by-case basis in writing by the fire chief (subject to the same occupancy change conditions as noted in "Exception 1" above).

SECTION 905 STANDPIPE SYSTEMS

905.3 Required installations is amended to read as follows:

Standpipe systems shall be installed where required by Sections 905.3.1 through 905.3.10 or when required by the fire code official. Standpipe systems are allowed to be combined with automatic sprinkler system installation.

Exception:

1. Standpipe systems are not required in Group R-2 townhouses.
2. Standpipe systems are not required in Group R-3 occupancies.

SECTION 907 FIRE ALARM AND DETECTION SYSTEMS is amended by adding the following:

907.2.30 Mixed-use buildings is added to read as follows:

Where residential occupancies are combined with commercial occupancies, a monitored fire alarm system shall be installed which notifies all occupants in the event of a fire. The system shall include automatic smoke detection throughout the commercial and common areas.

(g) CHAPTER 11 – CONSTRUCTION REQUIREMENTS FOR EXISTING BUILDINGS

SECTION 1104 MEANS OF EGRESS FOR EXISTING BUILDINGS

1104.3 Exit sign illumination is adopted in its entirety.

1104.4 Power source is adopted in its entirety.

1104.5 Illumination emergency power is adopted in its entirety.

1104.5.1 Emergency power duration and installation is adopted in its entirety.

(h) CHAPTER 12 – ENERGY SYSTEMS

SECTION 1205 SOLAR PHOTOVOLTAIC POWER SYSTEMS

1205.5 Ground-mounted photovoltaic panel systems is amended to read as follows:

Ground-mounted photovoltaic panel systems shall be installed in accordance with this section and the Santa Barbara County Fire Department Development Standards. Setback requirements shall not apply to ground-mounted, free-standing photovoltaic arrays.

(i) CHAPTER 33 – FIRE SAFETY DURING CONSTRUCTION AND DEMOLITION

3307.2 Water supply for fire protection is amended to read as follows:

An approved water supply for fire protection, either temporary or permanent, shall be made available as soon as combustible building materials arrive on the site, on commencement of vertical combustible construction and on installation of a standpipe system in buildings under construction, in accordance with Sections 3307.2.1 through 3307.4. A temporary water supply system shall only be allowed upon written approval of the fire code official.

Exception: The fire code official is authorized to reduce the fire-flow requirements for isolated buildings or a group of buildings in rural areas or small communities where the development of full fire-flow requirements is impractical.

(j) APPENDIX A — BOARD OF APPEALS is adopted and amended by deleting the existing language and inserting the following:

SECTION A101 GENERAL

A101.1 Scope. A board of appeals shall be established within the jurisdiction for the purpose of hearing applications for request for variance, alternate means and methods, and/or modification requests to this code, Article XIX within Chapter 10 of the Santa Barbara County Code excluding Chapter 5 of the adopted and amended WUI Code, the Santa Barbara County Fire Department Development Standards, and California Code of Regulations Title 14. The board shall be established and operated in accordance with this section, and shall be authorized to hear evidence from appellants and the fire code official, or their designee, pertaining to the application and intent of the aforementioned codes, ordinances and standards.

A101.2 Application for Appeal. Any person, or their agent, directly aggrieved by a decision that is subject to appeal shall have the right to appeal a decision of the fire code official, or their designee, to the Board of Appeals. An application for appeal shall be based on a claim that the intent of this code, Article XIX within Chapter 10 of the Santa Barbara County Code excluding Chapter 5 of the adopted and amended WUI Code, the Santa Barbara County Fire Department Development Standards, and/or California Code of Regulations Title 14 have been incorrectly interpreted, the provisions of this code do not fully apply or an equally good or better form of construction is proposed. The application shall be filed with the Clerk of the Board of Appeals within 30 days of receiving a notice from the fire code official, or his designee, denying a request for variance, alternate means and methods, and/or modification request to this code, Article XIX within Chapter 10 of the Santa Barbara County Code excluding Chapter 5 of the adopted and amended WUI Code, the Santa Barbara County Fire Department Development Standards, and California Code of Regulations Title 14 through the fire department's Request for Modification or Alternative Design and Methods Review process, or after a quorum of the Board of Appeals is established.

A101.2.1 Limitation of authority. The board shall not have authority to waive requirements or interpret the administration of this code, Article XIX within Chapter 10 of the Santa Barbara County Code excluding Chapter 5 of the adopted and amended WUI Code, the Santa Barbara County Fire Department Development Standards, or California Code of Regulations Title 14.

A101.3 Membership and Appointment. The board of appeals shall consist of five members who are qualified by experience and training to pass judgment upon pertinent matters. The members shall be appointed by the Board of Supervisors and shall hold office at their pleasure. Each member of the executive body has the right to appoint a member that resides in or out of their supervisor district or appoint candidates provided by the fire chief, fire code official, or their designee.

A101.3.2 Alternate members. The fire chief is authorized to appoint one (1) alternate member who shall hear appeals during the absence or disqualification of a member. Alternate members shall possess the qualifications required for board membership, and shall be appointed for the same term or until a successor has been appointed.

A101.4 Terms of office. The term of office for a member of the board of appeals shall be two years.

A101.5 Clerk of the board. The Clerk of the Board of Santa Barbara County shall serve as the clerk of the board of appeals.

A101.6 Rules and regulations. The Board of Supervisors shall adopt reasonable rules and regulations for conducting board of appeals hearings and investigations. The board of appeals may adopt guidelines for the conduct of their hearings and investigations, as they deem appropriate. The rules and regulations shall not require compliance with strict rules of evidence, but shall mandate that only relevant information be presented.

A101.7 Notice of meetings. Board of Appeals meetings shall be noticed in accordance with the Brown Act. Meetings shall only be scheduled and noticed when all 5 members of the board of appeals have been appointed and quorum for the meeting can be met.

A101.8 Open hearing. All hearings before the board of appeals shall follow Brown Act rules and be open to the public and agendized.

A101.9 Quorum. Three members of the board shall constitute a quorum.

A101.10 Decisions. The board of appeals shall render decisions and findings in writing to the clerk of the board of appeals. The clerk of the board of appeals shall notify the appellant and the fire code official of the decision of the board of appeals via Certified US Mail and email addresses on file with the clerk of the board of appeals within 10 business days.

A101.11 Stay of enforcement. The filing of an appeal application shall not stay an enforcement order. However, the fire chief may modify, in his or her sole discretion, an enforcement order during the pendency of an appeal.

A101.12 Fees. A fee established by the Clerk of the Board of Santa Barbara County shall be paid by the appellant to the clerk of the board of appeals at the time of application for a hearing before the board of appeals.

(k) **APPENDIX B – FIRE FLOW REQUIREMENTS FOR BUILDINGS** is amended to read as follows:

SECTION B106 REFERENCED STANDARDS

TABLE B106.1 – REFERENCED STANDARDS

STANDARD ACRONYM is amended to reference NFPA 1142-17

(l) **APPENDIX C - FIRE HYDRANT LOCATIONS AND DISTRIBUTION**

C101.1 Scope is amended to read as follows:

In addition to the requirements of Section 507.5.1, fire hydrants shall be provided in accordance with this appendix and the Santa Barbara County Fire Department Development Standards for the protection of buildings, or portions of buildings, hereafter constructed or moved into the jurisdiction.

Exception: SFM Group B, S-2 and U occupancies having an enclosed floor area not exceeding 1,000 square feet, primarily constructed of noncombustible exterior walls with wood or steel roof framing, having a Class A roof assembly, with uses limited to the following or similar uses:

1. California State Parks buildings of an accessory nature (restrooms).
2. Safety roadside rest area, (SRRA), public restrooms.
3. Truck inspection facilities, TIF, California Highway Patrol (CHP) office space and vehicle inspection bays.
4. Sand/salt storage buildings, storage of sand and salt.

(m) **APPENDIX D - FIRE APPARATUS ACCESS ROADS** is adopted in its entirety is amended to read as follows:

SECTION D101 GENERAL

D101.1 Scope is amended to read as follows:

Fire department access roads shall be in accordance with this appendix and all other applicable requirements of the 2025 California Fire Code and Santa Barbara County Fire Department Development Standards.

SECTION D106 MULTIPLE-FAMILY RESIDENTIAL DEVELOPMENTS

D106.1 Projects having more than 100 dwelling units is amended to read as follows:

Multiple-family residential projects having more than 100 dwelling units shall be equipped throughout with two separate and approved fire apparatus access roads.

Exception: Projects having up to 200 dwelling units not located in a Very High or High Fire Hazard Severity Zone in the SRA or LRA may have a single approved fire apparatus access road when all buildings, including nonresidential occupancies, are equipped throughout with approved automatic sprinkler systems installed in accordance with Section 903.3.1.1 or 903.3.1.2.

SECTION D107 ONE- OR TWO-FAMILY RESIDENTIAL DEVELOPMENTS

D107.1 One- or two-family dwelling residential developments is amended to read as follows:

Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

Exceptions:

Where there are more than 30 dwelling units accessed from a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler

system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required when the development is not located in a Very High or High Fire Hazard Severity Zone in the SRA or LRA.

1. The number of dwelling units accessed from a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

(n) **APPENDIX P – TEMPORARY HAUNTED HOUSES, GHOST WALKS AND SIMILAR AMUSEMENT USES** is adopted in its entirety.

(o) **APPENDIX Q – COMMUNITY WILDLAND-URBAN INTERFACE (WUI) FIRE HAZARD EVALUATION FRAMEWORK** is adopted in its entirety.

(Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-4. - Findings with regard to geological, topographical and climatic conditions.

The Board hereby finds that all amendments, including additions and deletions, to the CFC are based upon the following geological, topographical and climatic conditions in the area protected by the Santa Barbara County Fire Department. Those conditions include:

- (a) That Santa Barbara County is prone to extreme weather conditions, from hot, dry winds from the north and the east (Sundowner and Santa Ana winds), to strong westerly (coastal) winds, which greatly enhance the ability for fire to spread as reflected in devastating recent fires. In addition, the topographical layout and features of the county make the area subject to isolation should a flood or earthquake occur, which would prevent or severely limit and delay the north and south entities from giving or receiving mutual aid and emergency assistance;
- (b) The present firefighting resources of this county are constrained in their efforts to control fires in large unsprinklered buildings within the urban limit boundary and all buildings outside of the urban limit boundary as designated in the county comprehensive plan;
- (c) Geologic and topographic conditions in the county result in extended response times for firefighting resources, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary; and

- (d) Climatic conditions and flammable vegetation contribute to the extreme high fire hazard severity in the county, resulting in numerous wildland fires, which draw existing fire department resources from their structure protection areas for extended periods of time. This in turn extends response times, which may contribute to greater life and property loss in large unsprinklered buildings within the urban limit boundary and in all structures outside of the urban limit boundary.

(Ord. No. 4986, §§ 1, 2, 12-6-2016)

Article II. - Reserved

Secs. 15-30 through 15-46. - Reserved.

Article III. - Fire Development Impact Mitigation Fees

Sec. 15-48. - Findings.

- (a) To mitigate impacts caused by new development projects within the fire department's service area, a fire facility, apparatus and equipment development impact mitigation fee is necessary. The fee is needed to finance fire facilities, apparatus and equipment necessary to serve new development and to assure new development projects pay their fair share for these facilities.
- (b) Title 7, Chapter 5, Section 66000 et seq. of the California Government Code provides that development impact fees may be enacted and imposed on development projects. The board of supervisors finds and determines that:
 - (1) New development projects cause the need for construction, expansion and/or improvement of fire facilities within the fire department's service area.
 - (2) Funds for construction, expansion and/or improvement of fire facilities are not available to accommodate the needs caused by new development projects, which will result in inadequate fire facilities, apparatus and equipment within the fire department's service area.
- (c) The board of supervisors finds that the public health, safety, and general welfare will be promoted by the adoption of a fire facility, apparatus and equipment development impact fee for the construction, expansion, and/or purchase of fire facilities, apparatus and equipment to serve new development and maintain existing levels of service; the need for which is caused by new development projects. In establishing a development impact fee, the board of supervisors finds the fee consistent with the Santa Barbara County comprehensive plan/land use element.
- (d) Pursuant to Government Code Section 65913.2, the board of supervisors has considered the effects of the fees with respect to the county's housing need as established in the housing element of the general plan.
- (e) Pursuant to Title 14 California Code of Regulation, Sections 15061(b)(3) the board of supervisors finds that this article is exempt from the California Environmental Quality Act.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-49. - Definitions.

Words when used in this article, and in resolutions adopted under the authority of this article, shall have the following meanings:

- (a) "Santa Barbara County Fire Protection District" ("fire department's service area") means the unincorporated area within the County of Santa Barbara and private lands within the Los Padres National Forest and the incorporated city of Buellton, Solvang, Goleta, and the University of California, Santa Barbara but does not include the federal lands of Vandenberg Air Force Base,

Bureau of Indian Affairs land, the Los Padres National Forest the Montecito fire protection district or the Carpinteria-Summerland fire protection district.

- (b) "New development" or "development project" means any change to unimproved or improved real property, including but not limited to, replacement, expansion, construction, or alteration of buildings or structures, which results in a net increase in square footage). Any expansion of outdoor areas in conjunction with existing or proposed structural development which would lead to an increase in intensity of use on a parcel shall be considered new development for the purposes of this article.
- (c) "Building" means a structure having a roof supported by columns or walls and intended for shelter, housing, or enclosure of any person, animal, or chattel.
- (d) "Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.
- (e) "Single family housing" means any detached living area which comprises an independent self-contained dwelling unit, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as a single family dwelling.
- (f) "Other residential housing" means any detached or attached living area which is comprised of multiple (two or more) self-contained dwelling units, including kitchen or cooking facilities, and is occupied or suitable for occupation as a residence for eating, living, and sleeping purposes. Commonly referred to as duplexes, tri-plexes, apartments, condominiums, or any other dwelling not considered a single family dwelling.
- (g) "Mixed use" means any urban, suburban, village development, or single building that blends a combination of residential, retail, commercial, cultural, institutional, or industrial uses. Fee calculations for mixed use development will be calculated based on the amount of square footage for each separate type of use.
- (h) "Retail/commercial" is defined as non-manufacturing business establishments, including, but not limited to, hotels, restaurants, wholesale businesses, retail stores, and health, social and educational institutions.
- (i) "Office" means establishments providing direct services to customers, professional and medical office buildings. Including but not limited to business/service, executive headquarters, processing such as information processing and computer-dependent and/or telecommunications-based activities, professional and administrative services.
- (j) "Industrial" means manufacturing buildings, including but not limited to, food processing, manufacturing, metal processing, pulp and paper firms, voltage optimization, water and wastewater systems, transport processing or other activity involving farm products off-farm. In particular, it includes fixed pieces of equipment, buildings or complexes used to produce goods in connection with, or as part of, any process or system.
- (k) "Warehouse/distribution" means buildings devoted to the storage and/or distribution of non-agricultural products. A distribution center for a set of products is a warehouse or other specialized building, which is stocked with products (goods) to be redistributed to retailers, to wholesalers, or directly to consumers.
- (l) "Agricultural" means a structure designed and constructed to house farm implements, hay, grain, poultry, livestock or other horticultural products, including other agricultural structures located on agriculturally zoned land other than residential, retail or office space. This structure shall not be a place of human habitation.
- (m) "Greenhouses" are structures that are designed and used primarily for the cultivation, maintenance, or protection of plants. Greenhouses are constructed for agricultural production, educational purposes and research.

- (n) "Commercial renewable energy facility" means an energy generation facility using renewable fuel sources including, but not limited to solar where the energy is generated is used to meet off-site energy needs.
- (o) "Mobilehome" means a factory assembled structure, transportable in one or more sections, that is constructed according to the Mobile Home Construction and Safety Standards, Part 280 of the Code of Federal Regulations, Title 24, with or without a permanent foundation and not including recreational vehicles.
- (p) "Mobilehome park" means any area tract of land where two or more mobilehome spaces are rented, leased, or offered for rent or lease to accommodate mobilehomes used for human habitation. The rental paid for any such mobilehome shall be deemed to include rental for the lot it occupies.
- (q) "Apparatus" means and includes but is not limited to fire engines, brush engines, utility vehicles, staff vehicles, water tenders, bulldozers, rescue vehicles, and paramedic ambulances.
- (r) "Equipment" means and includes but is not limited to ladders, fittings, hoses, radios, technology equipment and software, cellular telephones, tools, safety clothing, breathing apparatus, hazardous materials equipment and medical and rescue equipment.
- (s) "Fee" means a monetary exaction, other than a tax or special assessment that is charged by the County of Santa Barbara in connection with approval of a development project for the purpose of defraying all, or a portion of, the cost of fire facilities, apparatus and equipment related to the development project or subdivision.
- (t) "Subdivision" means the division of any unit or units of improved or unimproved land, or any portion thereof, shown on the latest equalized county assessment roll as a unit or as contiguous units, for the purpose of sale or lease or financing, whether immediate or future. Property shall be considered as contiguous units, even if separated by roads, streets, utility easement or railroad rights-of-way. "Subdivision" includes a condominium project, as defined in subdivision (f) of Section 1351 in the California Civil Code, a community apartment project as defined in subdivision (d) of Section 1351 of the California Civil Code, or the conversion of five or more existing dwelling units to a stock cooperative, as defined in subdivision (m) of Section 1351 of the California Civil Code, as the same presently exists or may hereafter be amended.
- (u) "Fire facilities" means and includes public improvements, and community amenities identified in the county's five-year capital improvement plan including but not limited to the building of fire stations, permit approvals, land purchase and utility connection fees, etc. and related planning, engineering, and construction costs.
- (v) "Fire impacts" means any development project which generates an increased demand for fire protection services.
- (w) "AB 1600 mitigation fee justification study" means the Fire Impact Fee Nexus Study prepared for the Santa Barbara County Fire Department Service area dated September 2014.
- (x) "Capital improvement plan" or "CIP" means the plan for fire facility capital improvements as identified in the county's five-year CIP or their successor, as adopted or updated annually by the board of supervisors. The capital improvement plan indicates the approximate location, size, time of availability and estimated cost of capital improvements to be financed with impact mitigation fees and appropriate money for capital improvement projects.
- (y) "Board of supervisors" means the board of supervisors of the county.
- (z) "County" means the County of Santa Barbara, a political subdivision of the State of California.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-50. - Adoption of fire facility development impact fee.

- (a) Pursuant to this article, fire development impact mitigation fees shall be adopted from time to time by resolution of the board of supervisors after a noticed public hearing. Such fee, when adopted, shall be a condition of permit approval for new development projects within the fire department service area.
- (b) In adopting the resolution, the board of supervisors shall:
 - (1) Identify the purpose of the fee;
 - (2) Identify the use to which the fee is to be put;
 - (3) Determine a reasonable relationship between the fee's use and the type of development project on which the fee is imposed;
 - (4) Determine a reasonable relationship between the need for the fire facilities, apparatus and equipment and the impacts from the type of development project on which the fee is imposed;
 - (5) Determine a reasonable relationship between the amount of the fee and the cost of the fire facilities, apparatus and equipment or portion of the fire facilities, apparatus and equipment; and
 - (6) Establish a schedule of fire development impact mitigation fees.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-51. - Applicability of fees.

- (a) A fire facility, apparatus and equipment development impact fee shall be charged upon the permit approval for any of the following new development within the fire department service area:
 - (1) The construction or installation of new single-family and other residential development (e.g., second units, condominiums, mobile homes, apartments, duplexes) residential units.
 - (2) Additions to existing residential units that add a new residential unit as defined by Section 15-49(b).
 - (3) New structures, such as detached garages, sheds, etc. equal to or exceeding 120 square feet which are added to an existing residential structure but which do not add to a dwelling unit.
 - (4) The construction or installation of any new retail/commercial, office, industrial, warehouse/distribution, or agricultural buildings, including any additions to such existing buildings which add more than five hundred square feet of enclosed floor area.
 - (5) The construction or installation of commercial renewable energy facilities.
- (b) Fire development impact mitigation fees are applicable within each of the cities served by the fire department sixty days after adoption of the fees by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-52. - Exemptions.

Imposition of fire development impact mitigation fees shall be as specified in Section 15-51, except that the following types of development projects shall be exempt from such fees:

- (a) The replacement of an existing structure which was destroyed by fire or other calamity, demolished or removed by the owner, provided that the replacement structure is (1) rebuilt on the same parcel, (2) does not exceed the size of the structure being replaced, and (3) the application for a building permit to replace such structure is filed within six months after destruction of the structure. If the replacement structure is larger than the destroyed structure, the waiver of the fee shall apply only to the amount of enclosed floor area in the original structure. Any additional enclosed floor area of a replacement structure shall be considered an addition to an existing structure and shall be assessed fees as described in the resolution.

- (b) Any addition to an existing mobilehome as defined in Section 15-49(n) that is placed on an existing mobilehome space that was previously assessed a fire facility development impact fee.
- (c) Any new nonresidential structure of less than one hundred twenty square feet, with a California Building Code classification of U-1.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-53. - Timing of fee payment.

(a) Imposition of Fees.

- (1) Fees shall be imposed at the time of approval of any discretionary permit for development or if the proposed development does not require any discretionary approvals, at the time of any other permit required for the development to proceed, including but not limited to building permits. The applicant pays according to the schedule of fees in place on the date the fees are paid.
- (2) The schedule of fees in effect on the date the vesting tentative map or vesting tract map for a development project is deemed complete determines the applicable fee imposed on the subject map. If there is no vesting map, the applicant pays according to the schedule of fees in place on the date the fees are paid.
- (3) When the applicant applies for a new permit following the expiration of a previously issued permit for a development project for which fees were paid, another fee payment is not required unless (1) the project has been changed in a way that alters its fire facility development mitigation impact, or (2) the schedule of fees has been amended during the interim. In this event, the applicant pays the appropriate increase or decrease in the fees.
- (4) When fees are paid for a development project and the development project is abandoned without any further action beyond the obtaining of a permit or an approval, the payor shall be entitled to a refund of the fees paid.

(b) Payment of Fee.

