

City of Buellton Sphere of Influence: Baseline Conditions Report

Prepared for:
**City of Buellton
Planning Department**

Prepared by:
Rincon Consultants, Inc.



May 4, 2007

City of Buellton

Sphere of Influence:

Baseline Conditions Report

Prepared for:
City of Buellton
Planning Department
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May 4, 2007



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1.0 Introduction

1.1 Purpose of This Report

Since the incorporation of the City, Buellton’s Sphere of Influence (SOI) boundary has been coterminous with the City Limits. The Buellton City Council has directed the preparation of an SOI Study to identify a long-range program for the location, phasing, and nature of the City’s growth, and to determine appropriate land uses and policies for areas within a potential SOI expansion area (hereafter the SOI study area). A Preliminary Sphere of Influence Study was conducted as part of the Phase 1 Update of the Buellton General Plan, which identified a Preliminary Sphere of Influence Amendment Area. This Preliminary SOI area was intended as a starting point for discussion regarding the parameters of the formal SOI Study, and was not intended for authorization by the City Council and to be the subject of future documentation. This previously identified boundary is shown in Figure 1-1. The current, formal SOI Study will identify an updated SOI study area and provide information necessary for the City, Santa Barbara County, and the Local Agency Formation Commission (LAFCO) to consider amendments to the City’s SOI. The currently identified SOI study area is shown in Figure 1-2. **The selection of areas for study in this report does not presuppose the expansion of the SOI to any particular area. This report is intended to inform the selection of alternative land use scenarios for the SOI study area by identifying areas within the SOI study area that contain environmental, planning, or public facilities constraints.**

Certification of the SOI Study is required for the City, County, and LAFCO to implement several discretionary actions related to the SOI, including the following: pre-zoning, specific plans, adoption of a sphere boundary amendment program, certification of a sphere amendment EIR, approval of an incremental annexation program, approval of special services and improvement districts, and amendments to the existing Buellton General Plan. The SOI Study will identify the interrelationship between physical boundaries, service areas of local agencies, and future demands placed upon governmental services, including service system holding capacities and agricultural and environmental resources of the SOI study area. This report is a Baseline Conditions Report that inventories the existing environmental and public facilities conditions within the SOI study area.

1.2 Report Organization

This Baseline Conditions Report provides a description of the current Sphere of Influence (SOI), an evaluation of the potential SOI study area, and identifies existing constraints and opportunities relative to land use, circulation and transportation, natural resources, safety and noise, and public services.

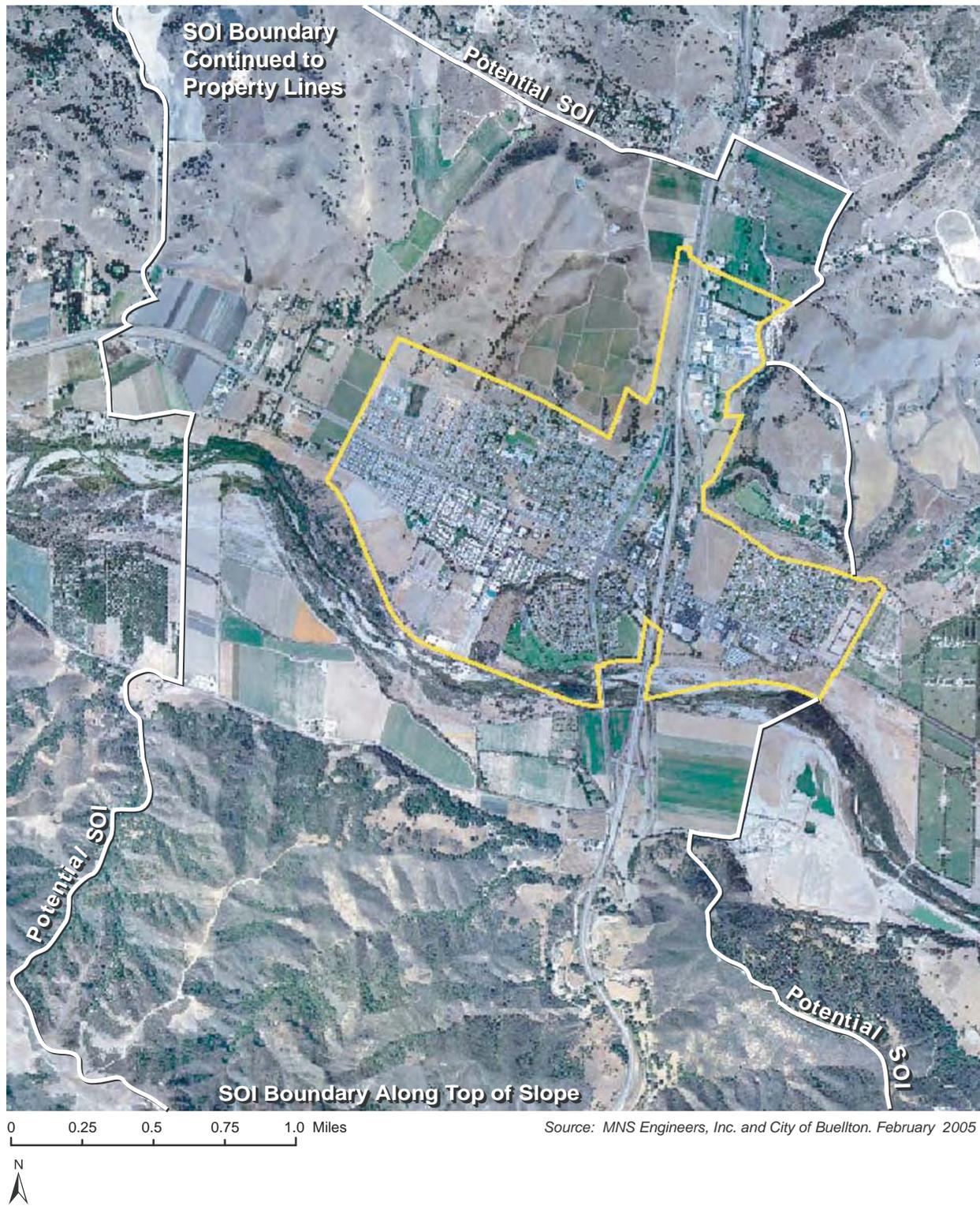
This Baseline Conditions Report contains seven sections.

1. Introduction. This section includes a description of jurisdictional boundaries and annexation processes, an overview of existing Buellton City policy regarding the SOI, and a description of the potential SOI study area.



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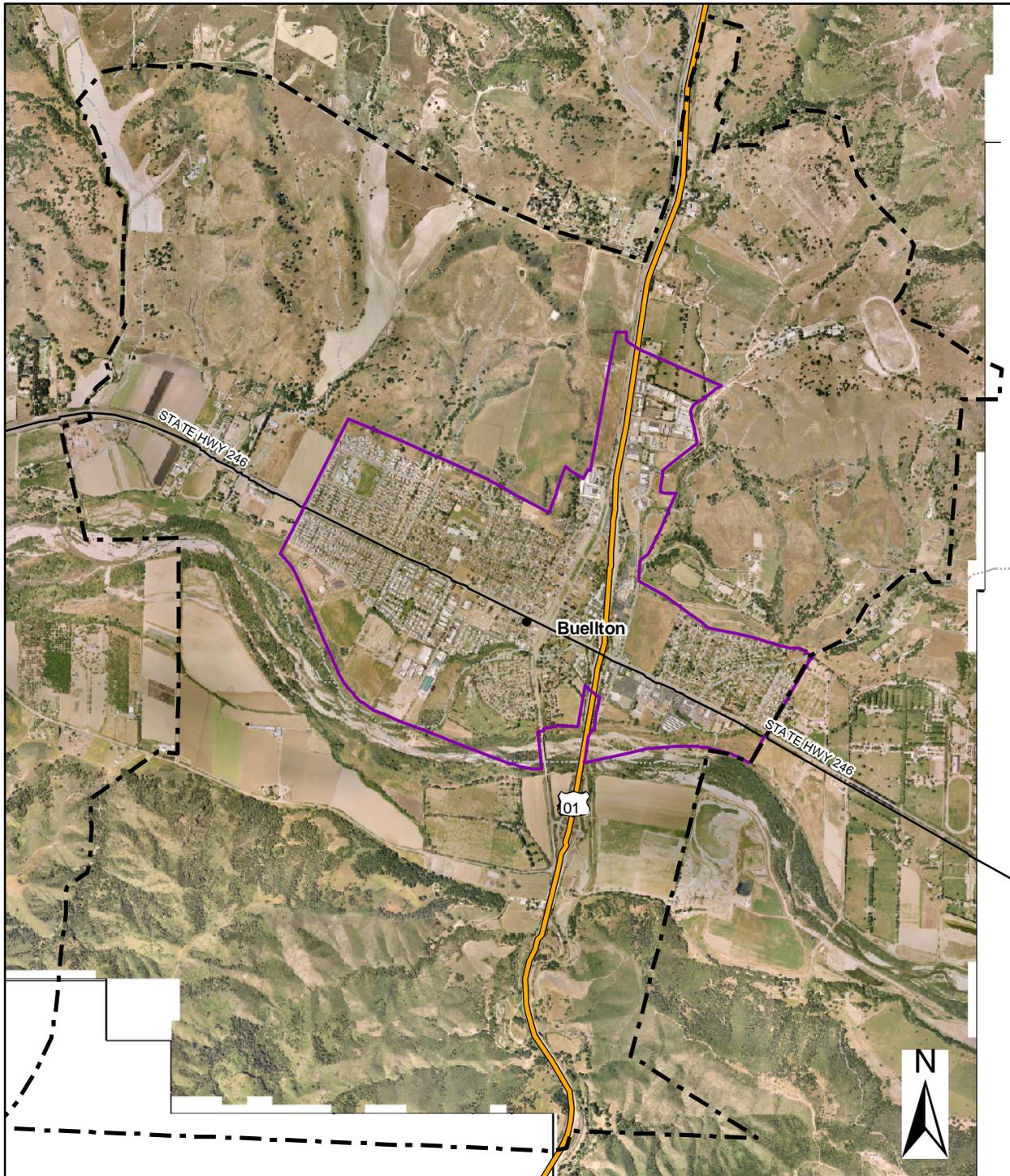




Previously Identified Sphere
of Influence Study Area

Figure 1-1
City of Buellton





--- Sphere of Influence Study Area
— Buellton City Limits

Source: US Bureau of the Census TIGER 2000 data.

0 0.25 0.5 0.75 1 Mile

Buellton City Limits and
Sphere of Influence Study Area

Figure 1-2
City of Buellton



2. Land Use and Population. This section describes the existing land use conditions within the City of Buellton, including land demand, and then describes the existing land use conditions within the SOI study area.
3. Circulation and Transportation. This section evaluates existing and future circulation system characteristics, parking, and transit in the SOI study area , as well as constraints and opportunities relative to transportation infrastructure.
4. Natural Resources. This section describes existing SOI study area conditions and constraints related to water resources, geologic and soil resources, biological resources (including habitats, flora and fauna), and air resources.
5. Safety and Noise. This section identifies existing potential health hazards, including geologic, fire, flooding, and hazardous materials, as well as noise nuisances in the SOI study area.
6. Public Services and Facilities. Appropriate service and infrastructure capacities are required so that future development can be served. This section examines City services available to the SOI study area, including parks, law enforcement, fire protection, schools, and libraries, and utility infrastructure, such as water and sewer services, and solid waste management.
7. Conclusions. This section summarizes constraints and opportunities within the SOI study area.

References are included in the Appendix.

1.3 Jurisdictional Boundaries and Annexation Processes

Description of Jurisdictional Boundary Types

Jurisdictional boundaries are territorial divisions managed by the local government and, for the purposes of this study, are separated into three categories: the City Limits, the SOI boundary, and the Planning Area boundary. These jurisdictional boundaries provide the divisional framework for local government decision-making.

City Limit boundaries describe the incorporated region of a city and that area in which the city government has regulatory authority. A city's SOI boundary encompasses unincorporated lands outside a city's corporate boundary and defines the "probable physical boundary and service area" of a City. SOI boundaries are reviewed by LAFCO when cities submit annexation proposals, special districts are formed or changed, or for other municipal boundary activities. Buellton's existing SOI is coterminous with its City Limit.

Buellton's City Limit and SOI are further surrounded by the City's Planning Area. Like the SOI, the Planning Area includes all incorporated territory, but also includes unincorporated territory beyond the SOI that is not subject to City regulatory authority. The Planning Area is an area in which there is a common interest between the City and County in the type and timing of future



development. The Planning Area is a means by which a local government can formally indicate to its neighbors its concern for the future of the lands under its neighbors' jurisdiction. In other words, the Planning Area provides a convenient measure to indicate a City's region of interest.

This Baseline Conditions Report evaluates an SOI Study area around the City of Buellton. Although some overlap may occur between the existing Planning Area and SOI study area, the Planning Area is an undefined common interest area and is likely larger than the SOI study area. This report focuses on the area within the SOI boundary, as depicted in Figure 2-2.

Description of the Annexation Process

The Cortese-Knox Local Government Reorganization Act of 1985 provides a comprehensive body of State law regulating the logical formation and modification of local jurisdictional boundaries for the purpose of orderly growth and development. The legislative guidelines of the Act stipulate how and what requirements are necessary for annexations to occur and establish LAFCO as the governing body of the annexation process. LAFCO functions as a review agency for proposals of changes in city size or change of local agencies. When LAFCO establishes the SOI for a city, several factors are taken into account, including: consistency with the General Plans of the City and County, cost and range of existing and possible services, agencies providing services, preservation of community identity, and agricultural preservation.

1.4 Existing Buellton City Policy Regarding the SOI

City policies regarding the SOI emphasize the need to provide adequate public facilities, protect agricultural lands, and protect sensitive habitats within the SOI. The 2025 Buellton General Plan includes the following policy and programs regarding the SOI:

Land Use Element

Policy L-2. *Further annexations to the City may occur when:*

- a. Substantial public benefit may be realized through the annexations, such as the provision of public open space, additional parkland, or the protection of scenic vistas, or natural resources; or special type of use is proposed that cannot be practically accommodated in the existing city limits.*
- b. The annexations constitute fiscally sound additions to the City, as documented in a Fiscal Impact Report;*
- c. Consistency with State law and Local Agency Formation Commission standards and criteria can be assured;*
- d. Neighborhood identities are not compromised by the annexations;*
- e. Adequate municipal services can be provided to the annexed area;*
- f. Annexations are complimentary to ongoing redevelopment efforts regarding infill housing and the vitality of the City's downtown commercial center.*
- g. Annexations support optimal return from public investment on existing and new roads and bridges, schools, utilities and drainage facilities, transit systems, or other public services and facilities.*
- h. Ample park land is provided for residential annexations, especially on the east end of the City.*



The Planning Commission shall review the merits of a request for annexation based on these criteria, and make a recommendation to the City Council.

Land Use Element Program 11. *The City shall conduct a Sphere of Influence study to identify planned growth areas to include in the City's Sphere of Influence and indicate the maximum potential geographical boundaries to which the City may grow in the foreseeable future. The Sphere of Influence should conform to an orderly expansion of city boundaries within the planned growth areas and provide for a contiguous development pattern.*

The Sphere of Influence study should contain a comprehensive land use plan that includes:

- a. Pre-zoning (i.e., placing a City zoning designation on a property in the Sphere of Influence prior to annexation of the property;*
- b. Means of infrastructure financing and provision;*
- c. Adequate open space and parklands;*
- d. Habitat preservation; and*
- e. Agricultural preservation.*

The Sphere of Influence Study should examine the possibility of designating land in the Sphere of Influence for future cemetery use.

Conservation and Open Space Element

Program 4. *Work with land conservation organizations, and actively seek local, state, and federal funds to preserve hillsides located within the City Limits and Sphere of Influence.*

The SOI study area would allow for the inclusion of developable parcels, as well as an agricultural/habitat preservation area (i.e., a greenbelt), within the SOI. This concept would implement General Plan Conservation and Open Space Element Goal #6: To "provide a "greenbelt" or open spaces around the City's perimeter to: (a) define the urban limit of Buellton, (b) provide a physical separation between urban communities, (c) protect important agricultural areas from urban uses and maintain agriculture as an economically viable activity, (d) maintain the area's scenic beauty, and (e) protect the community's quality of life."

1.5 Potential Buellton Sphere of Influence Amendment Area

The SOI study area was determined based on the following factors: natural features and landmarks (including surface water features and the Santa Ynez Mountains), adjacent development patterns, and parcelization patterns. This Baseline Conditions Report includes a constraints analysis of the SOI study area that focuses on topics such as: existing land uses, the circulation network, agricultural resources potential, biological resources, geologic conditions, hazards, noise and the availability of infrastructure. The boundaries of the SOI study area are described in the following paragraphs, and shown on Figure 1-2.

- The northern boundary of the SOI study area is defined by the northernmost agricultural parcels that are located south of the Bobcat Springs residential development, west of Highway 101. East of Highway 101, the boundary continues north to include agricultural parcels northeast of the existing City Limits.



- The western boundary of the SOI study area follows Canada de la Laguna Creek across State Route 246 and the Santa Ynez River, to an unnamed blue-line drainage that flows down the Santa Ynez Mountains. The western boundary continues south to the lower ridgeline of the Santa Ynez Mountains along parcel lines.
- The southern boundary of the SOI study area follows the lower ridgeline of the Santa Ynez Mountains, along parcel lines.
- The eastern boundary of the SOI study area follows parcel lines north down the Santa Ynez Mountains and continues west of the Granite Construction sand and gravel mining property boundary and across the Santa Ynez River, where it connects to the existing City Limits. The eastern boundary deviates from the City Limits to include agricultural parcels northeast of the existing City Limits and continues along parcel lines to the northern SOI boundary.

66 parcels are included in the SOI study area (refer to Figure 2-2 in Section 2.0, *Land Use*). The Assessor’s Parcel Numbers are listed below. Refer to Appendix B for complete Assessor’s Parcel maps.

Assessor’s Parcel Number	Sub Region	Assessor’s Parcel Number	Sub Region	Assessor’s Parcel Number	Sub Region
99-190-077	N3	137-090-065	N2	99-252-063	N3
99-190-073	N3	137-090-064	N2	99-252-090	N3
99-400-073	N1	137-090-063	N2	99-252-074	N3
99-400-069	N1	137-090-048	N2	99-252-089	N3
99-400-068	N1	137-090-068	N2	99-240-078	N3
137-010-016	N2	99-240-073	N3	83-180-009	S1
137-010-015	N2	99-251-070	N3	83-180-027	S1
137-090-001	N2	99-251-067	N3	83-180-016	S1
137-010-032	N2	99-251-003	N3	83-180-010	S1
137-010-031	N2	99-251-071	N3	83-180-011	S1
137-090-002	N2	99-251-068	N3	83-180-012	S1
137-090-003	N2	99-251-056	N3	83-180-013	S1
137-090-004	N2	99-251-005	N3	83-180-017	S1
137-090-005	N2	99-251-069	N3	137-270-011	S2
137-090-024	N2	99-251-008	N3	83-190-002	S1
137-500-012	N2	99-251-063	N3	83-190-003	S1
137-500-013	N2	99-251-011	N3	83-190-004	S1
137-090-059	N2	99-252-064	N3	83-190-013	S1
137-090-058	N2	99-252-041	N3	83-190-009	S1
137-090-057	N2	99-252-006	N3	83-190-012	S1
137-090-056	N2	99-252-042	N3	137-270-002	S2
137-090-066	N2	99-252-036	N3	137-270-015	S2



Sphere of Influence Study Area Sub Regions

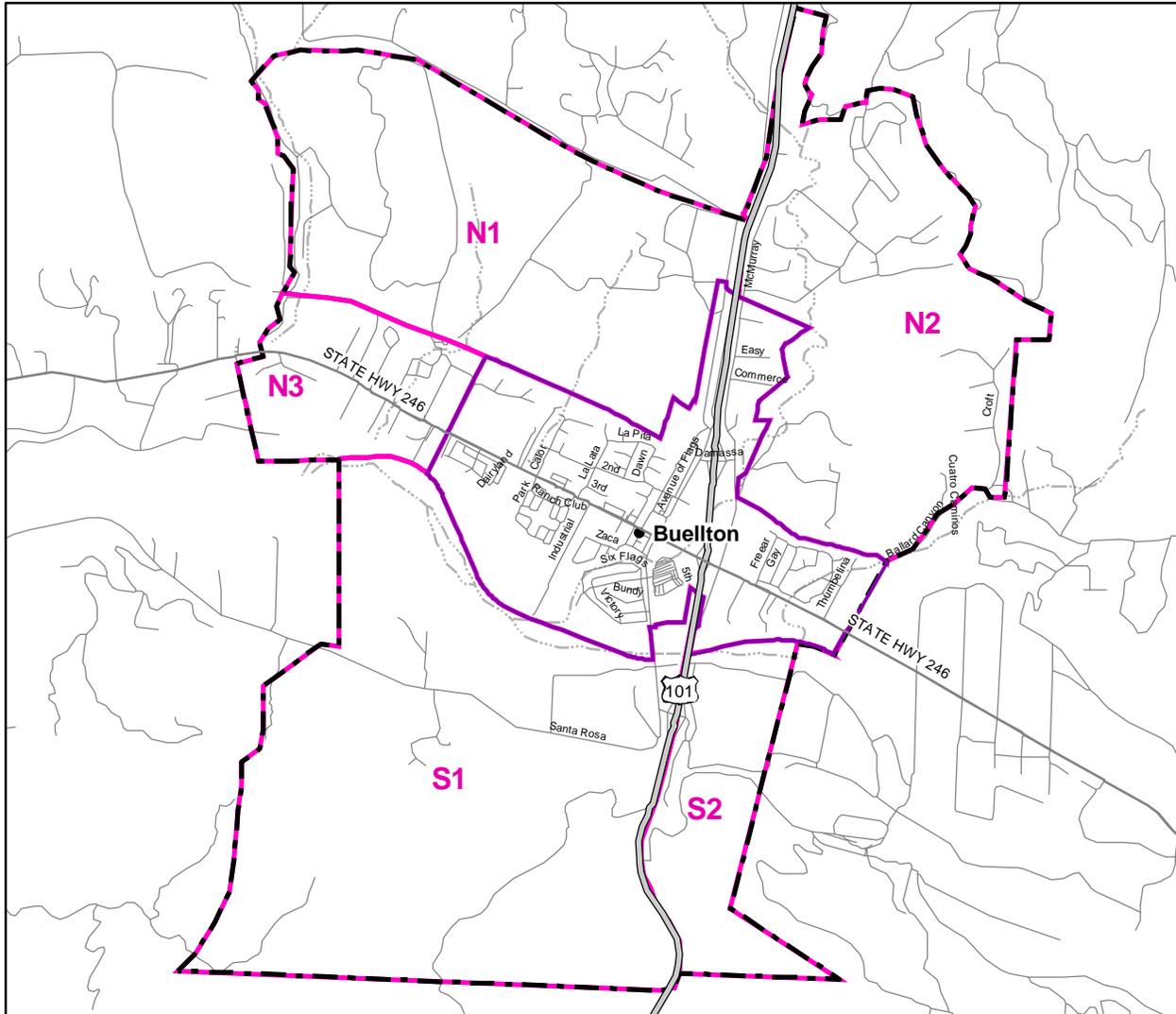
The SOI study area contains five sub regions. These sub regions are described below and identified in Figure 1-3.

- Sub region N1 is the SOI study area northwest of the City Limits, west of U.S. Highway 101 and north of sub region N3.
- Sub region N2 is the SOI study area northeast of the City Limits, east of U.S. Highway 101 and north of the City Limits.
- Sub region N3 is the SOI study area west of the City Limits, and includes the parcels immediately north and south of State Route 246.
- Sub region S1 is the SOI study area to the southwest of the City Limits, west of U.S. Highway 101 and south of the Santa Ynez River and sub region N3.
- Sub region S2 is the SOI study area southeast of the City Limits, east of U.S. Highway 101 and south of the Santa Ynez River.



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Source: MNS Engineers, Inc., March 2007 and US Bureau of the Census TIGER 2000 data.

-  Sphere of Influence Study Area
-  Study Area Sub Regions
-  Buellton City Limits



0 0.25 0.5 0.75 1 Mile

Sphere of Influence Study Area
Public Service Regions

Figure 1-3
City of Buellton



Several property owners within the SOI study area have requested to be included in the SOI. One property owner requests that APN's 137-090-001, -002, -003, -004, -005, -024 and 137-010-015, -016, -031, -032 be included and they are located in sub region N2. Another property owner has requested that APN's 099-400-069 and 099-400-073, located in N1, and APN's 099-251-063, 099-251-008, and 099-2512-069, located in N3, be included.

The owner of APN 099-252-041 requested that their parcel and APN 099-252-064 (which they do not own), be included in the SOI. APN's 099-252-041 and 099-252-064, located in sub region N3, are part of a concurrent annexation request which will be analyzed in combination with the potential Sphere of Influence expansion.

Opportunities and constraints within each sub region are discussed throughout this SOI Study and summarized in Section 7.0, *Conclusion*.

1.6 Findings

- 1-1. Since the incorporation of the City, the City's Sphere of Influence (SOI) boundary has been the same as the City Limits.
- 1-2. An SOI expansion would implement existing City General Plan goals, policies, and programs.
- 1-3. The SOI study area was determined based on the following factors: natural features and landmarks (including blue-line drainages and the Santa Ynez Mountains), adjacent development patterns, and parcelization patterns.
- 1-4. The SOI study area would allow for the inclusion of developable parcels, as well as an agricultural/habitat preservation area (i.e., a greenbelt), within the SOI.