- (1) Except as set forth in subsection (b)(2) and (3) of this section, fire development impact mitigation fees shall be paid on the date the final inspection is approved or the date the certificate of occupancy is issued, whichever occurs first.
- (2) For residential development containing more than one dwelling unit, the developer may request that the fees be paid in installments based on the phasing of their development project. The decision whether to allow installment payments shall be determined by the county fire chief. Any fee installment shall be paid at the time when the first dwelling unit within each phase of development has received its final inspection.
- (3) The county may require the payment of fees at an earlier time if the fees will be collected for public improvements of facilities for which an account has been established and funds appropriated and for which the county has adopted a proposed construction schedule or plan prior to final inspection, or the fees are to reimburse the local agency for expenditures previously made.
- (4) If, for any reason, a permit or certificate of occupancy is issued without the payment of the fee required by this article or without written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to county fire.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-54. - Fee adjustment.

- (a) A developer of any project, or a subdivider of any land, subject to the payment of fees pursuant to this article may appeal to the board of supervisors for a reduction, adjustment, or waiver of any fire

development impact mitigation fee(s) based upon the absence of any reasonable relationship or nexus between the fire impacts of the project or subdivision and either the amount of the fee(s) charged or the type of fire facilities to be financed. The appeal shall be made in writing, shall state the factual basis for the claim of reduction, adjustment or waiver, and shall be submitted to the county fire chief within fifteen calendar days following imposition of the fire development impact mitigation fee.

- (b) The fire chief shall review the appeal, develop recommended actions to be taken by the board of supervisors, and submit both the appeal and recommended actions to the board of supervisors for their consideration at a public hearing to be conducted within sixty days after the filing of the appeal. The decision of the board of supervisors shall be final. If a reduction adjustment or waiver is granted, any change in use from the project as approved shall invalidate the waiver, adjustment or reduction of the fee.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-55. - Fee account.

- (a) Upon receipt of a fee subject to this article, the county shall deposit, invest, account for and expend the fire development impact mitigation fees pursuant to California Government Code 66006.
- (b) Fire development impact mitigation fees paid shall be held by the county fire department in a separate fire development impact mitigation fee account to be expended for the purpose for which they were collected. The county fire department shall retain all interest earned on the fees in such accounts and shall allocate the interest to the accounts for which the original fee was imposed.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-56. - Use of funds.

- (a) Funds collected from fire development impact mitigation fees shall be used to acquire, construct, and install fire facilities, equipment or apparatus or reimburse costs of previously constructed facilities, or previously purchased equipment or apparatus that serve the new development.
- (b) No funds collected pursuant to this article shall be used for periodic or routine maintenance.
- (c) Funds may also be used to pay debt service on bonds or similar debt instruments to finance the acquisition, construction and installation of fire facilities, equipment or apparatus that serve the new development.
- (d) Any costs incurred by the county in conducting the hearing required pursuant to Government Code Section 66018(a) may be recovered as part of the fees which were the subject of the hearing.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-57. - Developer construction of facilities.

In lieu fee credit for the construction or dedication of fire facilities, is allowable under the following conditions:

- (a) Only the costs of fire facilities listed on, or exempted from, the applicable fire facility capital improvement plan shall be eligible for in-lieu credit.
- (b) With prior approval of the county fire chief or his/her designee, an in-lieu credit of fees may be granted for actual construction costs (or a portion thereof) of fire facilities provided by the developer.
- (c) If the actual construction cost is greater than the required relevant fees, the county shall have no obligation to pay the excess amount.

- (d) An amount of in-lieu credit that is greater than the specific fee(s) required under this article may be reserved and credited toward the fee of any subsequent phases of the same development or subdivision, if such credit is determined to be appropriate and timely, and approved in advance by the county fire chief.
- (e) If an applicant is required, as a condition of approval for a discretionary permit to construct any off site fire facilities, and the cost of the facilities is determined to exceed the fee due under article, a reimbursement agreement may be offered in writing by the county fire chief. The reimbursement agreement shall contain terms and conditions approved by the county fire chief, auditor-controller, county counsel and the board of supervisors. This section shall not create any duty to offer a reimbursement agreement.
- (f) A developer or subdivider seeking credit and/or reimbursement for construction or improvements of facilities, or dedication of land or rights-of-way, shall submit documentation acceptable to the county fire chief to support the request for credit or reimbursement. The county fire chief shall determine whether the facilities or improvements are eligible for credit or reimbursement, and the amount of such credit or reimbursement due the developer or subdivider if so eligible.
- (g) Any claim for credit must be made at or before the time of application for a building permit. Any claim not so made shall be deemed waived.
- (h) Exemptions, credits, reductions, adjustments, or waiver of fees shall not be transferable from one project or subdivision to another without the board of supervisors' approval.
- (i) Determination made by the county fire chief pursuant to this Section 15-57 may be appealed to the board of supervisors by filing a written request with the clerk of the board, together with a fee established by the board of supervisors, within ten working days of the determination of the county fire chief.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-58. - Condition for refunds.

If a permit upon which a fee was based expires without commencement of construction, the taxpayer shall be entitled to a refund of the fire development impact fee(s) paid, with any interest accrued thereon, as a condition for the issuance of the permit. The fee payer shall submit a written request for a refund to the county fire chief within two years after the expiration date of the permit. Failure to timely submit a request for a refund may constitute a waiver of any right to a refund.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-59. - Annual report.

- (a) At least once every year a proposed capital improvement plan detailing the specific fire facilities to be funded by fire facility development impact fees shall be reported to the board of supervisors. Notice of the plan shall be given pursuant to Government Code Section 65090 and Section 66002, as they now exist or may be amended. At a public hearing the board of supervisors shall review estimated costs of the fire facilities described in the report, the continued need for these facilities, and the reasonable relationship between the need and the impacts of development for which the fees are charged. The board of supervisors may revise the capital improvement program to include additional projects not previously foreseen as being needed.
- (b) No later than sixty days following the end of each fiscal year, the county fire chief shall submit a report to the auditor-controller identifying the balance of fees in the fire development impact fee mitigation program fund established pursuant to this article, and the facilities proposed for construction during the next fiscal year. In preparing the report, the county fire chief shall adjust the estimated costs of the public improvements in accordance with the appropriate engineering construction cost index as

published by Engineering News Record, or its successor publication, for the elapsed time period from the previous July 1st or the date that the cost estimate was developed.

- (c) Within one hundred eighty days after the last day of each fiscal year, the auditor-controller shall present a report to the Board of Supervisors including:
 - (1) A brief description of the type of fee in the account;
 - (2) The amount of the fee;
 - (3) The beginning and ending balance of the account;
 - (4) The amount of the fees collected and the interest accrued;
 - (5) An identification of each public facility, apparatus, or equipment on which fees were expended and the amount of the expenditures;
 - (6) An identification of the approximate date by which construction or purchase of any public facility, apparatus, or equipment will commence if it has been determined that sufficient funds have been collected to complete financing on incomplete public facilities, apparatus, or equipment;
 - (7) A description of each interfund transfer or loan made; and
 - (8) The amount of refunds made and any allocations.
- (d) The county fire chief or his/her designee shall report to the board of supervisors, once each fiscal year, any portion of fire facility development impact fees remaining unexpended or uncommitted in an account five or more years after deposit and identify the purpose for which the fee was collected. In accordance with Government Code Section 6061, the board of supervisors shall make findings once each fiscal year on any portion of the fee remaining unexpended or uncommitted in its account five or more years after deposit of the fee, to:
 - (1) Identify the purpose to which the fee is to be put;
 - (2) Demonstrate a reasonable relationship between the fee and the purpose for which it is charged;
 - (3) Identify all sources and amounts of funding anticipated to complete financing;
 - (4) Designate the approximate dates on which the finding is expected to be deposited into the appropriate account or fund.
- (e) When sufficient finds have been collected to complete financing on identified incomplete public facilities, apparatus, or equipment and the public facilities, apparatus, or equipment remain incomplete, within one hundred eighty days of the determination that sufficient funds have been collected, an approximate date by which the construction or purchase of any public facility, apparatus, or equipment will commence shall be identified, or the county shall refund to the then current record owners or owners of the lots or units, as identified in the last equalized assessment roll, of the development project or projects on a prorated basis, the unexpended portion of the fee, and any interest accrued thereon.
- (f) If the administrative costs of refunding unexpected and uncommitted revenues collected pursuant to this article exceeds the amount to be refunded, the board of supervisors, after a public hearing, for which notice has been published pursuant to Government Code Section 6061 and posted in three prominent places within the area of the development project, may determine that the revenues shall be allocated for some other purpose for which the fees are collected pursuant to Government Code Section 66001 et seq. and that serves the project on which the fee was originally imposed.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-60. - Fee revision by resolution.

The amount of each fee established pursuant to this article may be set and revised periodically by resolution of the board of supervisors. This article shall be considered enabling and directive in this regard.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61. - Superseding provisions.

This article and any resolution adopted pursuant hereto supersedes any previous county ordinance or resolution to the extent the same is in conflict with this article.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.1. - Severability.

If any section, phrase, sentence, or portion of this article is for any reason held to be invalid or unconstitutional by the final decision of any court of competent jurisdiction, such portion shall be deemed a separate, distinct and independent provision; and such holding shall not affect the remaining portions of this article.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.2. - Effective date.

Pursuant to California Code Section 66017 (a), this ordinance shall be in full force and effect sixty days after the date of its adoption by the board of supervisors. Fire development impact mitigation fees applicable within each of the cities served by the fire department shall be effective sixty days after adoption by each respective city.

(Ord. No. 4902, § I, 10-21-2014)

Sec. 15-61.3. - Publication.

The clerk of the board is hereby authorized and directed to publish this ordinance by one insertion in the Santa Barbara News-Press, the Lompoc Record, the Santa Ynez Valley News, and the Santa Maria Times, and all other newspapers of general circulation within Santa Barbara County, within fifteen days of its adoption by the board of supervisors.

(Ord. No. 4902, § I, 10-21-2014)

Article IIIA. - Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance

Sec. 15-62. - Title.

This article shall be known and may be cited as the "Carpinteria-Summerland Fire Protection District Fire Protection Mitigation Fee Ordinance."

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-63. - Definitions.

"Administrator" as used herein means the county administrator for the County of Santa Barbara or his/her duly authorized designee, which designee may in certain instances be an employee of the district.

"Building" means a structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any person, animal or chattel.

"Carpinteria-Summerland Fire Protection District" or "district" means the fire protection district formed pursuant to the Fire Protection District Law of 1987 having jurisdiction over that portion of Santa Barbara County consisting of approximately thirty-six square miles along the coast of Santa Barbara County that extends from the town of Summerland through the south-eastern boundary of the County of Santa Barbara. For the purpose of this article, the term Carpinteria-Summerland Fire Protection District shall not include that portion of such district which lies within the limits of the city of Carpinteria if the inclusion of such portion would be inconsistent with the imposition of fees pursuant to this article by the Santa Barbara County board of supervisors.

"Development" or "development project" means any project undertaken for the purpose of development in the district and shall include all projects involving the issuance of a permit for construction or reconstruction, remodeling, or any work requiring any permit under the Santa Barbara County Code or ordinances of the County of Santa Barbara, as the same presently exist or may be amended from time to time hereafter. The term "development" or "development project" shall also include the erection of greenhouses, manufactured housing or structures, and structures moved into the district.

"Fire protection mitigation fee" means a monetary exaction, other than a tax or special assessment, which is charged by the County of Santa Barbara to an applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, but does not include fees specified in § 66477 of the California Government Code, fees for processing applications for governmental regulatory actions or approvals, or fees collected under development agreements adopted pursuant to Article 2.5 (commencing with § 65864) of Chapter 4, Division 1, Title 7 of the California Government Code.

"Fire apparatus" includes, but is not limited to, fire trucks, brush trucks, utility vehicles, water tenders, bulldozers, paramedic rescue vehicles and paramedic ambulances.

"Fire equipment" includes, but is not limited to, ladders fittings, hoses and tools.

"Public facilities" includes, for purposes of this article, such public improvements, including buildings and structures, public services and community amenities, including but not limited to fire apparatus and fire equipment, as may be needed by the Carpinteria-Summerland Fire Protection District to meet its statutory and other obligations to the public.

"Structure" means anything constructed or erected, the use of which requires location on the ground, or attachment to something having location on the ground, excluding mobilehomes located in a mobilehome park.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-64. - Purpose.

The purpose of this article is to provide for the health and safety of residents of the district and to mitigate the impacts caused by new development within the district on the district's ability to provide adequate fire protection services. In order to accomplish these purposes, certain fire protection capital improvements including buildings, structures and fire equipment and fire apparatus must be constructed or acquired by the district. The board of supervisors has determined that a fire protection mitigation fee is needed in order to finance these public facilities and to pay for the new development's fair share of the construction or acquisition costs of these public facilities. In establishing the fee described in this article, the board of supervisors has found the fee to be consistent with Santa Barbara County's general plan and, pursuant to Government Code Section 65913.2, has considered the effects of the fee with respect to the county's housing need as established in the housing element of the general plan. The board of supervisors further finds that the fees established by this article are based upon an analysis of existing land use and zoning, they do not exceed the reasonable cost of providing fire protection public facilities occasioned by development projects within the district, and they relate rationally to the reasonable cost of providing fire protection public facilities occasioned by development projects within the district.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-65. - Establishment and imposition of development impact fees and providing for their adoption by resolution of the board of supervisors.

- (a) A fire protection mitigation fee is hereby established and imposed on all development within the district to pay for public facilities necessary for the district to provide fire protection services. Such facilities include, but are not limited to, fire equipment, fire apparatus, buildings, structures, and other improvements.
- (b) The board of supervisors shall, from time to time adopt, after noticed public hearing, a resolution setting forth specific fire protection mitigation fees. In adopting the resolution, the board shall: (1) identify the purpose of the fee; (2) identify the use to which the fee is to be put, consistent with subsection (a)(2) of Section 66001 of the Government Code; (3) determine a reasonable relationship between the fee's use and the type of residential development project on which the fee is imposed; (4) determine how there is a reasonable relationship between the need for the public facility and the type of development project on which the fee is imposed; and (5) establish a schedule of fees.
- (c) Any person who, after the effective date of the ordinance codified in this article, seeks to develop land within the Carpinteria-Summerland Fire Protection District as defined herein by applying for a building permit is required to pay a fire protection mitigation fee.
- (d) The fees required by this article shall be paid prior to the issuance of a building permit for each development project. With regard to mobilehome parks, the fees under this article are due at the time the mobilehome parks or additions thereto are approved for occupancy.
- (e) If, for any reason, a building permit is issued without the payment of the fee required by this article or written evidence establishing that the provisions of this article have otherwise been satisfied, the applicant shall remain liable for payment of the fee to the Carpinteria-Summerland Fire Protection District.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-66. - Segregation and use of funds.

Fees collected pursuant to this article shall be segregated into an account solely for Carpinteria-Summerland Fire Protection District fees. This established account shall be utilized in a manner to avoid commingling with the district's other funds. Any interest income earned on a specific account shall be deposited back in that account. The funds in such account shall be expended by the district only for the purposes for which the fees were collected, which purposes shall be identified by the board of supervisors in the fee structure adopted pursuant to Article 15-65(b).

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-67. - Automatic adjustment of fee structure.

- (a) The fire protection mitigation fee structure shall be adjusted automatically on the first day of each fiscal year, beginning on July 1, 2006, by a percentage equal to the Consumer Price Indexes Pacific Cities and U.S. Average for the preceding twelve months. The district shall provide county with the data necessary to accomplish such annual adjustments.
- (b) The fee structure of this article may be more specifically set and revised periodically by adoption of a resolution by the board of supervisors, with the ordinance codified in this article being considered as enabling and directive in this regard.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-68. - Zoning utilized to compute fee.

The approved development and/or the use associated with the development project shall be the basis for the computation of the fee required to be paid with respect to any property. Properties may be classified into categories of use such as, but not limited to, estate single family residential, detached residential, multiple family residential, mobile homes, senior assisted living, commercial lodging, retail/service/commercial/office, industrial/manufacturing uses, or institutional uses. Fees shall be computed based on such classifications, as determined by the county administrator. All fees due hereunder shall be determined and calculated by the administrator.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1; Ord. No. 4989, § I, 2-14-2017)

Sec. 15-69. - Payment of fee.

- (a) The fees established pursuant to this article shall be paid for the property on which a development project is proposed at the time of the issuance of any required building permit, except as otherwise provided herein. Fees imposed on residential development, however, shall be collected in accordance with the provisions of California Government Code Section 66007, as the same presently exists or may hereafter be amended from time to time.
- (b) The term building permit as used in this article includes any permits required for construction, reconstruction, remodeling, moving structures into the county, and the like, such as electrical and plumbing permits, moving permits, and the like.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-70. - Adjustment of fees for specific development projects.

- (a) A developer of any project subject to a fire protection mitigation fee as required in this article may apply to the board of supervisors for a reduction or adjustment to that fee, or a waiver of that fee, based upon the absence of any reasonable relationship or nexus between the impacts of the development on fire protection services and either the amount of the fee charged or the type of the facilities to be financed. The application shall be made in writing and filed with the county clerk not later than (1) ten days prior to the public hearing on the development permit application for the project, or (2) if no development permit is required, at the time of the filing of the request for a building permit. The application shall state in detail the factual basis for the claim of waiver, reduction or adjustment.

The board of supervisors shall consider the application no later than the later of either of (a) the public hearing on the permit application, or (b) a separate hearing held within sixty days after the filing of the fee adjustment application. The decision of the board of supervisors shall be final. If a reduction, adjustment or waiver is granted, any change in use within the project shall invalidate the waiver, adjustment or reduction of the fee. The board of supervisors may, from time to time, set forth by resolution specific limitations that will apply to reductions, adjustments or waivers of fees that may be made pursuant to this section. In this regard, this article shall be considered enabling and directory.

(Ord. No. 3878, § 1; Ord. No. 4494; Ord. No. 4566, § 1)

Sec. 15-71. - Refund of fees paid.

- (a) If construction of a development project has not commenced before the expiration of the building permit that would have enabled the applicant to proceed with construction, then a feepayer shall be entitled to a refund, without interest, of the fire protection mitigation fee paid as a condition for the issuance of such permit. The feepayer must submit an application for such a refund to the Administrator within thirty calendar days of the expiration of the permit. Failure to timely submit the required application for refund shall constitute a waiver of any right to the refund.
- (b) In the event any fee collected pursuant to this article remains unexpended in the fund established pursuant to this article, the board of supervisors shall make the following findings for the fifth fiscal

year following the first deposit into such account, and every five years thereafter, with respect to that portion of the fee remaining unexpended, whether committed or uncommitted: (1) identify the purpose to which the fee is to be put; (2) demonstrate a reasonable relationship between the fee and the purpose for which it was charged; (3) identify all sources and amounts of funding anticipated to complete financing of public facilities; and (4) designate the approximate dates on which such funding is expected to be deposited into the fund.

- (c) The unexpended portion of the fire protection mitigation fee, and any interest accrued thereon, for which need cannot be demonstrated pursuant to this section, shall be refunded to the then current record owner or owners of lots or units of the development project or projects on a prorated basis.
- (d) The provisions of California Government Code § 66001(d), (e) and (f), as the same may be amended from time to time, shall apply fully to any refund of fees, and the provisions of this section 15-71 shall be subordinate to the section and shall be applied in a manner consistent therewith.

(Ord. No. 4566, § 1)

Sec. 15-71.1. - Exemptions.

Any claim of exemption with respect to any fee collected pursuant to this article must be made no later than the time for application for fee adjustment in accordance with Section 15-70. The following shall be exempted from payment of the fire protection mitigation fee:

- (a) Alterations, renovations or expansion of an existing residential building or structure where no additional dwelling units are created, the use is not changed, and the alteration, ' renovation, or expansion of the existing residential building or' structure does not result in the total square footage of the existing residential building or structure exceeding two thousand seven hundred square feet; provided, however, that the expansion of or ' change of use of an existing commercial or industrial building or structure shall not be exempt from the fees established in this article. For purposes of this section, "expansion" shall be defined as any increase in the enclosed floor area of the existing building or structure and "change of use" shall be defined as the initiation of a use which requires approval of a conditional use permit, development plan, zone change, or local coastal plan amendment.
- (b) The replacement of a destroyed or partially destroyed or damaged building or structure with a new building or structure of the same size and use.

(Ord. No. 4566, § 1)

Sec. 15-71.2. - Credits for certain development projects.

- (a) New development that, through demolition or conversion, will eliminate existing development is entitled to a fee credit if the existing development is a lawful use under the Santa Barbara County Code, including a nonconforming use.
- (b) New development that will replace development that was partially or totally destroyed by fire, flood, earthquake, mudslide, or other casualty or act of God, is entitled to a fee credit if the development that was partially or totally destroyed was a lawful use under the Santa Barbara County Code, including a nonconforming use, at the time, thereof.
- (c) Credit for such eliminated development or development that was partially or totally destroyed (as above specified) shall be calculated by the administrator in accordance with the fee schedule set forth in the resolution to be adopted pursuant to this article.

(Ord. No. 4566, § 1)

Sec. 15-71.3. - Developer construction of fire protection public facilities.

- (a) "In Lieu" Fee Credits for Construction of Public Facilities.
 - (1) A development that has been required by the county to construct or provide fire protection public facilities (or a portion thereof) as a condition of approval of a development permit may request an in-lieu credit. Upon request, an in-lieu credit of fees shall be granted for public facilities that mitigate all or a portion of the need therefore that is attributable to and reasonably related to the given development.
 - (2) Only costs proportional to the amount of the facilities that mitigates the need therefor attributable to and reasonably related to the given development shall be eligible for in-lieu credit, and then only against the fire protection mitigation fee.
 - (3) Fees required under this article shall be reduced by the actual construction costs of the public facilities that relate to said fees, as demonstrated by the applicant and reviewed and approved by the administrator, all consistent with the provisions of subsections (1) and (2) of this section 15-74(a). Subject to the applicable provisions of subsection (b) of this section, if the cost of the facilities is greater than required relevant fees, this article does not obligate the county to pay the applicant the excess amount.
 - (4) An amount of in-lieu credit that is greater than the specific fee required under this article may be reserved and credited toward the fire protection mitigation fee of any subsequent phases of the same development, if determined appropriate by the administrator. The administrator may set a time limit for reservation of the credit.
 - (5) Credits shall be calculated by the administrator in accordance with the fee schedule adopted by the board of supervisors pursuant to this article.
- (b) Developer Construction of Public Facilities Exceeding Needs Related to Development Project. Whenever an applicant is required, as a condition of approval of a development permit, to, construct any public facility (or a portion thereof) referenced in the resolution adopted by the board of supervisors pursuant to this article, which facility is determined by the board of supervisors to exceed the need therefor attributable to and reasonably related to the given development project, a reimbursement agreement with the applicant and a credit 'against the specific relevant fee that would otherwise be charged pursuant to this article on the development project shall be offered. The credit shall be applied with respect to that portion of the public facility that is attributable to and reasonably related to the need therefor caused by the development, and shall be determined, administered and processed in accordance with and subject to the provisions of this article. The amount to be reimbursed shall be that portion of the cost of the public facility that exceeds the need attributable to and reasonably related to the given development. The reimbursement agreement shall contain terms and conditions mutually agreeable to the applicant and the County of Santa Barbara, and shall be approved by the board of supervisors.
- (c) Site-Related Improvements. Credit shall not be given for site-related improvements that are specifically required by the project in order to serve it and that do not constitute public facilities as defined in this article.
- (d) Determination of Credit. The developer seeking credit and/or reimbursement for construction or acquisition of public facilities shall submit such documentation, including without limitation engineering drawings, specifications, and construction cost estimates, and utilize such methods as may be appropriate and acceptable to the county administrator to support the request for credit or reimbursement. The administrator shall determine credit for construction of public facilities based upon either the applicant's cost estimates or upon alternative engineering criteria and construction cost estimates if it is determined that such estimates submitted by the applicant are either unreliable or inaccurate. The administrator shall determine which public facilities, if any, are eligible for credit or reimbursement.
- (e) Time for Making Claim for Credit. Any claim for credit must be made not later than the date when the applicant applies for a building permit for the development. Any claim not so made shall be deemed waived.

- (f) Transferability of Credit. Credit shall not be transferable from one project or development to another without the approval of the board of supervisors.
- (g) Appeal of Determinations. Determinations made by the administrator pursuant to the provisions of this section may be appealed to the board of supervisors by filing a written request, together with any fee established by the board of supervisors, within ten calendar days of the determination of the administrator.

(Ord. No. 4566, § 1)

Sec. 15-71.4. - Annual review.

- (a) Except in the first year following adoption by the board of supervisors of the fee structure in accordance with Section 15-65, the district, on an annual basis, no later than sixty days following the end of each fiscal year, shall submit a report to the board of supervisors identifying the balance of fees in the fund or account reserved for the use of the district; the public facilities constructed or acquired; and the public facilities to be constructed or acquired. In preparing the reports, the administrator shall adjust the estimated costs of the public facilities in accordance with the Engineering Construction Cost Index as published by Engineering News Record for the elapsed time period from the first day of the fiscal year or the date that the cost estimate was developed.
- (b) At a noticed public hearing, the board of supervisors shall review estimated costs of the public facilities described in the reports, and the continued need for these facilities. The board of supervisors may revise the fire protection mitigation fee to include additional projects not previously identified as being needed, provided that such revisions comply with the provisions of this article and California Government Code § 66001.
- (c) The report prepared by the Administrator and its review by the board of supervisors as well as any findings thereon, shall be subject to the provisions of California Government Code § 66006, to the extent applicable.

(Ord. No. 4566, § 1)

Sec. 15-71.5. - California state law.

The provisions of this article and any resolution adopted pursuant hereto shall at all times be subject and subordinate to the provisions of Chapter 5 (commencing with Section 66000), Division 1, of Title 7 of the California Government Code, as the same presently exist or may hereafter be amended from time to time, to the extent the same are applicable. In the event of any applicable conflict between the provisions of this article and the state law, the latter shall control.

(Ord. No. 4566, § 1)

Sec. 15-71.6. - Superseding provisions.

The provisions of this article and any resolution adopted pursuant hereto shall supersede any previous ordinance or resolution to the extent the same is in conflict herewith.

(Ord. No. 4566, § 1)

Article IIIB. - Reserved^[4]

Secs. 15-72—15-79.10. - Reserved.

Article IIIC. - Reserved^[5]

Secs. 15-79.20—15-79.37. - Reserved.

Article IV. - Reserved^[6]

Secs. 15-80 through 15-99. - Reserved.

Article V. - Fees

Sec. 15-100. - Applicability of article.

The fees set forth in this article shall be applicable to the corresponding inspection services provided by the Santa Barbara County Fire Department.

(Ord. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-101. - Fee schedule.

The fees contained in this section are based on the average amount of staff time required for inspection, processing and issuance of each permit type.

Fees shall be updated on July 1 of each year based on the previous calendar year's index. Fee adjustments shall be based on the regional CPI factor (Consumer Price Index for All Urban Consumers (CPI-U) for Los Angeles-Long Beach-Anaheim) or employment cost index, whichever is greater.

(a) Operational Permits.

PERMIT TYPE	FEE
105.5.1 Additive Manufacturing	\$288.00
105.5.2 Aerosol products, aerosol cooking spray products and plastic aerosol 3 products	\$288.00
105.5.3 Amusement buildings	\$671.00
105.5.4 Aviation facilities	\$288.00
105.5.5 Carnivals and fairs	\$863.00
105.5.6 Cellulose nitrate film	\$288.00
105.5.7 Combustible dust-producing operations	\$288.00
105.5.8 Combustible fibers	\$288.00

105.5.9 Compressed gases	\$288.00
105.5.11 Cryogenic fluids	\$288.00
105.5.13 Dry cleaning	\$288.00
105.5.14 Energy Storage Systems	\$288.00
105.5.15 Exhibits and Trade Shows	\$863.00
105.5.16 Explosives	\$480.00
105.5.17 Fire hydrants and valves	N/A
105.5.18 Flammable or combustible liquids	
1. Pipeline	\$288.00
2. To store Class I liquids >5 in, >10 out	\$288.00
3. To store Class II or III-A liquids >25 in, >60 out	\$288.00
6. To install, construct, alter or operate equipment, tanks, plants, terminals, wells, refineries, etc.	\$959.00
9. To manufacture, process, blend or refine	Actual cost (Sec. 15-102)
10. Dispensing into fuel tanks of motor vehicles	\$288.00
11. Dispensing from tank vehicles to motor vehicles	\$288.00
12. To maintain non-operational petroleum facilities	\$288.00
105.5.19 Floor finishing	\$288.00
105.5.20 Fruit and crop ripening	\$288.00
105.5.21 Fumigation and insecticidal fogging	\$288.00
105.5.22 Hazardous materials	\$576.00
105.5.23 HPM Facilities	\$480.00

105.5.24 High-piled storage	\$288.00
105.5.25 Hot work operations	\$288.00
105.5.26 Indoor plant cultivation	\$288.00
105.5.27 Industrial Ovens	\$288.00
105.5.28 Liquid or gas fueled vehicles or equipment in assembly buildings	\$288.00
105.5.29 Lithium batteries	\$288.00
105.5.30 LP-gas	\$288.00
105.5.31 Lumber yards and woodworking plants	\$288.00
105.5.32 Magnesium	\$288.00
105.5.33 Miscellaneous combustible storage	\$288.00
105.5.35 Motor fuel-dispensing facilities	\$288.00
105.5.36 Open burning	\$288.00
Burn Permit Program: (1-6 below)	
1. Tier I Agricultural	\$288.00
2. Tier II Agricultural	\$576.00
3. Backyard	\$96.00
4. Fire Hazard Reduction	\$96.00
5. LE 5 (General Burn)	\$288.00
6. LE 7 (Broadcast Burn)	\$576.00
105.5.38 Open flames and candles	\$288.00
105.5.39 Organic coatings	\$288.00
105.5.40 Outdoor assembly event	\$1,055.00

105.5.41 Places of assembly	\$384.00
105.5.42 Plant extraction systems	\$288.00
105.5.44 Pyrotechnic special effects material	\$1,055.00
105.5.45 Pyroxylin plastics	\$288.00
105.5.46 Refrigeration equipment	\$288.00
105.5.47 Repair garages and motor fuel-dispensing facilities	\$288.00
105.5.49 Spraying or dipping	\$288.00
105.5.50 Storage of scrap tires and tire byproducts	\$288.00
105.5.51 Temporary membrane structures and tents	
First tent	\$192
Each tent thereafter (on site)	\$48
105.5.52 Tire re-building plants	Actual cost (Sec. 15-102)
105.5.53 Waste handling	\$288.00
105.5.54 Wood products	\$288.00
105.5.56 Temporary heating or cooking in wildfire risk areas	\$288.00
105.5.59 Additional permits (SFM required)	
1 Production facilities	\$384.00
2. Pyrotechnic and special effects	\$1,055.00
3. Live audiences	\$384.00
Multiple permit reduction	20% Reduction

(When multiple operational permits are issued. Excludes Tent and Burn Permit Program permits)	
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(b) Development Review.

DEVELOPMENT REVIEW TYPE	FEE
Conditional Certificate of Compliance	\$480.00
Land Use Permit (Up to 2 hours)	\$384.00
Cannabis Land Use Permit	\$576.00
Agricultural Enterprise Ordinance	\$384.00
Conditional Use Permits – Major (New or Revised)	\$1,535.00
Conditional Use Permits – Major (New or Revised)	\$288.00
Conditional Use Permits - Cannabis	\$959.00
Development Plans (New or Revised)	\$2,494.00
Development Plans - Any Fire Hazard Severity Zone in the SRA or LRA (In addition to associated fees)	\$192.00
Maps - Lot Line Adjustment	\$480.00
Maps - Tentative Parcel Map	\$1,151.00
Maps - Tract Map - (5-50 Lots)	\$2,110.00
Maps - Tract Map (Each additional 25 lots above initial 50 lots)	\$2,110.00
Maps: Road Naming New or Rename	\$288.00
Discretionary Follow-up Permits: Parcel Map/Lot Line Adjustment Clearance	\$384.00
Discretionary Follow-up Permits: Map Clearance	\$384.00

Pre-Application (PRE) Planning Review	\$384.00
Zoning Clearance Fee	\$384.00
Miscellaneous Land Use or Zoning Review	\$192.00/hr
Deferred Submittal Plan Review for Planning projects	\$576.00
Miscellaneous Fire Permit Review	\$192.00/hr
Third Party Review – Development Review (Applicant Request and Required for Technical Assistance)	Actual Cost + 20% (Sec. 15-102)
Request Modification, Alternative Materials, Design, and Methods - LUD (Hourly rate after first two hours)	\$384.00
Master Fire Protection Plan	\$576.00

(c) Construction Permits.

CONSTRUCTION REVIEW TYPE	FEE
Fire Protection Certificate (FPC) – Minor (Includes Plan Review and Two Inspections)	\$1,151.00
Fire Protection Certificate (FPC) – Major (Includes Plan Review and Two Inspections)	576.00
H Occupancy Review	\$576.00
High Piled Storage Plan Review	\$576.00
Address Issuing 1-5 Without FPC	\$192.00
Additional Address Issuing Over 5 (Each additional 10 addresses over 5)	\$96.00
Request Modification, Alternative Materials, Design, and Methods – Construction Permits (Hourly rate after first two hours)	\$384.00
Commercial Hood Systems (Per Hood System)	\$336.00

Miscellaneous Construction Permit Review	\$192.00/hr
Stored Water System or Private Fire Water System without a Fire Pump	\$959.00
Stored Water System or Private Fire Water System with a Fire Pump	\$1,535.00
Additional Inspection Requests – After 2 Inspections	\$192.00/hr
After Hours Inspection Requests	\$192.00/hr
Third Party Review – Construction Permits (Applicant Request and Required for Technical Assistance)	Actual Cost + 20% (Sec. 15-102)
Fire Protection Systems Not Otherwise Classified	\$624.00
105.6.1 Automatic fire-extinguishing systems	See below **
105.6.2 Automatic sprinkler systems	
Residential NFPA 13D System	\$815.00
Residential NFPA 13R System – 1 to 5000 Square Feet	\$815.00
Residential NFPA 13R System – Each Additional 5000 Square Feet	\$192.00
Commercial NFPA 13 System – 1 to 10000 Square Feet	\$1,439.00
Commercial NFPA 13 System – Over 10000 Square Feet (Every additional 10000 square feet)	\$480.00
Tenant Improvements of a Structure with Fire Sprinkler System (1-30 heads)	\$144.00
Tenant Improvements of a Structure with Fire Sprinkler System (Each additional 30 heads)	\$144.00
105.6.5 Emergency responder communication coverage system	\$480.00
105.6.5.1 Emergency responder communication coverage system (Complex review and subsequent inspections and testing after initial fee)	\$192.00/hr
105.6.6 Energy Storage Systems	\$274.00

105.6.7 Fire alarm and detection systems and related equipment	
Commercial NFPA 13 Fire Sprinkler Monitoring System (up to 10 devices)	\$528.00
Fire Alarm Review – Up to 10 Initiating Devices	\$624.00
Fire Alarm Review – Each Additional 10 Initiating Devices	\$144.00
Tenant Improvements of a Structure with Fire Alarm System (1-10 initiating devices)	\$144.00
Tenant Improvements of a Structure with Fire Alarm System (Each additional 10 initiating devices)	\$144.00
Tenant Improvements of a Structure with other Fire Protection System	\$192/hr

(d) Occupancy Inspection, Standby and Enforcement.

INSPECTION TYPE	FEE
Group R-1	\$863.00
Group R-2 (Applicable to all Multi-Family Dwelling units with more than 15 units or more than 2 stories in height)	\$288.00
Group C	\$480.00
Group I	\$480.00
Group L	\$384.00
Special Event – Plan Review (First hour no charge)	\$192.00/hr
Film - Plan Review	\$288.00

Film Application Review (No required inspections)	\$192.00
Film - Standby	\$192.00/hr
Film Permit Inspections/Spot Check (First two hours, \$192.00 per hour thereafter)	\$384.00
High Rise – Over 75 feet	\$863.00
Structure Over 5000 Square Feet	\$576.00
After Hours Inspection	\$192.00/hr
Code Enforcement (Hourly rate for all personnel involved to bring alarm system into compliance after second inspection)	\$192.00/hr
Unwanted or Malfunctioning Alarm Response – Greater Than 3 Per Month (Hourly rate for all personnel involved to bring occupancy into compliance after second inspection. Additional fees and/or fines may be imposed when citations are issued.)	\$192.00/hr
Fire Prevention Safety Officer	\$192.00/hr
Re-Inspection Fee - After 2 Re-Inspections (Per inspection)	\$192.00
Release of Stop Work Order	\$1,631.00
Pre-Inspection - Licensed Care for I, R and Daycares 1-25 persons	\$192.00
Pre-Inspection - Licensed Care for I, R and Daycares 26+ persons	\$288.00
Initial Fire Clearance - Licensed Care I, R and Daycares 1 – 6 persons	N/C
Initial Fire Clearance - Licensed Care I, R and Daycares 7-12 persons	\$240.00
Initial Fire Clearance - Licensed Care I, R and Daycares 13+ persons	\$288.00
Annual or Consultation Inspection – Licensed Care R2.1 and R4 1-6 persons	\$192.00
Fire Clearance Inspection – Licensed Care R2.1 and R4 7-12 persons (Annual)	\$240.00
Fire Clearance Inspection – Licensed Care R2.1 and R4 13+ persons (Annual)	\$288.00
Initial Fire Clearance or Form 850 - All other non-24-hour licensed care facility	\$384.00

(e) Mitigation Fees.

DEVELOPMENT TYPE	FEE
Residential – Single Family Housing	\$0.59 per square foot
Residential – Other Residential Housing	\$0.75 per square foot
Nonresidential - Retail/Commercial	\$0.77 per square foot
Nonresidential - Office	\$0.94 per square foot
Nonresidential - Industrial	\$0.71 per square foot
Nonresidential - Warehouse/Distribution	\$0.52 per square foot
Nonresidential - Agriculture	\$0.35 per square foot

(Ord. No. 3788; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-102. - Surcharges.

Surcharges based on actual costs will apply when, in the opinion of the fire chief, or his designee(s), circumstances develop that require extraordinary time for large scale or special projects, requests for subsequent review or other issues including but not limited to special research, consultation, or numerous and/or additional inspections to ensure compliance.

(Ord. No. 3788; Ord. No. 3896, § 1; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-103. - Petroleum facility response—Cost recovery.

Petroleum facility operators shall pay a fee as specified below, for any response to their petroleum facility (and/or associated piping and wells) by the Santa Barbara County Fire Department that is caused by a violation of Chapter 50 (Hazardous Material) or Chapter 57 (Flammable and Combustible Liquids) of Article 1 of Chapter 15 of the Santa Barbara County Code. There shall be no fee for the initial response to a petroleum facility in a calendar year. However, a fee of seven hundred twelve dollars shall be charged for each subsequent response to a petroleum facility in a calendar year. Additionally, if the time needed by county fire to mitigate the hazard caused by any violation exceeds two hours, the petroleum facility operator shall pay a surcharge based on county fire's actual response costs.

Exception: Offshore related petroleum facilities with conditional use permits and regulated by the county's systems safety and reliability review committee (SSRRC) are exempt from section 15-103.

(Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Secs. 15-104 through 15-120. - Reserved.

Article VI. - Violations-Legal Actions

Sec. 15-121. - Criminal actions.

- (a) Any person who violates any of the provisions of this chapter of the Santa Barbara County Code or fails to comply with any order made under this chapter or who builds in violation of any plans submitted and/or reviewed under this chapter, or who violated the provisions of any certificate or permit issued under this chapter, and/or who fails to comply with an order made under the authority of this chapter, is, for each and every such violation and noncompliance respectively, severally guilty of a crime. The offense may be filed either as an infraction or a misdemeanor at the discretion of the district attorney.
- (b) If filed as an infraction and upon conviction thereof, the crime shall be punishable by a fine not to exceed one hundred dollars for a first violation, a fine not to exceed two hundred dollars for a second violation of the same code provision within a period of one year, and a fine not to exceed five hundred dollars for each additional violation of the same Code provision within one year.
- (c) If filed as a misdemeanor and upon conviction thereof, the crime shall be punishable by a fine of not less than five hundred dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed ninety days, or by both such fine and imprisonment, except that where such prior convictions, as either infractions or misdemeanors, are alleged in the accusatory pleading, and either admitted by the defendant in open court, or found to be true by a jury trying the case, or by the court in a case where guilt is established by a plea of guilty or nolo contendere, or by trial by the court sitting without a jury, the punishment shall be a fine of not less than one thousand dollars nor more than twenty-five thousand dollars, or imprisonment in the county jail for a period not to exceed one hundred eighty days, or by both such fine and imprisonment.
- (d) Each and every day during any portion of which any violation of this chapter or the rules, regulations, orders, or permits issued there under, is committed, continued or permitted by such person, firm, or corporation shall be deemed a separate and distinct offense.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-122. - Civil actions.

- (a) Injunctive Relief. Whenever any person, firm, or corporation has engaged in or is about to engage in any act or practice which constitutes or will constitute a violation of any provision of this chapter or any rule, regulation, order, or permit issued thereunder, the district attorney, county counsel or district counsel may make application to the Superior Court for an order enjoining such act or practice, or for an order directing compliance, and upon a showing by the fire department that such person, firm, or corporation has engaged in or is about to engage in any such act or practice, a permanent or preliminary injunction, temporary restraining order, or other order may be granted.
- (b) Abatement. In the event that any person, firm, or corporation shall fail to abate a violation hereunder after notice of same and opportunity to correct or end the violation, the district attorney, county counsel or district counsel may apply to the Superior Court of this county for an order authorizing the fire department to undertake those actions necessary to abate the violation and requiring the violator to pay for the costs of such undertaking.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-123. - Civil remedies and penalties.

- (a) Civil Penalties. Any person, whether acting as principal, agent, employee, or otherwise, who willfully violates any of the provisions of this chapter or any rule, regulation, order or permit issued thereunder, shall be liable for a civil penalty not to exceed twenty-five thousand dollars for each day that the violation continues to exist.
- (b) Costs and Damages. Any person, whether as principal, agent, employee or otherwise, violates any of the provisions of this chapter or the rules, regulations, order or permits issued thereunder, shall be liable to the County of Santa Barbara for the costs incurred and the damages suffered by the county, its agents, and agencies as a direct and proximate result of such violation(s).
- (c) Procedure. In determining the amount of the civil penalty to impose, the court shall consider all relevant circumstances, including, but not limited to, the extent of the harm caused by the conduct constituting a violation, the nature and persistence of such conduct, the length of time over which the conduct occurred, the danger to public health and safety, the corrective action, if any, taken by the defendant and the assets, liabilities, and net worth of the violator(s).

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-124. - Cumulative remedies and penalties.

The remedies or penalties provided by this section are cumulative to each other and to the remedies or penalties available under all other laws of this state.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Sec. 15-125. - Citations—Enforcement procedures.

Personnel assigned to the bureau of fire prevention may be guided by the operating procedures as outlined in the 2025 CFC, Chapter 1, Section 110 Violations.

(Ord. No. 3788; Ord. No. 4494; Ord. No. 4704, §§ 1, 2, 1-27-2009; Ord. No. 4771, §§ 1, 2, 12-14-2010; Ord. No. 4870, §§ 1, 2, 12-10-2013; Ord. No. 4986, §§ 1, 2, 12-6-2016)

Article VII. - Fire Department Administration of Hazardous Materials/Wastes Laws

Sec. 15-126. - Fire department enforcement.

The Santa Barbara County Fire Department shall be vested with such powers, functions, duties and responsibilities with respect to hazardous materials, hazardous substances and hazardous wastes set forth in this article VII. Any references or similar references in any law for the regulation of hazardous materials, hazardous substances or hazardous wastes to "administering agency," "local enforcement agency," "local agency," "local public officer," "health officer" or "local health officer" or similar phrase, which references are intended to mean or to identify the local agency designated to administer, implement and/or enforce said law, shall mean the Santa Barbara County Fire Department for purposes of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-127. - Transfer of authority.