2.0 Land Use and Population

2.1 Introduction

The Sphere of Influence (SOI) study area surrounds the City of Buellton, which is located in the western Santa Ynez Valley of northern Santa Barbara County. The City of Buellton is located approximately 47 miles north of the City of Santa Barbara and 40 miles south of the City of Santa Maria via Highway 101, and approximately 17 miles east of the City of Lompoc and four miles west of the City of Solvang via State Route 246 (refer to Figure 2-1). The SOI study area is approximately 7.92 square miles (5,069 acres) surrounding the City of Buellton, exclusive of 1.6 square miles (1,024 acres) within the Buellton City Limits. Highway 101 traverses the SOI study area in a north-south direction, while State Route 246 traverses the SOI study area in an east-west direction.

This section of the SOI Baseline Conditions Report first describes the existing land use conditions within the City of Buellton, including land demand, and then describes the existing land use conditions within the SOI study area.

2.2 City of Buellton Land Use and Population

The following section provides a brief overview of existing land use conditions within the City of Buellton. Included are descriptions of the City’s existing land uses, General Plan land use designations, population and housing, and existing land demand. The City limits and the boundaries of the SOI study area are depicted on Figure 1-2.

Data for this section was obtained from a combination of field surveys, secondary data sources and government documents dictating land use distribution in the City of Buellton, including the City of Buellton General Plan, the City of Buellton Zoning Ordinance, the Santa Barbara County Comprehensive Plan, and the City’s geographic information system (GIS) data.

Land Use

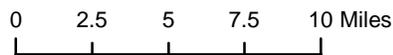
Table 2-1 lists the acreage for each land use category under the City’s current General Plan.

Table 2-1 City of Buellton 2025 General Plan Acreage

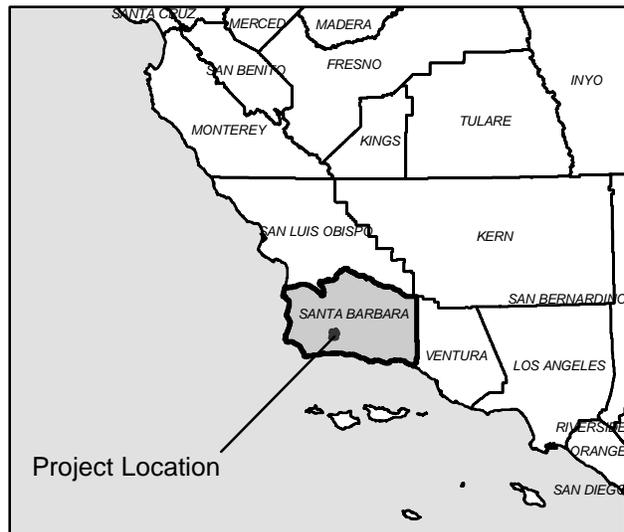
Land Use	Area (acres)	Percent of Total Area
Low Density Residential	341.7	33%
Medium Density Residential	54.1	5%
Multi-Family Residential	22.3	2%
Neighborhood Commercial		0%
General Commercial	295.7	29%
Service Commercial	25.3	2%
Industrial	118.7	12%
Public, Quasi-Public	39.8	4%
Open Space, Parks & Recreation	127.9	12%
Total	1025.6	100%

Source: MNS Engineers, Inc., Buellton GIS data, 2007.





 Sphere of Influence Study Area

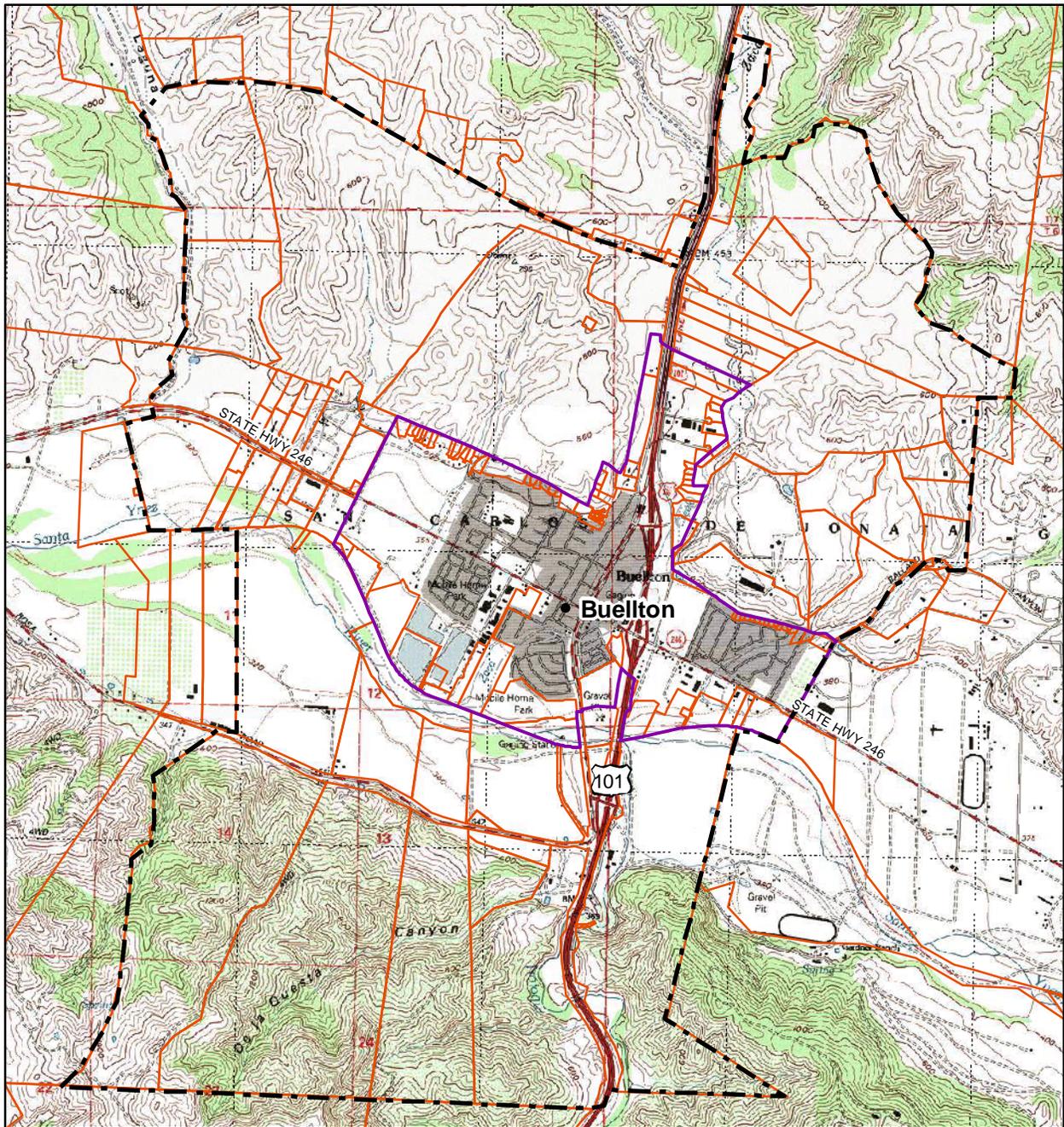


Source: US Bureau of the Census TIGER 2000 data.

Regional Location

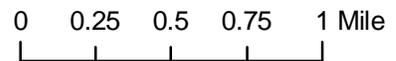
Figure 2-1
 City of Buellton





Source: MNS Engineers, Inc., March 2007 and US Bureau of the Census TIGER 2000 data.

-  Parcel Boundaries
-  Sphere of Influence Study Area
-  Buellton City Limits



Sphere of Influence Study Area
Topography and Parcel Boundaries

Figure 2-2
City of Buellton



Existing land uses in the City of Buellton fall into five categories: residential, commercial, industrial, public facilities, and parks/open space. These land uses are briefly described below.

Residential

Residential land uses make up the largest land category in the City. The General Plan has designated approximately 418 acres, or 40 percent of the total City acreage, for residential use. Single-family residential dwellings comprise approximately 64 percent of the housing stock, while multi-family residential land uses comprise approximately 8 percent, and mobile homes 25 percent (Housing Element Update, 2004).

Commercial

Commercial land uses consist of locations for the sale of goods and services as well as professional and business offices. Commercial areas within the City are located primarily along the Avenue of Flags, Highway 101, and State Route 246 corridors. The General Plan has designated 321 acres, or 31 percent of the total City acreage, for commercial use.

Industrial

Industrial land uses consist of light manufacturing, warehousing, trucking and similar uses. Industrial areas within the City are primarily located in the northeast area of the City along the Highway 101 corridor and in the south along Industrial Way. The City contains 119 acres designated as industrial, which represents approximately 12 percent of all General Plan acreage.

Public Facilities

Public facilities consist of City owned land, schools, churches and other public or quasi-public lands. The General Plan designates 40 acres for Public Facilities, which is 4 percent of the total City acreage.

Parks and Open Space

Open space land includes areas subject to hazards such as flooding and steep slopes, as well as areas to be preserved for their visual, biological and/or recreational value. It does not include recreational facilities within school boundaries. The General Plan designates 128 acres for Open Space and Recreation, which represents 12 percent of the total City acreage.

Refer to Section 6.2, *Park and Recreational Facilities*, for a detailed discussion of existing and future park facilities in the City and vicinity.

Population and Housing

The current (2006) population of the City of Buellton is 4,548. Between 1997 and 2006, Buellton experienced a growth rate of approximately 28.5 percent. As a whole, Santa Barbara County is projected to grow a total of 23.6 percent (99,375 residents) to 521,000 residents between the years 2006 and 2030 (refer to Table 2-2). Based on Santa Barbara County Association of Governments



(SBCAG) population projections, the City will see an increase in total population from 4,548 in 2006 to a projected 2030 total of 5,900 residents (29.7 percent).

Table 2-2 City of Buellton Population: 1997-2030

Year	Buellton	Santa Barbara County
1997 ¹	3,540	387,700
1998 ¹	3,680	391,300
1999 ¹	3,750	393,500
2000 ¹	3,828	399,347
2001 ¹	3,917	402,247
2002 ¹	3,970	407,409
2003 ¹	4,217	411,528
2004 ¹	4,464	415,271
2005 ¹	4,539	417,988
2006 ¹	4,548	421,625
2010 ²	5,800	462,000
2020 ²	5,800	505,000
2030 ²	5,900	521,000

Source: ¹California Department of Finance
²SBCAG Regional Growth Forecast, 2002

Land Demand

The following discussion is based on a land demand analysis conducted by The Natelson Company (TNCI) for the City of Buellton General Plan Update (*Real Estate Market Analysis: City of Buellton General Plan Update*, 2004).

Residential Land Uses

As discussed above, the City of Buellton is projected to have a 2030 population of 5,900 residents. According to SBCAG, the City contained 1,433 housing units in 2000 and will need an additional 732 additional units (for a total of 2,165 units) to accommodate the population in 2030 (Regional Growth Forecast, 2002). The City currently contains 1,772 units.

The City's 2025 General Plan EIR anticipates build-out with a total of 3,575 residential units. Deducting for units already built (1,772), units under construction (60) and projects with entitlements (222), the City's residual land use capacity is 1,571 units (City of Buellton Planning Department, January 2007). In order to determine the likely absorption schedule for housing development in the City, the land demand analysis (TNCI, 2004) looked at three primary sources to determine the number of years it would require for the City to reach residential buildout. These sources included: (1) future planned/proposed housing projects (at the time of The Natelson Company's report); (2) SBCAG housing projections; and (3) historical housing trends from the California Department of Finance (DOF).

Based on planned/proposed projects, residential development is projected to occur at a rate of 165 units per year. The housing projections from SBCAG are somewhat less aggressive, with an average absorption rate of 70 units per year. Historical housing trends from the Department of Finance indicate that the City has grown at a much slower rate than what is being planned for the City in the near future. Based on DOF trends, residential development in the City would be expected to occur at a rate of just 38 units per year.



According to these data sources, it is estimated that residential buildout will occur between 2009 and 2024 within the Buellton City Limits. It is very likely that buildout will occur towards the beginning of this time period as development of new residential units in the City has increased substantially in recent years and is expected to continue increasing (TNCI, 2004). However, this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.

Retail Land Uses

Retail market conditions in the City of Buellton are strong when compared to other communities in the area (TNCI, 2004). Because of its location along Highway 101 and the lack of diversified retail facilities in other smaller communities, the City of Buellton attracts the majority of retail sales in the Santa Ynez Valley. The City's future development opportunities will depend on the extent to which this condition continues.

According to the TNCI report, demand for retail and services space within the Buellton City Limits is expected to increase by 346,060 square feet between 2004 and 2020. Approximately 124,171 square feet of new light retail/commercial space has been constructed since 2004, and 291,434 square feet is approved or under construction. Therefore, the City of Buellton is expected to exceed this estimated demand in the next few years. However, this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.

Hotel Land Uses

The hotel market in the Santa Ynez Valley is well established, reflecting its location on Highway 101 and close proximity to Solvang, a popular tourist destination. According to the 2004 TNCI report, demand for hotel room nights is expected to increase between 2004 and 2020 at a rate that would support a total of 271 new rooms in the Valley. However, at the time of the report, planned hotel facilities totaled 195 rooms, leaving net demand for about 76 additional rooms by 2020. The demand analysis assumed that the City of Buellton could expect to capture 40 to 50 percent of the net incremental demand for new hotel rooms in the market area. Thus, the remaining development opportunity for hospitality facilities in Buellton was projected to range from approximately 31 to 38 rooms over the analysis period. It should be noted, however, that a 96 room hotel is currently approved and awaiting construction in the City of Buellton. In addition, a 150 to 300 unit hotel is currently proposed and awaiting approval. Therefore, the City of Buellton is expected to exceed this estimated demand in the next few years. However, this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.

Light Industrial (Business Park) Land Uses

The demand for new light industrial space in the Santa Ynez Valley was based on the Santa Barbara County Association of Governments (SBCAG) employment projections as provided in the Regional Growth Forecast: 2000-2030 (RGF) using TNCI's industrial development model (refer to Table 2-3).



Utilizing the 60 percent capture rate for Buellton, the City could potentially capture 217,000 to 289,300 square feet of new industrial space by 2020. Approximately 95,539 square feet of new light industrial/business park space has been constructed since 2004, and 91,485 square feet is approved or under construction. Therefore, the adjusted net demand for industrial space in the City ranges from approximately 29,976 to 102,276 square feet by 2020 (TNCI, 2004). It should be noted, however, that this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.

Table 2-3. Net Supportable Light Industrial Space (sq. ft.)

New Light Industrial Space	Year	
	2010	2020
Total for Santa Ynez Valley	210,900 to 281,200	361,700 to 482,200
60% Capture Rate	126,540 to 168,720	217,000 to 289,300
With Adjustment for Recently Constructed/ Planned (187,024)	NA	29,976 to 102,276

Source: TNCI, 2004; City of Buellton Planning Department, February 2007.

The square footage estimates in Table 2-3 are substantially less than the projections of development potential for future industrial, commercial and retail space as indicated in SBCAG’s Regional Growth Forecast (RGF). However, it should be noted that RGF projections are based on “theoretical” buildout of available land. The buildout numbers provided in the RGF report do not take into account market forces or other factors, such as policy or environmental concerns. So while the City of Buellton may have land available for commercial and/or industrial development, projections for future employment (one of the main factors behind the demand for new commercial and industrial space) do not indicate that demand for commercial and/or industrial space will increase as significantly as stated in the RGF.

2.3 Sphere of Influence Land Use and Population

The following section provides a brief overview of existing land use conditions within the SOI study area. Data for this section was obtained from a combination of field surveys, secondary data sources, and the Santa Barbara County Comprehensive Plan, which currently dictates land use in the SOI study area.

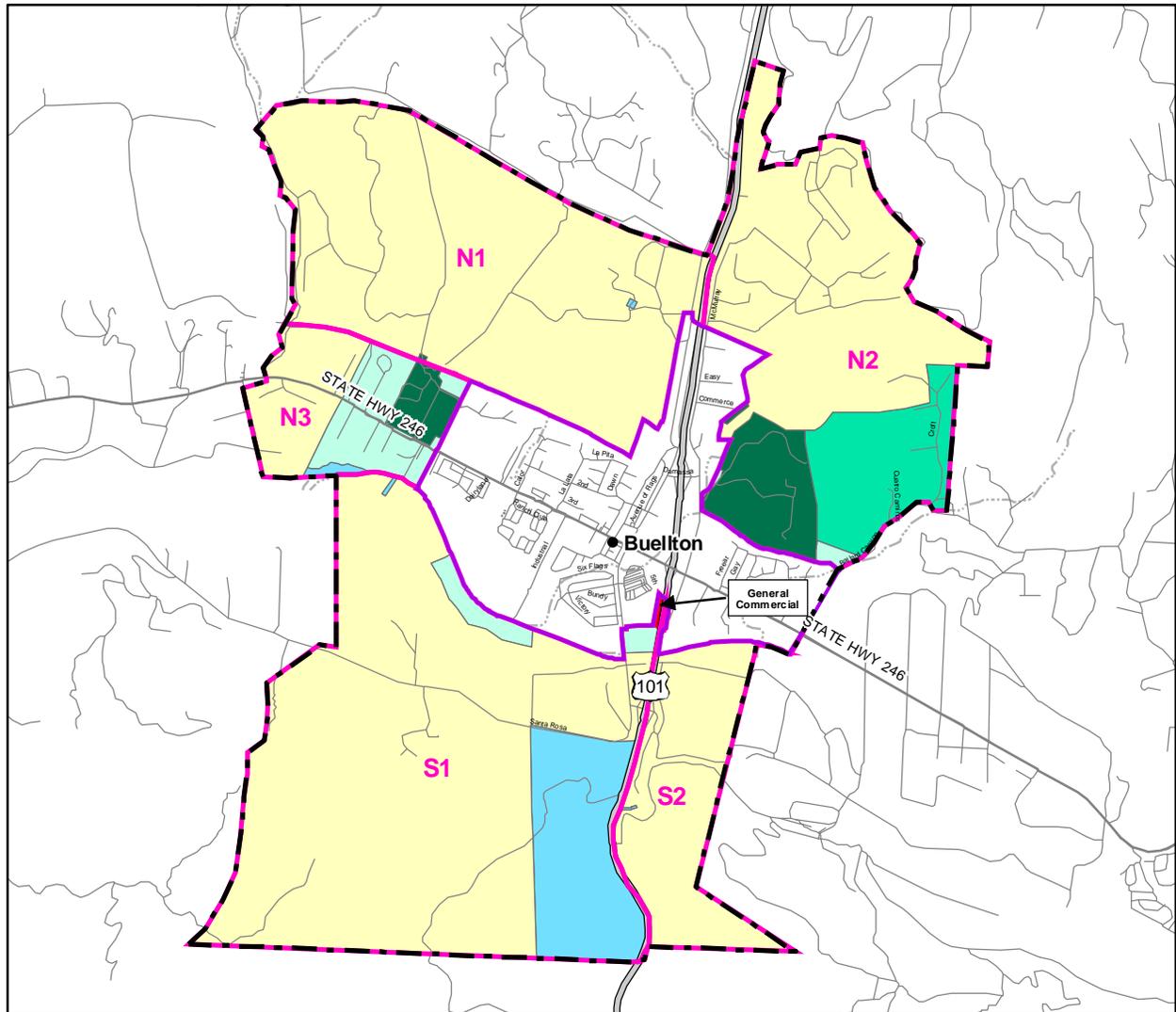
Land Use

The SOI study area is located within unincorporated Santa Barbara County and is therefore under the jurisdiction of the Santa Barbara County Comprehensive Plan. The Comprehensive Plan has three major sections:

- **Community Development** – land use categories such as Residential and Commercial, redevelopment/revitalization, and public finance;
- **Public Facilities & Services** – such as circulation, recreation, and wastewater treatment;
- **Resources & Constraints** – such as biological resources, geology, and visual aesthetics.

The Santa Barbara County Comprehensive Plan land use designations contained in the SOI study area are listed in Table 2-4 and shown in Figure 2-3.





Source: US Bureau of the Census TIGER 2000 data.

-  Sphere of Influence Study Area
-  Study Area Sub Regions
-  Buellton City Limits
-  Agriculture I, 5 acre maximum lot size
-  Agriculture I, 20 acre maximum lot size
-  Agriculture I, 40 acre maximum lot size
-  Agriculture II, 100 acre maximum lot size
-  Agriculture Commercial
-  General Commercial



0 0.25 0.5 0.75 1 Mile

Sphere of Influence Study Area
 Comprehensive Plan Land Use Designations

Figure 2-3
 City of Buellton



Table 2-4 SOI Study Area: County Comprehensive Plan Acreage

Land Use Designation	Area (acres)	Percent of Total Area
Agriculture I (A-I)	309.5	6.1
Agriculture II (A-II)	640.6	12.7
Agriculture Commercial (AC)	4,110.4	81.1
General Commercial (C)	5.4	0.1
Total	5,065.9*	100%

* Actual SOI study area acreage is 5,069 acres, which includes roadway acreage. Source: Santa Barbara County GIS Data, 2007.

According to the Santa Barbara County Comprehensive Plan Land Use Element, the purpose of an agricultural designation is to preserve agricultural land for the cultivation of crops and the raising of animals. The County Land Use Element defines agriculture as “the production of food and fiber, the growing of plants, the raising and keeping of animals, aquaculture, the preparation for marketing of products in their natural form when grown on the premises, and the sale of products which are accessory and customarily incidental to the marketing of products in their natural form which have been grown on the premises. “ Lands eligible for this designation include, but are not limited to: land with prime soils, prime agricultural land, grazing land, land in existing agricultural use, lands with agricultural potential, and lands under Williamson Act Contract.

Below are the agricultural land use classifications that pertain to the SOI study area, as described in the Santa Barbara County Comprehensive Plan Land Use Element. The General Commercial (C) designation is also described, which accounts for 0.1 percent of the total SOI study area.

Agriculture Commercial (AC)

Approximately 4,110 acres (81.1%) of the SOI study area are designated Agricultural Commercial (AC) by the County (refer to Figure 2-3). This category is for commercially farmed, privately owned lands located within Rural, Inner-Rural, Existing Developed Rural Neighborhoods or Urban Areas (as defined in the Comprehensive Plan Land Use Element) which meet the following criteria:

1. The land is subject to a Williamson Act Contract, including contracts that have been non-renewed.
2. Parcels forty (40) acres or greater, whether or not currently being used for agricultural purposes, but otherwise eligible for Williamson Act Contract may be included if they meet requirements of Uniform Rule No. 6 (Requirements and Qualitative Considerations for Agricultural Preserves; Santa Barbara County Uniform Rules for Agricultural Preserves and Farmland Security Zones, 1999).

This category includes compatible land uses and land uses that are necessary and a part of the agricultural operations. All types of crops and livestock are included. Both prime and non-prime soils and irrigated and non-irrigated lands are included.

Agriculture I (A-I)

Approximately 310 acres (6.1%) of the SOI study area are designated Agriculture I (A-I) (refer to Figure 2-3). The A-I designation applies to acreages of prime and non-prime farmlands and



agricultural uses which are located within Urban, Inner Rural, and Rural Neighborhood areas (as defined in the Comprehensive Plan Land Use Element).

Agriculture II (A-II)

Approximately 641 acres (12.7%) of the SOI study area are designated by the County Agriculture II (A-II) (refer to Figure 2-3). The A-II designation applies to acreages of farmlands and agricultural uses located outside Urban, Inner Rural and Rural Neighborhood areas (as defined in the Comprehensive Plan Land Use Element). General agriculture is permitted, including but not limited to livestock operations, grazing, and beef production as well as more intensive agricultural uses.

General Commercial (C)

Approximately 5.4 acres (0.1%) of the SOI study area, along Highway 101 in the southern portion of the SOI study area, adjacent to the Buellton City Limits, are designated by the County General Commercial (C) (refer to Figure 2-3). The C designation has been used to denote areas suitable for many types of commercial activities. Central business district areas, district centers, service commercial, neighborhood centers, and design commercial are all contained under this designation. Permitted uses in the C designation range from convenience activities, which serve such day-to-day needs as food, drugs, gasoline, and other incidentals, to whole facilities which support agriculture, construction, and transportation activities.

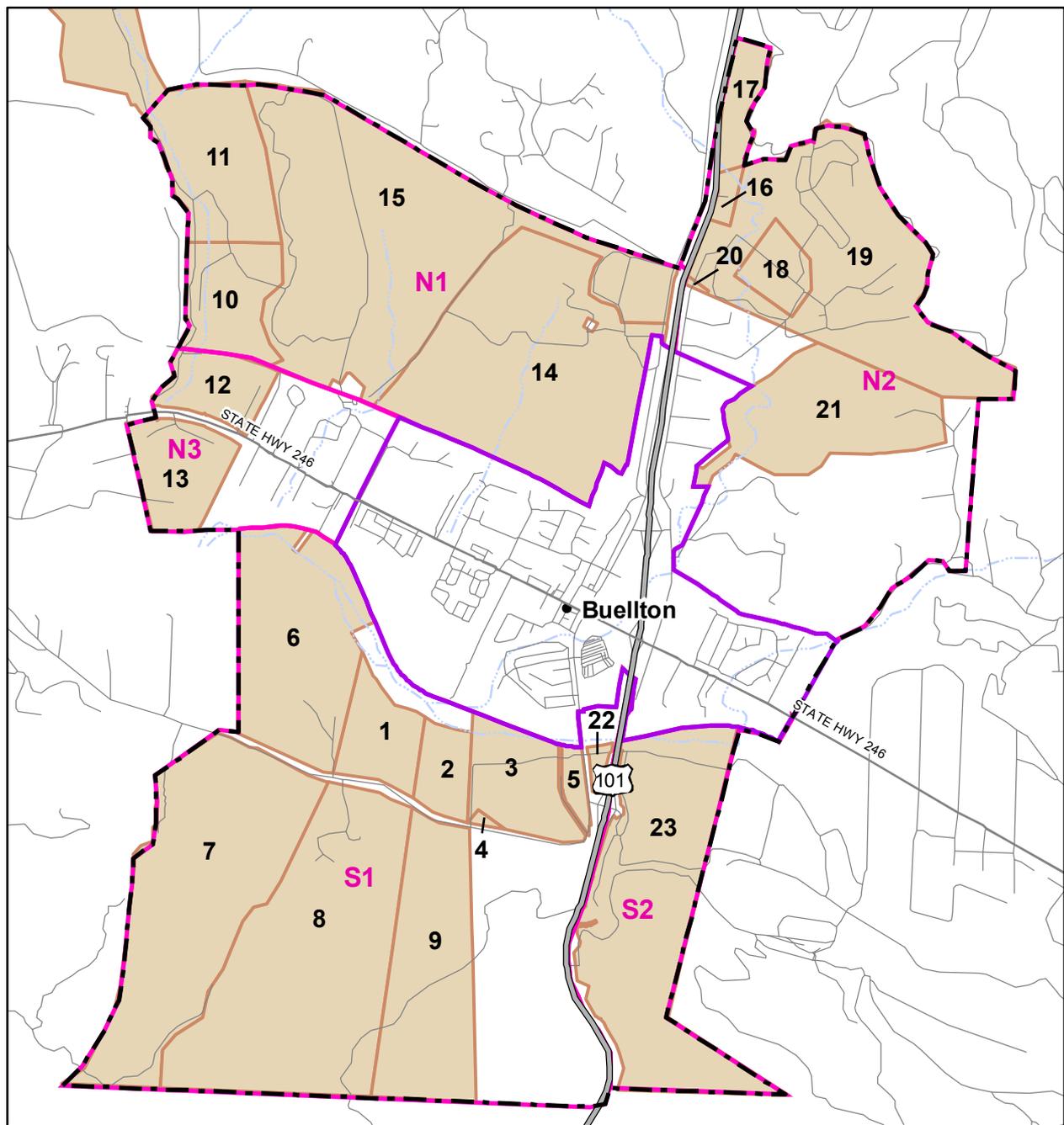
Agricultural Preserves

Agricultural preserve contracts are executed through procedures enabled by the California Land Conservation Act of 1965, also known as the Williamson Act. This act established a land contract procedure whereby a landowner could voluntarily enter into a contract with the local governmental authority to maintain a property in an agricultural preserve in exchange for a reduction in property taxes. The contracts entered into under this Act are intended to encourage the preservation of the State’s agricultural resources. Contracts are for a 10- or 20-year period. Contracts are automatically renewed each year unless a notice of non-renewal is filed with the managing governmental agency. In such cases, the land use restrictions remain in effect until the remaining nine years (or 19, in the case off a 20-year contract) of the contract have passed.

Of the 66 parcels that are included in the SOI study area (refer to Section 1.5, *Potential Buellton Sphere of Influence Amendment Area*), 23 are under Williamson Act Contract. These parcels are listed below and shown in Figure 2-4.

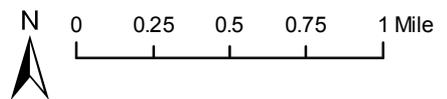
Parcel # (refer to Fig. 2-4)	Assessor’s Parcel Number						
1	083-180-010	7	083-190-002	13	099-240-078	19	137-010-032
2	083-180-011	8	083-190-003	14	099-400-069	20	137-090-001
3	083-180-012	9	083-190-004	15	099-400-073	21	137-090-024
4	083-180-013	10	099-190-073	16	137-010-015	22	137-270-011
5	083-180-017	11	099-190-077	17	137-010-016	23	137-270-015
6	083-180-027	12	099-240-073	18	137-010-031		





- Parcels under Williamson Act Contract
- Sphere of Influence Study Area
- Study Area Sub Regions
- Buellton City Limits

Source: MNS Engineers, Inc., March 2007;
 US Bureau of the Census TIGER 2000 data.



Sphere of Influence Study Area
 Williamson Act Parcels

Figure 2-4
 City of Buellton



Population and Housing

The land use pattern within the SOI study area has changed over the last several decades. Throughout the 1970s and 1980s, subdivisions of larger agricultural parcels into smaller parcels were common. Smaller orchards, equestrian facilities and vineyards have become more common in these areas than large-scale commercial agricultural operations. The subdivision of these parcels is also resulting in more estate ranchettes and associated hobby farms and less commercial agriculture. As a result, despite the exclusivity of agricultural land use designations in the area, 55 homes and an associated population of approximately 147 residents are currently located in the SOI study area (based on an average of 2.67 people per household).

Land Use Compatibility Constraints

Land use compatibility constraints relate to the adverse effects of land uses on surrounding uses, as follows:

- Loss of privacy;
- Neighborhood incompatibility, including aesthetic incompatibility;
- Nuisance noise levels;
- Increased traffic in quiet neighborhoods;
- Loss of sunlight/solar access.

Although many land use compatibility effects can be addressed through appropriate site planning and design of new development, the presence of existing residences or other sensitive receptors indicates an increased likelihood of land use incompatibility, since such uses are more sensitive to quality of life issues.

Potential land use compatibility/quality of life constraints for each of the SOI study area sub regions are discussed in the following paragraphs.

Sub Region S1 Land Use Compatibility Constraints. Existing single family residences are located along Santa Rosa Road, which runs in an east-west direction near the center of sub region S1. As a result, both short- and long-term land use compatibility constraints exist within sub region S1. Short-term compatibility issues result from the use of construction equipment and generation of fugitive dust, which increase localized noise levels and temporarily reduce local air quality. In addition, the generation of debris during construction may result in temporary impacts to visual resources. Construction activity may therefore cause temporary annoyance to residential uses, which is considered a constraint for the sub region. Long-term compatibility issues may include increased traffic, noise, air emissions, and visual impacts. Land use conflicts associated with agriculture are discussed in Section 4.4, *Agricultural Resources*.

Sub Region S2 Land Use Compatibility Constraints. There are no existing residences located in sub region S2. However, Granite Construction and the Buellflat Rock Company operate a sand, gravel and rock quarry easterly adjacent to sub region S2, outside of the SOI study area. Increased use of roadways in this sub region could result in conflicts with quarry vehicles that use these roadways due to speed differences and equipment size. In addition, noise and air emissions associated with the quarry may result in long-term compatibility issues. This is



considered a constraint for sub region S2. Land use conflicts associated with agriculture are discussed in Section 4.4, *Agricultural Resources*.

Sub Region N1 Land Use Compatibility Constraints. There are very few residences located within sub region N1. As a result, potential land use compatibility/quality of life constraints would be minimal for this sub region

Sub Region N2 Land Use Compatibility Constraints. Existing single family residences are located throughout the eastern portion of sub region N2, primarily along Ballard Canyon Road. As a result, both short- and long-term land use compatibility constraints exist within sub region N2. Short-term compatibility issues result from the use of construction equipment and generation of fugitive dust, which increase localized noise levels and temporarily reduce local air quality. In addition, the generation of debris during construction may result in temporary impacts to visual resources. Construction activity may therefore cause temporary annoyance to residential uses, which is considered a constraint for the sub region. Long-term compatibility issues may include increased traffic, noise, air emissions, and visual impacts. Land use conflicts associated with agriculture are discussed in Section 4.4, *Agricultural Resources*.

Sub Region N3 Land Use Compatibility Constraints. Existing single family residences are located throughout sub region N3, primarily along State Route 246. As a result, both short- and long-term land use compatibility constraints exist within sub region N3. Short-term compatibility issues result from the use of construction equipment and generation of fugitive dust, which increase localized noise levels and temporarily reduce local air quality. In addition, the generation of debris during construction may result in temporary impacts to visual resources. Construction activity may therefore cause temporary annoyance to residential uses, which is considered a constraint for the sub region. Long-term compatibility issues may include increased traffic, noise, air emissions, and visual impacts. Land use conflicts associated with agriculture are discussed in Section 4.4, *Agricultural Resources*.

2.4 Regional Plans & Policies

This section discusses plans, in addition to the Santa Barbara County Comprehensive Plan, which affect land use, growth and development in the SOI study area.

Regional Plans

Santa Ynez Valley Community Plan

A Draft Santa Ynez Valley Community Plan was completed in September 2006. The Santa Ynez Valley Community Plan is intended to update the Santa Barbara County Comprehensive Plan, which was last updated in 1981, and to provide policy direction for issues and development trends specific to the Santa Ynez Valley. It is anticipated that the plan will be adopted in late 2008.



Santa Barbara County Association of Governments (SBCAG) Regional Transportation Plan (RTP)

SBCAG was established in 1966 as a voluntary council of governments under a joint powers agreement executed by each of the general purpose city and county governments in Santa Barbara County. SBCAG is an independent public agency governed by a 13-member board of directors consisting of all five county supervisors and one city council member from each of the eight cities within the County. SBCAG provides a forum for addressing issues and problems that are regional or multi-jurisdictional in nature.

SBCAG is designated by state and federal governments as the Metropolitan Planning Organization (MPO), the Local Transportation Authority (LTA), and the Regional Transportation Planning Agency (RTPA). Under these designations, SBCAG has responsibility for all regional transportation planning and programming activities. SBCAG administers the Regional Transportation Plan (RTP), which is a comprehensive, long-range transportation planning document.

The California Department of Housing & Community Development estimates the number of additional housing units needed to accommodate both existing and projected housing need for all income levels. For Santa Barbara County, SBCAG is charged with developing the distribution of that projection for each individual jurisdiction to include in their Housing Elements.

Hazardous Materials Management Plan

Counties are required by State law to prepare hazardous waste management plans. Santa Barbara County's Hazardous Materials Management Plan (HMMP) addresses the treatment, storage and disposal of such materials. The primary goal of the plan is to protect public health by promoting the safe use and disposal of hazardous waste. To accomplish this, the plan provides for the reduction of hazardous waste through source reduction, recycling, and on-site handling and treatment methods. The HMMP is based on an analysis of the current and projected hazardous waste generation rates within the County and the facilities available for hazardous waste storage, treatment, or disposal. Using this information, the projected volume of hazardous waste that will be generated in the County is estimated and the need for additional hazardous waste treatment facilities is determined. Currently, Buellton and the surrounding SOI study area do not have substantial amounts of stored hazardous materials. Most of the hazardous materials in City of Buellton are located within industrially-designated areas.

Santa Barbara County Clean Air Plan (CAP)

The Clean Air Plan (CAP) is administered by the Santa Barbara County Air Pollution Control Board (SBAPCD) and contains strategies for reducing ozone precursors and particulates, and for achieving and maintaining federal and state air quality standards. These strategies include transportation control measures (TCM) and indirect source review. The CAP also contains an emissions inventory which accounts the types and amounts of pollutants emitted from a wide variety of sources, including on-road motor vehicles and other mobile sources, fuel combustion at industrial facilities, solvent and surface coating usage, consumer product usage, and



emissions from natural sources. The emission inventory is used to describe and compare contributions from air pollution sources, evaluate control measures, schedule rule adoptions, forecast future pollution, to demonstrate maintenance, and prepare clean air plans. Specific projects are reviewed for compliance with the CAP. Projects found not to be consistent with the CAP are typically conditioned upon incorporating TCMs such as incorporating bicycle and pedestrian paths or implementing a trip reduction program.

The Valley Blueprint

The Valley Blueprint (2000) is a publication of the Community Environmental Council, which is a volunteer citizens group comprised of Santa Ynez Valley community members from Ballard, Buellton, the Chumash, Los Olivos, Santa Ynez, and Solvang. The purpose of the document is to “find new ways to protect the unique qualities and characteristics of our region while maintaining a sound base for economic prosperity and the sustainability of our quality of life.” The Valley Blueprint is organized into six subcommittee reports, including growth and development, social fabric, agricultural protection, infrastructure and transportation, governance and economic vitality, and includes discussions of themes and trends, ongoing agenda and emerging topics. It should be noted that the Valley Blueprint has not been adopted by the City of Buellton, but is rather a long-range planning tool developed by citizens of the region.

2.5 Findings

- 2-1 The City of Buellton’s 2025 General Plan EIR anticipates build-out at a total of 3,575 units. Deducting for units already built (1,772), units under construction (60) and projects with entitlements (222), the City’s residual land use capacity is 1,571 units.
- 2-2 It is estimated that residential buildout in the City of Buellton will occur between 2009 and 2024, and likely towards the beginning of this time period (TNCI, 2004). However, this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.
- 2-3 Based on recently approved projects, the supply of light retail/commercial and hotel land in the City will exceed projected demand. However, this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.
- 2-4 Based on recently approved projects, the supply for industrial land will exceed projected demand. However, this estimate only includes demand anticipated under the 2025 General Plan. Future demand beyond the horizon of the General Plan may not be accommodated within the existing City Limits.
- 2-5 The entire Sphere of Influence (SOI) study area is designated Agricultural Commercial (AC), Agriculture I (A-I), Agriculture II (A-II), or General Commercial (C) under the Santa Barbara County Comprehensive Plan. However, subdivisions of larger agricultural parcels into smaller parcels throughout the 1970s and 1980s has resulted in estate ranchettes and associated hobby farms throughout the SOI study area.



- 2-6 Despite the exclusivity of agricultural land use designations in the SOI area, 55 homes and an associated population of approximately 147 residents are currently located in the SOI study area (based on an average of 2.67 people per household).
- 2-7 Land use compatibility/quality of life constraints exist for sub regions S1, N2 and N3 due to the presence of existing residences, while land use compatibility constraints exist for sub region S2 due to the presence of an off-site mining facility. Land use compatibility constraints within sub region N1 would be minimal.



3.0 Circulation and Transportation

3.1 Introduction

This section identifies current traffic conditions in the Sphere of Influence (SOI) study area, including a description of the existing street network, existing traffic volumes, projected City of Buellton General Plan buildout traffic volumes and potential traffic-related constraints. This section is based on a Traffic/Circulation Assessment prepared for the SOI study area by Associated Transportation Engineers in March 2007.

3.2 Existing Conditions

This subsection includes an assessment of the existing SOI study area transportation system.

Roadway Classifications

Roadways are generally classified into four primary categories: local streets, collector streets, arterial streets, and freeways.

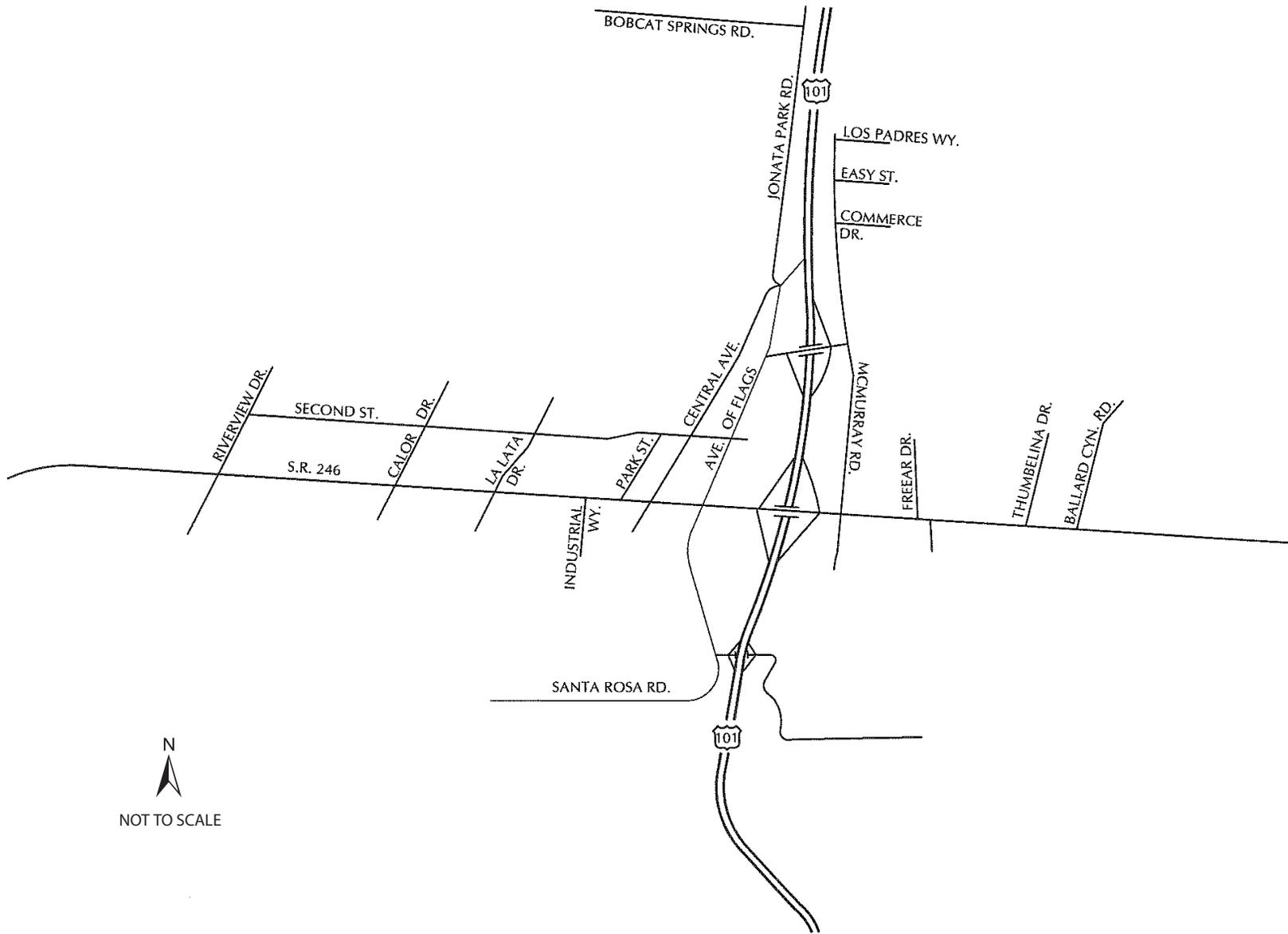
- A **local street** is a two-lane facility that provides direct access to the adjacent land uses. Local streets are sometimes identified as “local residential” and “local non-residential” depending upon the predominant land uses along the roadway. Traffic volumes on local streets are generally less than 5,000 vehicles per day.
- A **collector street** serves to collect the traffic from the local streets and feed it to/from the arterial streets and freeways. Collector streets do not usually have land uses front directly on to the roadway, and most collector streets are two lanes (some are three or four lanes). Collector streets generally are ¼ mile to one mile in length and carry daily traffic volumes between 2,000 and 10,000.
- An **arterial street** is the primary means to move traffic within a community and to/from adjacent communities. Arterial streets are often classified as “major” (four or six lanes) and “minor” (two lanes). Arterial roadways are generally more than one mile in length, and traffic volumes on these roadways usually exceed 5,000 vehicles per day.
- A **freeway** is characterized by grade separation of all potential conflicts (i.e. interchanges instead of signals or stop signs), and serves to move traffic between communities and regions.

Roadway Network

Figure 3-1 illustrates the existing SOI study area roadway network. A description of the major roadways serving the City and SOI study area is provided below.

U.S. Highway 101 is a multi-lane highway serving the California coast between Los Angeles and San Francisco. U.S. Highway 101 is 4-lanes wide through the SOI study area and





Sphere of Influence Study Area
Existing Street Network

Source: Associated Transportation Engineers, March 2007.

provides regional access to the area via interchanges at State Route 246, Damassa Road and Santa Rosa Road.

State Route 246 is an east-west State highway that extends from the Pacific Ocean west of Lompoc through Buellton, Solvang and Santa Ynez to State Route 154 to the east. State Route 246 is a 4-lane divided arterial from the western SOI study area boundary to the Buellton city limit and a 4-lane undivided arterial to just east of Thumbelina Drive. Between Thumbelina Drive and the eastern SOI study area boundary, State Route 246 transitions from 4-lanes to 2-lanes with a continuous left-turn lane. Traffic signals control the intersections of State Route 246 at the U.S. Highway 101 interchange, McMurray Road, Freear Drive and Avenue of Flags.

Avenue of Flags is a north-south arterial roadway located west of and parallel to U.S. Highway 101. This roadway extends from Jonata Park Road on the north to Santa Rosa Road in the southern portion of the SOI study area. Avenue of Flags is 4-lanes wide and divided by a 76-foot landscaped median within the Buellton City Limits. South of State Route 246, the roadway narrows to 2-lanes until its terminus at Santa Rosa Road. Northbound traffic on Avenue of Flags is stop-sign controlled at the U.S. Highway 101 southbound off-ramp. The intersection of Avenue of Flags/State Route 246 is signal controlled.

Santa Rosa Road is a 2-lane east-west roadway that extends westerly from U.S. Highway 101 through the southern portion of sub region S1. Santa Rosa Road is located outside of the Buellton City Limits and is not maintained by the City of Buellton. The U.S. Highway 101 interchange at Santa Rosa Road is stop-sign controlled.

Damassa Road is a 2-lane east-west roadway within the Buellton City Limits that extends from Avenue of Flags on the west, crossing U.S. Highway 101 to its terminus at McMurray Road. The U.S. Highway 101 interchange at Damassa Road includes northbound and southbound on-ramps and a northbound off-ramp. The southbound off-ramp for this interchange is located north of Damassa Road, at the Avenue of Flags/Jonata Park Road/Central Avenue intersection.

Riverview Drive is a north-south residential street that extends north and south from State Route 246 along the western City Limit boundary.

Calor Drive, located east of Riverview Drive, is a north-south residential street that extends north and south from State Route 246 in the western portion of the City of Buellton.

La Lata Drive, located east of Calor Drive, is a 2-lane residential street that extends north and south from State Route 246.

Industrial Way is a north-south roadway that extends southerly from State Route 246, terminating north of Zaca Creek within the Buellton City Limits. This 2-lane roadway serves primarily light industrial uses.

Park Street is a north-south roadway that extends northerly from State Route 246, terminating at Second Street within the City of Buellton.



Second Street is an east-west roadway that extends from Riverview Drive on the west, terminating east of Avenue of Flags within the Buellton City Limits.

Central Avenue is a 2-lane north-south collector roadway within the Buellton City Limits. This north-south roadway extends south from Jonata Park to Zaca Street south of State Route 246 and serves primarily residential uses.

McMurray Road, located east of U.S. Highway 101, is a north-south roadway that extends south from East Street to its terminus south of State Route 246 within the Buellton City Limits. McMurray Road provides access to the industrial area north of Damassa Road and the freeway commercial uses located between Damassa Road and its terminus south of State Route 246.

Freear Drive, located east of McMurray Road, is a residential collector street that extends north from State Route 246 within the Buellton City Limits. The southerly leg of the signalized intersection of Freear Drive/State Route 246 is off-set and provides access to the shopping center area south of State Route 246.

Thumbelina Drive, located east of Freear Drive, is a 2-lane residential street that extends north from State Route 246 within the City of Buellton.

Ballard Canyon Road, located east of Thumbelina Drive, is a 2-lane residential street that serves as the eastern SOI study area boundary north of State Route 246 where this boundary is conterminous with the City Limits. North of the Buellton City Limits, Ballard Canyon Road is a 2-lane winding street that serves residential uses in the northeastern portion of the SOI study area.

Los Padres Way is an east-west roadway that extends east from McMurray Road in the northeastern portion of the City of Buellton.

Easy Street, located south of Los Padres Way, is an east-west roadway that extends east from McMurray Road in the northeastern portion of the City of Buellton.

Commerce Drive, located south of Easy Street, is an east-west roadway that extends east from McMurray Road in the northeastern portion of the City of Buellton.

Bobcat Springs Road, located along the northernmost portion of SOI study area sub region N1, is an east-west roadway that extends west from Jonata Park Road.

Roadway Infrastructure Constraints

Sub Region S1 Roadway Infrastructure Constraints. Existing roadway infrastructure in sub region S1 includes Santa Rosa Road, a 2-lane east-west roadway that extends westerly from U.S. Highway 101 through the sub region. Single family residential development in this area is centered along this roadway. Because much of the sub region north of this roadway is relatively flat, extension of roadway infrastructure north from Santa Rosa Road would be relatively unconstrained. However, steep slopes of the Santa Ynez Mountains south of Santa Rosa Road would constrain expansion of roadway infrastructure. The Santa Ynez River, located in the



northern portion of sub region S1, serves as a natural barrier to extension of roadway infrastructure south from the City of Buellton. Refer to Section 4.0, *Natural Resources*, for a discussion of constraints related to water resources, geology and soils, and biological resources.

Sub Region S2 Roadway Infrastructure Constraints. The only existing roadways in sub region S2 are located near U.S. Highway 101 and primarily serve the Granite Construction and Buellflat Rock Company quarry operations. Because much of the sub region north of these roadways is relatively flat, extension of roadway infrastructure into the northern portion of the sub region from the west would be relatively unconstrained. However, steep slopes of the Santa Ynez Mountains in the southern portion of the sub region would constrain expansion of roadway infrastructure. In addition, the Santa Ynez River, located in the northern portion of sub region S2, serves as a natural barrier to extension of roadway infrastructure south from the City of Buellton. Refer to Section 4.0, *Natural Resources*, for a discussion of constraints related to water resources, geology and soils, and biological resources.

Sub Region N1 Roadway Infrastructure Constraints. Existing roadway infrastructure in sub region N1 consists of several informal, unpaved roadways. Extension of formal, paved roadway infrastructure into this area would be limited by the relatively steep topography of sub region N1. Refer to Section 4.0, *Natural Resources*, for a discussion of constraints related to water resources, geology and soils, and biological resources.