The administration, application, implementation and enforcement of various federal and state laws and regulations and local ordinances on the control and regulation of hazardous materials, hazardous substances and hazardous wastes are hereby transferred out of the environmental health services division of the Santa Barbara County Department of Health Care Services (hereinafter "environmental health services"), and into the Santa Barbara County Fire Department (hereinafter "Fire Department").

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-128. - Successor of authority.

(a) The Fire Department succeeds to and is vested with the duties, purposes, responsibilities and jurisdiction, imposed by law or contract or memoranda, heretofore exercised by environmental health services, health officers, local health officers or county health departments as defined in state law and the Santa Barbara County Code and ordinances as they relate to hazardous materials, hazardous substances and hazardous wastes, including, but not limited to, the following state laws, together with their implementing regulations, and the following provisions of the Santa Barbara County Code and ordinances:

- (1) Chapter 6.95 (Hazardous Materials Release Response Plans and Inventory), §§ 25500 et seq., of division 20 of the Health and Safety Code;
- (2) Chapter 6.7 (Underground Storage of Hazardous Substances), §§ 25280 et seq., of division 20 of the Health and Safety Code;
- (3) Chapter 6.75 (Petroleum Underground Storage Tank Cleanup), §§ 25299.10 et seq., of division 20 of the Health and Safety Code;
- (4) Chapter 6.5 (Hazardous Waste Control), §§ 25100 et seq., of division 20 of the Health and Safety Code;
- (5) Chapter 6.11 (Unified Hazardous Waste and Hazardous Materials Regulatory Program), §§ 25404 et seq., of division 20 of the Health and Safety Code;
- (6) Chapter 6.65 (Unified Review of Hazardous Materials Release Sites), §§ 25260 et seq., of division 20 of the Health and Safety Code;
- (7) Chapter 6.67 (Aboveground Storage of Petroleum), §§ 25270 et seq., of division 20 of the Health and Safety Code;
- (8) Chapter 6.8 (Hazardous Substance Account), §§ 25300 et seq., of division 20 of the Health and Safety Code;
- (9) Article III (Hazardous Materials Storage Ordinance), §§ 18-21 et seq., of chapter 18 of the Santa Barbara County Code;
- (10) Article IV (Hazardous Waste Generator Ordinance), §§ 18-30 et seq., of chapter 18 of the Santa Barbara County Code; and
- (11) Article VI (Reporting Requirements), §§ 18-41 et seq., of chapter 18 of the Santa Barbara County Code.

(b) Chapter 6.6 (Safe Drinking Water and Toxic Enforcement Act of 1986), §§ 25249.5 et seq., of division 20 of the Health and Safety Code; and article VII (Monitoring), §§ 18-49 et seq., of chapter 18 of the Santa Barbara County Code, are excluded and excepted from the transfer of authority of hazardous materials, substances, and wastes laws and regulations to the Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-129. - Local health officer.

Whenever, in any statute, rule, regulation, resolution, order or Santa Barbara County Code or ordinance a power is granted to or a duty is imposed upon the Santa Barbara County Health Department or upon environmental health services or upon the county health officer or health officer or local health officer pertaining to hazardous materials, hazardous substances and/or hazardous wastes and/or to regulatory programs transferred by the board of supervisors pursuant to this article VII, such powers and duties shall thereafter be administered, applied, implemented and enforced by the Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-130. - Power and duties of county health officer.

- (a) Nothing contained herein shall be deemed to limit or otherwise restrict the Santa Barbara County health officer during a state of emergency as provided in Health and Safety Code section 1158.
- (b) The Santa Barbara County health officer shall also retain such authority as is necessary to meet all state and local requirements and responsibilities relating to the protection of public health set forth in section 452 of the Health and Safety Code other than those requirements and responsibilities transferred pursuant to this article VII to the Santa Barbara County Fire Department.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-131. - Fees.

The fee resolutions for environmental health services for the regulation of hazardous materials/substances/wastes that are effective on the date of the adoption of this article VII shall remain in effect. The Fire Department shall administer and implement said fee resolutions and collect the fees authorized by said resolutions until such time as said resolutions are superseded by fee resolutions that are hereafter adopted by the board of supervisors for the Fire Department's implementation of this article VII.

(Ord. No. 4215, § 1; Ord. No. 4494)

Sec. 15-132. - Violations—Legal actions.

Article VI, §§ 15-121 et seq., of Chapter 15 of the Santa Barbara County Code shall not apply to this article VII. The respective enforcement provisions for each of the programs transferred to the Fire Department pursuant to this article VII shall be those that are set forth in each respective program so transferred.

(Ord. No. 4215, § 1; Ord. No. 4494)

Article VIII. - Reserved

Footnotes:

--- (7) ---

Editor's note— Art. VIII, § 15-133, was repealed on the effective date of Ord. No. 4704, §§ 1 and 2, adopted Jan. 27, 2009. Art. VIII, § 15-133, pertained to fireworks and derived from § 1 of Ord. No. 4676. Now see Article I.

Sec. 15-133. - Reserved.

SECTION THREE: Publication and Effective Date

This ordinance shall take effect and be in force thirty (30) days from the date of its passage; and before the expiration of fifteen (15) days after its passage it, or a summary of it, shall be published once, with the names of the members of the Board of Supervisors voting for and against the same in a newspaper of general circulation published in the County of Santa Barbara.

PASSED, APPROVED, AND ADOPTED by the Board of Supervisors of the County of Santa Barbara, State of California, on this 12th day of May, 2026 by the following vote:

AYES: Supervisors Lee, Capps, Hartmann, Nelson and Lavagnino

NAYS: None

ABSENT: None

ABSTAIN: None

Signed by:


9DD6B7A21FC646A...

**Bob Nelson, Chair
Board of Supervisors
County of Santa Barbara**

**ATTEST:
Mona Miyasato
County Executive Office
Clerk of the Board**

Signed by:


0B03F3DDF9EE4AA...

By:

Deputy Clerk of the Board

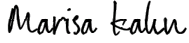
APPROVED AS TO FORM:
Rachel Van Mullem
County Counsel

Signed by:
By: 
Deputy County Counsel

APPROVED AS TO ACCOUNTING FORM:
Betsy M. Schaffer, CPA, CPFO
Auditor-Controller

DocuSigned by:
By: 
Deputy Auditor-Controller

APPROVED AS TO FORM:
Marisa Kahn
Interim Risk Manager

Signed by:
By: 
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APPROVED AS TO FORM:
Garrett Huff
Fire Chief/Fire Warden

Signed by:
By: 
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CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 8

To: The Honorable Mayor and City Council

From: Scott Wolfe, City Manager

Meeting Date: August 24, 2026

Subject: Selection of Vendor for Drone Show during Winter Fest Event

BACKGROUND

At its June 25, 2026, meeting, the City Council requested staff to solicit bids for a drone show during the December Winterfest event. At its August 10 meeting, the City Council continued this item to the meeting of August 24. The Council also asked for sample images illustrating the visual differences between drone shows using different numbers of drones. Images will be presented at the meeting.

Drone shows are becoming increasingly popular and often serve as highlights for evening events. Costs for such shows can range from \$15,000 to upwards of \$50,000, depending on the individual vendor and the number of drones used in the show. Larger numbers of drones provide a more detailed and spectacular show. Shows typically run from about 10 to as much as 14 minutes.

Costs for a drone show would be paid from the City's General Fund, but if the City Council desired, the City's expenditure could be significantly reduced through the sale of sponsorships to local businesses.

Staff reached out to several vendors of such shows and obtained proposals for a show on December 6, 2026, the date of this year's Winterfest.

Drone Show Proposals - December 2026							
Vendor	Location	Small	# of Drones	Mid	# of Drones	Large	# of Drones
Droneshow.com	St. George, UT	\$15,000	100	\$30,000	250	\$40,000	400
Sky Elements	Coppel, TX	\$20,000	100	\$35,000	200	\$52,500	300
Electric Sky	Los Angeles, CA	\$25,750	250	\$29,500	300	\$41,000	400

As can be seen in the matrix above, the costs for shows are very similar, particularly between Droneshow.com and Electric Sky, with Electric Sky being slightly less than Droneshow.com for the mid-sized show (despite the fact that Electric Sky is proposing 300 drones, vs Droneshow.com's 250) and Droneshow.com being slightly less expensive than Electric Sky for the large sized show of 400 drones. Electric Sky has been used by some cities locally and is based in Los Angeles. Droneshow.com is located in St. George, Utah, but does shows all over the western United States. Both operators have extensive experience with event shows, with Droneshow.com seemingly geared toward larger events, while Electric Sky has experience with smaller events such as Winterfest. Both vendors are highly rated with many positive reviews.

Each of the vendors will provide all necessary equipment and personnel to operate the show and will obtain FAA permits as required. In addition to the flight crew, there will also be visual observers monitoring the show to ensure that safety requirements are met, to include keeping restricted areas clear.

The show will require a launch area which will need to be cordoned off to ensure spectators' safety and security for the drones. When in flight, the drones will occupy a significantly larger area that must be kept clear of persons and moving vehicles. This may require limiting access to or from the overflow parking area (Library parking lot) during the 10-15 minute flight time of the show.

In response to City Council direction, staff reached out to Kathy Vreeland of the Buellton Chamber of Commerce/Visitors Bureau, which puts on the Winterfest event. Mrs. Vreeland indicated that a drone show put on by the City would represent a welcome addition to the event and expressed no objections. Event scheduling and timing details with the organizers and selected drone show operation team will be worked out as the event date approaches.

FISCAL IMPACT

Approval of this item will result in an impact to the City's General Fund in the amount of the cost of the size of the show selected. In anticipation of this discussion, the proposed FY 2026-2027 budget includes a \$50,000 line item for a drone show.

RECOMMENDATION

That the City Council discuss this matter and direct staff as appropriate. Staff recommend that the City Council select a vendor as well as a preferred show size and authorize the City Manager to execute an agreement for service that is in a form acceptable to the City Attorney.

ATTACHMENTS

Attachment 1 – Example Images of Drone Count Differences

200 DRONES

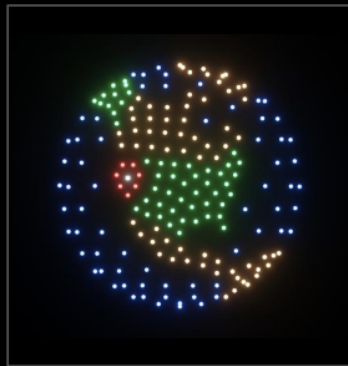
ATTACHMENT 1

Representative drone show concept examples

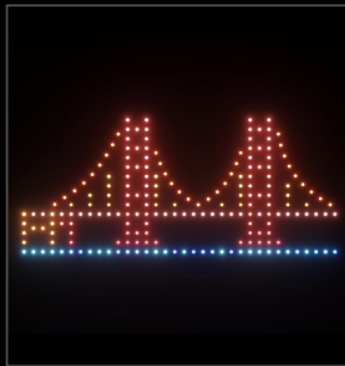
MOCKUP



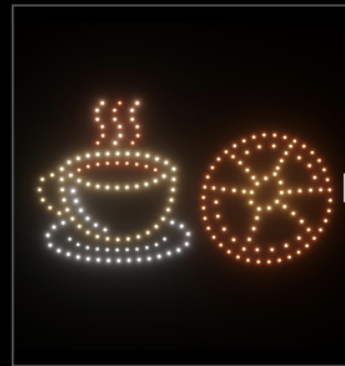
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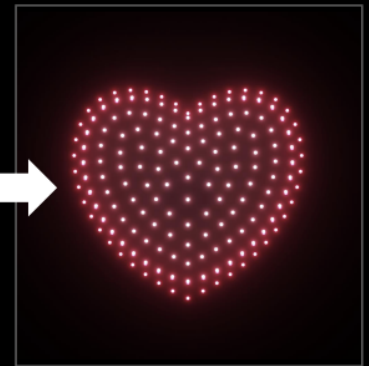
02. Globe with pin dropping in USA



03. Golden Gate Bridge



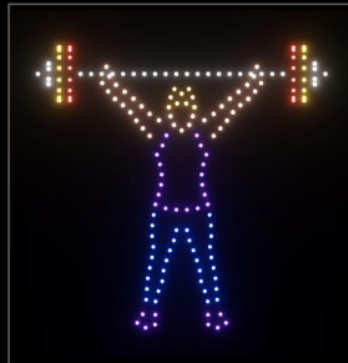
04. Coffee cup and Bagel



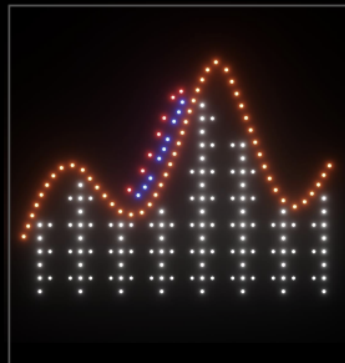
05. Heart



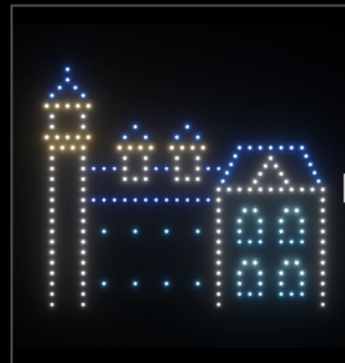
06. Colorful film style camera with film roll



07. Female Olympic Lifter



07. Roller coaster



09. Neuschwanstein Castle



10. Proposal

300 DRONES

Representative drone show concept examples



01.



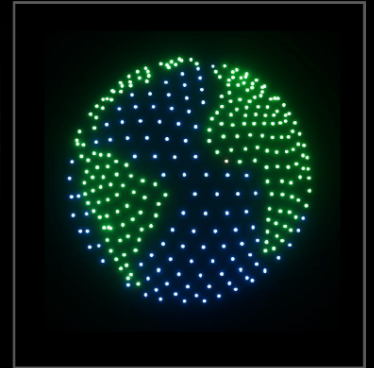
02.



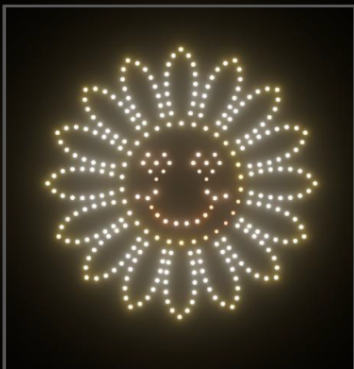
03.



04.



05.



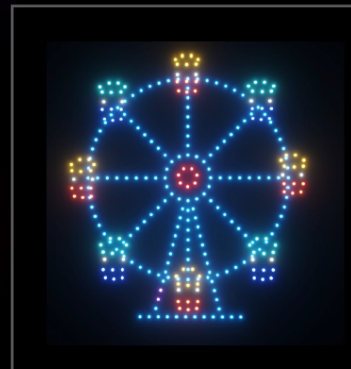
06.



07.



08.



09.



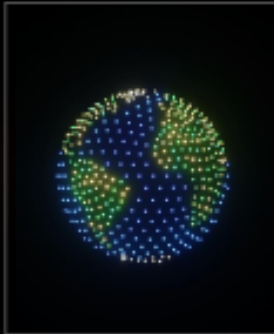
10.

400 DRONES

Representative drone show concept examples



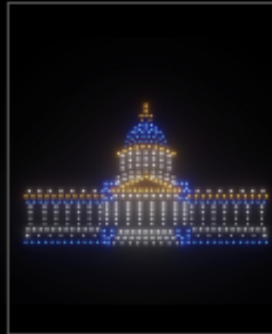
01. WELCOME TO SCOTTSDALE



02. Globe



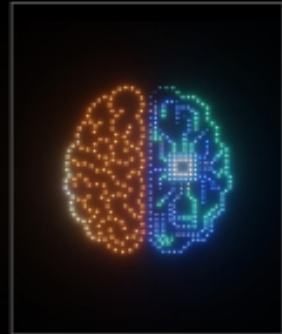
03. Handshake



04. Legislative Building



05. Computer with number



06. AI / Human Connection



07. Golf



08. Sonoran Desert Sunrise



09. USA Baseball player



10. Cowboy



11. Margarita Cheers



12. Deloitte Logo

500 DRONES

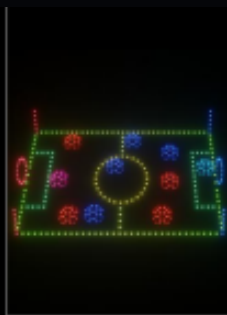
Representative drone show concept examples



01. Palm Springs Drone Fest Logo



02. FIDAUSA Logo



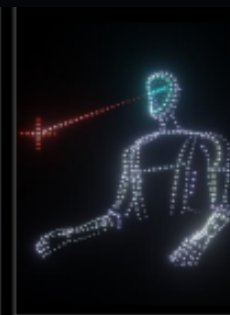
03. Drone Soccer



04. Drone Orb40 Collision



05. California Robotics Gates



06. Robot with Laser Eyes



07. Hollywood Film Industry Tribute



08. Visit Greater Palm Springs Logo



09. Marilyn Monroe X Tram Scene



10. Moon x Satellite



11. NASA Artemis Tribute



12. Electric Sky Drone Shows Logo



13. FIDA USA Mascot



14. UVIFY Logo

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No.: 9

To: The Honorable Mayor and City Council

From: Scott Wolfe, City Manager

Meeting Date: August 24, 2026

Subject: Consideration of Law Enforcement Service Alternatives

BACKGROUND

The City's contract with the County of Santa Barbara Sheriff's Office for law enforcement services expires on June 30, 2027. In light of this approaching expiration, staff presents the City Council with various alternatives for providing law enforcement services into Fiscal Year 2027-28 and beyond.

Buellton has been served by the Sheriff's Office since the City's incorporation in 1993 and has been provided with this service through several successive contracts. The current contract was entered into and effective as of July 1, 2023, and runs through June 30, 2027. The initial year of the contract resulted in a cost to the City of \$2,727,368. In the current fiscal year, which represents the last period of the original term of the 4-year agreement, the City's contract cost (less the \$255,400 cost of the Motor officer which was more recently added) is \$3,243,055 (see Attachment 1). In total, the \$3,498,455 cost of the Law Enforcement Contract constitutes more than 26% of the City's budgeted General Fund expenditures for the fiscal year.

With such a large percentage of the City's budget committed to Law Enforcement, and with costs consistently outpacing inflation, staff have been investigating options to find more cost-effective law enforcement service models even before the current contract with the Sheriff's Office was negotiated.

One such model that has been investigated periodically involves standing up Buellton's own police department. While such a model provides a high level of local control of law enforcement and allows a tailoring of services to specifically address local issues, the costs of such a model would far exceed the costs of a contract service model. Establishing a Buellton Police Department would necessitate increasing the City staff by at least 60% over what the City's current staff size. Most of those additional positions would have pension costs higher than the existing staff due to their CalPERS status as "Safety" employees and would significantly increase the City's legal costs involving both labor and liability issues.

A more cost-effective approach to the “build-your-own” model (but likely still not as cost-effective as a contract model) would be to partner with a neighboring jurisdiction, such as Solvang, to create a joint powers authority to provide police services. This is also an approach which has been looked at, as the City of Guadalupe reached out earlier this year as well with an initial proposal to create such a joint powers authority with Buellton and Solvang to create a multi-jurisdictional police department using their in-house department as a starting point. This approach may be viable in the long run but would likely take several years to come to agreements on the administrative details, legal authority structures, and recruitment to establish such a joint department.

In years leading up to the current contract, staff reached out to various potential partners seeking alternative service providers. Staff contacted the Cities of Santa Maria, Lompoc, and Guadalupe, as well as the California Highway Patrol for assistance. At the time, none of these jurisdictions were able to provide services to Buellton. While some expressions of desire to assist Buellton were given by these agencies, concerns with staffing levels, geographic separation from the main body of the police force, and political circumstances were cited as reasons for the inability to assist.

In early 2026, the City of Lompoc reached out to the Cities of Solvang and Buellton, indicating that circumstances had changed with their department which may allow them to provide police services to the cities. Subsequent conversations between the three cities have led to more serious consideration of the possibility of the City of Lompoc being a viable alternative to the Sheriff’s Office.

Since costs have long been a driving factor in Buellton’s search for alternative law enforcement service, there would be little interest in a provider which did not appear to provide better value to Buellton’s taxpayers than the Sheriff’s Office. While cost numbers are still being worked out, initial calculations provided by the City of Lompoc indicate that annual service to Buellton at a similar level to that currently provided by the Sheriff’s Office could be provided at a cost approximately \$1 million less than the anticipated Sheriff’s Office cost (see Attachment 2, provided by the City of Lompoc).

Adjusting the apparent value is the staffing level which would be required for Lompoc to serve Buellton and Solvang. The cost savings identified above include the cost of a records technician for Buellton as the Sheriff’s contract does as well as the addition of a full-time Community Services Officer (which the current contract does not provide) but only includes the cost of one patrol officer. To maintain officer safety, each city would be required to have two patrol officers on duty at all times, rather than the single officer option provided by the Sheriff’s Office. Additionally, to support this model, Buellton and Solvang would need to share the costs of a 24/7 sergeant post and a lieutenant to oversee the operations of both cities. This would bring the actual cost up above the cost that the City might incur from the Sheriff’s Office service, at least based upon the cost model of the existing agreement. The increase in costs can’t be precisely calculated at this point but could be about \$700,000 more than the Sheriff’s Office contract amount under the current agreement.

The expenses noted would be for ongoing operational costs, but a significant expenditure would be required to cover the costs of recruitment, equipment, vehicles, training, and other items required to expand department services to cover Buellton. These initial expenditures could exceed \$2 million in up-front costs in addition to the operational costs before settling into the lower operational rate.

Cost considerations aside, there are services that the Sheriff's Office can bring to bear that the City of Lompoc does not provide. While rarely used, resources such as aviation units, a bomb squad, and other assets and special teams are available through Sheriff's Office service but may not be through a contract with another provider. While the City of Lompoc has a SWAT team, that team would be based in Lompoc, while the Sheriff's Office has its Special Enforcement Team based centrally in the County inside Buellton's city limits.

It is important to note that cost is not the only, nor even the primary factor when considering law enforcement service. Police services should be attuned to a community's culture and desires for how law enforcement should take place. As such, if the City Council should decide to consider an alternative to the Sheriff's Office as a provider, careful consideration should be given to the kind of service that the community would like to see. Familiarity in the community is a factor that many businesses and residents find builds trust in a police agency. Therefore, having officers or deputies who live in Buellton may be a consideration. A similar consideration might be a provider's willingness and ability to engage in active community-oriented policing to develop meaningful relationships between the police force and the community members. Such "cultural" concerns and desires are likely best explored through outreach efforts to the public which may include City staff, representatives from potential law enforcement contracting agencies, and possibly under the guidance of a City Council ad hoc committee.

There are too many factors to list in this report at this stage of consideration of alternative approaches to providing police services. The purpose of this report is to set the stage for the City's next steps in ensuring quality law enforcement for our community. These steps might include one or more of the following alternatives:

1. Consider a re-negotiation of the Sheriff's contract to take effect on July 1, 2027. This may result in negotiations in conjunction with other contract cities (Solvang, Goleta, and/or Carpinteria) as has been done in the past, or on our own if the other cities decide to go in different directions.
2. Consider exercising the first of three available one-year extensions. These extensions are subject to mutual agreement between the City and the Sheriff's Office.
3. Consider entering discussions with the City of Lompoc to further investigate whether the law enforcement services they offer might be a good fit for the City of Buellton and its needs.

4. Approach the City of Solvang and/or another contract city to discuss the possibility of creating a joint police department through a joint powers agreement or other mechanism.

As this item is an initial discussion of a very complex topic, staff is not recommending that the City Council decide upon any of the alternatives immediately. Instead, staff would recommend that the City Council ask questions of staff and the law enforcement representatives that are expected to be in attendance to answer any concerns that you may individually have. Following this, if there is a desire to further investigate working with the City of Lompoc as a service provider, staff recommends that the City Council direct staff to reach out to both the Sheriff's Office and the Lompoc Police Department to schedule outreach events to allow community members to educate themselves on the various alternatives and provide public input to help inform the City Council's future decisions on the matter.

FISCAL IMPACT

There is no fiscal impact associated with this item, as presented. However, subsequent action on this issue will have significant fiscal impacts.

RECOMMENDATION

That the City Council discuss this matter and provide direction to staff as to next steps.

ATTACHMENTS

- Attachment 1 – Sheriff Contract Cost Summary for Fiscal Year 2026-27 (estimated)
- Attachment 2 – Preliminary staffing cost comparison by the City of Lompoc

ATTACHMENT 1

City of Buellton FY 26/27 Contract Cost

Exhibit E-3 (Pending Deputy Sheriff's Association MOU outcome)

Patrol Costs	FTE	Total Contract Cost
<i>Direct Patrol</i>		
Sheriff's Deputy	5.50	\$1,100,162
<i>Patrol Support</i>		
Sheriff's Deputy II- Spcl Duty	0.25	55,264
AOP II	1.00	114,358
Chief Deputy Sheriff	0.05	21,207
Sheriff's Commander	0.10	38,501
Sheriff's Lieutenant	0.17	55,540
Sheriff's Sergeant	0.67	176,500
<i>Menu Item Positions</i>		
N/A	-	-
<i>Contract Services Bureau</i>		
Sheriff's Lieutenant	0.13	40,838
Dept Bus Spec II	0.20	31,450
<i>Other Staffing / Indirect</i>		
Other Staffing Charges (UI, WC, LI)		181,295
Indirect Rate		158,823
Total Patrol Cost		1,973,938
Law Enforcement Support Costs		
Public Safety Dispatch Costs		85,609
<i>Other Direct Charges</i>		
Services & Supplies		37,863
CSB - Services & Supplies		18,440
DST/FTO		83,175
WC Credit		(7,230)
Overtime		27,978
Motor Pool		69,390
Radio/Communications		17,205
<i>Direct Overhead Costs (S&B and S&S)</i>		
Forensics		31,100
Criminal Records		56,300
Investigations		220,900
Property & Evidence		19,800
Narcs		27,900
Intelligence		17,300
High Tech Crimes		17,600
ICRP		30,100
Total Law Enforcement Support		753,430
Total Contract for FY 23-24 (base cost)		\$2,727,368
Total Contract for FY 24-25 (7.28% increase)		\$2,925,921
Total Contract for FY 25-26 (5.28% increase)		\$3,080,409

Contracted Annual Cost Recalculation Via an Escalator

2.78% (agreed upon escalator) +2.50% (MOU increase for Deputy Sheriff job class- eff. 06/26/2026)

Base Contract for FY 26-27 (5.28% estimated increase)	\$3,243,055
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Notes:

UI = Unemployment Insurance; WC = Workers Compensation Insurance; LI = Liability Insurance ICR = Indirect Contract Rate; S&B = Salaries & Benefits; S&S = Services & Supplies

City of Buellton
FY 26/27 Contract Cost
Exhibit E-3 (Pending Deputy Sheriff's Association MOU outcome)

	FTE	Contract Cost
Base Contract for FY 26-27 (5.28% <u>estimated</u> increase)		\$3,243,055
Menu Positions Added to FY 26/27 Contract		
Sheriff's Deputy (Motor)	1.00	
-C-Step Salary		212,900
-Workers Compensation		8,730
-Liability		13,940
-Unemployment Insurance		60
-Indirect Cost Rate (8.39%)		19,770
FY 26/27 Sheriff Deputy Contract Cost		255,400
Total Contract for FY 26-27 (using an <u>estimated</u> 5.28% increase) *		\$3,498,455

Notes:

UI = Unemployment Insurance; WC = Workers Compensation Insurance; LI = Liability Insurance

ICR = Indirect Contract Rate; S&B = Salaries & Benefits; S&S = Services & Supplies

*The current calculation uses the FY 25/26 percentage increase for the DSA MOU, which expires June 21, 2026. If the finalized rate differs from the 2.5% estimate, an adjustment will be made and the contract cost will be updated. Refer to Exhibit B of the current contract.

ATTACHMENT 2

Lompoc to County Sheriff
Cost Comparison

ATTACHMENT 2

Apples to Apples Comparison									
Lompoc			Buellton (1 Unit)						
Direct Patrol			Direct Patrol		FY 23-24 Base Cost	FY 24-25 +7.28%	FY25-26 +5.28%	FY26-27 +5.28%	FY27-28 +5.28%
Patrol Officer	1.00	\$ 166,889	Sheriff's Deputy	1.00	\$ 200,029	\$ 214,592	\$ 225,922	\$ 237,851	\$ 250,409
Patrol Officer	1.00	\$ 166,889	Sheriff's Deputy	1.00	\$ 200,029	\$ 214,592	\$ 225,922	\$ 237,851	\$ 250,409
Patrol Officer	1.00	\$ 166,889	Sheriff's Deputy	1.00	\$ 200,029	\$ 214,592	\$ 225,922	\$ 237,851	\$ 250,409
Patrol Officer	1.00	\$ 166,889	Sheriff's Deputy	1.00	\$ 200,029	\$ 214,592	\$ 225,922	\$ 237,851	\$ 250,409
Patrol Officer	1.00	\$ 166,889	Sheriff's Deputy	1.00	\$ 200,029	\$ 214,592	\$ 225,922	\$ 237,851	\$ 250,409
Patrol Officer	0.50	\$ 83,444	Sheriff's Deputy	0.50	\$ 100,015	\$ 107,296	\$ 112,961	\$ 118,925	\$ 125,205
Direct Patrol Total	5.50	\$ 917,887	Direct Patrol Total	5.50	\$ 1,100,162	\$ 1,180,254	\$ 1,242,571	\$ 1,308,179	\$ 1,377,251
Patrol Support			Patrol Support						
Community Service Officer	0.25	\$ 28,178	Sheriff's Deputy II-Spcl Duty	0.25	\$ 55,264	\$ 59,287	\$ 62,418	\$ 65,713	\$ 69,183
Police Records Tech II	1.00	\$ 106,639	AOP II (Admin Office Pro)	1.00	\$ 114,358	\$ 122,683	\$ 129,161	\$ 135,981	\$ 143,160
Chief of Police	0.05	\$ 17,674	Chief Deputy Sheriff	0.05	\$ 21,207	\$ 22,751	\$ 23,952	\$ 25,217	\$ 26,548
Corporal	0.10	\$ 18,321	Sheriff's Commander	0.10	\$ 38,501	\$ 41,304	\$ 43,485	\$ 45,781	\$ 48,198
Lieutenant	0.17	\$ 39,689	Sheriff's Lieutenant	0.17	\$ 55,540	\$ 59,583	\$ 62,729	\$ 66,041	\$ 69,528
Sergeant	0.67	\$ 138,646	Sheriff's Sargeant	0.67	\$ 176,500	\$ 189,349	\$ 199,347	\$ 209,872	\$ 220,954
Patrol Support Total	2.24	\$ 349,147	Patrol Support Total	2.24	\$ 461,370	\$ 494,958	\$ 521,092	\$ 548,605	\$ 577,571
Contract Services Bureau			Contract Services Bureau						
Lieutenant	0.13	\$ 30,350	Sheriff's Lieutenant	0.13	\$ 40,838	\$ 43,811	\$ 46,124	\$ 48,560	\$ 51,124
Property Specialist	0.20	\$ 23,772	Dept Bus Spec II	0.20	\$ 31,450	\$ 33,740	\$ 35,521	\$ 37,397	\$ 39,371
Contract Services Bureau Total	0.33	\$ 54,123	Contract Services Bureau Total	0.33	\$ 72,288	\$ 77,551	\$ 81,645	\$ 85,956	\$ 90,495
Other Staffing/ Indirect			Other Staffing/ Indirect						
Other Staffing Charges(UI,WC,LI)		\$ 79,430	Other Staffing Charges(UI,WC,LI)		\$ 181,295	\$ 194,493	\$ 204,763	\$ 215,574	\$ 226,956
Indirect Rate		\$ 114,851	Indirect Rate		\$ 158,823	\$ 170,385	\$ 179,382	\$ 188,853	\$ 198,824
Other Staffing/ Indirect Total		\$ 194,281	Other Staffing/ Indirect Total		\$ 340,118	\$ 364,879	\$ 384,144	\$ 404,427	\$ 425,781
Total Patrol Costs			Total Patrol Costs		\$ 1,973,938	\$ 2,117,641	\$ 2,229,452	\$ 2,347,167	\$ 2,471,098
Law Enforcement Support Costs			Law Enforcement Support Costs						
Police Dispatcher	1.00	\$ 134,763	Public Safety Dispatch Costs		\$ 85,609	\$ 91,841	\$ 96,691	\$ 101,796	\$ 107,171
Other Direct Charges			Other Direct Charges						
Services & Supplies (Includes Firearms,protective gear)	92,253		Services & Supplies		\$ 37,863	\$ 40,619	\$ 42,764	\$ 45,022	\$ 47,399
Other -Services & Supplies (Includes IT)	140,825		CSB-Services & Supplies		\$ 18,440	\$ 19,782	\$ 20,827	\$ 21,927	\$ 23,084
DST/FTO	42,109		DST/FTO		\$ 83,175	\$ 89,230	\$ 93,941	\$ 98,902	\$ 104,124
WC Credit	-		WC Credit		\$ (7,230)	\$ (7,756)	\$ (8,166)	\$ (8,597)	\$ (9,051)
Overtime	195,907		Overtime		\$ 27,978	\$ 30,015	\$ 31,600	\$ 33,268	\$ 35,025
Motor Pool	120,523		Motor Pool		\$ 69,390	\$ 74,442	\$ 78,372	\$ 82,510	\$ 86,867
Radio/Communications	52,067		Radio/Communications		\$ 17,205	\$ 18,458	\$ 19,432	\$ 20,458	\$ 21,538
Other Direct Charges Total	643,683		Other Direct Charges Total		\$ 246,821	\$ 264,790	\$ 278,770	\$ 293,490	\$ 308,986
Included in Operating Costs			Direct Overhead Costs (S&B and S&S)						
Forensics	7,771		Forensics		\$ 31,100	\$ 33,364	\$ 35,126	\$ 36,980	\$ 38,933
Criminal Records			Criminal Records		\$ 56,300	\$ 60,399	\$ 63,588	\$ 66,945	\$ 70,480
Investigations	7,481		Investigations		\$ 220,900	\$ 236,982	\$ 249,494	\$ 262,667	\$ 276,536
Property & Evidence	3,938		Property & Evidence		\$ 19,800	\$ 21,241	\$ 22,363	\$ 23,544	\$ 24,787
Narcs			Narcs		\$ 27,900	\$ 29,931	\$ 31,511	\$ 33,175	\$ 34,927
Intelligence			Intelligence		\$ 17,300	\$ 18,559	\$ 19,539	\$ 20,571	\$ 21,657
High Tech Crimes			High Tech Crimes		\$ 17,600	\$ 18,881	\$ 19,878	\$ 20,928	\$ 22,033
ICRP (included in Indirect Rate above)			ICRP		\$ 30,100	\$ 32,291	\$ 33,996	\$ 35,791	\$ 37,681
Direct Overhead Costs (S&B and S&S) Total	19,190		Direct Overhead Costs (S&B and S&S) Total		\$ 421,000	\$ 451,649	\$ 475,496	\$ 500,602	\$ 527,034
Total Law Enforcement Support			Total Law Enforcement Support						
					\$ 753,430	\$ 808,280	\$ 850,957	\$ 895,887	\$ 943,190
Total Base Yr 2027-2028	9.07	2,313,073	Annual Totals		\$ 2,727,368	\$ 2,925,920	\$ 3,080,409	\$ 3,243,055	\$ 3,414,288

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: SW
Council Agenda Item No: 10

To: The Honorable Mayor and City Council

From: Irma Tucker, Contract City Planner
Cara Miralles, Associate Planner

Meeting Date: August 24, 2026

Subject: Conceptual Review of 560 Avenue of Flags Mixed-Use Project

BACKGROUND/DISCUSSION

An application has been submitted for Conceptual Review (Case No. 26-CR-02) by property owner Joe Collins, Searidge Limited Partnership and agent Carol Florence, Oasis Associates (together, the “Applicant”) for a residential and commercial mixed-use project located at 560 Avenue of Flags. The proposed project site consists of the following two lots (**Attachment 1 – Vicinity Map**):

- primary site is a currently vacant 0.78-acre lot, Assessor’s Parcel Number 137-170-011
- adjacent lot is a 0.21-acre open space portion of an adjacent 3.63 acre parcel, Assessor’s Parcel Number 137-170-053, previously entitled and developed for existing multi-family use, known as the Avenue Heights Apartments.

The project site is designated and zoned General Commercial-CR and is within the Avenue of Flags Specific Plan Area, in District 2 – Public Events and Mixed Use (Downtown Core). Surrounding uses include the Farmhouse Motel to the north, Avenue Heights Apartments to the northeast and east, Hotel Hygge to the south, and Median 2 public parking lot to the west.

Project Description

The conceptual plans and project description are included in **Attachments 2 and 3**. Proposed is a 4-story mixed-use building with a max height of 47 feet. The building would present a three-story elevation along Avenue of Flags and transition to four stories toward the interior of the site as the property slopes downward to the east. The project description states that “a contemporary interpretation of Art Deco architecture” is presented, as seen on the conceptual elevations, and does reflect some principles of Classic Art Deco with smooth stucco, vertical forms, geometric shapes, stepped parapets, low-relief decorative tile accents, and decorative metal railings.

The project plans reflect 2,800 square feet of ground-floor commercial frontage along Avenue of Flags, setback from the property line to allow landscape pockets with street trees and a wider pedestrian space in front of store entrances. Storefronts with windows and signage appear to reach around 15 feet high. Twenty-six (26) apartment units (28,600 sf)

are proposed (22 two-bedroom units and 4 three-bedroom units), to be located behind the commercial frontage on the ground floor and on the three upper floors. The project description also proposes 6,080 square feet of support/common area; the plans show a lounge and lobby areas on the ground floor, however the remaining common area are not specified. Vehicular access is from Avenue of Flags via an internal driveway shared with Avenue Heights Apartments.

The Applicant is proposing to utilize State Density Bonus Law in order to increase the allowable density and request certain concessions and incentives, obtain waivers or reductions of development standards and apply State parking standards. The project description states that per the State Density Bonus Law, the four proposed affordable units (2 very-low income and 2 moderate-income) would: qualify the development for an increase from 13 units at base density to 26 units; and could potentially enable the project to request the elimination of commercial parking requirements, reduced residential parking requirements, an increase in allowable building height, and reduction in the street-facing setback above the 2nd story. Staff has not reviewed the Density Bonus request to determine consistency with State law; the granting of such a request would be determined as part of a formal application submittal.

In terms of parking, 49 spaces are proposed, of which: 7 spaces are along a shared internal road leading to the Avenue Heights Apartments, 21 spaces are behind the ground floor residential units, 21 are on an open space portion of the adjacent parcel, and an additional 3 spaces are accessed from and partially located on Avenue Heights' internal driveway. It appears that 24 are tandem parking spaces, where one vehicle would be lined up behind another in a parking space. The portion of the adjacent parcel being proposed for parking (APN 137-170-053) is part of the Avenue Heights Apartments project site for which a Final Development Plan (12-FDP-02) was approved by City Council in 2013. The Apartment Project site contains an existing basketball court which is proposed to be removed and tot lot proposed to remain. The modification to the adjacent parcel would necessitate a Development Plan Modification to the Avenue Heights Apartments entitlements (previously Buellton Apartments).

STAFF COMMENTS (preliminary)

1. This is not an official project submittal. The applicant is seeking initial input and direction from both the Planning Commission and City Council regarding the conceptual plans before full plans are drawn and a formal application is submitted. The Planning Commission conceptual review was held on August 6, 2026; Commissioner's comments are summarized below.
2. Staff has not reviewed the plans for detailed compliance with the Municipal Code, General Plan, Avenue of Flags Specific Plan, Zoning Ordinance, Community Design Guidelines, State Density Bonus Law, or other applicable requirements.
3. Detailed review and analysis would occur when the formal project application is submitted and fees are paid;
 - a. The outcome of this review may result in changes to the site plan and project description
 - b. Staff will work with the City Attorney to determine the validity and consistency of the request to apply State Density Bonus Law.

4. The ultimate decision-making body for a formal application would be the City Council.
5. Based on information in the Applicant's initial project description, the following preliminary permits are anticipated (subject to change upon formal submittal):
 - a. **Final Development Plan** – for Mixed-Use project on primary parcel
 - b. **Development Plan Modification** re: Avenue Heights Apartments on adjacent parcel; for potential modification of approved entitlements (12-FDP-02)
 - c. **Lot Line Adjustment or Parcel Map** – may be required to incorporate parking areas on adjacent Apartment parcel into Mixed-Use project site.
 - d. **Other** – To be Determined

PLANNING COMMISSION COMMENTS

Commissioner Campbell

1. Asked whether the 26 residential units were intended primarily as rental apartments. The applicant confirmed they would be rental units.
2. Asked for clarification regarding the building's four-story configuration, since the plans show only three distinct floor plans. The architect confirmed that the 3rd and 4th floors use essentially the same floor plan.
3. Said he liked the color palette and thought it fit the project.
4. Thought the applicant had done a good job incorporating the required Art Deco elements.
5. Strongly supported retaining true Avenue of Flags-facing commercial space, rather than relying on live/work-type units. "Active commercial frontage that draws people and businesses to the Avenue as one of the project's most important elements."

Commissioner Sarquilla

1. Liked the design, describing it as "nice and clean and simple."
2. Specifically complimented the color scheme.

Chair Reese

1. Asked staff about the proposal to convert part of the Avenue Heights Apartments' existing basketball court/open-space area to parking:
 - Whether Avenue Heights had received any park-fee credit for providing that space.
 - Whether its original entitlement contained requirements regarding the amount of open space that had to be maintained.
2. Observed possible Density Bonus Law issue: the new project might seek a state-law waiver, but the open-space requirement arises from a previous entitlement for a different project, rather than directly from the 560 Avenue of Flags proposed entitlement.
3. Questioned the applicant's proposed use of moderate-income units under Density Bonus Law, moderate-income units may need to be for-sale ownership units to qualify for the particular "stacking" provision being proposed.
4. Discussed the green color scheme and whether the project could visually relate to the adjacent Avenue Heights Apartments despite the differing architectural styles. Favored some visual connection between the two buildings.

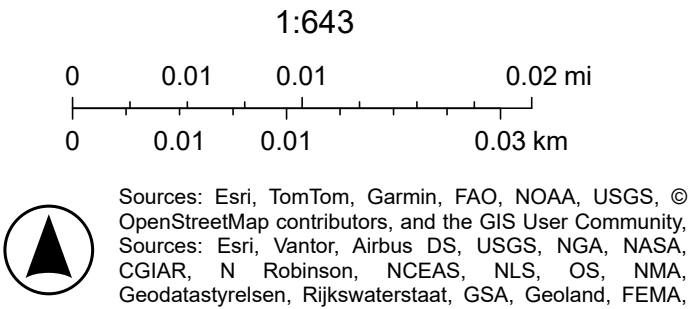
- Specifically preferred the deeper blue-green shown on the elevations/material board over the more grassy green shown in the renderings.
- 5. Called the design thoughtful.
- 6. Thought the site's slope was used effectively, allowing four stories without the building feeling as tall or massive as a conventional four-story building might.
- 7. Complimented the architect's massing, particularly the upper-floor/setback treatment and commercial frontage, saying they make the building feel less massive.
- 8. Liked the way the building jogs inward alongside the driveway/angled parking, describing the result as well executed.

RECOMMENDATION

That the City Council review the conceptual plans and provide comments to the Applicant on the project, for consideration in a formal application submittal.