Sub Region N2 Roadway Infrastructure Constraints. Existing roadway infrastructure in sub region N2 includes Ballard Canyon Road, located along the eastern edge of the sub region, Croft Lane and Cuatro Caminos, which extend west from Ballard Canyon Road, and informal dirt roads located throughout the sub region. Rolling topography and the presence of existing roadways would allow relatively unconstrained roadway infrastructure expansion. Refer to Section 4.0, *Natural Resources*, for a discussion of constraints related to water resources, geology and soils, and biological resources.

Sub Region N3 Roadway Infrastructure Constraints. Existing roadway infrastructure in sub region N3 consists primarily of informal, unpaved roadways connecting to State Route 246, which bisects the sub region in an east-west direction. Extension of formal, paved or additional roadway infrastructure into sub region N3 would be relatively unconstrained by topography or development, as this sub region is relatively flat with low density residential development.

Intersection Operations

Traffic flow on street networks is most restricted at intersections. Thus, a detailed traffic/circulation assessment must examine the operating conditions of critical intersections during peak travel periods. The level of service grading system (LOS A-F) is used in rating intersection operations. Table 3-1 describes these Levels of Service. The City of Buellton has adopted LOS C as the minimum standard for roadway operations. However, City policy allows that lower levels of service may be accepted during peak times or as a temporary condition, if improvements to address the problem are programmed to be developed. Therefore, LOS D is acceptable if circulation improvements can be identified to mitigate the impact.



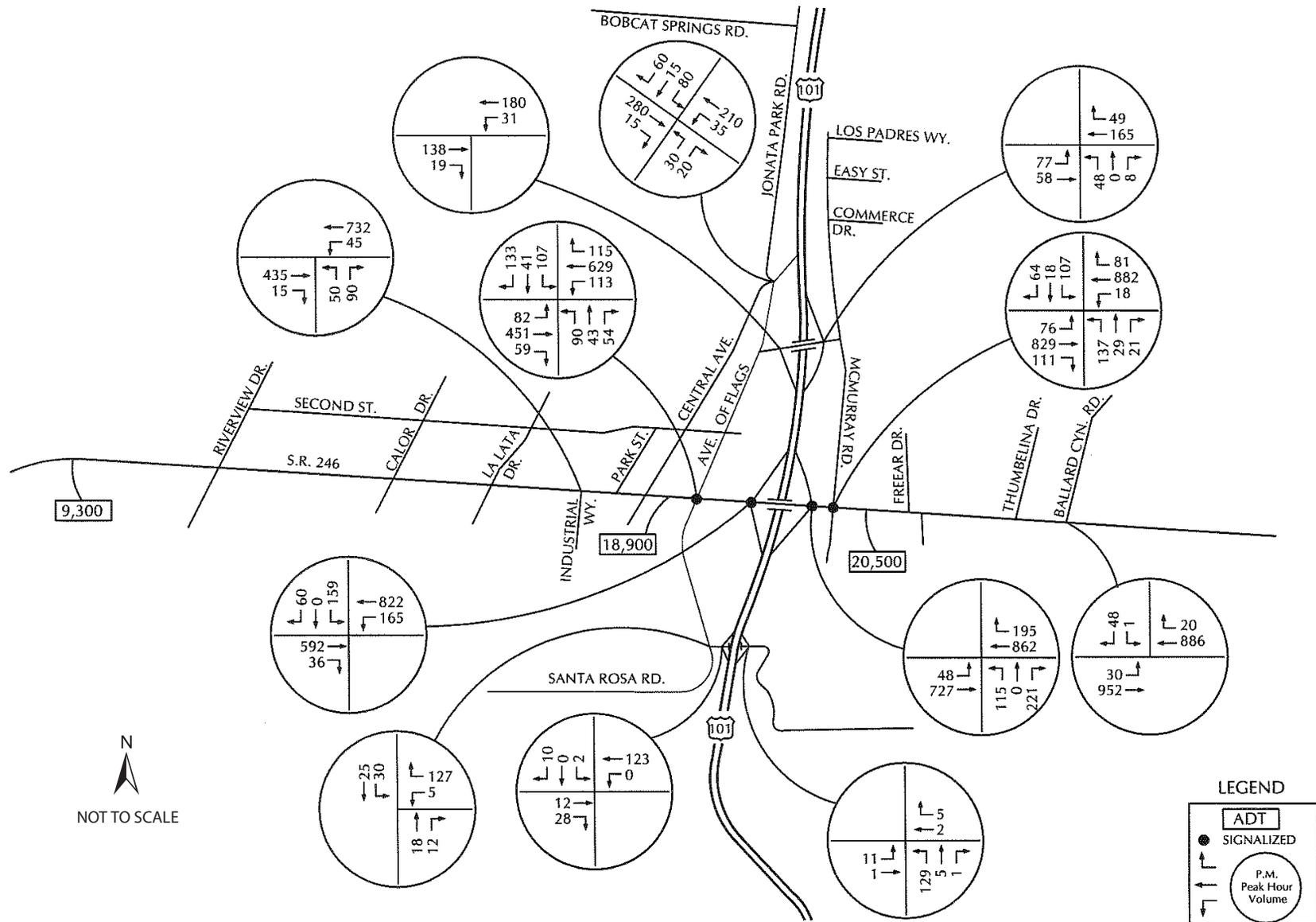
Table 3-1 Level of Service Definitions

LOS	Delay	Definition
A	< 10.0	Conditions of free unobstructed flow, no delays and all signal phases sufficient in duration to clear all approaching vehicles.
B	10.1 – 20.0	Conditions of stable flow, very little delay, a few phases are unable to handle all approaching vehicles.
C	21.1 – 35.0	Conditions of stable flow, delays are low to moderate, full use of peak direction signal phases is experienced.
D	35.1 – 55.0	Conditions approaching unstable flow, delays are moderate to heavy, significant signal time deficiencies are experienced for short durations during the peak traffic period.
E	55.1 – 80.0	Conditions of unstable flow, delays are significant, signal phase timing is generally insufficient, congestion exists for extended duration throughout the peak period.
F	> 80.0	Conditions of forced flow, travel speeds are low and volumes are well above capacity. This condition is often caused when vehicles released by an upstream signal are unable to proceed because of back-ups from a downstream signal.

The Traffic/Circulation Assessment performed by ATE included use of the Critical Movement Summations (CMS) technique. The following discussion describes the levels of service corresponding to the various traffic conditions and to specific critical lane volumes.

Existing P.M. peak hour turning volumes for the key SOI study area intersections are shown on Figure 3-2. The P.M. peak hour is defined as one hour of peak traffic flow counted between 4:00 P.M. and 6:00 P.M. The P.M. peak hour traffic counts for the existing conditions were gathered from studies conducted by ATE for the SOI study area intersections. Levels of service for the unsignalized study-area intersections were calculated based on the Highway Capacity Manual methodology for unsignalized intersections. The delay ranges contained in the updated “Highway Capacity Manual” for stop-sign controlled intersections were used to assign a level of service (Transportation Research Special Report 209, National Research Council, Updated 2000). Existing levels of service for the signalized study-area intersections were calculated using the “Synchro 6.0” traffic analysis software program. This software program implements the level of service calculation procedures based on average delay in seconds per vehicle as outlined in the updated Highway Capacity Manual. Table 3-2 lists the type of control and existing P.M. peak hour levels of service for each of the study-area intersections.





Sphere of Influence Study Area
 Existing P.M. Peak Hour Traffic Volumes

Source: Associated Transportation Engineers, March 2007.

Figure 3-2
 City of Buellton

Table 3-2 Existing Intersection P.M. Peak Hour Levels of Service

Intersection	Control Type	P.M. Peak Hour	
		Delay	LOS
State Route 246/Industrial Way westbound left-turn: northbound approach:	STOP-Sign	8.4 sec. 17.3 sec.	LOS A LOS C
State Route 246/Avenue of Flags	Signal	15.5 sec./veh.	LOS B
State Route 246/U.S. Highway 101 SB Ramps	Signal	11.9 sec./veh.	LOS B
State Route 246/U.S. Highway 101 NB Ramps	Signal	5.4 sec./veh.	LOS A
State Route 246/McMurray Road	Signal	15.6 sec./veh.	LOS B
State Route 246/Freear Drive	Signal	7.4 sec./veh.	LOS A
State Route 246/Ballard Canyon Road eastbound left-turn: southbound approach:	STOP-Sign	9.0 sec. 15.0 sec.	LOS A LOS B
Damassa Road/U.S. Highway 101 NB Ramps northbound approach: westbound through/right-turn: eastbound through/left-turn:	STOP-Sign	7.3 sec. 10.9 sec. 11.9 sec.	LOS A LOS B LOS B
Damassa Road/U.S. Highway 101 SB Ramps westbound through/left-turn:	STOP-Sign	7.6 sec.	LOS A
Jonata Park Drive/U.S. Highway 101 SB Ramp	STOP-Sign	10.9 sec.	LOS B
Santa Rosa Road/Avenue of Flags	STOP-Sign	7.2 sec.	LOS A
Santa Rosa Road/U.S. Highway 101 SB Ramps	STOP-Sign	8.8 sec.	LOS A
Santa Rosa Road/U.S. Highway 101 NB Ramps	STOP-Sign	0.6 sec.	LOS A

Source: Associated Transportation Engineers, Inc., March 2007.

All of the SOI study area signalized intersections currently operate at LOS B or better during the P.M. peak hour period. The delayed movements at all the unsignalized study-area intersections operate at LOS C or better during the P.M. peak hour period. Although all of the study-area intersections currently operate well within their design capacities, substandard configurations exist at several intersections due to the lack of turn lanes and/or appropriate control. Additional deficiencies at some intersections were due to roadway width and pavement structure.

3.3 Buellton General Plan Buildout Conditions

Buildout of the 2025 Buellton General Plan will generate an estimated increase of 35,962 average daily trips (ADT), including 2,193 A.M. peak hour trips and 2,944 P.M. peak hour trips (General Plan Land Use Element and Circulation Element Update EIR, September 2005). These trips were distributed and assigned to the SOI study area street network based on the existing traffic volumes collected in the study area, knowledge of the traffic and land use patterns in the Buellton area, and the characteristics of the buildout land uses. Table 3-3 lists the type of control and General Plan Buildout P.M. peak hour LOS for each of the study-area intersections.



**Table 3-3 Buellton General Plan Buildout
 Intersection P.M. Peak Hour Levels of Service**

Intersection	Control Type	P.M. Peak Hour	
		Delay	LOS
State Route 246/Industrial Way westbound left-turn: northbound approach:	STOP-Sign	11.5 sec. >50.0 sec.	LOS B LOS F
State Route 246/Avenue of Flags	Signal	36.1 sec./veh.	LOS D
State Route 246/U.S. Highway 101 SB Ramps	Signal	26.7 sec./veh.	LOS C
State Route 246/U.S. Highway 101 NB Ramps	Signal	98.8 sec./veh.	LOS F
State Route 246/McMurray Road	Signal	>60.0 sec./veh.	LOS F
State Route 246/Freear Drive	Signal	15.4 sec./veh.	LOS B
State Route 246/Ballard Canyon Road eastbound left-turn: southbound approach:	STOP-Sign	11.0 sec. 23.9 sec.	LOS B LOS C
Damassa Road/U.S. Highway 101 NB Ramps northbound approach: westbound through/right-turn: eastbound through/left-turn:	STOP-Sign	7.3 sec. >50.0 sec. >50.0 sec.	LOS A LOS F LOS F
Damassa Road/U.S. Highway 101 SB Ramps westbound through/left-turn:	STOP-Sign	10.5 sec.	LOS B
Jonata Park Drive/U.S. Highway 101 SB Ramp	STOP-Sign	18.6 sec.	LOS C
Santa Rosa Road/Avenue of Flags	STOP-Sign	7.8 sec.	LOS A
Santa Rosa Road/U.S. Highway 101 SB Ramps	STOP-Sign	8.8 sec.	LOS A
Santa Rosa Road/U.S. Highway 101 NB Ramps	STOP-Sign	0.8 sec.	LOS A

Source: Associated Transportation Engineers, Inc., March 2007.

The data presented in Table 3-3 show that two of the study-area signalized intersections would operate at LOS C or better during the P.M. peak hour period. The State Route 246 intersections with the Highway 101 southbound and northbound ramps, and McMurray Road would operate in the LOS F range under General Plan Buildout conditions.

Generally, the unsignalized study-area intersections operate at LOS D or better during the P.M. peak hour periods. However, the minor street approach at the State Route 246/Industrial Way intersection would operate in the LOS F range. Deficient LOS F conditions would also be experienced at the intersection of Damassa Road/Highway 101 northbound ramps. All three Santa Rosa Road intersections would operate at LOS A under General Plan buildout conditions.

3.4 Transit System

Although there are several public transportation operations in the Buellton area, including Santa Ynez Valley Transit (SYVT) and the Santa Barbara Metropolitan Transit District (SBMTD), there are currently no transit stops or routes within the SOI study area.

3.5 Bicycle and Pedestrian Circulation

Bicycle riding and walking are viable transportation alternatives in the City of Buellton due to the flat topography, relatively low traffic volumes and compact form of the City. However, due to the large size of the SOI study area, bicycle riding and walking are not as viable an alternative outside of the City Limits.



3.6 Findings

- 3-1 All of the SOI study area signalized intersections currently operate at LOS B or better during the P.M. peak hour periods. The movements at all of the unsignalized study area intersections operate at LOS C or better during the P.M. peak hour period.
- 3-2 Extension of roadway infrastructure into sub regions S1, S2 and N1 would be constrained by steep topography. Extension of roadway infrastructure into sub region N2 and N3 would be relatively unconstrained due to rolling or flat topography and the presence of existing roadways.
- 3-3 The Santa Ynez River serves as a natural barrier to extension of roadway infrastructure to sub regions S1 and S2 southward from the City of Buellton.
- 3-4 Under General Plan Buildout conditions, the State Route 246 intersections with the Highway 101 southbound and northbound ramps, and McMurray Road would operate in the LOS F range. The unsignalized minor street approach at the State Route 246/Industrial Way intersection would also operate in the LOS F range. Deficient LOS F conditions would also be experienced at the intersection of Damassa Road/Highway 101 northbound ramps.
- 3-5 All three Santa Rosa Road intersections are projected to operate at LOS A under buildout of the Buellton General Plan.
- 3-6 No bus routes currently serve the SOI study area.
- 3-7 The large size of the SOI study area reduces the viability of bicycle riding and walking as transportation alternatives outside of the Buellton City Limits.



4.0 Natural Resources

4.1 Introduction

This section summarizes information concerning the natural resources of the Sphere of Influence (SOI) study area, including water, soil and mineral, biological, and air resources. It presents a compilation of existing published information combined with reconnaissance-level field surveys. Refer to Section 6.7, *Water, Wastewater, and Storm Drain Facilities*, for a discussion of water supply distribution and wastewater treatment in the City and SOI study area.

4.2 Water Resources

Major surface water features within the SOI study area are described below and shown on Figure 4-1.

Rivers and Creeks

The Santa Ynez River bisects the SOI study area in an east-west direction at the southern extent of the Buellton City Limits. Zaca Creek, Peterson Creek, and an unnamed tributary run north-south from the northern portions of the SOI study area, through the City of Buellton, before joining the Santa Ynez River. Canada de la Laguna Creek serves as the western SOI boundary north of State Route (SR) 246, while Ballard Canyon Creek runs along the eastern SOI boundary north of SR 246 (Ballard Canyon Creek becomes Thumbelina Creek within the City Limits). Nojoqui Creek and De la Questa Canyon Creek flow north from the Santa Ynez Mountains in the southern portion of the SOI study area, joining the Santa Ynez River south of the City Limits. The Santa Ynez River and Zaca Creek are the only watersheds in the SOI study area which are included in Federal Emergency Management Act (FEMA) flooding maps. These watersheds are discussed in greater detail below.

Santa Ynez River

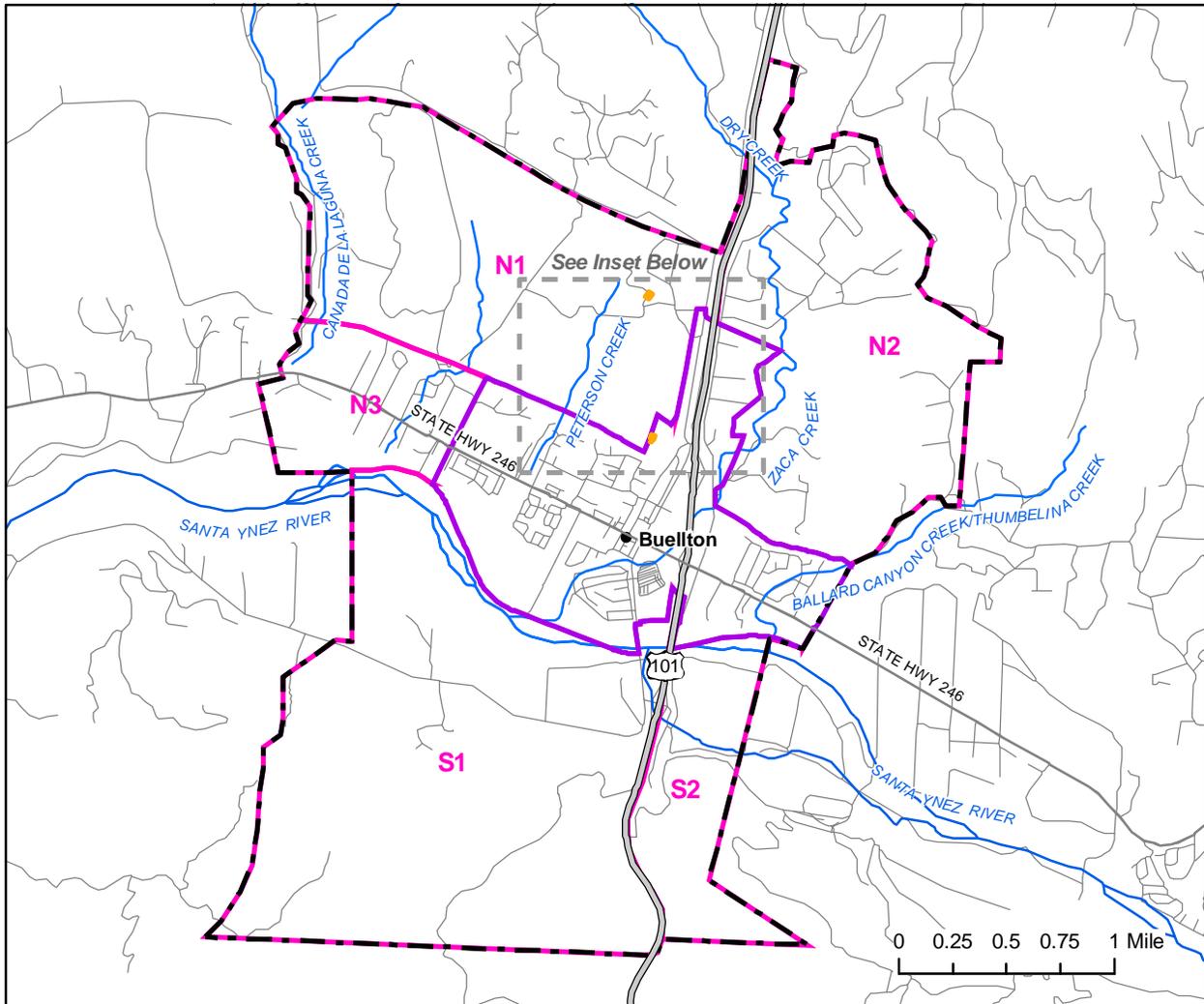
The Santa Ynez River watershed, located in central Santa Barbara County, California, is approximately 900 square miles in area. The Santa Ynez River flows west approximately 90 miles from its headwaters at 4,000 feet in the San Rafael Mountains to the Pacific Ocean. Bradbury Dam, located 48.7 river miles from the ocean, divides the watershed nearly in half. Immediately upstream from Cachuma Reservoir, the river passes through a narrow trough between the mountains. Below Cachuma Reservoir, the river flows over broad alluvial floodplains. West of the SOI study area, it flows through a narrow meandering stretch to the Lompoc Narrows and emerges onto the broad, flat Lompoc Plain. The river flows another 13 miles to the ocean. Federal Emergency Management Act (FEMA) maps of the SOI study area indicate there is the potential for flooding along the Santa Ynez River.

The Santa Ynez River serves as a natural barrier to the extension of infrastructure and public services south from the City of Buellton into sub regions S1 and S2. Refer to Sections 3.0, *Transportation and Circulation*, and 6.0, *Public Services and Utilities*, for a discussion of these constraints.



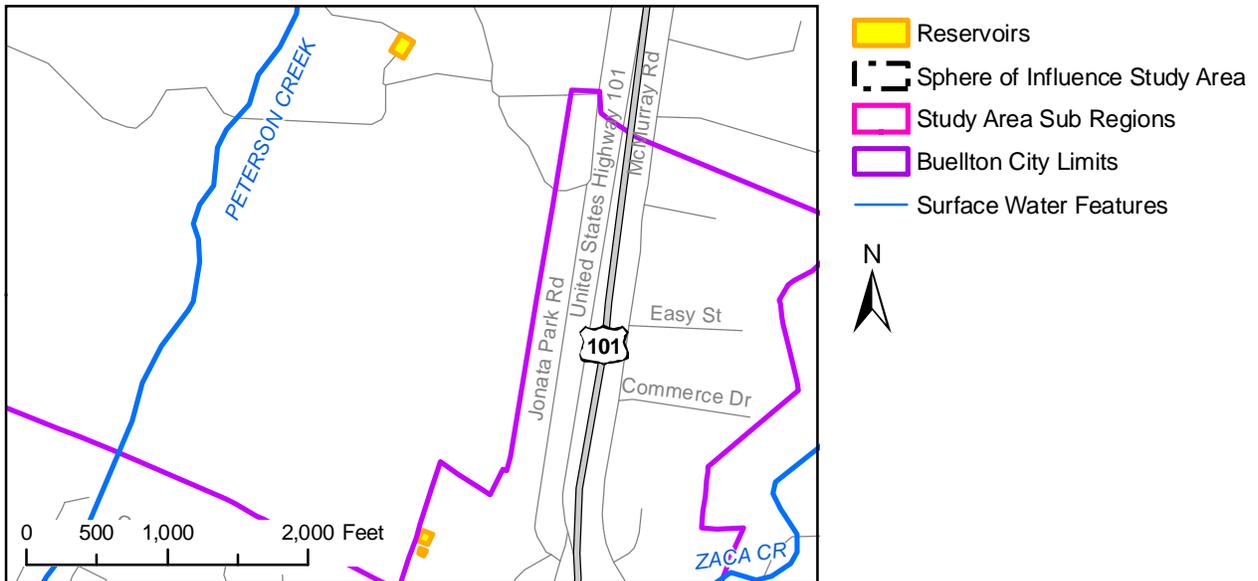
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Inset Map

Source: US Bureau of the Census TIGER 2000 data.



Surface Water Features

Figure 4-1
City of Buellton

Zaca Creek

Zaca Creek runs in a north-south direction from the northernmost portion of the SOI study area, east of Highway 101, through the City of Buellton. Zaca Creek is contained primarily within its natural creek channel upstream from the City Limits and downstream from Avenue of Flags. At approximately the point where Zaca Creek enters the City Limits, the existing channel passes through culverts under McMurray Road and Highway 101. Federal Emergency Management Act (FEMA) maps of the SOI study area indicate there is the potential for flooding along Zaca Creek.

Lakes and Reservoirs

No natural lakes of any substantial size are located within the Buellton SOI study area. However, Lake Cachuma is located approximately seven miles upstream of the SOI study area on the Santa Ynez River. It is the main source of water for much of southern Santa Barbara County, including the Cities of Santa Barbara, Goleta, Carpinteria, Montecito and Summerland, and the Santa Ynez River Water Conservation District. The Bureau of Reclamation releases water from Lake Cachuma to maintain adequate supplies for uses downstream, including irrigated agriculture, municipal uses by the City of Solvang, Buellton homes and farms, and riparian vegetation. There are several small reservoirs located in the northwestern portion of the SOI study area (refer to Figure 4-1).

Groundwater

Groundwater supplies to the SOI study area are from two sources: Santa Ynez Valley River Underflow and the Buellton Uplands Groundwater Basin. The Santa Ynez Valley River Underflow extends for 33 miles in a narrow strip along the river from Lake Cachuma to the edge of the Lompoc Plain. This basin is replenished naturally by water filtration through the sand and gravel in the river channel. Recharge to the Buellton Uplands Groundwater Basin is from deep percolation of rainfall, stream seepage, underflow into the basin from adjacent basins and return flow from agriculture.

The Buellton Uplands Groundwater Basin encompasses about 29 square miles located about 18 miles east of the Pacific Ocean and directly north of the Santa Ynez River. The Santa Ynez River Riparian Basin sediments overlie portions of the Buellton Uplands in the south-east part of the basin. Due to the hydrologic gradient (generally north to south), it is likely that the Buellton Uplands Basin discharges into the Santa Ynez River Riparian Basin. The Santa Barbara County Water Agency (SBCWA) has estimated average annual rainfall in the basin to be about 16 inches per year (Santa Barbara County Groundwater Report, 2005).