ATTACHMENTS

- Attachment 1 – Vicinity Map
- Attachment 2 – Conceptual Project Plans
- Attachment 3 – Applicant's Project Description



PROJECT DATA

ADDRESS:	560 AVENUE OF THE FLAGS BUELLTON, CA	REQUIRED PARKING: ***** 2-BED UNITS: 33 SPACES (1.5 SPACES/UNIT x 22 UNITS) 3-BED UNITS: 6 SPACES (1.5 SPACES/UNIT x 4 UNITS) VISITOR: 0 SPACES (NONE REQUIRED) COMMERCIAL: 0 SPACES *(1 SPACE/300 SF x 2,800 SF) LOADING: 0 SPACES (NONE REQUIRED <3,000 SF) TOTAL REQUIRED: 39 SPACES PROPOSED PARKING: 49 SPACES
APN:	137-170-011 & A PORTION OF 037-170-053 (ADJACENT LOT)	
SITE AREA:	0.78 ACRES (33,794 SF) / 0.21 ACRES (9,004 SF) @ ADJACENT LOT	
ZONING:	CR	
SPECIFIC PLAN:	YES (AVENUE OF THE FLAGS SPECIFIC PLAN)	
PLANNING UNIT:	E4	
SPECIFIC PLAN DISTRICT:	D-2 (DOWNTOWN CORE)	*
ALLOWABLE USES: GROUND FLOOR: UPPER FLOORS:	MIXED-USE NON-RESIDENTIAL AT AVE OF THE FLAGS NON-RESIDENTIAL OR RESIDENTIAL	PER CALIFORNIA GOVERNMENT CODE SECTION 65915(d)(1),THE APPLICANT IS REQUESTING THE FOLLOWING CONCESSIONS OR INCENTIVES. THESE CONCESSIONS OR INCENTIVES RESULTS IN A COST REDUCTION CONSISTENT WITH GOVERNMENT CODE SECTION 65915(k). THE CONCESSIONS OR INCENTIVES DO NOT HAVE A SPECIFIC, ADVERSE IMPACT UPON THE PUBLIC HEALTH AND SAFETY OR ON ANY REAL PROPERTY LISTED IN THE CALIFORNIA REGISTER OF HISTORICAL RESOURCES, AND ARE NOT CONTRARY TO STATE OR FEDERAL LAW.
ALLOWABLE BLDG TYPES:	MERCANTILE OR LIVE-WORK/MIXED-USE	
PROPOSED BLDG TYPE:	LIVE-WORK/MIXED-USE	
DESIGN STYLE:	ART DECO	1. A REDUCTION IN THE REQUIRED FRONT/ STREET-FACING SETBACK AT THE UPPER FLOORS ABOVE 2-STORIES (PER THE AVENUE OF THE FLAGS SPECIFIC PLAN, CHAPTER 3, SECTION F.1, FIGURE 3-26 ON LIVE-WORK BUILDING TYPES)
DOR INCENTIVES:	NONE REQUESTED	2. NO COMMERCIAL PARKING 3. RESERVED
FRONT SETBACKS REQUIRED (FOR LIVE-WORK BUILDING TYPE): FIRST AND SECOND STORIES: ABOVE 2-STORIES:	0 FEET MINIMUM, 10 FEET MAXIMUM 10 FEET MINIMUM	**
FRONT SETBACKS PROPOSED (FOR LIVE-WORK BUILDING TYPE): FIRST AND SECOND STORIES: ABOVE 2-STORIES:	3 FEET 7 FEET *	THE APPLICANT IS REQUESTING THE FOLLOWING WAIVERS PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 65915(e). GRANTING THESE WAIVERS DOES NOT CREATE A SPECIFIC, ADVERSE IMPACT UPON HEALTH, SAFETY, OR THE PHYSICAL ENVIRONMENT. NOT GRANTING THESE WAIVERS WOULD HAVE THE EFFECT OF PHYSICALLY PRECLUDING THE CONSTRUCTION OF A DEVELOPMENT MEETING THE DEVELOPMENT CRITERIA AT THE DENSITY PROPOSED.
BUILDING HEIGHT ALLOWED: BUILDING HEIGHT PROPOSED:	35 FEET 47 FEET **	1. AN INCREASE IN THE ALLOWABLE BUILDING HEIGHT
NUMBER OF STORIES:	4 STORIES	
TYPE OF CONSTRUCTION:	TYPE V-A	
SPRINKLERS:	YES	
OCCUPANCIES:	B / M / A-2 / R-2	***
BUILDING AREA: COMMERCIAL: RESIDENTIAL: SUPPORT/ACCESSORY: TOTAL BUILDING AREA:	2800 SF 28600 SF 6080 SF 37480 SF	PURSUANT TO CALIFORNIA GOVERNMENT CODE SECTION 95915(f) THE APPLICANT IS PROVIDING 15% OF THE BASE DENSITY DWELLING UNITS AS VERY-LOW INCOME UNITS IN EXCHANGE FOR A 50% DENSITY BONUS. PER SECTION 95915(d)(2)(C) THE APPLICANT SHALL RECEIVE THREE INCENTIVES OR CONCESSIONS.
LOT COVERAGE:	33%	****
ALLOWABLE DENSITY: BASE DENSITY: SDBL SECTION (f) BONUS: SDBL SECTION (v) BONUS: ALLOWABLE DENSITY:	13 UNITS (16 DU/ACRE x 0.78 ACRES = 12.48 UNITS) 6.5 UNITS (13 UNITS x 50%)* 6.5 UNITS (13 UNITS x 50%)* 26 UNITS	PURSUANT TO SECTION 95915(v)(2) THE APPLICANT IS PROVIDING AN ADDITIONAL 15% OF THE BASE DENSITY DWELLING UNITS AS MODERATE INCOME UNITS IN EXCHANGE FOR AN ADDITIONAL 50% DENSITY BONUS.
REQUIRED AFFORDABLE UNITS: SDBL SECTION (f) BONUS: SDBL SECTION (v) BONUS:	13 UNITS x 15% = 1.95 VERY LOW-INCOME UNITS 13 UNITS x 15% = 1.95 MODERATE-INCOME UNITS	*****
PROVIDED AFFORDABLE UNITS: VERY LOW-INCOME: MODERATE-INCOME:	2 UNITS (SPECIFIC UNITS TBD) 2 UNITS (SPECIFIC UNITS TBD)	PER SECTION 65915(p)(1), THE DEVELOPER IS REQUESTING THAT THE PARKING RATIOS, INCLUSIVE OF HANDICAPPED AND GUEST PARKING BE AS FOLLOWS: - STUDIO & ONE BEDROOM: ONE ON-SITE PARKING SPACE - TWO & THREE BEDROOMS: ONE AND ONE-HALF ON-SITE PARKING SPACES - FOUR AND MORE BEDROOMS: TWO AND ONE-HALF PARKING SPACES ONSITE SPACES MAY BE PROVIDED THROUGH TANDEM, COVERED, OR UNCOVERED PARKING. REQUESTING THESE PARKING STANDARDS DOES NOT COUNT AS AN INCENTIVE OR CONCESSION.
PROPOSED DENSITY: 2-BED UNITS (920 SF): 3-BED UNITS (1,120 SF): TOTAL UNITS:	22 UNITS 4 UNITS 26 UNITS	

560 AVE OF THE FLAGS

BUELLTON, CALIFORNIA

PROJECT DIRECTORY

OWNER
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ARCHITECT
ARRIS STUDIO ARCHITECTS
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SAN LUIS OBISPO, CA 93401
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PHONE: (805) 547-2240 x111
EMAIL: TJESS@ARRIS-STUDIO.COM

PLANNING CONSULTANT
OASIS ASSOCIATES, INC.
3427 MIGUELITO COURT,
SAN LUIS OBISPO, CA 93401
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PHONE: (805) 541 - 4509
EMAIL: CMF@OASISASSOC.COM

CIVIL ENGINEER
ASHLEY & VANCE ENGINEERING
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SAN LUIS OBISPO, CA 93401
ATTN: JUAN ALVAREZ
PHONE: (866) 634-5702
EMAIL: JUAN@ASHLEYVANCE.COM

SHEET INDEX

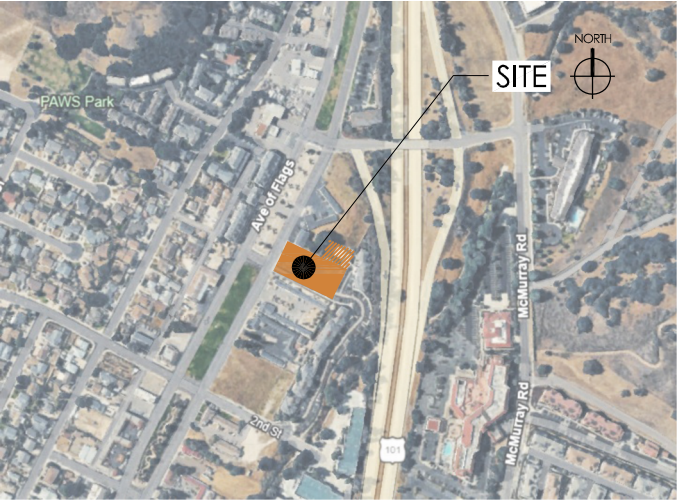
A1.0	COVER SHEET
A2.0	EXISTING SITE PLAN
A3.0	PROPOSED SITE PLAN
A4.0	BUILDING PLANS
A4.1	BUILDING PLANS
A4.2	BUILDING PLANS
A4.3	BUILDING PLANS
A5.0	BUILDING ELEVATIONS
A5.1	BUILDING ELEVATIONS
CB1.0	COLORS & MATERIALS BOARD
C-2.1	CIVIL SITE PLAN
L1.0	CONCEPTUAL LANDSCAPE PLAN

PROJECT DESCRIPTION

THIS PROJECT PROPOSES TO CONSTRUCT A NEW MIXED-USE BUILDING ON A CURRENTLY VACANT LOT AT 560 AVENUE OF THE FLAGS IN BUELLTON, CALIFORNIA. THE PROJECT WILL HAVE COMMERCIAL USES ON THE GROUND FLOOR FACING AVENUE OF THE FLAGS AND RESIDENTIAL RENTAL APARTMENTS TOWARDS THE REAR AND UPPER FLOORS OF THE BUILDING. PARKING IS PROVIDED IN A SURFACE LOT ON-SITE AS WELL AS ON A PORTION OF THE ADJACENT PARCEL AT 86 2ND STREET. THE TWO PARCELS ARE UNDER THE SAME OWNERSHIP AND A SHARED ACCESS AND USE EASEMENT WILL BE PROVIDED.

THE PROJECT IS UTILIZING THE CALIFORNIA STATE AFFORDABLE HOUSING DENSITY BONUS PROGRAM (CA GOVERNMENT CODE SECTION 69515). REFER TO PROJECT DATA FOR ADDITIONAL INFORMATION.

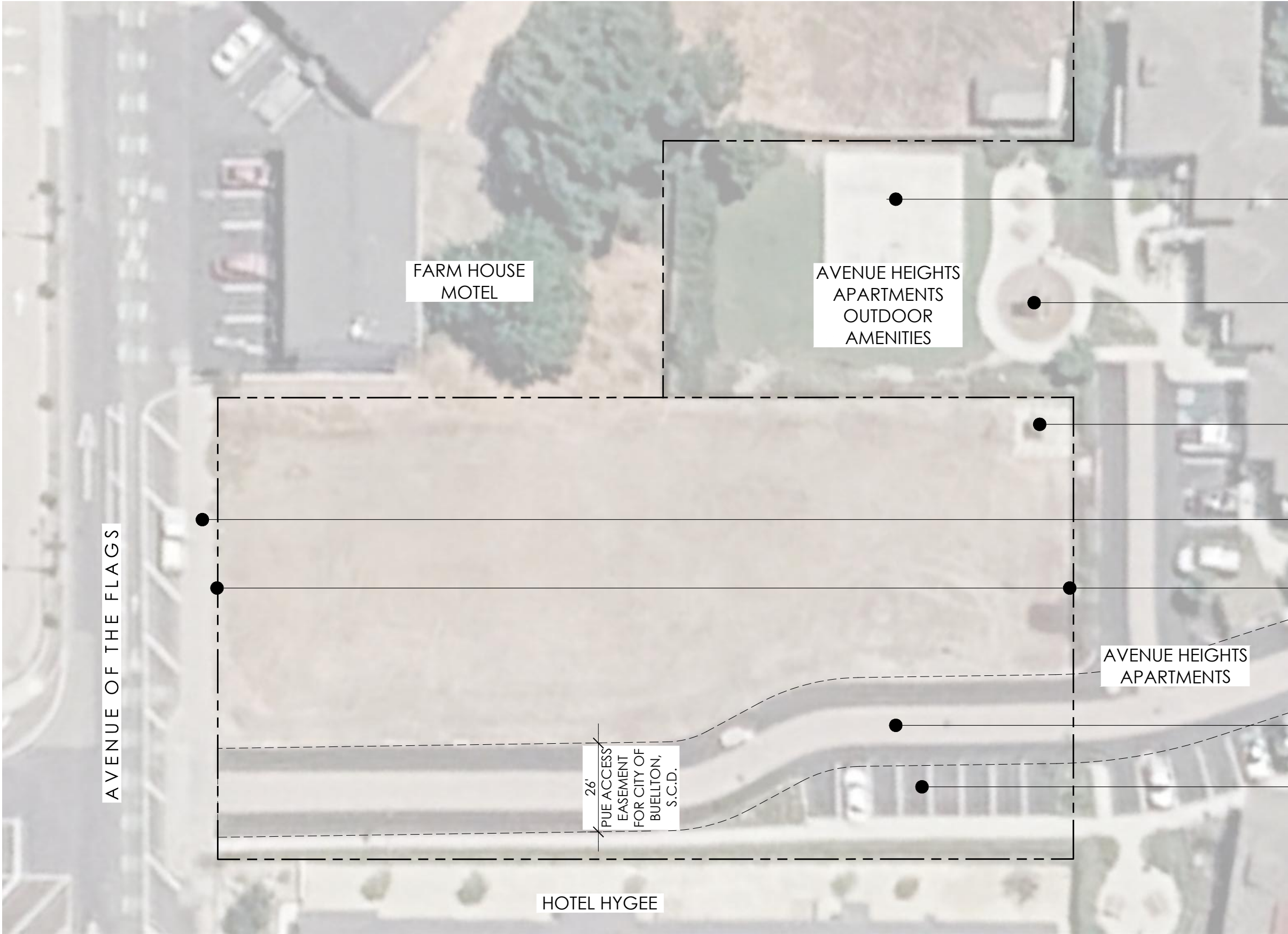
VICINITY MAP



560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA

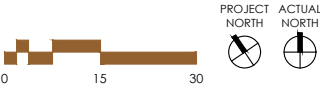
COVER SHEET

A1.0



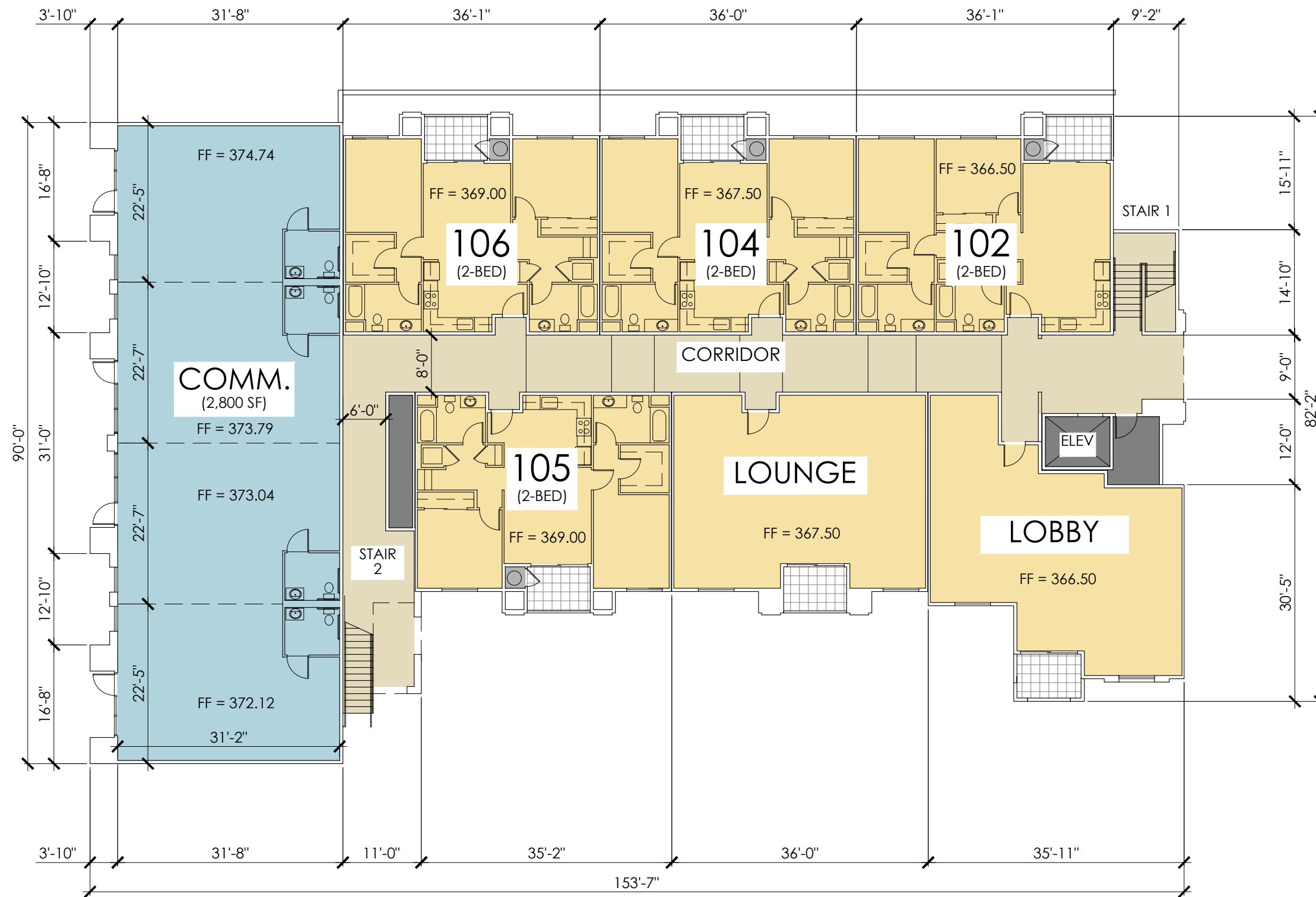
EXISTING SITE PLAN

SCALE: 1" = 30'-0"



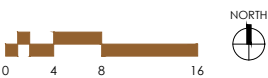
560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
EXISTING SITE PLAN

A2.0



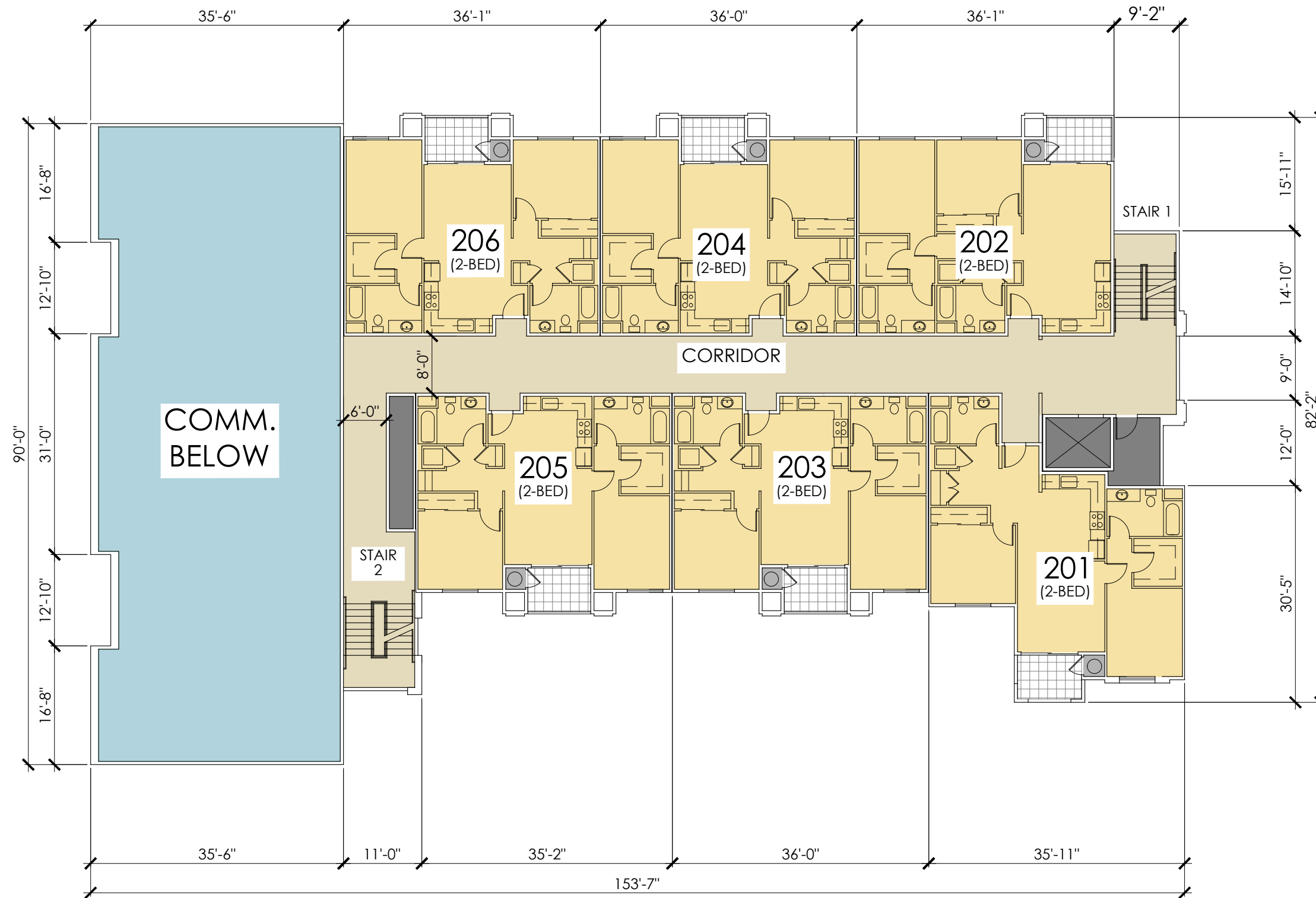
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"