The Buellton Uplands Groundwater Basin is a very deep groundwater source, lying approximately 1,000 feet below the surface. The Buellton Uplands Basin has been a recognized hydrologic unit for decades and is designated on the groundwater basin maps adopted into the Santa Barbara County Comprehensive Plan (Santa Barbara County Planning and Development Department, 1994). Until 1990-91, however, this basin was not subject to detailed analysis by either the USGS or the Santa Barbara County Water Agency (SBCWA). At that time, SBCWA evaluated this basin and found it to be in a moderate state of overdraft. Subsequent analysis of



the basin was conducted and the SBCWA determined that the basin is in a state of surplus. Available Storage in the Buellton Uplands Basin is estimated to be 154,000 AF. The total volume of water in storage in this basin is estimated by the SBCWA to be about 1.4 million AF (assumes a specific yield of 10%). Safe Yield for consumptive use (Net Yield) is estimated to be 2,768 AFY. Based on an estimated average of 26% return flows, Safe Yield for gross pumpage (Perennial Yield) is estimated to be 3,740 AFY. Estimated pumpage from the basin is 2,599 AFY (gross) and 1,932 AFY (net). Thus, the basin is considered by the SBCWA to be in a state of surplus with natural recharge exceeding pumpage by a net 800 AFY. This surplus represents the amount of groundwater from the Buellton Uplands Basin that discharges annually into the Santa Ynez Valley River Basin. The basin discharges to the Santa Ynez River via natural seepage. Approximately 80% of the 2,599 AFY of pumpage in the basin is attributable to agricultural irrigation. The remaining 20% is used by the City of Buellton and scattered farmsteads around the rural area that overlies the basin, including the SOI study area (Santa Barbara County Groundwater Report, 2005).

The Santa Ynez River Alluvial Basin consists of the unconsolidated sand and gravel alluvial deposits of the Santa Ynez River. These deposits are up to 150 feet thick and several hundred feet across, and extend 36 miles from Bradbury Dam to the Lompoc Plain. Groundwater in the Alluvial Basin is in direct hydraulic communication with surface flow of the river. Inflow to the basin is from underflow from adjacent basins (Santa Ynez Uplands, Buellton Uplands, and Lompoc Basin) and percolation from rainfall and infiltration of river flow. In accordance with existing requirements included in State Water Resources Control Board agreements, water is released from Cachuma Reservoir to recharge the Alluvial Basin based on water levels in monitoring wells and "credits" of water held in reservoir storage. Thus, the Cachuma Project at certain times controls basin water levels. This basin is not subject to overdraft (i.e. a progressive long-term drop in water levels) because the average annual flow to the Santa Ynez River (the main recharge source) is greater than the volume of the basin. Water is extracted from this basin for municipal and agricultural uses by many entities both private and public (Santa Barbara County Groundwater Report, 2005).

The City of Buellton also has entitlement to 578 AFY of water in the State Water Project. The operator of the system, the California Department of Water Resources (DWR) currently estimates that average annual deliveries (i.e. Yield) that can be achieved with current facilities is 75 percent of the entitlement. The annual yield is therefore 434 AF.

Refer to Section 6.7, *Water, Wastewater, and Storm Drain Facilities*, for a discussion of constraints related to the extension of water services to the SOI study area sub regions.

Water Quality

The primary sources of pollution in surface and groundwater resources include stormwater runoff from paved areas, which can contain hydrocarbons, sediments, pesticides, herbicides, toxic metals, and coliform bacteria. Seepage from sewage treatment lagoons can further contribute to degraded water quality in the form of elevated nitrate levels. Improperly placed septic tank leach fields can cause similar types of contamination. Illegal waste dumping can introduce contaminants such as gasoline, pesticides, herbicides and other harmful chemicals. Septic tanks are also a source of pollution to some wells in both alluvial and granitic rocks.



Septic tanks discharging into alluvium have a high potential to pollute wells producing from the same deposit because of high permeability and low gradient. In the winter, the rains raise the water table in these areas, which can exacerbate possible contamination.

Water quality within the Santa Ynez Valley River Basin is generally adequate for most agricultural and domestic purposes. The USGS report 84-4131 (Hamlin, 1985) focuses on water quality within the Uplands as well as adjacent basins and concludes that water quality degradation in the Santa Ynez Valley is attributable to both natural and anthropogenic (human) causes. A well network has been established to monitor changes in the water quality in relation to changing activities and natural features. The data will be used for more efficient groundwater management and planning (Santa Barbara County Groundwater Report, 2005).

Although the quality of the water from the Santa Ynez Valley River Basin is good, the basin has high concentrations of manganese and iron, which cause discoloration and an objectionable taste. The City of Buellton uses the riparian basin as its main water source, but the water is treated before it is delivered to residences and businesses. The water delivered by the City meets all applicable standards for quality for domestic water supplies.

Current water quality data for the Buellton Uplands Groundwater basin is limited. However, data from late 1950s and early 1960s indicate total dissolved solids concentrations between 300 and 700 mg/l for several wells within the basin (Santa Barbara County Groundwater Report, 2005).

Water Resources Regulatory Framework

Development in the SOI study area is subject to various local, state, and federal regulations and permits regarding the use of water resources. The Santa Barbara County Flood Control District, California Department of Water Resources and Central Coast Regional Water Quality Control Board are the primary agencies responsible for the protection of watersheds, floodplains, and water quality. The Santa Barbara County Department of Health is the primary agency responsible for establishing design standards and permitting septic tanks and wells. The federal government administers the National Pollutant Discharge Elimination System (NPDES) permit program, which regulates discharges into surface waters. Section 404 of the Clean Water Act prohibits the discharge of dredged or fill materials into Waters of the United States or adjacent wetlands without a permit from the U.S. Army Corps of Engineers.

4.3 Soil and Mineral Resources

Regional Geology

The SOI study area is located between the margin of the Transverse Ranges Geomorphic Province and the southern end of the Coast Ranges Geomorphic Province. The Transverse Ranges are locally dominated by the Santa Ynez Mountains. The western portion of the Santa Ynez Mountains consists of a northern and southern structural block separated by the eastward trending Santa Ynez/Pacifico fault zone (Dibblee, 1950). The Santa Ynez River Basin is north of the northern structural block. Sediments deposited by Zaca Creek and the Santa Ynez River consist of up to 200 feet of unconsolidated gravel, sand, and clay. The deposits are underlain by



older and generally less permeable Upper Pliocene, Middle Miocene, and Lower Miocene marine deposits. Older alluvium terraces can be found in the northern portion of the SOI study area and near the U.S. Highway 101 corridor. This is evidenced by the large flat plateaus that are atop the hills in the northern portion of the SOI study area. The soils in these hills are very sandy and subject to erosion.

Refer to Section 5.2, *Seismic and Geologic Hazards*, for a detailed assessment of soil-related safety issues, including landsliding, erosion and other soil-related hazards.

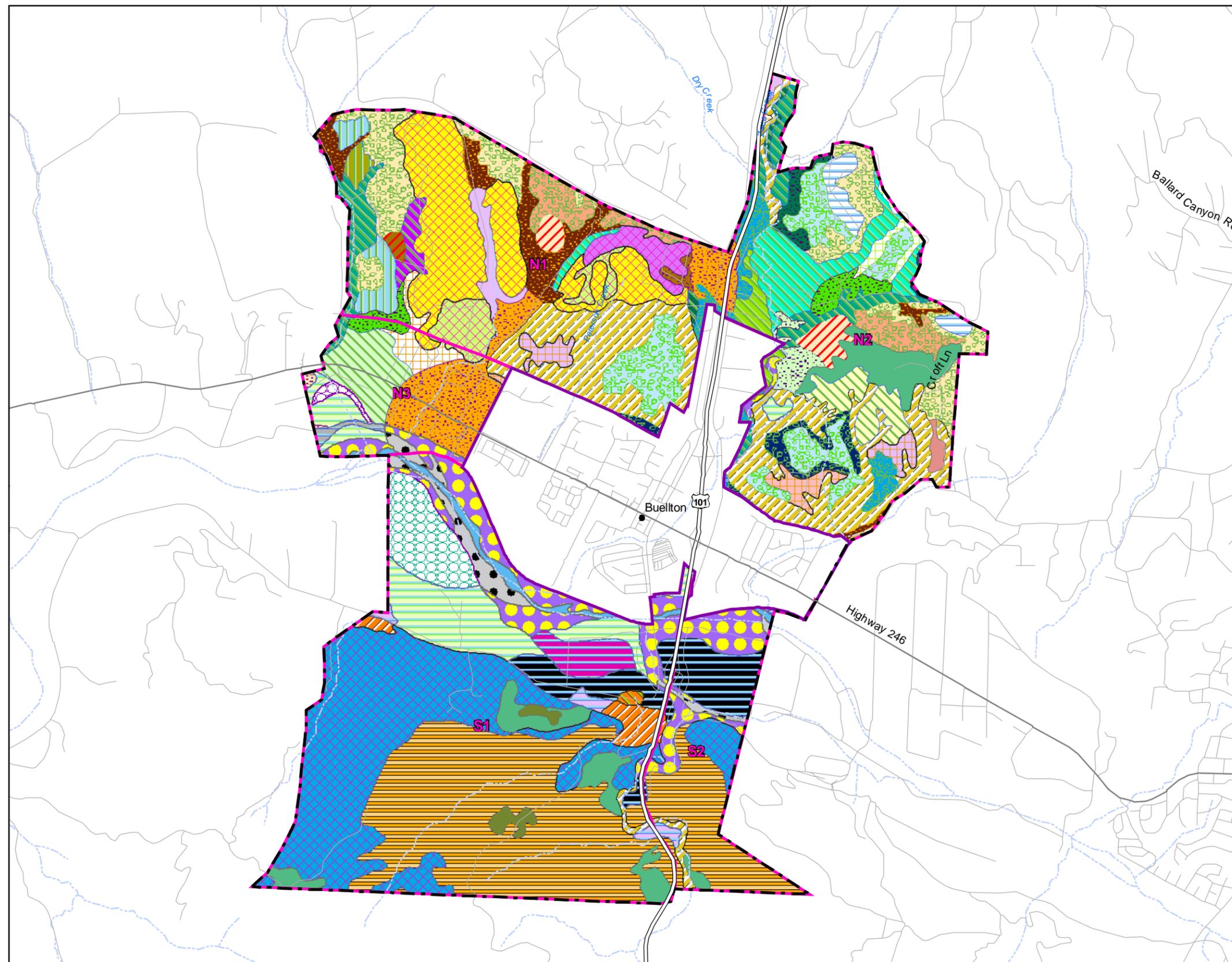
Topography

The topography within the SOI study area ranges from nearly flat around the City of Buellton to steep mountainsides on the Santa Ynez Mountains in the southern portion of the SOI study area. The elevation of the Santa Ynez River bed, located in the center of the SOI study area, drops at a gentle gradient. As a result, sub region N3 and much of the northern portions of sub regions S1 and S2 are relatively flat. Topography immediately north of the riverbed is characterized by a gently sloping alluvial terrace rising to the gently rolling hillsides that comprise the area north of the City Limits, particularly within sub region N1, which is characterized by relatively steep topography. The area just north of the Santa Ynez River has an average elevation of approximately 350 feet above sea level. The north and northeast portions of the SOI study area contain hills that rise to an elevation of 800 feet. Sub region N2 is composed of rolling hills.

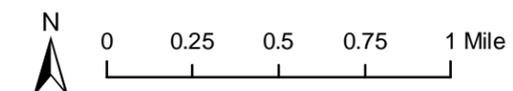
Soils

The U.S. Natural Resources Conservation Service (NRCS) has surveyed and mapped soils complexes in the SOI study area. These soil types are listed with their agricultural capability subclass in Table 4-1 and shown in Figure 4-2. Refer to Table 5-1 in Section 5.2, *Seismic and Geologic Hazards*, for a list of these soil types with their associated hazard characteristics.





- Buellton City Limits
- Sphere of Influence Study Area
- Study Area Sub Regions
- Arnold sand, 15 to 45 percent slopes
- Arnold sand, 5 to 15 percent slopes
- Ballard fine sandy loam, 2 to 9 percent slopes
- Ballard gravelly fine sandy loam, 0 to 2 percent slopes
- Ballard gravelly fine sandy loam, 2 to 9 percent slopes
- Ballard gravelly fine sandy loam, 9 to 15 percent slopes
- Botella clay loam, 2 to 15 percent slopes, eroded
- Camarillo sandy loam
- Camarillo very fine sandy loam
- Chamise clay loam, 30 to 45 percent slopes
- Chamise shaly loam, 15 to 45 percent slopes
- Chamise shaly loam, 30 to 75 percent slopes, eroded
- Corralitos loamy sand, 0 to 2 percent slopes
- Corralitos loamy sand, 2 to 9 percent slopes
- Corralitos loamy sand, 9 to 15 percent slopes
- Corralitos sand, 2 to 15 percent slopes
- Diablo silty clay, 9 to 15 percent slopes
- Elder loam, 0 to 2 percent slopes
- Elder loam, 2 to 9 percent slopes
- Elder sandy loam, 0 to 2 percent slopes, eroded
- Elder sandy loam, 2 to 9 percent slopes, eroded
- Elder sandy loam, 9 to 15 percent slopes, eroded
- Elder shaly loam, 2 to 9 percent slopes, eroded
- Gazos clay loam, 30 to 45 percent slopes
- Linne clay loam, 15 to 30 percent slopes
- Linne clay loam, 30 to 45 percent slopes
- Linne clay loam, 45 to 75 percent slopes
- Lodo loam, 30 to 75 percent slopes
- Los Osos-San Benito clay loams, 15 to 30 percent slopes
- Los Osos-San Benito clay loams, 30 to 45 percent slopes
- Marina sand, 9 to 30 percent slopes
- Metz loamy sand, 0 to 2 percent slopes
- Mocho fine sandy loam
- Mocho loam
- Mocho loam, overflow
- Mocho sandy loam, overflow
- Narlon sand, hardpan variant, 2 to 9 percent slopes
- Riverwash
- San Andreas-Tierra complex, 15 to 30 percent slopes
- San Andreas-Tierra complex, 30 to 75 percent slopes
- Sandy alluvial land
- Santa Lucia shaly clay loam, 30 to 45 percent slopes
- Santa Lucia shaly clay loam, 45 to 75 percent slopes
- Santa Ynez clay loam, 2 to 9 percent slopes
- Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes
- Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes
- Sedimentary rock land
- Sorrento loam, 2 to 9 percent slopes
- Sorrento sandy loam, 2 to 9 percent slopes
- Terrace escarpments, loamy
- Tierra sandy loam, 15 to 30 percent slopes, eroded
- Tierra sandy loam, 9 to 15 percent slopes, eroded
- Water



Sphere of Influence Study Area Soils

Figure 4-2

Sources: U.S. Department of Agriculture, Natural Resources Conservation Service, March 23, 2004; Santa Barbara County, 2006; City of Buellton, 2006; Rincon Consultants, Inc. 2007; and U.S. Bureau of the Census TIGER 2000 data.

**Table 4-1 Sphere of Influence Study Area
Soils and Agricultural Capability**

Soil Name and Number	Agricultural Capability Subclass
Arnold sand, 5 to 15 percent slopes (ArD)	Class VI
Arnold sand, 15 to 45 percent slopes (ArF)	Class VII
Ballard fine sandy loam, 2 to 9 percent slopes (BaC)	Class II and III
Ballard gravelly fine sandy loam, 0 to 2 percent slopes (BbA)	Class II
Ballard gravelly fine sandy loam, 2 to 9 percent slopes (BbC)	Class II and III
Ballard gravelly fine sandy loam, 9 to 15 percent slopes (BbD)	Class IV
Botella clay loam, 2 to 15 percent slopes, eroded (BtD2)	Class III
Camarillo sandy loam (Ca)	Class II
Camarillo very fine sandy loam (Cc)	Class II
Chamise shaly loam, 15 to 45 percent slopes (ChF)	Class VI
Chamise shaly loam, 30 to 75 percent slopes, eroded (ChG2)	Class VII
Chamise clay loam, 30 to 45 percent slopes (CkF)	Class VI
Corralitos sand, 2 to 15 percent slopes (CtD)	Class IV and VI
Corralitos loamy sand, 0 to 2 percent slopes (CuA)	Class III and IV
Corralitos loamy sand, 2 to 9 percent slopes (CuC)	Class III and IV
Corralitos loamy sand, 9 to 15 percent slopes (CuD)	Class IV and VI
Diablo silty clay, 9 to 15 percent slopes (DaD)	Class III
Elder sandy loam, 0 to 2 percent slopes, eroded (EdA2)	Class II and III
Elder sandy loam, 2 to 9 percent slopes, eroded (EdC2)	Class III
Elder sandy loam, 9 to 15 percent slopes, eroded (EdD2)	Class IV
Elder loam, 0 to 2 percent slopes (EmA)	Class I
Elder loam, 2 to 9 percent slopes (EmC)	Class II
Elder shaly loam, 2 to 9 percent slopes, eroded (EnC2)	Class II
Gazos clay loam, 30 to 45 percent slopes (GsF)	Class VI
Linne clay loam, 15 to 30 percent slopes (LcE)	Class IV
Linne clay loam, 30 to 45 percent slopes (LcF)	Class VI
Linne clay loam, 45 to 75 percent slopes (LcG)	Class VII
Lodo loam, 30 to 75 percent slopes (LdG)	Class VII
Los Osos-San Benito clay loams, 15 to 30 percent slopes (LsE)	Class IV
Los Osos-San Benito clay loams, 30 to 45 percent slopes (LsF)	Class VI
Marina sand, 9 to 30 percent slopes (MaE)	Class VII
Metz loamy sand, 0 to 2 percent slopes (MnA)	Class III
Mocho sandy loam, overflow (Mr)	Class II
Mocho fine sandy loam (Mu)	Class I
Mocho loam (Mv)	Class I
Mocho loam, overflow (Mw)	Class II
Narlon sand, hardpan variant, 2 to 9 percent slopes (NvC)	Class IV and VI
Riverwash (Rs)	Class VIII
San Andreas-Tierra complex, 15 to 30 percent slopes (SfE)	Class VI
San Andreas-Tierra complex, 30 to 75 percent slopes (SfG)	Class VII
Sandy alluvial land (Sh)	Class VII
Santa Lucia shaly clay loam, 30 to 45 percent slopes (SmF)	Class VI
Santa Lucia shaly clay loam, 45 to 75 percent slopes (SmG)	Class VII
Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes (SnC)	Class III and IV
Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes (SnD)	Class IV
Santa Ynez clay loam, 2 to 9 percent slopes (SoC)	Class III and IV
Sedimentary rock land (SpG)	Class VIII
Sorrento sandy loam, 2 to 9 percent slopes (StC)	Class II
Sorrento loam, 2 to 9 percent slopes (SvC)	Class II



**Table 4-1 Sphere of Influence Study Area
 Soils and Agricultural Capability**

Soil Name and Number	Agricultural Capability Subclass
Terrace Escarpments, loamy (TdF)	Class VII
Tierra sandy loam, 9 to 15 percent slopes, eroded (TnD2)	Class IV
Tierra sandy loam, 15 to 30 percent slopes, eroded (TnE2)	Class VI

*Class I soils have few limitations that restrict their use.
 Class II soils have moderate limitations that reduce the choice of plants or that require special conservation practices or both.
 Class III soils have severe limitations that reduce the choice of plants or that require special conservation practices or both.
 Class IV soils have very severe limitations that reduce the choice of plants or that require very careful management or both.
 Class VIII soils and landforms have limitations that nearly preclude their use for commercial crop production.*

Source: Natural Resource Conservation Service, Soil Survey of Northern Santa Barbara Area, July 1972.

Mineral Resources

Sand, gravel, and rock are presently extracted from the Santa Ynez River bed adjacent to the SOI study area by Granite Construction and the Buellflat Rock Company. The area mined by the companies' totals almost 300 acres, although neither company operates within the SOI study area.

Soil and Mineral Resource Constraints

Refer to Section 5.0, *Safety and Noise*, for a detailed assessment of constraints related to geologic hazards, including landsliding, erosion and other soil-related hazards. Constraints resulting from the soil, gravel and rock quarry are discussed in Section 2.0, *Land Use and Population*. Constraints related to topography in each of the sub regions is described below.

Sub Region S1 Topographic Constraints. Topography in sub region S1 is relatively flat from the Santa Ynez River south to Santa Rosa Road and steep south of Santa Rosa Road toward the Santa Ynez Mountains. As a result, the northern portion of sub region S1 is relatively unconstrained by topography, while the southern portion of sub region S1 is largely constrained by topography. Future development on steep slopes may be exposed to geologic hazards and may require substantial grading.

Sub Region S2 Topographic Constraints. Topography in sub region S2 is relatively flat in the northern portion of the sub region near the Santa Ynez River and steep in the southern portion of the sub region toward the Santa Ynez Mountains. As a result, the northern portion of sub region S2 is relatively unconstrained by topography, while the southern portion of sub region S2 is largely constrained by topography. Future development on steep slopes may be exposed to geologic hazards and may require substantial grading.

Sub Region N1 Topographic Constraints. Topography in sub region N1 is relatively steep. As a result, this sub region is somewhat constrained by topography. Future development on steep slopes may be exposed to geologic hazards and may require substantial grading.



Sub Region N2 Topographic Constraints. Sub region N2 is composed of rolling hills and is therefore somewhat constrained by topography.

Sub Region N3 Topographic Constraints. Topography in sub region N3 is relatively flat and therefore relatively unconstrained by topography.

4.4 Agricultural Resources

Agricultural Lands

California is the leading state in agricultural production in the United States and Santa Barbara County consistently ranks within the top 20 counties of the State in overall agricultural productivity. Agriculture continues to be the County's major producing industry. According to the "Santa Barbara County Agricultural Report 2005," the 2005 gross production was valued at \$997,600,578. This is a \$22.2 million (approximately 11 %) increase in gross value when compared with the 2004 figures. The top five crops by value in Santa Barbara County in 2005 included: strawberries (\$202.6 million), wine grapes (\$160.3 million), Broccoli (\$112.6 million), head lettuce (\$59.1 million), and cauliflower (\$39.2 million). Total agricultural production valuations from 1983 to 2005 have increased from approximately \$319 million to \$997 million. The County has become an increasingly important winemaking region, and the trend of the 1990's to convert ranchlands to vineyards continues.

Approximately 99.9% of the SOI study area is designated for agricultural use under the Santa Barbara County Comprehensive Plan, and is composed of parcels ranging in size from 10 to 200 acres; the remaining 0.1% is designated General Commercial (C) (refer to Section 2.3, *Sphere of Influence Land Use and Population*). Of the 67 parcels that are included in the SOI study area, 34 are under Williamson Act Contract (refer to Figure 2-4). Agriculture within the SOI study area includes grazing and pasture land in the north, west, and east, and crop production in the south adjacent to the Santa Ynez River.

Soils found in the SOI study area are listed with their agricultural capability subclass in Table 4-1. As shown therein, SOI study area soils vary in quality. However, most are Class III and IV soils suitable for grazing and limited irrigated agriculture.

Agricultural Resource Constraints

Sub Region S1 Agricultural Resource Constraints. The relatively flat northern portion of sub region S1 is composed primarily agriculture (crop production). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. In addition to land use conflicts, farmland conversion and the potential for residual agricultural chemicals are potential constraints for this portion of sub region S1. Residual agricultural chemicals are further discussed in Section 5.5, *Hazardous Materials*.

Sub Region S2 Agricultural Resource Constraints. Portions of sub region S2 are composed of agriculture (crop production). Residents living adjacent to farmland commonly cite odor



nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. In addition to land use conflicts, farmland conversion and the potential for residual agricultural chemicals are potential constraints for sub region S2. Residual agricultural chemicals are further discussed in Section 5.5, *Hazardous Materials*.

Sub Region N1 Agricultural Resource Constraints. Much of sub region N1 is composed of agriculture (grazing and pasture). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. Other incompatibilities between residential and grazing/pasture uses, specifically, include unpredictable behavior by cattle in the presence of pedestrians, bicyclists, and/or domestic pets. Agricultural conversion and conflicts with agricultural uses are therefore potential constraints for sub region N1.

Sub Region N2 Agricultural Resource Constraints. Much of sub region N2 is composed of agriculture (grazing and pasture). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. Other incompatibilities between residential and grazing/pasture uses, specifically, include unpredictable behavior by cattle in the presence of pedestrians, bicyclists, and/or domestic pets. Agricultural conversion and conflicts with agricultural uses are therefore potential constraints for sub region N2.

Sub Region N3 Agricultural Resource Constraints. Approximately half of sub region N3 is designated Agriculture I with a 5 to 20 acre maximum lot size, while the other half is designated Agriculture Commercial (refer to Figure 2-3). The sub region is composed primarily of smaller orchards, equestrian facilities and estate ranchettes and associated hobby farms, rather than large-scale commercial agricultural operations. As a result, agricultural conversion and conflicts with agricultural uses would be considered a minor constraint for this sub region.

4.5 Biological Resources

This subsection provides a generalized overview of the habitat types and wildlife resources (flora and fauna) found within the SOI study area. It includes discussions of common plant communities and wildlife habitat, plant communities of special concern, and special-status plant and wildlife species. It also contains information regarding wildlife movement corridors known to occur or potentially occurring within the SOI study area, and the local, state, and federal regulatory framework for biological resources.

The information provided in this subsection is based on aerial photography review, records of special status species occurrences [i.e., via the California Department of Fish and Game's (CDFG) California Natural Diversity Database (CNDDDB)] and recent biological studies (Rincon, 2001, 2002, 2003, 2005; City of Buellton, 1993).