560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
BUILDING PLAN

A4.0



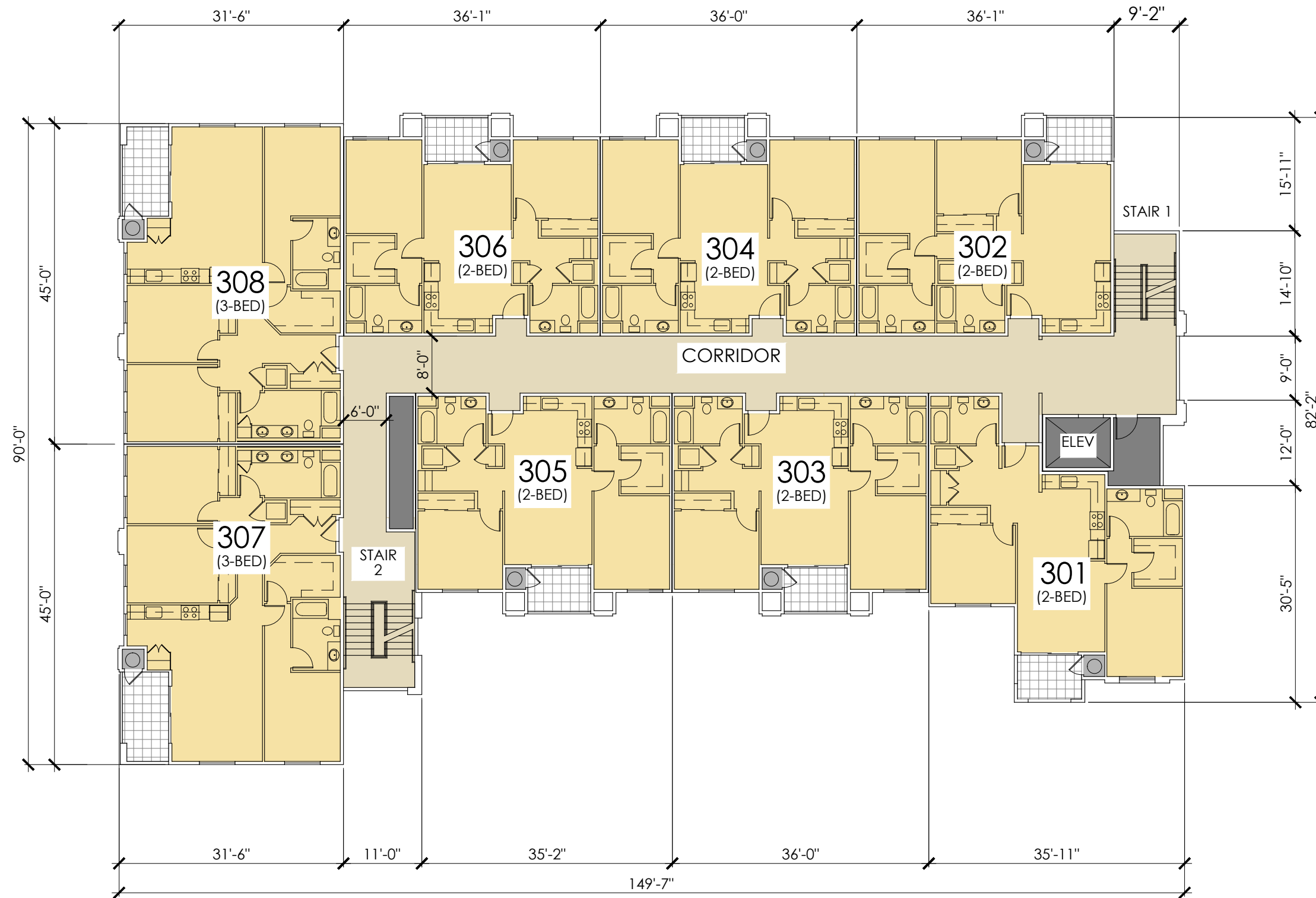
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



560 AVE OF THE FLAGS
BUELLTON, CALIFORNIA
BUILDING PLAN

A4.1



THIRD FLOOR PLAN (FOURTH FLOOR SIMILAR)

SCALE: 1/16" = 1'-0"



560 AVE OF THE FLAGS
 BUELLTON, CALIFORNIA
 BUILDING PLAN

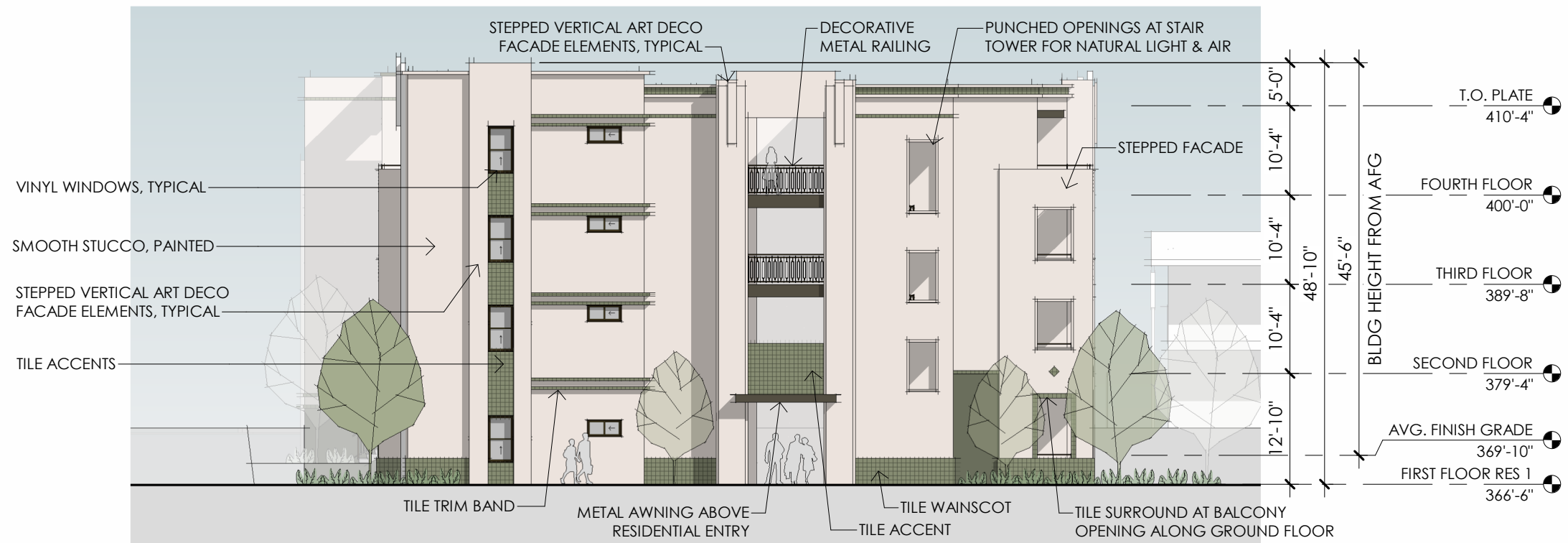
A4.2



FRONT ELEVATION (WEST, FACING AVENUE OF THE FLAGS)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST, RESIDENTIAL ENTRY)



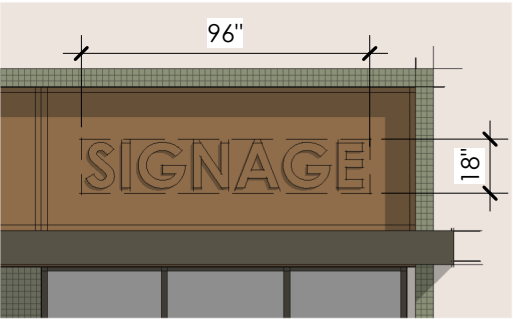
SIDE ELEVATION (NORTH)



COLORS AND MATERIALS (FRONT ELEVATION SHOWN)

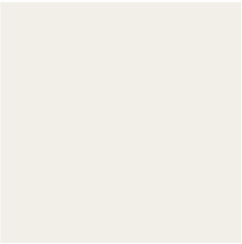
GENERAL NOTES

1. MATERIAL AND COLOR CHANGES SHALL ONLY OCCUR AT INSIDE CORNERS.
2. ALL FLASHING, VENTS, OR OTHER EXPOSED FIXTURES SHALL BE PAINTED TO MATCH ADJACENT ROOF OR WALL MATERIAL.
3. ALL EXTERIOR LIGHTS SHALL BE DOWNWARDS-FACING AND DARK SKY COMPLIANT.



MAX. MAIN
SIGNAGE AREA:
96" X 18"
12 SF PER TENANT

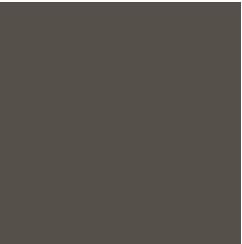
LEGEND



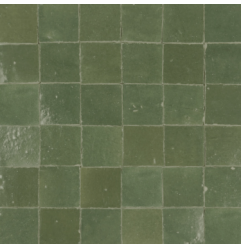
P1
PAINTED STUCCO
CEMENT PLASTER, SMOOTH FINISH
BENJAMIN MOORE
BM AF-10 "GARDENIA"



P2
PAINTED STUCCO
CEMENT PLASTER, SMOOTH FINISH
BENJAMIN MOORE
BM 475 "GALAPAGOS GREEN"



P3
METAL TRIM, RAILING & ACCENTS
BENJAMIN MOORE
BM 1631 "MIDNIGHT OIL"



T1
ACCENT TILE
TBD, OWNER SELECTED
SUBTLE MOSAIC EFFECT



S1
METAL STOREFRONT
DARK BRONZE

DW1
BALCONY DOORS & WINDOWS
MILGARD, VINYL WINDOWS
TRINSIC "ESPRESSO"

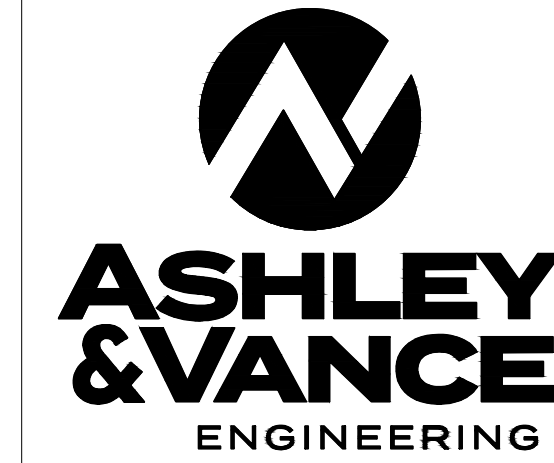
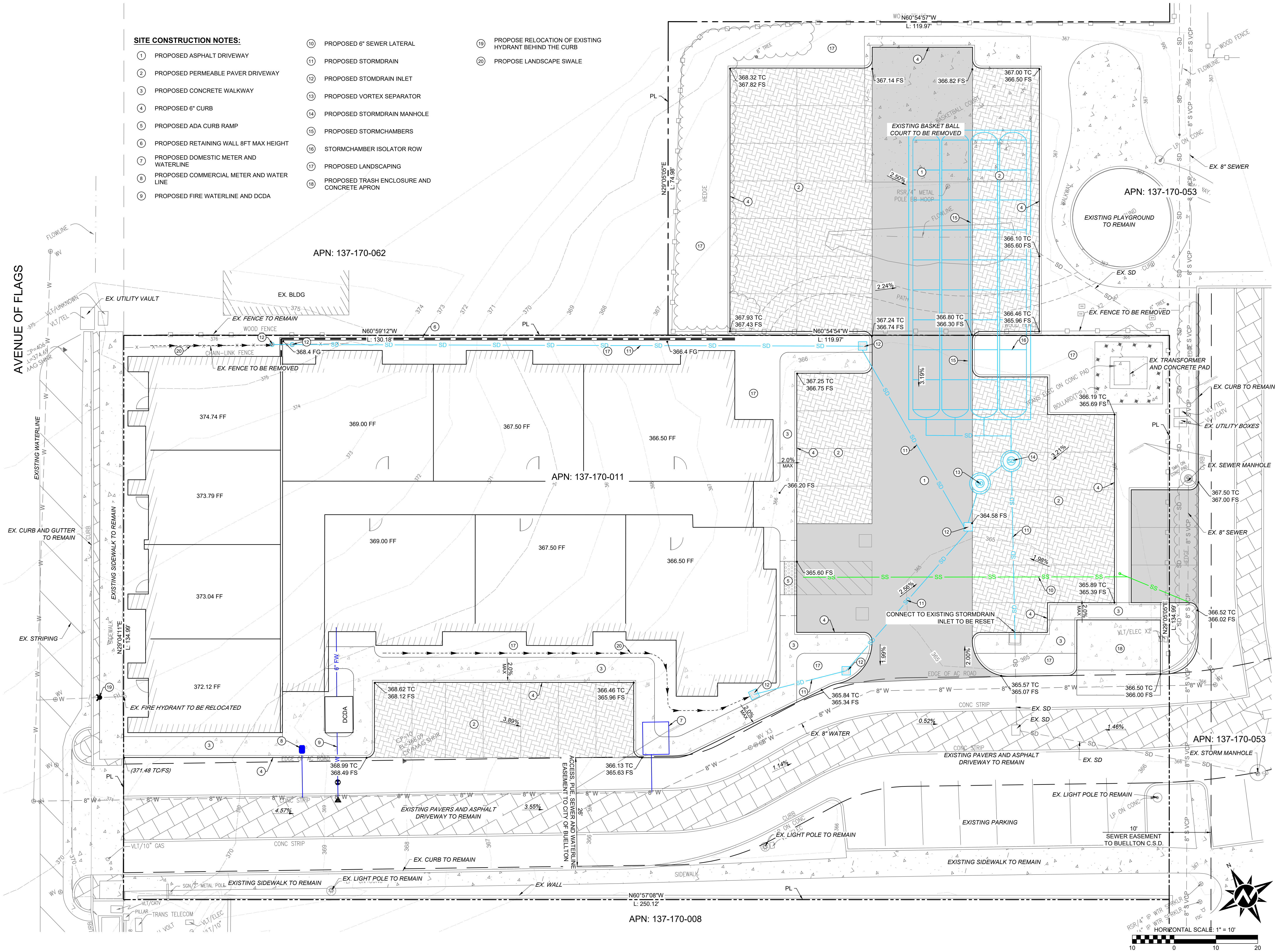
S:\AI Jobs\2026 AI Jobs\260543 - 560 Ave of the Flags - Arri02 - Working Drawings\Prelim\02_ONSITE\2 GRADING SHEET C-2.1 5/15/26 Juan Alvarez

AVENUE OF FLAGS

SITE CONSTRUCTION NOTES:

- 1 PROPOSED ASPHALT DRIVEWAY
- 2 PROPOSED PERMEABLE PAVER DRIVEWAY
- 3 PROPOSED CONCRETE WALKWAY
- 4 PROPOSED 6" CURB
- 5 PROPOSED ADA CURB RAMP
- 6 PROPOSED RETAINING WALL 8FT MAX HEIGHT
- 7 PROPOSED DOMESTIC METER AND WATERLINE
- 8 PROPOSED COMMERCIAL METER AND WATER LINE
- 9 PROPOSED FIRE WATERLINE AND DCDA
- 10 PROPOSED 6" SEWER LATERAL
- 11 PROPOSED STORMDRAIN
- 12 PROPOSED STOMDRAIN INLET
- 13 PROPOSED VORTEX SEPARATOR
- 14 PROPOSED STORMDRAIN MANHOLE
- 15 PROPOSED STORMCHAMBERS
- 16 STORMCHAMBER ISOLATOR ROW
- 17 PROPOSED LANDSCAPING
- 18 PROPOSED TRASH ENCLOSURE AND CONCRETE APRON

- 19 PROPOSE RELOCATION OF EXISTING HYDRANT BEHIND THE CURB
- 20 PROPOSE LANDSCAPE SWALE



1229 CARMEL STREET
SAN LUIS OBISPO, CA 93401
805.545.0010

WWW.ASHLEYVANCE.COM

CIVIL • STRUCTURAL

560 AVE OF THE FLAGS
560 AVE OF THE FLAGS
BUELLTON CA 93427
APN 137-170-011

REVISION:

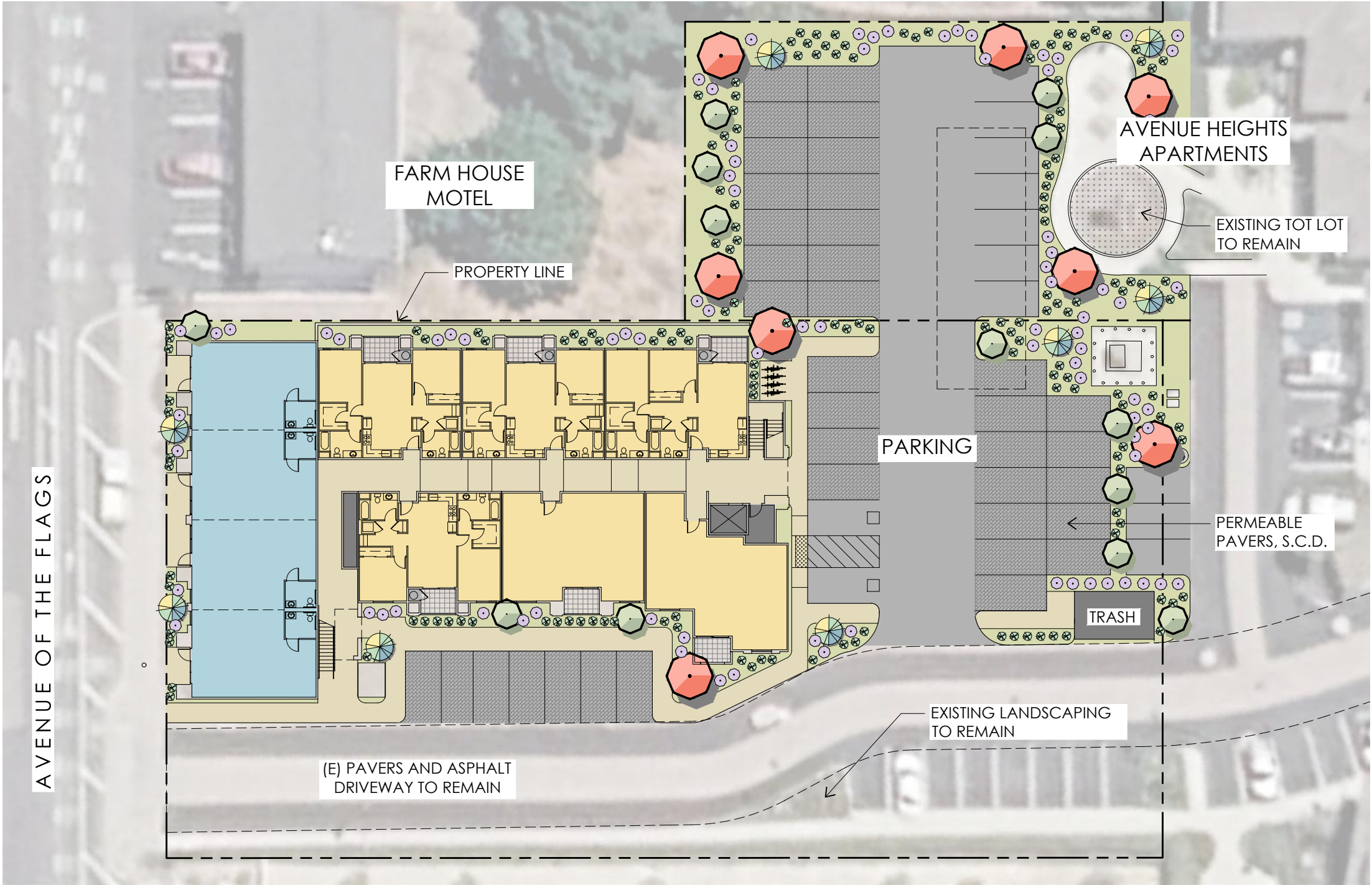
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

PROJECT ENGINEER:
JUAN ALVAREZ
805.634.5702 (DIRECT)
JUAN@ASHLEYVANCE.COM
DATE: 05.15.26 SCALE: PER PLAN
AV JOB#: 260543 SHEET SIZE: 24"x36"

SITE PLAN

C-2.1

Schematic Design - NOT FOR CONSTRUCTION



CONCEPTUAL LANDSCAPE PLAN

PLANTING LEGEND

LANDSCAPED AREA	TREES LONDON PLANE - "PLATANUS ACERFOLIA" CHINESE PISTACHE - "PISTACHIA CHINESIS" CREPE MYRTLE - "LAGERSTROEMIA INDICA" EVERGREEN PEAR - "PYRUS KAWAKAMII"	MEDIUM SHRUBS DWARF NEW ZEALAND FLAX - "PHOROMIUM TENAX MAIORI MAIDEN" GOLD DUST PLANT - "AUCUBA JAPONICA VARIEGATA" SUMMERTIME BLUES - VITEX HYBRID HELEN FROELICH"	LOW SHRUBS CAST IRON PLANT - "ASPIDISTRA ELATOR" VARIEGATED LILY TURF - "LIRIOPE MUSCARI SILVERY SUNPROOF" DEER WEED - "ACMISPON GLABER"
-----------------------------	--	--	--

GENERAL NOTES

- MINIMUM PLANT SIZES: STREET TREES (24" BOX), SITE TREES (15 GALLON), SHRUBS (1 GALLON)
- PLANTING IS DIAGRAMMATIC ONLY. FINAL SELECTIONS MAY VARY.
- ALL PLANTING AREAS SHALL RECEIVE A 3" LAYER OF MEDIUM BARK MULCH AFTER INSTALLATION.
- STREET TREES SHALL BE SELECTED FROM AVENUE OF THE FLAGS SPECIFIC PLAN AND CITY OF BUELLTON APPROVED TREE LIST.

WATER CONSERVATION NOTES

- WATER CONSERVATION NOTES**
THE FOLLOWING WATER CONSERVATION TECHNIQUES SHALL BE EMPLOYED IN THIS PROJECT:
- WATER CONSERVING PLANTS, DEFINED AS "LOW" OR "VERY LOW" IN THE WATER USE CLASSIFICATION OF LANDSCAPE SPECIES" (WULCOS IV, UNIVERSITY OF CALIFORNIA COOPERATIVE EXTENSION) SHALL BE UTILIZED IN 75% OF THE TOTAL PLANT AREA.
 - IRRIGATION SYSTEM SHALL BE SEPARATED INTO DISTINCT HYDROZONES BASED ON PLANT MATERIAL TYPES, EXPOSURE, AND ORIENTATION.
 - SOIL AMENDMENT AND A 3" LAYER OF MEDIUM BARK MULCH SHALL BE UTILIZED TO IMPROVE WATER HOLDING CAPACITY OF SOIL AND INHIBIT EVAPORATION.
 - LAWN IS NOT USED.

- STATEMENT OF WATER CONSERVING IRRIGATION DESIGN**
THE FOLLOWING PRINCIPLES OF IRRIGATION DESIGN UTILIZED ON THIS PROJECT ARE DIRECTED SPECIFICALLY AS CONSERVING WATER AND IMPROVING THE EFFICIENCY OF THE IRRIGATION SYSTEM.
- ALL IRRIGATION SHALL BE DRIP OR DRIP-TYPE AND/OR MICROSPRAY SYSTEMS ONLY. LOW PRECIPITATION RATE HEADS TO BE USED TO MINIMIZE RUN OFF.
 - IRRIGATION HYDROZONES SHALL ADJUST ACCORDING TO WATER NEEDS AND WEATHER.
 - UTILIZATION OF IRRIGATION SYSTEMS MASTER VALVE.
 - UTILIZATION OF IRRIGATION SYSTEMS "SMART CONTROLLER" WITH WATER BUDGETING FEATURE.
 - UTILIZATION OF IRRIGATION FLOW SENSOR.
 - UTILIZATION OF RAIN SHUT-OFF DEVICE CONNECTED TO IRRIGATION CONTROLLER.

ATTACHMENT 3

PROJECT DESCRIPTION

Proposed Mixed-Use Building

560 Avenue of Flags/ APN 137-170-011

Buellton, CA 93427

18 June 2026



Prepared for:

SEARIDGE LIMITED PARTNERSHIP c/o Mr.

Joe Collins

3 Ocean Bluff

Newport Coast, CA 92657

805-965-3772

jcmimgmt@gmail.com

Submitted by:



OASIS ASSOCIATES

LANDSCAPE ARCHITECTURE + PLANNING

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San Luis Obispo, CA 93401

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560 AVENUE OF FLAGS MIXED-USE DEVELOPMENT

PROJECT DESCRIPTION

560 Avenue of Flags
Buellton, CA 93427

18 June 2026

I. INTRODUCTION

The proposed project consists of the development of a mixed-use building on a vacant/underutilized site located at 560 Avenue of Flags within the Avenue of Flags Specific Plan Area in the City of Buellton, California. The proposed project includes approximately 2,800 square feet of ground-floor commercial space oriented toward Avenue of Flags and 26 residential dwelling units located on the upper floors and within the interior portions of the site. The development includes on-site parking, landscaping, pedestrian amenities, utility connections, and associated site improvements. The project is designed to support the City's goals for mixed-use development, economic vitality, housing production, and a walkable commercial corridor consistent with the Avenue of Flags Specific Plan and General Plan.

II. PROPERTY & PROJECT INFORMATION

Table 1. Property Information

Address	560 Avenue of Flags
APN	137-170-011
Parcel Size	0.78 acres (33,794 SF)
Project Area	0.99 acres. Project area includes 0.21 acres (9,004 SF) of paving and landscaping on adjacent parcel (APN 037-170-053).
Zoning Designation	Commercial Retail (CR)
Planning Area	Avenue of Flags Specific Plan, Planning Unit E2. Plan District: Downtown Core (D-2)
Fire Severity Zone	Partially in the High Fire Severity Zone
Proposed Development	• 37,480 SF, 4 story mixed-use building: ○ 2,800 SF commercial retail floor area ○ 28,600 SF residential floor area ○ 6,080 SF support / common area • 26 apartment units with density bonus units: ○ Base density: 13 units + 50% very low-income bonus density + 50% moderate-income density bonus = 26 total units. ○ 15% very low-income units (= 2 units) ○ 15% moderate-income units (= 2 units) ○ (22) 2-bedroom units (920 SF each) ○ (4) 3-bedroom units (1,120 SF each) • Building height 47 feet • Site improvements: 49 parking spaces, landscaping, hardscape, and trash enclosure, surface and underground stormwater controls.

A. EXISTING CONDITIONS

The subject property is located on Avenue of Flags, between the Farmhouse Motel and Hotel Hygge, within the City of Buellton. The parcel is zoned General Commercial (CR), consistent with the zoning of the surrounding properties. Adjacent land uses include hotels and multi-family residential development, and other commercial uses.

The site is currently undeveloped and contains an existing paved access driveway and sidewalk connection serving the adjacent Avenue Heights Apartment complex to the east. The apartment complex also has primary access from 2nd Street. The paved access area also includes eight parking spaces. An electrical transformer is located in the northeastern corner of the property.

Topographically, the site slopes generally downward from the northwest corner on Avenue of Flags toward the eastern property boundary. The property is maintained through periodic mowing and consists primarily of ruderal vegetation. The site is surrounded by urban development on all sides and is served by existing public infrastructure.

Figure 1. Subject Property



III. PROPOSED PROJECT

The proposed mixed-use development consists of a single mixed-use building containing ground floor commercial space and upper story residential apartment units. A summary of the project characteristics is detailed in the project data table above.

The building is designed with a street-oriented frontage along Avenue of Flags and varies in height in response to the site's natural topography. Along Avenue of Flags, the building presents a three-story elevation. As the site slopes toward the interior of the property, the structure transitions to four stories, while maintaining a consistent parapet and roofline appearance along the street frontage.

The commercial component includes approximately 2,800 square feet of street-facing commercial space designed to accommodate multiple tenants with direct pedestrian access from Avenue of Flags. No specific commercial tenants or uses are proposed at this time. The commercial space will be constructed as shell space, allowing future tenants to complete interior tenant improvement subject to applicable City review and approval.

The residential component consists of twenty-six (26) apartments distributed throughout the upper and interior portions of the building. Four residential units are located on the ground floor, which also includes a resident lobby and lounge area. The second floor contains six residential units, while the third and fourth floors each contain eight residential units. Residential units are accessed from a central interior corridor system served by stairwells located at each end of the building.

A. ARCHITECTURAL DESIGN

The proposed building reflects a contemporary interpretation of Art Deco architecture while advancing the core objectives of the City's Form-Based Code. Rather than replicating a historic style, the design draws upon Art Deco principles of vertical expression, geometric composition, and architectural craftsmanship to create a distinctive building that contributes positively to the public realm and reinforces the character of the Avenue of the Flags corridor.

Consistent with the intent of the Form-Based Code, the building emphasizes a strong relationship between the structure and the street through active ground-floor commercial storefronts, prominent entrances, pedestrian-scaled architectural detailing, and a continuous street-facing façade. Decorative tile wainscots, storefront surrounds, metal awnings, and articulated building bays create visual interest at the pedestrian level and contribute to an engaging and walkable streetscape.

The building's massing is carefully organized to reduce perceived scale and create a well-proportioned street frontage. Stepped vertical façade elements, articulated wall planes, recessed balconies, and varied architectural projections divide the building into smaller visual components that enhance pedestrian comfort while maintaining a cohesive architectural composition. These features reflect the Form-Based Code's emphasis on façade articulation and building form as primary contributors to neighborhood character.

The architectural vocabulary borrows selectively from the Art Deco tradition through the use of stepped parapets, vertical façade elements, geometric detailing, decorative metal features, and tile accents. These elements establish a recognizable identity while remaining compatible with contemporary construction methods and the surrounding built environment. The result is an architecture that is visually distinctive without being stylistically prescriptive, supporting the Form-Based Code's goal of encouraging high-quality design while allowing architectural creativity and diversity.

The proposed development therefore fulfills both the functional and placemaking objectives of the Form-Based Code by creating a pedestrian-oriented mixed-use building that reinforces the street edge, contributes to an attractive public realm, and establishes a memorable architectural presence within the community. At the same time, its contemporary interpretation of Art Deco design provides a sense of permanence, character, and visual richness appropriate for a prominent gateway corridor within Buellton.

B. UTILITIES AND INFRASTRUCTURE

The proposed project has been designed in accordance with the City of Buellton's engineering standards and requirements for grading, drainage, utilities, and public infrastructure improvements. The project will connect to existing municipal water, wastewater, storm drainage, and utility systems and will provide all required on-site infrastructure improvements necessary to serve the proposed development.

Stormwater runoff generated by the project will be collected through a system of on-site catch basins, storm drain inlets, and underground pipes. Runoff will be conveyed to an underground stormwater management system located along the eastern portion of the property, consisting of stormwater storage and infiltration chambers designed to detain and infiltrate runoff in accordance with applicable regulatory requirements.

The project will comply with the Central Coast Regional Water Quality Control Board's Post-Construction Stormwater Management Requirements, including Post-Construction Requirements (PCRs) 1-4. Stormwater treatment measures incorporate landscape areas, bioretention facilities, and bioswales to improve water quality promote infiltration, and reduce runoff volumes. These features will also provide supplemental stormwater detention capacity. Primary stormwater storage and retention will be accommodated thorough underground chamber systems designed to manage storm events and support long-term site sustainability.

All utility and stormwater infrastructure improvements will be constructed in accordance with applicable City standards and will be maintained to ensure the continued functionality and performance of the project's drainage and utility systems.

C. LANDSCAPE ARCHITECTURAL DESIGN

The proposed landscape architecture design utilizes a layered planting strategy to soften the visual impact of the four-story mixed-use development and establish a pedestrian-scaled environment along the Avenue of Flags. Integrated planting areas within recessed building bays frame storefront entrances, enhance architectural articulation, and contribute to an active and engaging streetscape. Additional landscape areas located along the north and south building frontages further reduce the perceived mass of the development and improve pedestrian comfort through the introduction of vegetation, textures, and visual relief. Perimeter planting surrounding residential parking areas provides effective vehicle screening and reduces the visual prominence of parking facilities.

Plant materials have been selected for compatibility with the project's Art Deco architectural character, regional climate conditions, and California water-efficiency standards. The palette consists of drought-tolerant, urban-adapted species that provide a combination of form, texture, color, and seasonal interest while supporting long-term sustainability objectives.

Through these measures, the project enhances the public realm, improves the pedestrian experience, and supports applicable City goals and objectives for the Avenue of Flags as an attractive gateway corridor and community destination.

IV. REGULATORY COMPLIANCE

The subject property is within the Avenue of Flags Specific Plan (AOFSP) area and is subject to the applicable development standards and design requirements of the Specific Plan. A summary of the applicable development standards and the project's consistency with those standards is provided below.

A. PERMITTED USES & ENTITLEMENT PROCESS

Mixed-Use development consisting of commercial and multi-family residential uses is a permitted land use within the General Commercial (CR) Zone and the Avenue of Flags Specific Plan (AOFSP). Pursuant to AOFSP Table 3-9, mixed-use developments are subject to Development Plan (DP) Review by Planning Commission.

In addition to the underlying zoning regulation, the AOFSP establishes form-based code development standards and design guidelines that further refine requirements related to building massing, frontage design, pedestrian orientation, and site development within the Specific Plan area. The proposed project has been designed to comply with these applicable standards and guidelines.

At this time, there are no specific commercial tenants or commercial uses proposed for the ground floor commercial spaces. The commercial portions of the project will be constructed as shell space, with future tenant improvements subject to applicable City review and approval requirements. Any future commercial tenant shall comply with all applicable operational and development standards of the Buellton Municipal Code, the Avenue of Flags Specific Plan, and any other relevant regulations. Should a future tenant propose a use requiring a Conditional Use Permit or other discretionary approval, the appropriate entitlement(s) shall be obtained prior to occupancy and operation of the tenant area.

B. RESIDENTIAL DENSITY BONUS

The proposed project utilizes the provisions of California Government Code Section 65915 (Density Bonus Law) to increase the allowable residential density on the site. The project contains approximately 0.78 acres and is located within the General Commercial (CR) zoning district, which permits a base residential density of 16 dwelling units per acre. Applying the allowable base density results in a maximum density of 13 dwelling units.

The project proposes four affordable dwelling units, consisting of two units restricted to Very Low-Income households and two units restricted for Moderate-Income households. These affordable units represent approximately 15 percent of the project's base density in each affordability category.

Pursuant to Government Code Section 65915, the provision of two Very Low-Income units qualifies the project for a 50 percent density bonus, resulting in seven (7) additional dwelling units. The provision of two Moderate-Income units qualifies the project for an additional 50 percent density bonus (pursuant to subsection (v)(1)) resulting in seven (7) additional dwelling units. Application of these density bonus provisions yields a maximum allowable density of 27 dwelling units.

The proposed project includes twenty-six (26) residential dwelling units and therefore complies with the maximum density permitted under State Density Bonus Law. The project exceeds affordable housing units required by Buellton's Zoning Code section 19.16 by providing of 30 percent of base density units as affordable.

Table 2. Residential Density Bonus

	STANDARD	PROJECT CALCULATION ¹
CR Base Density	16 dwelling units (du)/acre	0.78 acres x 16 units/acre = 13 du
Very Low-Income Units & Bonus	15% of base density as very low-income units	13 units x 15% = 2 very low-income units
	50% bonus of base density.	13 units x 50% = 7 bonus units
Moderate-Income Units & Bonus	15% of base density as moderate-income units	13 units x 15% = 2 moderate-income units
	50% bonus of base density.	13 units x 50% = 7 bonus units
	Allowed Project Density with Bonuses:	13 + 7 + 7 = 27 dwelling units
	Total Dwelling Units Proposed:	26 dwelling units
	Total Affordable Dwelling Units proposed:	4 units (2 very low-income, 2 mod-income)

C. CONCESSIONS, INCENTIVES, AND WAIVERS

As discussed above, the proposed project is eligible for a density bonus pursuant to California Government Code Section 65915. In addition to density bonus provisions, State Density Bonus Law authorizes qualifying projects to receive incentives or concessions, waivers or reductions of development standards, and parking reductions when the project includes the required affordable housing units.

Pursuant to Government Code Section 65915(d), the proposed affordable housing units qualify the project for up to three incentives or concessions. Incentives and concessions are intended to reduce development costs and may include modifications to development standards, zoning requirements, architectural design requirements, or other regulatory provisions that would otherwise result in identifiable and actual cost reductions necessary to facilitate the construction of affordable housing.

Government Code Section 65915(e) further provides for waivers or reductions of development standards when the applicant demonstrates that the application of a development standard would physically preclude the construction of a project at the density or with the incentives otherwise permitted under State Density Bonus Law. There is no statutory limit on the number of waivers that may be requested, provided the requested waiver does not result in a specific adverse impact on public health and safety, the physical environment, or historical resources, as defined by State law.

In addition, Government Code Section 65915(p) establishes maximum residential parking requirements for qualifying density bonus projects. The proposed project utilizes the parking standards provided under State Density Bonus Law for the residential component of the development.

¹ Government Code regulations round up all fractional units to the nearest whole unit.

The following requests are included as part of the proposed project and are discussed in greater detail in the development standards analysis below:

1. **Requested Incentive/Concession:** Modification of the Avenue of Flags Specific Plan upper-floor street frontage setback requirements.
2. **Requested Incentive/Concession:** Elimination of the required commercial parking based upon the proposed grading and inability to provide an accessible path of travel from the parking area along the entry driveway to the commercial spaces fronting Avenue of Flags.
3. **Requested Waiver:** Modification of the maximum building height standards to allow the proposed building height necessary to accommodate the project and approved density bonus units.
4. **State Density Bonus Parking Standards:** Application of the residential parking ratios authorized by Government Code Section 65915(p) in lieu of the parking requirements otherwise applicable under the Avenue of Flags Specific Plan and Municipal Code.

V. DEVELOPMENT STANDARDS

The proposed project has been designed to comply with the applicable development standards, design guidelines, and from-based code requirements of the Avenue of Flags Specific Plan (AOFSP) for properties designated General Commercial (CR). Where deviations from the applicable standards are requested, such deviations are sought pursuant to California Government Code Section 65915 and are discussed below.

A. RESIDENTIAL DENSITY

The base residential density permitted within the General Commercial (CR) designation is 16 density units per acre. Based upon the site area of 0.78 acres, the maximum base density is 13 density units.

The AOFSP includes provisions that allow increased residential densities ranging from 25 – 40 density units per acre through various incentive programs. However, pursuant to California Government Code Section 65915, the project's allowable density is determined through the application of State Density Bonus Law. As described in Section IV.B., the project qualifies for density bonuses associated with the provision of Very Low-Income and Moderate-Income affordable housing units.

The proposed project includes twenty-six (26) residential dwelling units, resulting in a density of approximately 33.3 density units per acre. This density is consistent with the residential density range contemplated by the Avenue of Flags Specific Plan and is permitted through the application of State Density Bonus Law.

B. BUILDING HEIGHT

The Avenue of Flags Specific Plan establishes a maximum building height of 35 feet within the General Commercial (CR) designation and includes incentive provisions allowing building heights up to 50 feet under certain circumstances.

The applicant requests a waiver pursuant to Government Code Section 65915(e) to allow a building height 47 feet. The requested waiver is necessary to accommodate the project density permitted under State Density Bonus Law and to ensure the physical feasibility of the mixed-use development.

The additional building height is necessary for the following reasons.

1. The additional height accommodates the fourth residential floor required to achieve the density bonus units permitted under Government Code Section 65915.
2. The additional height allows for a commercially viable ground-floor ceiling heights consistent with contemporary market expectations for retail, restaurant, office and service commercial spaces, thereby supporting the long-term viability of the commercial component of the project.

The requested building height of 47 feet remains below the 50-foot height threshold contemplated by the Avenue of Flags Specific Plan incentive provisions. Furthermore, the requested waiver will not result in a specific adverse impact on public health or safety, the physical environment, or historical resources. Accordingly, the requested waiver is consistent with the finding required by Government Code Section 65915(e).

C. SETBACKS

The Avenue of Flags Specific Plan form-based code establishes building setback requirements that vary based on building height and frontage conditions. The project design includes an upper-floor set back of approximately seven feet from the Avenue of Flags property line.

The applicant requests an incentive or concession pursuant to Government Code Section 65915(d) to modify the required upper-floor street frontage setback standard. The requested concession facilitates the efficient design of the residential floors, increases the functionality of the residential units, and reduces construction costs associated with additional building step-backs while maintaining the project's affordable housing commitments.

Although a reduced upper-floor setback is requested, the project incorporates architectural features that minimize perceived building mass and preserve pedestrian-scale character along Avenue of Flags. These features include upper-floor balconies, recessed building elements, changes in plane, varied façade treatments, and enhanced architectural detailing. The proposed seven-foot setback, combined with these design elements, provides visual relief and contributes to an attractive streetscape consistent with the design objectives of the Avenue of Flags Specific Plan.

The requested concession results in identifiable and actual cost reductions while maintaining compatibility with the surrounding development and preserving the pedestrian-oriented character envisioned by the Specific Plan.

D. PARKING

The residential parking requirements for the project are established pursuant to California Government Code Section 65915(p). State Density Bonus Law limits the parking requirements that may be imposed on qualifying density bonus projects and supersedes local parking standards to the extent they conflict with State law.

The project utilizes State Density Bonus Law ratios for the residential component of the project. Parking for the commercial component of the project is provided in accordance with the applicable requirements of the Avenue of Flags Specific Plan and the City of Buellton Municipal Code.

The project provides a total of forty-nine (49) on-site parking spaces to serve the residential component. In addition, eight (8) existing parking spaces located within the access easement serving the adjacent Avenue Heights Apartments will remain available.

The proposed parking supply includes twelve (12) tandem parking space pairs, which are appropriate for the residential component of the development and contribute to the efficient utilization of the site. Government Code §65915 expressly permits tandem parking spaces as an acceptable means of meeting parking requirements for affordable housing projects.

To accommodate the project's parking demand, twenty-one (21) parking spaces are proposed on the adjacent Avenue Heights Apartments parcel through the conversion of an existing lawn area and half-court basketball facility. The existing half-court basketball area is a private recreational amenity serving the adjacent apartment complex. The apartment complex will continue to provide open space and recreational opportunities consistent with applicable requirements. The project site and the Avenue Heights Apartments parcel are under common ownership. Prior to occupancy, the applicant will record or otherwise provide an agreement, easement, or other legal instrument acceptable to the City to ensure the continued availability and use of these parking spaces for the benefit of the development.

The proposed parking plan efficiently utilizes both parcels while supporting the mixed-use, pedestrian-oriented development pattern envisioned by the Avenue of Flags Specific Plan. The combination of on-site parking, adjacent parking opportunities, tandem parking arrangements, and reduced residential parking ratios authorized under State Density Bonus Law provides adequate parking to serve the project.

Table 3. Parking Calculations

Units	Parking/Unit or SF	Project Units/SF	Parking Spaces Required
2-bedroom	1.5 spaces per unit	22 units	33.0
3-bedroom	1.5 spaces per unit	4 units	6.0
Total Required			39 spaces
Parking Provided			49 spaces

E. SIGNAGE

The proposed building design incorporates designated sign areas above the ground-floor storefronts to accommodate future commercial tenant identification signage. The location and placement of these sign areas are consistent with the form-based design standards and pedestrian-oriented character envisioned by the Avenue of Flags Specific Plan.

No specific commercial tenant signage is proposed as part of this application. Future tenant signs shall be designed to complement the architectural character of the building and shall comply with all applicable provisions of the Avenue of Flags Specific Plan, the City of Buellton Municipal Code, and any required sign permit procedures.

The design, size, materials, colors, lighting, and lettering of future tenant signs will be determined at the time of tenant occupancy and subject to City review and approval, as required. The designated sign areas incorporated into the building façade provide flexibility for future commercial tenants while maintaining a cohesive and attractive streetscape along Avenue of Flags.

ATTACHMENTS

- Conceptual Plans, Arris Studio Architects, 22 May 2026
- Preliminary Stormwater Preliminary Stormwater Memo, Ashley & Vance Engineering, 15 May 2026
- Preliminary Title Report, First American Title Company, 21 January 2026

END OF MEMO

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