Flora & Fauna

Plant Communities and Wildlife Habitat

The Santa Ynez River and its associated riparian habitat traverse the SOI study area in an east-west direction south of the Buellton City Limits. Accordingly, the SOI study area supports



agricultural, non-native, and native plant and wildlife habitats associated with the River corridor. Agriculture within the SOI study area includes rangeland in the north, west, and east, and crop production in the south adjacent to the Santa Ynez River. Rangeland primarily consists of California annual grassland, which also occurs on the fringes of native habitat types. Native habitat types, such as riparian, oak woodland, coastal scrub, and wetlands, occur mainly along the Santa Ynez River and on the outer perimeter of the SOI study area. A brief description of these habitats and potential common wildlife that use them follows. Plant communities of special concern are also discussed, and special-status plant and wildlife species potentially occurring within these habitats are further discussed below in the special-status plant and wildlife species section.

Riparian. Riparian habitat within the SOI study area is primarily associated with the Santa Ynez River and is composed of a combination of woodland and scrub. Limited amounts of riparian habitat are also located along Zaca Creek and Thumbelina Creek, although this habitat type has been impacted and fragmented by urban development. Limited riparian habitat may also occur in smaller tributary drainages. Typical riparian trees in the SOI study area include cotton wood (*Populus* spp.), willow (*Salix* spp.) and coast live oak (*Quercus agrifolia*). Many of the common shrubs of coastal scrub habitat grow on the upland fringe of riparian species and include coyote brush (*Baccharis pilularis* var. *consanguinea*) and wild rose species (*Rosa* spp.).

The multi-layered riparian habitat type provides some of the highest quality habitat and wildlife diversity in the SOI study area, including cover, forage, water, nesting habitat, and movement corridor opportunities for a variety of species. Some of the birds expected to occur within this habitat include common yellowthroat (*Geothlypis trichas*), Nuttall's woodpecker (*Picoides nuttallii*), yellow warbler (*Dendroica petechia*), and song sparrow (*Melospiza melodia*). Riparian habitats also provide roosting and foraging habitat for several raptor species. Amphibians and reptiles expected to occur within this habitat include Pacific treefrog (*Pseudacris regilla*), common garter snake (*Thamnophis sirtalis*), and western fence lizard (*Sceloporus occidentalis*).

Because of its high value for wildlife and overall decline statewide, riparian habitat is considered a plant community of special concern by the California Department of Fish and Game (CDFG). Many migratory bird species are restricted to riparian habitat and depend on it for breeding. Overall wildlife diversity is normally higher in riparian zones than in surrounding habitat. Natural drainages and associated vegetation also function to control water quality and provide local and regional wildlife corridors. Modifications to riparian habitat may require permits and/or authorization from the CDFG, U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), or the United States Fish and Wildlife Service (USFWS). Additional regulatory information is provided in the Regulatory Framework section below.

Oak Woodland. Oak woodlands occur mainly on north-facing slopes, ravines, canyons, and riparian areas along the hillsides along the outer perimeter of the SOI study area, particularly on the north-facing slopes of the Santa Ynez Mountains in sub regions S1 and S2. Oak woodland is situated in patches that co-mingle with non-native annual grassland and coastal scrub habitat types. Scattered oak trees are also often found within grassland habitats. The dominant oak trees that occur in these areas are coast live oak, although blue oak (*Quercus*



douglasii) occasionally mixes with coast live oak on hillsides. A few valley oak (*Q. lobata*) trees occur within grasslands in flat areas of the SOI study area boundary. Understory associated with the oak woodlands is either non-native annual grassland or the neighboring coastal scrub elements.

Oak woodlands, in general, provide high quality habitat for a variety of wildlife species as they provide nesting sites, cover, and food for many birds and mammals. Oak woodland is expected to provide habitat for acorn woodpecker (*Melanerpes formicivorus*), Nuttall's woodpecker (*Picoides nuttallii*), northern flicker (*Colaptes auratus*), scrub jay (*Aphelocoma corulescens*), western gray squirrel (*Sciurus griseus*), and mule deer (*Odocoileus hemionus*) in addition to other wildlife species.

On a regional basis, oak populations are experiencing little or no tree replacement. Although oak populations periodically have seasons of good seedling establishment, there is a persistent failure of the seedlings to make a transition into saplings and pole-size trees. Communities dominated by valley and blue oaks have not been successfully regenerating in the last 75 to 125 years. The lack of reproduction is a result of many factors, including grazing by domesticated livestock, predation by native herbivores, competition with introduced plants, and human land use practices. This decline in regeneration rates has resulted in uniform stands of mature oak trees that lack trees of various age classes. Many areas of oak woodland throughout the state are considered plant communities of special concern by the CDFG and are identified as such in the California Natural Diversity Database (CNDDDB) because of the decline in oak woodland and the general lack of reproduction throughout the state.

Coastal Scrub. Coastal scrub habitat occurs mainly on south-facing or exposed portions of hillsides within the SOI study area, particularly on south-facing slopes within sub regions N1 and N2. However, occasional stands of scrub also occur adjacent to riparian habitat within the Santa Ynez River corridor and grassland and oak woodland habitats through the SOI study area. In the Purissima and Santa Rosa Hills, coastal scrub habitat occurs in varying densities adjacent to oak woodland elements on the hillsides and is predominantly comprised of California sagebrush (*Artemisia californica*) and coyote brush. Closer to the Santa Ynez River, coastal scrub habitat consists almost exclusively of coyote brush with occasional blue elderberry (*Sambucus mexicana*).

Coastal scrub habitat types typically provide cover and nesting for a variety of mammals, birds, and reptiles common to the Central Coast region. This habitat type is limited in size in the SOI study area and likely contains wildlife typical of the adjacent grassland, oak woodland, and riparian habitat types.

Wetlands. Wetlands within the SOI study area include a variety of habitats that are characterized by a prevalence of hydrophytic (water-loving) vegetation, hydric soils, and wetland hydrology. Wetland habitat in the SOI study area is likely to exist in seep areas near the headwaters of creeks and drainages, in and along drainages in low slumping topography, and where drainages and creeks converge with the Santa Ynez River floodplain. Wetlands are also found in the Santa Ynez River channel and potentially adjacent low lying areas. At least one wetland habitat type (i.e. Freshwater Marsh) occurs at the south end of Valley Dairy Road in the City of Buellton where a drainage meets the Santa Ynez River floodplain. Wetlands could



also occur further upstream along drainages or in topographic depressions in and around the river floodplain and adjacent agricultural ponds. Uniform stands of bulrushes (*Scirpus* spp.) or cattail (*Typha* spp.) often characterize this habitat, but it can also be characterized by short herbaceous vegetation such as rushes (*Juncus* spp.) and sedges (*Carex* spp.).

Many wildlife species depend on wetland habitats for foraging, nesting, water, and cover. Wetlands provide habitat for aquatic invertebrates such as water striders and boatmen, amphibians such as the Pacific tree frog, and birds such as red-winged blackbird (*Agelaius phoeniceus*) and great egret (*Casmerodius albus*). The non-native and invasive bullfrog (*Rana catesbeiana*) has overtaken a number of these areas.

Due to the great reduction and alteration of wetland habitats in California since the early 1900s, wetland habitats have been identified by the CNDDDB as a plant community of special concern. Modifications to wetland habitat may require permits and/or authorization from the CDFG, Corps, RWQCB, or the USFWS. Additional regulatory information is provided in the Regulatory Framework section below.

California Annual Grassland. This habitat type occurs throughout the SOI study area, often forming a mosaic with oak woodland and coastal scrub habitats. California annual grassland can also be found interspersed with riparian habitat. Most of the dominant species in the grasslands are a mix of introduced annual grasses of Eurasian origin such as rip-gut brome (*Bromus diandrus*), and broad-leafed exotic plant species such as perennial mustard (*Hirschfeldia incana*), horse weed (*Conyza canadensis*), and white-stemmed filaree (*Erodium moschatum*).

Grasslands on a regional scale provide habitat for small mammals which in turn serve as a prey base for a variety of animals, including snakes, raptors (“birds of prey”), coyotes (*Canis latrans*), and bobcat (*Lynx rufus*). Grasslands located on the perimeter of the SOI study area that are contiguous with surrounding open space are likely to support a great diversity of plant and wildlife species.

California annual grasslands are not considered a plant community of special concern as this habitat type is common throughout the region and state. A caveat to this finding is in those instances where special status resources (such as rare plants) and their specific microhabitat are found within California annual grassland habitat. The specific microhabitat within the California annual grassland would be considered sensitive in addition to any setback distance that may be specified by the resource agencies.

Although most of the grassland habitat within the SOI study area is non-native annual grassland, patches of native perennial grassland may exist, especially along the foothills in the northern portion of the SOI study area. Native perennial bunch grasses generally occur in small amounts within non-native annual grassland and are included with the non-native annual grassland habitat type description. Grassland containing native bunchgrasses used to cover much of California; however, due to grazing practices and other human disturbances that have historically occurred throughout the state, grassland is currently dominated by annual grasses largely originating from Europe. If occurrences of native perennial bunchgrass habitat of 0.25 acre or greater with 10% or greater coverage are identified, the specific occurrences would be



considered native bunchgrass habitat and would be under the scrutiny of the CDFG due to the statewide loss of this habitat type.

Agricultural Land. Agriculture within the SOI study area includes grazing and pasture land in the north, west, and east, and crop production in the south adjacent to the Santa Ynez River. Row crop production is concentrated mainly within the Santa Ynez River floodplain. Areas along fence rows and drainage ditches that support some remnant native vegetation or weedy species provide limited habitat for wildlife species, such as California ground squirrel and Botta's pocket gopher, which are adapted to the ongoing disturbance cycle. Agricultural areas also provide foraging habitat for raptors. Brewer's blackbirds, cliff swallows (*Petrochelidon pyrrhonota*), and violet-green swallows (*Tachycineta thalassina*) likely forage in and over the agricultural areas. Several migratory birds use agricultural areas for winter foraging and roosting. Rangeland occurs primarily over grassland habitat within the SOI study area, but may also occur within the coastal scrub, riparian, and wetland habitats.

Plant Communities of Special Concern

The CNDDDB lists about 125 plant communities, or habitat types, in California as "highest inventory priority," a listing prepared because the CDFG considers these habitats "rare enough to merit inclusion in the inventory." These habitats are protected by the CFDG, Corps, RWQCB, and/or by local government under CEQA, the CWA, Porter-Cologne Act, and/or CDFG code. Four plant communities that occur in the vicinity were listed by the CNDDDB as plant communities of special concern in a six-quadrangle search conducted of the area: 1) Southern Cottonwood Willow Riparian Forest; 2) Southern Willow Scrub; 3) Southern Coast Live Oak Riparian Forest; and 4) Southern Vernal Pool (refer to Figure 4-3). The CNDDDB includes Southern Cottonwood Willow Riparian Forest as occurring within the Santa Ynez River in sub region S1, and includes Southern Willow Scrub as occurring near the western boundary of the SOI study area, also in sub region S1. Southern Coast Live Oak Riparian Forest and Southern Vernal Pool habitat types are not known to occur within SOI study area. Other plant communities of special concern not listed in the CNDDDB records search, such as Coastal and Valley Freshwater Marsh and Native Perennial Grassland, may also occur in the region, although these communities have not been identified within the SOI study area.

Special-Status Plant and Wildlife Species

Special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the USFWS under the federal Endangered Species Act (ESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the CDFG under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFG; and the CDFG Special Vascular Plants, Bryophytes, and Lichens List (April 2004). This latter document includes the California Native Plant Society (CNPS) Inventory of Rare and Endangered Vascular Plants of California, Sixth Edition (Tibor, 2001). Those plants contained on CNPS lists 1B and 2 are considered special status species in this Baseline Report. Per the CNPS code definitions: List 1A species include those presumed extinct in California, 1B includes those rare, threatened, or endangered in CNPS's opinion in California and elsewhere, and List 2 includes plants rare, threatened, or endangered in California, but more common elsewhere. Special-



status species also include plants considered sensitive by other federal agencies, state and local agencies, or jurisdictions.

A six-quadrangle search of CNDDDB occurrence data around the SOI study area was conducted to determine the location of any known special-status plants, animals, and communities in the vicinity of the City of Buellton (CNDDDB, December 2006). The CNDDDB is based on actual recorded occurrences and does not constitute an exhaustive inventory of every resource. The six quadrangles used in the search were Los Alamos, Zaca Creek, Los Olivos, Santa Rosa Hills, Solvang, and Santa Ynez. A six-quadrangle search was used to identify potential special-status species issues because it encompasses a sufficient distance to accommodate regional habitat diversity and species that could potentially migrate into the study area. The results of this search are depicted on Figure 4-3. A list of special-status plants and animal species that could potentially occur in the SOI study area was compiled using the CNDDDB data and available literature cited previously. Tables 4-3 and 4-4 summarize the results of the CNDDDB and literature search, and include the scientific name, listing status, habitat requirements, and seasonal usage information for these species.

Special-Status Plants

The search of CNDDDB records of special status species in the vicinity of the SOI study area identified 21 special-status plant species known from relatively small and specific occurrences in the region. Previous studies of the region reviewed for the preparation of this document identified the potential of four additional special-status plant species with potential to occur within the SOI study area. These 25 special-status plant species are listed in Table 4-2.

Other than riparian habitat, undisturbed, native habitat is limited in the SOI study area. Although there is the potential for some of the species listed in Table 4-2 to occur within the SOI study area, their occurrences would be limited due to the fragmentation and size of the remaining suitable habitat, with the exception of those found within the Santa Ynez River.

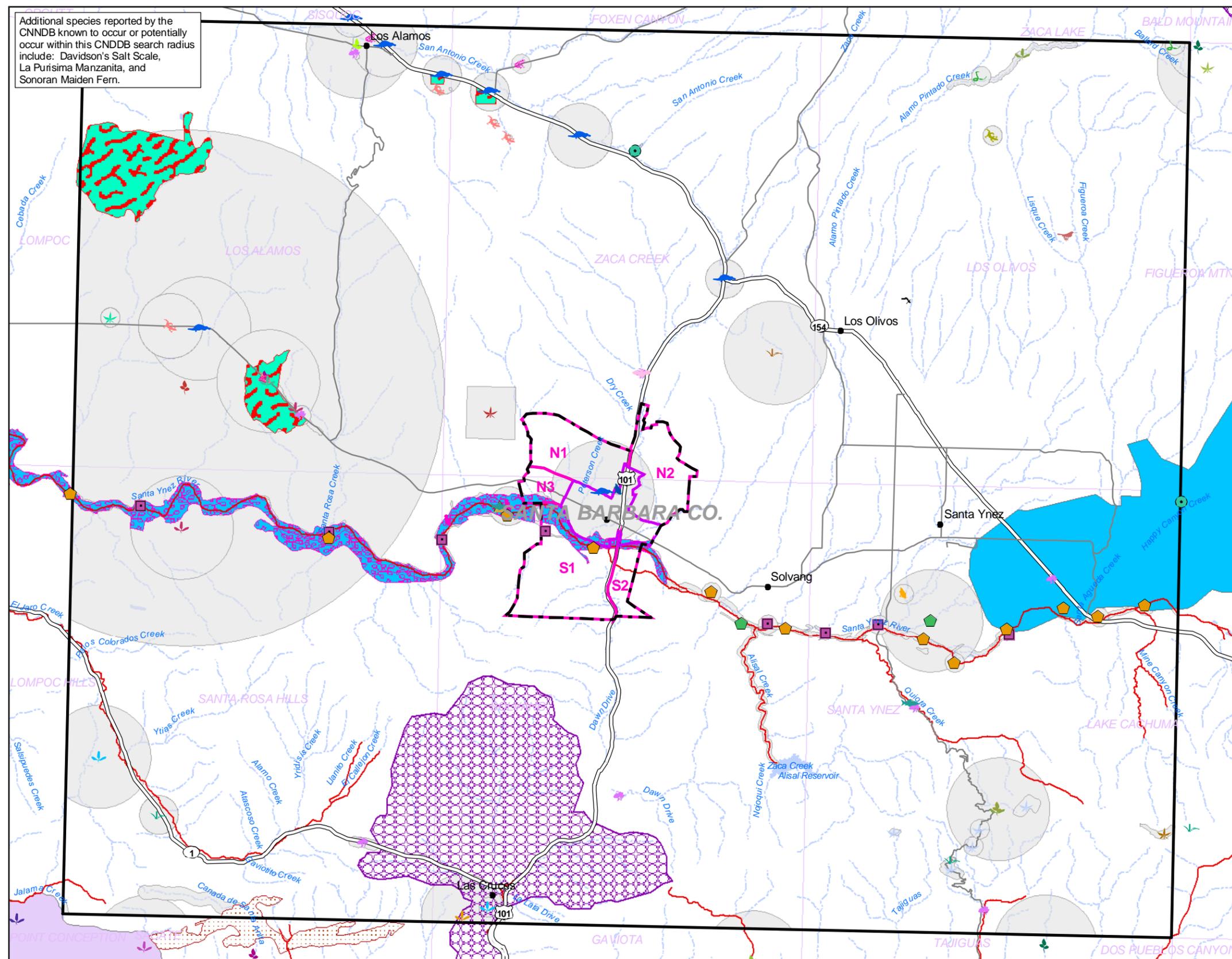
Special-Status Wildlife

The search of CNDDDB records of special status species in the SOI study area vicinity identified 12 special-status wildlife species known from relatively localized occurrences in the region. Previous studies identified the potential for 15 additional special-status wildlife species to occur within the SOI study area. These 27 special-status wildlife species are listed in Table 4-3.



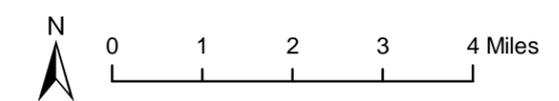
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Additional species reported by the CNNDDB known to occur or potentially occur within this CNNDDB search radius include: Davidson's Salt Scale, La Purisima Manzanita, and Sonoran Maiden Fern.

- Sphere of Influence Study Area
 - Study Area Sub Regions
 - Buellton City Limits
 - 6-USGS Quad Boundary
 - AAAAA01180, California tiger salamander
 - ARACC01012, silvery legless lizard
 - AAABF01030, western spadefoot
 - AAABH01022, California red-legged frog
 - ABNKC12040, Cooper's hawk
 - ABNKC19120, ferruginous hawk
 - ABPAE33043, southwestern willow flycatcher
 - ABPBX80020, tricolored blackbird
 - AFCHA0209J, southern steelhead - southern California esu
 - AMACC08010, Townsend's big-eared bat
 - AMAJF04010, American badger
 - ARADB36160, two-striped garter snake
 - CARE2310CA, Southern California Steelhead Stream
 - CTT44300CA, Southern Vernal Pool
 - CTT61310CA, Southern Coast Live Oak Riparian Forest
 - CTT61330CA, Southern Cottonwood Willow Riparian Forest
 - CTT63320CA, Southern Willow Scrub
 - PDAST1P0B0, dwarf calycadenia
 - PDAST8H060, rayless ragwort
 - PDASTD5020, Santa Ynez groundstar
 - PDCHE041T1, Davidson's saltscale
 - PDCPR030R3, Santa Barbara honeysuckle
 - PDERI041A0, La Purisima manzanita
 - PDERI041B0, Refugio manzanita
 - PDERI041E0, sand mesa manzanita
 - PDFAB0F2X3, Miles's milk-vetch
 - PDFAB3Z0E0, Santa Ynez false lupine
 - PDGER01070, round-leaved filaree
 - PDHYD04040, Lompoc yerba santa
 - PDRAN0B1B1, dune larkspur
 - PDRAN0B1W0, umbrella larkspur
 - PDROS0W043, Kellogg's horkelia
 - PDROS0W045, mesa horkelia
 - PDSCR0J0P2, seaside bird's-beak
 - PDSCR1S010, black-flowered figwort
 - PMLI0D1J2, late-flowered mariposa lily
 - PMPOA040M0, Hoover's bent grass
 - PPTHE05192, Sonoran maiden fern
- Critical Habitat**
- CA Red-legged Frog FCH
 - California Tiger Salamander FCH
 - Gaviota Tarplant FCH
 - Lompoc Yerba Santa FCH
 - S Calif Steelhead FCH
 - Southwest Willow Flycatcher FCH
 - Vernal Pools



Sensitive Biological Resources in the Sphere of Influence Study Area Vicinity

Figure 4-3

Sources: California Natural Diversity Database, December 2006, U.S. Fish and Wildlife Service, December 2006, Rincon Consultants, 2007, U.S. Bureau of the Census TIGER 2000 data, and ESRI, 2002.
 Note: Markers represent approximate locations where species may be found. Critical habitat shown is that most recently available from U.S. FWS. Check with U.S. FWS or Federal Register to confirm.

**Table 4-2 Special-Status Plant Species
 Potentially Occurring in the Sphere of Influence Study Area**

Species	Status* Fed/CA/ CNPS	Habitat Requirements	Potential Habitat Within the SOI Study Area?	Blooming Period
Black-flowered figwort <i>Scrophularia atrata</i>	--/--/List 1B	Closed-cone coniferous forest, chaparral, coastal scrub, riparian scrub	Yes	Blooms April-July
Catalina mariposa lily <i>Calochortus catalinae</i>	--/--/List 4	Grasslands and openings in coastal sage scrub, chaparral and woodlands	Yes	Blooms February-May
Davidson's saltscale <i>Atriplex serenana</i> var. <i> davidsonii</i>	--/--/List 1B	Coastal bluff scrub/alkaline	Yes	Blooms April-October
Dune larkspur <i>Delphinium parryi</i> ssp. <i> blochmaniae</i>	--/--/List 1B	Chaparral (maritime) and coastal dunes on sandy soils	Yes	Blooms April-May
Dwarf calycadenia <i>Calycadenia villosa</i>	--/--/List 1B	Open, dry meadows, hillsides, gravelly outwashes within chaparral, cismontane woodland, valley and foothill grassland, meadows and seeps. Elevation 787-4429 ft.	No	Blooms May-October
Fish's milkwort <i>Polygala cornuta</i> var. <i> fishiae</i>	--/--/List 4	Shaded canyons and woodland banks	Yes	Blooms May-August
Gaviota tarplant <i>Deinandra increscens</i> ssp. <i> villosa</i>	FE/SE/List 1B	Coastal bluff scrub, coastal scrub, valley and foothill grassland	Yes	Blooms May-October
Hoover's bent grass <i>Agrostis hooveri</i>	--/--/List 1B	Sandy or gravelly sites in chaparral, cismontane woodland, and coastal scrub	Yes	Blooms April-July
Kellog's horkelia <i>Horkelia cuneata</i> ssp. <i> sericea</i>	--/--/List 1B	Old dunes, coastal sandhills, and openings in closed cone coniferous forest, chaparral, and coastal scrub	Yes	Blooms April-September
La Purissima manzanita <i>Arctostaphylos purissima</i>	--/--/List 1B	Chaparral	Yes	Blooms November-May
Late-flowered mariposa lily <i>Calochortus weedii</i> var. <i> vestus</i>	--/--/List 1B	Chaparral, cismontane woodland, riparian woodland/ often serpentinite	Yes	Blooms June-August
Lompoc yerba santa <i>Eriodictyon capitatum</i>	FE/SR/List 1B	Closed-cone coniferous forest, chaparral, coastal scrub, sandy soils	Yes	Blooms May-August
Mesa horkelia <i>Horkelia cuneata</i> ssp. <i> puberula</i>	--/--/List 1B	Sandy or gravelly sites within chaparral, cismontane woodland, and coastal scrub	Yes	Blooms February-July
Miles's milk vetch <i>Astragalus didymocarpus</i> ssp. <i> milesianus</i>	--/--/List 1B	Coastal scrub typically on clay soils associated with serpentinite.	Yes	Blooms March-June
Rayless ragwort <i>Senecio aphanactis</i>	--/--/List 2	Chaparral, cismontane woodland, coastal scrub/alkaline	Yes	Blooms January-April
Refugio manzanita <i>Arctostaphylos refugioensis</i>	--/--/List 1B	Chaparral (sandstone)	Yes	Blooms December-May
Round-leaved filaree <i>Erodium macrophyllum</i>	--/--/List 2	Open areas in woodlands, valley and foothill grasslands typically on clay soils	Yes	Blooms March-May
Saint's daisy <i>Erigeron sanctarum</i>	--/--/List 4	Open rocky slopes and chaparral, often following fires	Yes	Blooms March-July
Sand mesa manzanita <i>Arctostaphylos rudis</i>	--/--/List 1B	Chaparral and coastal scrub on sandy soils	Yes	Blooms November-February
Santa Barbara honeysuckle <i>Lonicera subspicata</i> var. <i> subspicata</i>	--/--/List 1B	Chaparral, cismontane woodland, coastal scrub	Yes	Blooms May-August
Santa Ynez false lupine <i>Thermopsis macrophylla</i>	--/--/List 1B	Chaparral (sandy, granitic, disturbed areas)	Yes	Blooms April-June
Santa Ynez groundstar <i>Ancistrocarphus keilii</i>	--/--/List 1B	Sandy soils in chaparral and cismontane woodland	Yes	Blooms March-April



**Table 4-2 Special-Status Plant Species
 Potentially Occurring in the Sphere of Influence Study Area**

Species	Status* Fed/CA/ CNPS	Habitat Requirements	Potential Habitat Within the SOI Study Area?	Blooming Period
Seaside bird's-beak <i>Cordylanthus rigidus</i> ssp. <i>littoralis</i>	--/SR/List 1B	Closed-cone coniferous forest, maritime chaparral, cismontane woodland, coastal dunes, coastal scrub, and disturbed habitat types on sandy soils	Yes	Blooms May-October
Sonoran maiden fern <i>Thelypteris puberula</i> var. <i>sonorensis</i>	--/--/List 2	Meadows and seeps (seeps and streams)	Yes	Not applicable as reproductive features are not useful in identification
Umbrella larkspur <i>Delphinium umbracolorum</i>	--/--/List 1B	Mesic sites in cismontane woodland	Yes	Blooms April-June

**Table 4-3 Special-status Animal Species
 Potentially Occurring in the Sphere of Influence Study Area**

Species	Status* Fed/CA/ CDFG	Habitat Requirements	Potential Habitat Within the SOI Study Area?	Seasonal Use
AMPHIBIANS/REPTILES				
California red-legged frog <i>Rana aurora draytonii</i>	FT/--/CSC	Lowland and foothills in or near permanent sources of deep water with dense, shrubby or emergent riparian vegetation	Yes	Resident
California tiger salamander <i>Ambystoma californiense</i>	FE/--/CSC	Vernal pools or other seasonal water sources with upland aestivation habitat (grasslands) with small mammal burrows	No	Resident
Coast horned lizard <i>Phrynosoma coronatum frontale</i>	--/--/CSC	Lowlands along sandy washes with scattered low bushes; open areas for sunning, bushes for cover, patches of loose soil for burial, and abundant supply of ants and other insects	Yes	Resident
Silvery legless lizard <i>Anniella pulchra</i>	--/--/CSC	Variety of habitats, loose soil with high sand content	Yes	Resident
Southern Pacific pond turtle <i>Actinemys marmorata pallida</i>	--/--/CSC	Permanent or nearly permanent bodies of water in many habitat types; require basking sites such as partially submerged logs, vegetation mats, or open mud banks, need suitable nesting sites	Yes	Resident
Two-striped garter snake <i>Thamnophis hammondi</i>	--/--/CSC	Highly aquatic, in or near permanent fresh water	Yes	Resident
Western spadefoot toad <i>Scaphiopus hammondi</i>	--/--/CSC	Grassland habitats and vernal pools for breeding	Yes	Resident
BIRDS				
Burrowing owl <i>Athene cunicularia</i>	--/--/CSC	Grasslands, nests in ground squirrel burrows	Yes	Resident
California homed lark <i>Eremophila alpestris actia</i>	--/--/CSC	Sparse Coastal Sage Scrub, grasslands	Yes	Resident
California condor <i>Gymnogyps californianus</i>	FE/SE/--	Wide ranging species that roosts in cliffs or ledges; feeds in open expanses up to 100 miles from roost.	No	Resident
Cooper's hawk (nesting) <i>Accipiter cooperi</i>	--/--/CSC	Forages and nests in open woodlands and wood margins, riparian forests	Yes	Fall/winter/transient
Ferruginous hawk <i>Buteo regalis</i>	--/--/CSC	Grasslands and sparse scrub for foraging; oaks for roosting	Yes	Fall transient/winter visitor



**Table 4-3 Special-status Animal Species
 Potentially Occurring in the Sphere of Influence Study Area**

Species	Status* Fed/CA/ CDFG	Habitat Requirements	Potential Habitat Within the SOI Study Area?	Seasonal Use
Golden eagle <i>Aquila chrysaetos</i>	--/--/FP	Nests on cliffs and rocks and forages in open country, grasslands	Yes	Resident/ breeding migrant
Least Bell's Vireo (nesting) <i>Vireo bellii pusillus</i>	FE/SE/--	Low dense riparian growth near water	Yes	Summer breeding migrant
Loggerhead shrike <i>Lanius ludovicianus</i>	--/--/CSC	Coastal sage scrub, grasslands	Yes	Resident
Northern harrier <i>Circus cyaneus</i>	--/--/CSC	Forages and nests in grasslands and marshes	Yes	Winter migrant/ summer breeding
Sharp-shinned hawk (nesting) <i>Accipiter striatus</i>	--/--/CSC	Forages and nests in open woodlands and wood margins, riparian forests	Yes	Winter/breeding migrant
Southwestern willow flycatcher (nesting) <i>Empidonax traillii extimus</i>	FE/--/CSC	Riparian woodlands in southern California	Yes	Migrant
Tricolored blackbird <i>Agelaius tricolor</i>	--/--/CSC	(Nesting colony) Highly colonial species; requires open water, area with insect prey within a few kilometers of protected nesting substrate such as dense cattails or tules or hidden among low vegetation and foraging the colony. Known to occur in agricultural ponds in region.	Yes	Resident
White-tailed kite <i>Elanus leucurus</i>	--/--/FP	Open country, grasslands and marshes; nests in trees	Yes	Resident
Willow flycatcher <i>Empidonax traillii</i>	--/SE/--	Dense riparian habitat near surface water or saturated soil.	Yes	Spring/fall migrant
Yellow-breasted chat <i>Icteria virens</i>	--/--/CSC	Deciduous thickets, riparian woodlands	Yes	Breeding migrant
Yellow warbler <i>Dendroica petechia brewsteri</i>	--/--/CSC	Riparian plants, prefers willows, cottonwoods, aspens, sycamores and alders for resting and foraging	Yes	Winter/breeding migrant
FISH				
Southern steelhead – Southern California ESU <i>Oncorhynchus mykiss</i>	FE/--/CSC	Fresh water, fast flowing, highly oxygenated, clear, cool stream where riffles tend to predominate pools	Yes	Adult spawning migrant, 2-year juvenile rearing resident
MAMMALS				
American badger <i>Taxidea taxus</i>	--/--/CSC	Friable soils and open, uncultivated grassland habitat; preys on burrowing rodents	Yes	Resident
Pallid bat <i>Antrozous pallidus</i>	--/--/CSC	Coastal Sage Scrub, rocky cliffs	Yes	Resident
Townsend's big-eared bat <i>Corynorhinus townsendii</i>	--/--/CSC	Limestone caves, lava turbes, and man-made structures in coastal lowlands, cultivated valleys, and nearby hills covered with mixed vegetation	Yes	Resident

Source: California Department of Fish and Game, *Special Animals*, November 2003; CDFG *Special Vascular Plants, Bryophytes, and Lichens List*, November 2003; List of California Terrestrial Natural Communities Recognized by the California Natural Diversity Database, September 2003. *CNDDDB Rarefind six quadrangle search (Los Alamos, Zaca Creek, Los Olivos, Santa Rosa Hills, Solvang, Santa Ynez)*, December 2003; and *California Native Plant Society, Inventory of Rare and Endangered Vascular Plants of California*, August 2001.

¹ CSC=California Species of Special Concern; FSC=Federal Species of Concern; SE=State Endangered; ST=State Threatened; FE=Federally Endangered; FT=Federally Threatened; PFT=Proposed for Federally Threatened; FP=Federally Protected; SR = State Rare; CNPS List 4=limited distribution; CNPS list 2=rare or endangered in California; CNPS List 1B=rare or endangered in California and elsewhere; --=no status.



- ² *Eriogonum cithariforme* var. *cithariforme* is recognized by the Buellton General Plan as a species of local concern potentially occurring in the plan area. The Jepson Manual (1993) lists *Eriogonum gracile* var. *cithariforme* as a synonym for this species, however it does not discuss this synonym within the text. The latest description for *Eriogonum gracile* var. *cithariforme* was found in Munz, 1968.
- ³ The California Tiger Salamander is currently listed as endangered in Santa Barbara County and Sonoma County. On May 23, 2003 the USFWS proposed to designate the Central California Distinct Population Segment as Threatened, and to reclassify the Sonoma County and Santa Barbara County Distinct Populations from Endangered to Threatened. Final rule is pending following public review.

Following is a brief description of special-status wildlife species that have the potential to exist in the SOI study area.

Amphibians/Reptiles. The **western spadefoot toad** and **California tiger salamander** (CTS) breed in seasonal water sources such as vernal pools, but utilize upland grassland habitat as aestivation (a form of hibernation) sites. **California red-legged frog** (CRLF) and **two-striped garter snake** (TSGS) typically require permanent water sources associated with dense vegetation. The Santa Ynez River is known as a seasonal river. However, during times when water is flowing, water could collect and remain throughout the year in localized pools. If perennial water sources are present, TSGS could be present. CTS and western spadefoot could occur within the SOI study area if the water sources are seasonal in nature and do not allow perpetuation of predator species. Regardless of the presence of water, all four species could use upland habitat for movement between suitable habitat sites. Tributaries to the River and other water sources such as agricultural ponds in the vicinity of the SOI study area could provide suitable habitat for these species. **Southwestern pond turtle** also requires a permanent water source but lays its eggs along banks of creeks and ponds and can nest up to one-half mile away in adjacent uplands. There is potential for this species to inhabit permanent water sources including streams, ponds, and irrigation ditches within agricultural land. **Silvery legless lizard** and **coast horned lizard** could occur in the sandy soils of the Santa Ynez River or other scrub areas with loose soil and scattered vegetation.

Birds The **California condor** requires vast expanses of open savannah, grasslands, and chaparral in mountain ranges of moderate altitude. The California condor would be expected to occur within the SOI study area only as a rare transient during wide ranging flights. Birds of prey such as the **Cooper's hawk**, **ferruginous hawk**, **golden eagle**, **sharp-shinned hawk**, and **white-tailed kite**, have extensive ranges that cover many habitats, and can be expected as rare to common. These species could potentially nest within the oak and riparian habitat types. **Loggerhead shrikes** are also likely to occur in riparian and oak woodland habitat in addition to non-native annual grassland.

The **northern harrier** also has an extensive range, and although it is not likely to occur due to proximity of urban development (City of Buellton), it could potentially nest within grassland or wetland habitat within or at the perimeter of the SOI study area. The **tricolored blackbird** could also use wetland habitat for forage and nesting, although they require dense vegetation as they nest in large colonies. The **burrowing owl** is a small ground-nesting owl that could occur within woodland, grassland, and agricultural habitats where ground squirrel burrows are present. **California horned larks** are grassland nesters that could use grasslands for nesting in addition to forage.



Yellow warblers typically breed in riparian woodland, but forage in a variety of habitats. The **yellow-breasted chat** frequents dense, brushy thickets, and tangles near water, and thick understory in riparian woodland. Both of these species could occur and possibly breed in riparian habitat. **Least Bell's vireo** (LBV), and **southwestern willow flycatcher** (SWWF) are known to occur within the Santa Ynez River region. One LBV and five pairs of SWWF in addition to ten SWWF nests containing young were observed in the riparian habitat within the Santa Ynez River in the south-central portion of the SOI study area (Greaves, 2002).

Fish. **Southern steelhead** require fast flowing, highly oxygenated, clear, cool fresh water where riffles tend to predominate pools. Steelhead are expected to occur in the Santa Ynez River during times in which it is flowing and is connected to the Pacific Ocean. West coast steelhead populations have been divided into 15 Evolutionary Significant Units (ESUs) based on natural geographic boundaries that foster genetic isolation. Each ESU is treated as a distinct population by the National Marine Fisheries Service (NMFS) for determination on the need for listing as threatened or endangered. The specific geographic area(s) that are essential for the conservation of a threatened or endangered species and that may require special management and protection are designated as critical habitat by the USFWS and NMFS. The Santa Ynez River is included in critical habitat in Santa Barbara County for the Southern California ESU for steelhead. Critical habitat is designated to include all river reaches accessible to listed steelhead within the range of the ESU up to the first natural or manmade barrier, in this case the Bradbury Dam.

Mammals. **American badgers** occur most frequently in open grasslands where there is an abundance of ground squirrels and gophers. The non-native grasslands in the SOI study area could also provide foraging habitat for **Pallid bat**, especially along the fringe of the SOI study area to the north. Roost sites could be found within oak and riparian woodland adjacent to grasslands, and sometimes in crevices in urban structures.

Habitats. **Southern willow scrub** and **Southern cottonwood willow riparian forest**, both California terrestrial natural communities recognized by the California Natural Diversity Database (CNDDDB), exist along the Santa Ynez River and Zaca Creek within sub region S1 of the SOI study area. These communities are considered rare and worthy of consideration by CNDDDB. Southern willow scrub consists of dense, broadleaved, winter-deciduous riparian thickets dominated by several *Salix* species, with scattered emergent *Populus fremontii* and *Platanus racemosa*. Most stands are too dense to allow much understory development. Southern cottonwood willow riparian scrub is dominated by *Salix* species as well as *Populus fremontii* and contain understories of shrubby willows and other riparian shrubs.

Wildlife Corridors

Wildlife migration corridors and habitat linkages are generally defined as connections between habitat patches that allow for physical and genetic exchange between otherwise isolated animal populations. Such corridors/linkages may serve a local purpose, such as between foraging and denning/nesting areas, breeding and refuge areas, or they may be regional in nature. Some habitat linkages may serve as migration corridors, wherein animals periodically move from an area and then subsequently return.



An approximate two mile section of the Santa Ynez River crosses the south-central portion of the SOI study area in an east-west direction. Zaca and Thumbelina Creeks and other drainages also wind through the SOI study area. The Santa Ynez River is considered an important wildlife dispersal and migration corridor for a variety of wildlife species. The section of the Santa Ynez River located in the SOI study area conveys flows only seasonally. As a result, at certain times during the year this corridor may not be suitable for aquatic or terrestrial wildlife in need of perennial water. As mentioned previously, the Santa Ynez River is designated by the CDFG as a Southern California Steelhead Stream and as such is considered to provide habitat for steelhead during times when the river is flowing. Zaca and Thumbelina Creeks provide wildlife corridors of limited quality due to surrounding urban development, especially Thumbelina Creek, which is mainly concrete-lined within the City Limits. Past urban development has decreased the aerial extent of riparian habitat adjacent to the Creeks that could provide cover for some species while traversing these corridors. The Creeks are also crossed by roadways, including SR 246 and U.S. Highway 101, which further limits their value as movement corridors.

Regulatory Framework

Regulatory authority over biological resources is shared by Federal, State, and local authorities under a variety of statutes and guidelines. Primary authority for general biological resources lies within the land use control and planning authority of local jurisdictions, in this instance, the City of Buellton within the City Limits and the County of Santa Barbara within the SOI study area. The CDFG is a trustee agency for biological resources throughout the state under the California Environmental Quality Act (CEQA) and also has direct jurisdiction under the Fish and Game Code of California (CFGC). Under the State and Federal Endangered Species Acts, the CDFG and the USFWS also have direct regulatory authority over species formally listed as Threatened or Endangered. Section 3503 of the CFGC prohibits the take, possession, or needless destruction of birds, their nests, or eggs. Additionally, Section 3503.5 of the CFGC protects birds of prey, their nests and eggs against take, possession, or destruction. Potential nesting and roosting sites for birds-of-prey and other migratory birds are also protected by the Migratory Bird Treaty Act (MBTA). Abiding by the CFGC code and the MBTA usually means to avoid removal of trees with active nests or disturbance of the nests until such time as the adults and young are no longer reliant on the nest site. The provision also includes any disturbance that causes a nest to fail and/or a loss of reproductive effort.

Pursuant to the Federal Endangered Species Act (FESA), a permit from USFWS is required for “take” of a Federally listed species through either the Section 7 or Section 10 process. Species “take” can be authorized under Section 7 of the FESA if a Federal agency is involved in the project (e.g., Corps Section 404 permitting and/or Federal funding) and agrees to be the lead agency requesting Section 7 consultation. This consultation process takes 135 days from the official request, and includes a Biological Assessment of the predicted impacts of the project on the species with measures to minimize and mitigate for such impacts. The result is a Biological Opinion rendered by the USFWS that includes a specified allowable incidental take as well as terms and conditions to minimize and offset such take. Take may or may not be issued for operation of the project. The Section 10 process is used to authorize incidental take when no Federal agency is involved. This process typically takes several (at least 2) years and includes development of a Habitat Conservation Plan for protecting and enhancing the Federally-listed



species at a specific location in perpetuity. If “take” were only issued for construction activities, or limited only to those specific areas where a Corps Section 404 permit is required, a Section 10 permit may be needed for the long-term life of the project. If no Federal nexus can be invoked through the Section 404 permitting process, the only option is to obtain a Section 10 permit for construction and operation of the project.

In response to their legislative mandates, regulatory authorities have defined sensitive biological resources as those specific organisms that have regionally declining populations such that they may become extinct if population trends continue. Habitats are also considered sensitive biological resources if they have limited distributions, have high wildlife value, include sensitive species, or are particularly susceptible to disturbance. Sensitive species are classified in a variety of ways, both formally (e.g., State or Federal Threatened and Endangered Species) and informally (“Special Animals”). Species may be formally listed and protected as Threatened or Endangered by the CDFG or USFWS or as California Fully Protected (CFP). Informal listings by agencies include California Species of Special Concern (CSC) (a broad database category applied to species, roost sites, or nest sites); or as USFWS Candidate taxa. CDFG and local governmental agencies may also recognize special listings developed by focal groups (i.e., Audubon Society Blue List; California Native Plant Society (CNPS); Rare and Endangered Plants; U.S. Forest Service regional lists).

Wetland and riparian habitat are protected on a Federal, state, and local level. Wetland and riparian habitat may be subject to Corps jurisdiction as waters of the U.S. pursuant to Section 404 of the Clean Water Act. Protection for wetland and riparian habitat is also afforded through the CDFG, and California Regional Water Quality Control Board (RWQCB). Corps permits for discharges of dredged or fill material into wetlands and waters also requires a CWA Section 401 water quality certification from the RWQCB. Any activity that would remove or otherwise alter wetland and riparian habitat types is closely scrutinized by the regulatory agencies through the CEQA review process and then later through the CDFG and Corps permitting processes.

The California Native Plant Protection Act (NPPA) gives the CDFG the power to designate native plants as endangered or rare, and to require permits for collecting, transporting, or selling such plants. The legal protection afforded listed plants involves conditions that prohibit the taking of plants from the wild and a salvage requirement for land owners. Under this act, a landowner notified of the presence of listed species on their property must inform the CDFG at least ten days prior to any proposed land change that would affect the special-status species. Although protection of plants is not ensured under this act, salvaging is possible. Aside from the official threatened, endangered, or candidate listing given plant species by the CDFG and USFWS, the CNPS also evaluates native vascular plants within the state as to their rarity, endangerment, and distribution. Their inventory of special-status plant species includes both officially and unofficially recognized rare and endangered plants, is sanctioned by the CDFG, and essentially serves as the Department’s list of “candidate” species for official status.

Additionally, the 2025 City of Buellton General Plan contains specific policies for the protection of rare, threatened, and endangered species and sensitive habitats, and for tree preservation (refer to Policies C/OS-8 through 13 within the Open Space/ Conservation Section).



Biological Resource Constraints

Sub Region S1 Biological Resource Constraints. The Santa Ynez River crosses the northern portion of sub region S1 in an east-west direction. The Santa Ynez River provide valuable riparian habitat for a number of special-status animal species, particularly southern steelhead and southwestern willow flycatcher, which are known to occur within sub region S1. Because of its high value for wildlife and overall decline statewide, riparian habitat is considered a plant community of special concern by the California Department of Fish and Game (CDFG). In addition, two plant communities of special concern (Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub) occur along this riparian corridor through sub region S1. Due to the presence of the Santa Ynez River, sub region S1 also provides for wildlife dispersal and migration for a variety of wildlife species. Wetlands are also likely to occur in and around the Santa Ynez River channel.

In addition to riparian habitat and associated biological resources, dense oak woodland habitat occurs along the north facing slopes of the Santa Ynez Mountains, located in the southern portion of sub region S1. Oak woodlands, in general, provide high quality habitat for a variety of wildlife species as they provide nesting sites, cover, and food for many birds and mammals.

Due to the presence of the Santa Ynez River and associated riparian habitat, as well as the presence of dense oak woodland habitat, biological resources are considered a severe constraint for sub region S1.

Sub Region S2 Biological Resource Constraints. Due to the presence of the Santa Ynez River in the northern portion of sub region S2 and the presence of dense oak woodland habitat along north facing slopes of the Santa Ynez Mountains in the southern portion of sub region S2, biological resource constraints for this sub region are similar to sub region S1. It should be noted, however, that the Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub plant communities have not been mapped by the CNDDDB in sub region S2, although they are expected to occur.

Sub Region N1 Biological Resource Constraints. Although scattered oak trees are located along north-facing slopes within sub region N1, they do not occur in dense stands as in sub regions S1 and S2. Remaining habitats in sub region N1 include coastal scrub and California annual grassland. Coastal scrub habitat is limited in size in the SOI study area and likely contains wildlife typical of the adjacent grassland, oak woodland, and riparian habitat types. California annual grasslands are not considered a plant community of special concern as this habitat type is common throughout the region and state. As a result, biological resources are not considered a constraint in sub region N1.

Sub Region N2 Biological Resource Constraints. Zaca and Thumbelina/Ballard Canyon Creeks traverse sub region S2 in a north-south direction (refer to Figure 4-1). Limited amounts of riparian habitat are located along these creeks, although this habitat type has been impacted and fragmented by urban development within the City of Buellton. As a result, riparian habitat in sub region N2 is not as valuable for wildlife as in sub regions S1 and S2, and does not provide for wildlife dispersal and migration. Remaining habitats in sub region N2 include coastal scrub



and California annual grassland. As discussed above, presence of these habitat types is not considered a biological resource constraint.

Sub Region N3 Biological Resources Constraints. The Santa Ynez River traverses the southern border of sub region N3 in an east-west direction. Due to the proximity of the Santa Ynez River, biological resource constraints for this sub region would be similar to sub regions S1 and S2 with regard to riparian and wetland habitat and wildlife dispersal and migration. However, the remaining portions of this sub region are composed of agricultural land, which is not considered a biological resource constraint. Overall, biological resource constraints for sub region N3 would be minor.

4.6 Air Resources

The following is a general discussion of the regional air quality characteristics of the SOI study area, with a background discussion of the climate of the area.

Climate and Meteorology

With a Mediterranean-type climate, the SOI study area is characterized by warm, dry summers and cool winters with occasional rainy periods. Typical summer temperatures are in the 80s and winter temperatures hover in the 60s. Winter lows are generally in the 30s with occasional occurrences of below-freezing temperatures. Yearly precipitation averages approximately 13 inches, most of which occurs between the months of November and March.

The SOI study area is part of the South Central Coast Air Basin (SCCAB), which includes all of San Luis Obispo, Santa Barbara, and Ventura counties. The climate of the Santa Barbara foothills and all of the SCCAB is strongly influenced by its proximity to the Pacific Ocean and the location of the semi-permanent high pressure cell in the northeastern Pacific.

Cool, humid marine air causes frequent fog and low clouds along the coast, generally during the night and morning hours in the late spring and early summer months. The SOI study area is subject to a diurnal cycle in which daily onshore winds from the west and northwest are replaced by mild offshore breezes flowing from warm inland valleys during night and early morning hours. This alternating cycle can create a situation where suspended pollutants are swept offshore at night, and then carried back onshore the following day. Dispersion of pollutants is further degraded when the wind velocity for both day and nighttime breezes is low.

The region is also subject to seasonal "Santa Ana" winds. These are typically hot, dry northerly winds which blow offshore at 15-20 mph, but can reach speeds over 60 mph. A condition similar to the "Santa Ana" known as a "sundowner" can also occur along the coastal area of Santa Barbara County below the Santa Ynez Mountains.

Two types of temperature inversions (warmer air on top of cooler air) are created in the area: subsidence and radiational. The subsidence inversion is a regional effect created by the Pacific high in which air is heated as it is compressed when it flows from the high-pressure area to the low-pressure areas inland. This type of inversion generally forms at about 1,000 to 2,000 feet



and can occur throughout the year, but it is most evident during the summer months. Surface inversions are formed by the more rapid cooling of air near the ground during the night, especially during winter. This type of inversion is typically lower (0-500 feet at Vandenberg Air Force Base, for example) and is generally accompanied by stable air. Both types of inversions limit the dispersal of air pollutants within the regional airshed, with the more stable the air (low wind speeds, uniform temperatures), the lower the amount of pollutant dispersion.

Pollutants of Concern

There are many pollutants present in the atmosphere. However, most are not a significant public health concern in the SOI study area. Pollutants of concern in the SOI study area are summarized below.

Particulate Matter (PM₁₀). Particulate matter refers to solid matter and fine droplets (aerosols) suspended in the atmosphere. Ambient air quality standards for particulate matter have historically been based on particulates equal to or less than 10 microns in diameter, called PM₁₀. The U.S. Environmental Protection Agency (EPA) also recently adopted a standard for 2.5 micron particulates (PM_{2.5}) in addition to the standard for PM₁₀. Particulates, as opposed to dust, cannot be adequately filtered by the human respiratory system and is considered inhalable. Inhaled atmospheric particulates can be harmful to humans by directly causing injuries to the respiratory tract and lungs or by the reactive gases that were absorbed by the inhaled particulate. Suspended particulates scatter and absorb sunlight, producing haze and reducing visibility.

Nitrogen Oxide (NO_x). Oxides of nitrogen (NO and NO₂) and reactive organic compounds (ROC) participate in photochemical reactions that produce smog. These chemicals are considered to be precursors of ozone, as their reaction leads to its formation. High temperatures associated with internal combustion engines and industrial operations cause the formation of NO_x by combining atmospheric nitrogen and oxygen.

Ozone. Ozone is the most common component of smog and is the principal pollutant that causes adverse health effects. Ozone is toxic and colorless, and has a pungent odor. In high concentrations, ozone and other photochemical oxidants are directly detrimental to humans by causing respiratory irritation and possible alterations in the functioning of the lungs. Oxidants also inhibit vegetation growth.

Carbon Monoxide. Carbon monoxide is a primary pollutant emitted directly from combustion sources, principally automobile engines, and may cause localized problems associated with congested vehicle traffic.

Ambient Regional Air Quality

Both the U.S. Environmental Protection Agency (EPA) and the California Environmental Protection Agency, Air Resources Board (ARB) have established air quality standards, based on consideration of the health and welfare of the general public. The National Ambient Air Quality standards (NAAQS) and the California Ambient Air Quality Standards (CAAQS) are summarized in Table 4-4. State standards are more stringent than the Federal standards; therefore, when Federal air pollutant standards are exceeded, the State standards are also exceeded.



Table 4-4 Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	---	0.09 PPM
	8-Hour	0.08 PPM	0.070 PPM
Carbon Monoxide	8-Hour	9.0 PPM	9.0 PPM
	1-Hour	35.0 PPM	20.0 PPM
Nitrogen Dioxide	Annual	0.053 PPM	---
	1-Hour	---	0.25 PPM
Sulfur Dioxide	Annual	0.030 PPM	---
	24-Hour	0.14 PPM	0.04 PPM
	1-Hour	---	0.25 PPM
PM ₁₀	Annual	---	20 µg/m ³
	24-Hour	150 µg/m ³	50 µg/m ³
PM _{2.5}	Annual	15 ug/m ³	12 ug/m ³
	24-Hour	35 ug/m ³	*
Lead	30-Day Average	---	1.5 µg/m ³
	3-Month Average	1.5 µg/m ³	---

* No separate State standard
 ppm = parts per million
 µg/m³ = micrograms per cubic meter
 Source: ARB, November 2006

Air Quality Attainment Status

The Federal and California Clean Air Acts require identification and classification of each state air basin as attainment, nonattainment, or unclassified based on the NAAQS and CAAQS. An attainment designation for a particular pollutant indicates that available ambient monitoring data have shown that the NAAQS or CAAQS for that pollutant have not been violated (or exceeded). A nonattainment designation for a given pollutant indicates that the standards have been exceeded for that pollutant. An unclassified designation indicates that insufficient ambient monitoring data are available to determine whether or not there have been violations of the NAAQS or CAAQS for the pollutant in question. For regulatory purposes, an unclassified area is generally treated the same as an attainment area. Table 4-5 provides the attainment status for each pollutant in Santa Barbara County.

At present, the South Central Coast Air Basin (SCCAB) is in attainment for all federal air quality standards. However, the basin is in nonattainment for the State standards for ozone and particulate matter (PM₁₀).

Table 4-5 Attainment Status of Santa Barbara County

Pollutant	Federal Status	State Status
Ozone	Attainment	Nonattainment
CO	Attainment	Attainment
NO ₂	Attainment	Attainment
SO ₂	Attainment	Attainment
PM ₁₀	Attainment	Nonattainment
PM _{2.5}	Attainment	Unclassified
Lead	Attainment	Attainment

Source: California Air Resources Board, September 2006; U.S. EPA, January 2007.



Table 4-6 summarizes the annual air quality data for the local airshed. As shown therein, pollutant levels over the past three years have not exceeded the State and Federal standards, with the exception of two exceedances of the State PM10 standard in 2004 and 2005.

Table 4-6 Ambient Air Quality Data

Pollutant	2004	2005	2006
Ozone (ppm), Worst Hour (Santa Ynez Airport Road)	0.090	0.91	0.00
Number of days of State exceedances (>0.09 ppm)	0	0	0
Number of days of Federal exceedances *	0	0	0
Carbon Monoxide (ppm), Highest 8-Hour Average (Lompoc South H Street)	1.26	1.07	1.09
Number of days of State exceedances (>9.0 ppm)	0	0	0
Number of days of Federal exceedances (>9.0 ppm)	0	0	0
Nitrogen Dioxide (ppm), Worst Hour (Lompoc South H Street)	0.036	0.035	0.031
Number of days of State exceedances (>0.25 ppm)	0	0	0
Hydrogen Sulfide (ppm), Worst Hour (Lompoc Odor)	0.025	0.006	0.006
Number of days of State exceedances (>0.03 ppm)	0	0	0
Sulfur Dioxide (ppm), Worst 24-Hour Average (Lompoc South H Street)	0.002	0.003	0.002
Number of days of State exceedances (>0.04 ppm)	0	0	0
Number of days of Federal exceedances (>0.14 ppm)	0	0	0
Particulate Matter <10 microns, $\mu\text{g}/\text{m}^3$ Worst 24 Hours (Lompoc South H Street)	52.3	86.6	26.8
Number of samples of State exceedances (>50 $\mu\text{g}/\text{m}^3$)	1	1	0
Number of samples of Federal exceedances (>150 $\mu\text{g}/\text{m}^3$)	0	0	0
National 3-Year Average ($\mu\text{g}/\text{m}^3$)	21	20	--
State 3-Year Maximum Average ($\mu\text{g}/\text{m}^3$)	21	21	--
<i>Source: California Air Resources Board, Annual Air Quality Data Summaries (2006). Data was used from one monitoring station in Santa Ynez and two monitoring stations in Lompoc. When available, data from the Airport Road station in Santa Ynez, approximately seven miles east of Buellton, was used. When data was not available from the Santa Ynez station, data from the Lompoc South H Street station, located approximately 15 miles west of Buellton. Hydrogen sulfide data was taken from the Lompoc odor station, located approximately 13 miles west of Buellton.</i> * There is no longer a Federal 1-hour ozone standard. ND = No Data			

Ozone is a secondary pollutant that is not produced directly by a source, but rather it is formed by a reaction between nitrogen oxides (NO_x) and reactive organic gases (ROG) in the presence of sunlight. Reductions in ozone concentrations are dependent on reducing the amount of these precursors. The major sources of ozone precursor emissions in Santa Barbara County are motor vehicles, the petroleum industry, and solvent usage (paint, consumer products, and certain industrial processes). The major sources of PM₁₀ in the County are mineral quarries, grading, demolition, agricultural tilling, road dust, and vehicle exhaust.

The Santa Barbara County APCD 2004 Clean Air Plan (CAP) indicates that monitoring stations located in the south coast area experience a greater number of exceedances compared to northern Santa Barbara County, where the Santa Ynez station generally measures a higher number of exceedances than other north county sites.

Odors

No single source of odors can be identified in the SOI study area. However, the SOI study area supports limited agricultural uses, sometimes in close proximity to residences and other odor-sensitive land uses. Typical odors from such uses include manure from livestock which is often



perceived as objectionable. Consequently, while odors are not an acute problem within the SOI study area as a whole, they may be considered substantial for some area residents.

Air Resource Constraints

Air resources would not serve as a constraint to any of the five SOI study area sub regions.



4.7 Findings

- 4-1 Private wells, which draw water from the Santa Ynez River Valley and Buellton Uplands Groundwater Basins, provide drinking and agricultural water to the SOI study area. The extension of City water service to SOI study area sub regions (discussed in Section 6.0, *Public Services and Facilities*), may be constrained by environmental, engineering and construction costs.
- 4-2 The SOI study area is underlain by 52 soil types, including alluvium deposits near the Santa Ynez River and Zaca Creek. Most of the soils in the Santa Ynez Valley are Class III and IV soils suitable for grazing and limited irrigated agriculture. Soil-related constraints, as they relate to geologic hazards, are discussed in Section 5.0, *Safety and Noise*.
- 4-3 No active mines are located within the SOI study area. Two active sand, gravel, and rock mines are located within the Santa Ynez River floodplain, adjacent to the eastern boundary of the SOI study area. Constraints resulting from the mines are discussed in Section 2.0, *Land Use and Population*.
- 4-4 The topography within the SOI ranges from nearly flat in and around the City of Buellton to steep mountainsides on the Santa Ynez Mountains in the southern portion of the SOI study area. Topography is a constraint for sub regions S1, S2, N1 and N2.
- 4-5 Riparian habitat, oak woodland, and wetlands are the most sensitive biological communities in the SOI study area. Sub regions S1 and S2 contain valuable riparian habitat due to the presence of the Santa Ynez River, which runs in an east-west direction through the northern portion of both sub regions, and dense oak woodland habitat along the northern slopes of the Santa Ynez Mountains, located in the southern portions of both sub regions. Wetlands may also be common in these areas.
- 4-6 The SOI study area is in the jurisdiction of the Santa Barbara County Air Pollution Control District and in the South Central Coast Air Basin. At present, the South Central Coast Air Basin (SCCAB) is in attainment for all federal air quality standards. However, the basin is in nonattainment for the State standards for ozone and particulate matter (PM₁₀). Air resources would not serve as a constraint to any of the five SOI study area sub regions.



5.0 Safety and Noise

5.1 Introduction

Jurisdictions planning for future urban growth must consider a wide range of public safety issues. Safety hazards can be natural in origin, such as seismic and geologic hazards, flooding, and wildland fire hazards. Others may be the result of natural hazards that are influenced by human activity and alteration of the natural environment, such as structure fires and development in sensitive areas such as floodplains and areas subject to erosion. Other hazards are manmade, including the introduction of hazardous materials. Many of these hazards can be avoided through careful planning and development design.

This chapter inventories and assesses the major hazards within the Sphere of Influence (SOI) study area, including seismic and geologic hazards, wildland and structure fires, flooding, and hazardous materials incidents. This section also assesses the noise environment of the SOI study area, which contributes to the health and safety of the community.

5.2 Seismic and Geologic Hazards

The information in this section provides a preliminary indication of the degree of potential risk associated with various seismic and geologic hazards in the SOI study area.

Regional Faulting

Two potentially active faults that could cause groundshaking in the SOI study area in the future are the San Andreas Fault, located approximately 48 miles to the northwest, and the Santa Ynez Fault, located approximately four miles south of the SOI southern boundary. The San Andreas Fault would generate a very large earthquake which would cause some groundshaking in the SOI study area. However, the damage resulting from such an earthquake is not expected to be severe. The likelihood of an earthquake on the Santa Ynez Fault is low by comparison. The Santa Ynez Fault is active, but its history is relatively unknown. Some estimates place the likelihood of a major earthquake on this fault at one in several hundred years to perhaps a thousand years.

Seismic Hazards

Groundshaking

The most serious direct earthquake hazard is the damage or collapse of buildings caused by groundshaking, which, in addition to property damage, can cause injury or death.

Groundshaking is the vibration that radiates from the epicenter of an earthquake. The severity of groundshaking and its potential to cause damage to buildings is determined by several factors, including: the nature of the underlying soil and geology, the location of the epicenter of the earthquake, the duration and character of the ground motion, the structural characteristics of a building, and the quality of workmanship and materials used in buildings.



Groundshaking is the primary seismic concern for the SOI study area. Portions of the SOI study area, especially those areas within or immediately adjacent to the Santa Ynez River floodplains, are located on alluvial deposits, which can increase the potential for groundshaking damage. As earthquake waves pass from more dense rock to less dense alluvial material, they tend to reduce velocity but increase in amplitude. Ground motion lasts longer on loose, water-saturated materials than on solid rock. As a result, structures located on these types of materials may suffer greater damage. "Poor ground" can be a greater hazard for structures than close proximity to the fault or the earthquake's epicenter. Older buildings constructed before building codes were in effect are most likely to suffer damage in an earthquake.

It should be noted that groundshaking hazards can be minimized with proper engineering design and construction, in accordance with established building codes.

Ground Failure

In addition to structural damage caused by groundshaking, there are other ground effects caused by such shaking. These ground failure effects include liquefaction, subsidence, lurch cracking, and lateral spreading. The potential for these hazards to occur in the SOI study area is discussed below.

Liquefaction. Liquefaction in soils and sediments can occur during earthquake events, when material is temporarily transformed from a solid to a liquid (gelatinous) by increases in pressure. Earthquake-induced liquefaction most often occurs in low-lying areas with soils composed of unconsolidated, saturated, clay-free sands and silts, but can also occur in dry, granular soils or saturated soils with some clay content. Liquefaction also occurs in areas overlain by unconsolidated fill, particularly artificial fill.

Liquefaction during a major earthquake could occur in the SOI study area. Liquefaction occurs during an earthquake when groundwater migrates upward into sandy soils, which then become liquefied and lose their cohesiveness and their ability to support structures. The potential for liquefaction is highest in areas with sandy, alluvial soil and shallow groundwater, such as the portions of the SOI study area nearest the Santa Ynez River (Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, 1991). As a result, portions of sub regions S1, S2 and N3 located near the Santa Ynez River may be susceptible to liquefaction.

Liquefaction hazards can be avoided with proper foundation engineering based on an analysis of the soils on a given building site.

Subsidence. Subsidence is the compaction of soils and alluvium caused by groundshaking. It occurs irregularly and is largely a function of the underlying soils. Depending on the event, the amount of compaction can vary from a few inches to several feet. In the SOI study area, the potential for subsidence is greatest in areas underlain by alluvium or other soft water-saturated soils, such as soils near the Santa Ynez River. However, no substantial subsidence problems have been identified in SOI study area (Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, 1991). As a result, it is not considered a constraint for any of the five SOI study areas.



Lurch Cracking and Lateral Spreading. Lurch cracking refers to fractures, cracks and fissures produced by groundshaking, and may occur far from an earthquake's epicenter. Lateral spreading is the horizontal movement of soil toward an open face of a stream bank or the side of a levee. Steep-sided artificial fill embankments are most susceptible to damage from lurch cracking and/or lateral spreading. The potential for these hazards is greatest on steep-sided alluvial soils where the groundwater table is high. In the SOI study area, this would include areas adjacent to the Santa Ynez River.

Hazards associated with lurch cracking and lateral spreading can be avoided with proper foundation engineering based on an analysis of the soils on a given building site.

Other Geologic Hazards

Landslides

Geologic, topographic, and climatic factors generally determine the occurrence of landslides. Landslides can be traced to the nature of the parent rock and the natural processes affecting it. Landslides can occur in formations with the following structural characteristics: brecciated rock (sedimentary rocks that are made up of largely angular fragments) in fault zones; weak bedding or bed joints and cleavage plains; massive beds overlying weak materials and alterations; and permeable beds, such as sandstones.

Slopes along the bank of the Santa Ynez River pose a threat of landslide hazard if structures are built too close to the edge. The City of Buellton currently requires all development to be at least 200 feet from the bank of the Santa Ynez River. In addition, severe landslide hazards exist in the southern portions of sub regions S1 and S2, where steep slopes are prevalent along the Santa Ynez Mountains (Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, 1991).

Erosion Hazards

Soil erosion can be caused by natural occurrences such as wildfires, landslides, and stormwater runoff. In addition, vegetation removal, grading for construction, improper agricultural or grazing practices, and off-road vehicle traffic are major sources of human-caused erosion. Soils in the SOI study area are classified as having slight to high susceptibility to erosion (Natural Resource Conservation Service, Soil Survey of Northern Santa Barbara Area, California, July 1972). In the low-lying areas surrounding the Santa Ynez River, erodibility is attributed to river scouring and potential flooding. In the steeper upland areas of the SOI study area, soils are subject to erosion from wind, rain, grazing, and human disturbance of soil and vegetation. Soil types in the SOI study area that are characterized by erosion hazard potential are listed in Table 5-1. The effects of erosion range from nuisance problems, such as increased siltation in storm drains, to extreme cases where watercourses are downcut and gullies develop that can eventually undermine adjacent structures or vegetation.

Erosion hazards can generally be avoided with proper foundation engineering based on an analysis of the soils on a given building site.



Expansive Soils

Expansive soils expand when wet and are easily recognized by large surface cracks that form when they are dry and contracted. The SOI study area contains low to high expansive soil potential (Santa Barbara County Comprehensive Plan Seismic Safety and Safety Element, 1991). High expansive soil potential occurs primarily in the central portions of sub region N2 (Seismic Safety and Safety Element, 1991). Construction in areas of expansive soils may require major sub-excavation and replacement of existing materials with more stable soils. However, sub-excavation and replacement can eliminate hazards associated with expansive soils.

**Table 5-1 Sphere of Influence Study Area
 Soil Characteristics and Hazards by Type**

Soil Name and Map Symbol	Permeability	Rate of Runoff	Erosion Hazard
Arnold sand, 5 to 15 percent slopes (ArD)	Rapid	Medium	Moderate
Arnold sand, 15 to 45 percent slopes (ArF)	Rapid	Rapid	High
Ballard fine sandy loam, 2 to 9 percent slopes (BaC)	Moderate	Slow to medium	Slight to moderate
Ballard gravelly fine sandy loam, 0 to 2 percent slopes (BbA)	Moderate	Very Slow	None to Slight
Ballard gravelly fine sandy loam, 2 to 9 percent slopes (BbC)	Moderate	Slow to medium	Slight to moderate
Ballard gravelly fine sandy loam, 9 to 15 percent slopes (BbD)	Moderate	Medium	Moderate
Botella clay loam, 2 to 15 percent slopes, eroded (BtD2)	Moderately slow	Slow to medium	Slight to moderate
Camarillo sandy loam (Ca)	Moderately rapid	Water stands on the surface	None
Camarillo very fine sandy loam (Cc)	Moderate	Slow	None to slight
Chamise shaly loam, 15 to 45 percent slopes (ChF)	Moderately slow	Medium to rapid	Moderate to high
Chamise shaly loam, 30 to 75 percent slopes, eroded (ChG2)	Moderately slow	Very rapid	High
Chamise clay loam, 30 to 45 percent slopes (ChF)	Moderately slow	Rapid	High
Corralitos sand, 2 to 15 percent slopes (CtD)	Rapid	Slow	Slight by water; High by wind
Corralitos loamy sand, 0 to 2 percent slopes (CuA)	Rapid	Very slow	None by water, high by wind
Corralitos loamy sand, 2 to 9 percent slopes (CuC)	Rapid	Slow	Slight by water; high by wind
Corralitos loamy sand, 9 to 15 percent slopes (CuD)	Rapid	Slow except where water overflows from higher areas	Slight to moderate by water; high by wind
Diablo silty clay, 9 to 15 percent slopes (DaD)	Slow	Medium	Moderate
Elder sandy loam, 0 to 2 percent slopes, eroded (EdA2)	Moderately rapid	Very slow	None to slight*
Elder sandy loam, 2 to 9 percent slopes, eroded (EdC2)	Moderately rapid	Medium to slow	Moderate



**Table 5-1 Sphere of Influence Study Area
 Soil Characteristics and Hazards by Type**

Soil Name and Map Symbol	Permeability	Rate of Runoff	Erosion Hazard
Elder sandy loam, 9 to 15 percent slopes, eroded (EdD2)	Moderately rapid	Medium	Moderate
Elder loam, 0 to 2 percent slopes (EmA)	Moderate	Very slow	None to slight
Elder loam, 2 to 9 percent slopes (EmC)	Moderate	Slow to medium	Slight to moderate
Elder shaly loam, 2 to 9 percent slopes, eroded (EnC2)	Moderate	Slow to medium	Slight to moderate
Gazos clay loam, 30 to 45 percent slopes (GsF)	Moderately slow	Rapid	High
Linne clay loam, 15 to 30 percent slopes (LcE)	Moderately slow	Medium to rapid	Moderate to high
Linne clay loam, 30 to 45 percent slopes (LcF)	Moderately slow	Rapid	High
Linne clay loam, 45 to 75 percent slopes (LcG)	Moderately slow	Very rapid	Very high
Lodo loam, 30 to 75 percent slopes (LdG)	Moderate	Rapid to very rapid	High to very high
Los Osos-San Benito clay loams, 15 to 30 percent slopes (LsE)	Slow to moderate	Medium to rapid	Moderate to high
Los Osos-San Benito clay loams, 30 to 45 percent slopes (LsF)	Slow to moderately slow	Rapid	High
Marina sand, 9 to 30 percent slopes (MaE)	Moderate	Medium to rapid	Moderate to high by water; high by wind
Metz loamy sand, 0 to 2 percent slopes (MnA)	Rapid	Very slow	None to slight
Mocho sandy loam, overflow (Mr)	Moderately rapid	Slow	Slight
Mocho fine sandy loam (Mu)	Moderately rapid	Very slow	None to slight
Mocho loam (Mv)	Moderate	Very slow	None to slight
Mocho loam, overflow (Mw)	Moderate	Slow	Slight
Narlon sand, hardpan variant, 2 to 9 percent slopes (NvC)	Very slow	Medium	Moderate by water; high by wind
Riverwash (Rs)	-	-	-
San Andreas-Tierra complex, 15 to 30 percent slopes (SfE)	Very slow	Rapid	High
San Andreas-Tierra complex, 30 to 75 percent slopes (SfG)	Very slow to moderate	Very rapid	Very high
Sandy alluvial land (Sh)	-	-	-
Santa Lucia shaly clay loam, 30 to 45 percent slopes (SmF)	Moderate	Rapid	High
Santa Lucia shaly clay loam, 45 to 75 percent slopes (SmG)	Moderate	Very rapid	Very high
Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes (SnC)	Very slow	Slow to medium	Slight to moderate
Santa Ynez gravelly fine sandy loam, 9 to 15 percent slopes (SnD)	Very slow	Medium	Moderate
Santa Ynez clay loam, 2 to 9 percent slopes (SoC)	Very slow	Slow to medium	Slight to moderate
Sedimentary rock land (SpG)	-	-	-



**Table 5-1 Sphere of Influence Study Area
 Soil Characteristics and Hazards by Type**

Soil Name and Map Symbol	Permeability	Rate of Runoff	Erosion Hazard
Sorrento sandy loam, 2 to 9 percent slopes (StC)	Moderately rapid	Slow to medium	Slight to moderate
Sorrento loam, 2 to 9 percent slopes (SvC)	Moderate	Slow to medium	Slight to moderate
Terrace Escarpments, loamy (TdF)	-	-	-
Tierra sandy loam, 9 to 15 percent slopes, eroded (TnD2)	Very slow	Medium	Moderate
Tierra sandy loam, 15 to 30 percent slopes, eroded (TnE2)	Very slow	Medium to rapid	Moderate to high

Seiche

Seiches are earthquake-generated waves within enclosed or restricted bodies of water. Since no sizable lakes or reservoirs are present in the SOI study area, there are no seiche hazards in SOI study area.

Seismic and Geologic Constraints

Sub Region S1 Seismic and Geologic Constraints. Seismic and geologic constraints within sub region S1 are primarily due to the presence of the Santa Ynez River in the northern portion of the sub region and the Santa Ynez Mountains in the southern portion of the sub region. For example, alluvial deposits and shallow groundwater near the Santa Ynez River result in increased groundshaking hazards as well as the potential for liquefaction, lurch cracking and lateral spreading. In addition, slopes along the bank of the Santa Ynez River pose a threat of landslide hazard if structures are built too close to the edge, and river scouring and potential flooding result in erosion hazards. In contrast, steep slopes of the Santa Ynez Mountains in the southern portion of sub region S1 present severe landsliding hazards. Sub region S1 does not contain substantial amounts of expansive soils.

As discussed above, groundshaking, liquefaction, lurch cracking, lateral spreading and erosion hazards can be avoided or minimized with proper engineering, design and construction and are therefore considered minor constraints. However, development adjacent to the Santa Ynez River or on steep slopes in the Santa Ynez Mountains would pose landsliding hazards that could not be easily avoided. Landsliding is therefore a constraint for sub region S1.

Sub Region S2 Seismic and Geologic Constraints. Due to the presence of the Santa Ynez River in the northern portion of sub region S2 and the Santa Ynez Mountains in the southern portion of sub region S2, seismic and geologic constraints for this sub region are similar to sub region S1. As discussed under *Sub Region S1 Seismic and Geologic Constraints* above, groundshaking, liquefaction, lurch cracking, lateral spreading and erosion hazards can be avoided or minimized with proper engineering, design and construction and are therefore considered minor constraints. However, development adjacent to the Santa Ynez River or on steep slopes in the Santa Ynez Mountains would pose landsliding hazards that could not be easily avoided. Landsliding is therefore a constraint for sub region S2.



Sub Region N1 Seismic and Geologic Constraints. Although groundshaking is a concern for the entire SOI study area, this is a constraint that can be accommodated through adequate building design. In addition, sub region N1 does not contain soils that would exacerbate groundshaking hazards or result in liquefaction, subsidence, lurch cracking, lateral spreading, landsliding, substantial erosion or expansion.

Sub Region N2 Seismic and Geologic Constraints. Although groundshaking is a concern for the entire SOI study area, this is a constraint that can be accommodated through adequate building design. In addition, sub region N2 does not contain soils that would exacerbate groundshaking hazards or result in liquefaction, subsidence, lurch cracking, lateral spreading, landsliding or substantial erosion. However, highly expansive soils occur in the central portions of sub region N2. As discussed above, hazards associated with expansive soils can be avoided through sub-excavation and replacement of existing materials with more stable soils. As a result, expansive soil is considered a minor constraint for sub region N2.

Sub Region N3 Seismic and Geologic Constraints. Seismic and geologic constraints within sub region N3 are primarily due to the presence of the Santa Ynez River near the southern portion of the sub region. For example, alluvial deposits and shallow groundwater near the Santa Ynez River result in increased groundshaking hazards as well as the potential for liquefaction, lurch cracking and lateral spreading. In addition, slopes along the bank of the Santa Ynez River pose a threat of landslide hazard if structures are built too close to the edge, and river scouring and potential flooding result in erosion hazards. Sub region N3 does not contain substantial amounts of expansive soils.

As discussed above, groundshaking, liquefaction, lurch cracking, lateral spreading and erosion hazards can be avoided or minimized with proper engineering, design and construction and are therefore considered minor constraints. However, development adjacent to the Santa Ynez River would pose landsliding hazards that could not be easily avoided. Landsliding is therefore a constraint for sub region N3.

5.3 Wildland and Structure Fire Hazards

The SOI study area faces two types of fire hazards that threaten lives and property: wildland fires and structure fires. Wildland fires may also result in the loss of natural vegetation, loss of agricultural crops, and soil erosion. The threat posed by each type of fire hazard is described below.

Wildland Fires

As shown in Figure 5-1, the majority of the SOI study area is identified as a high fire hazard area by the County of Santa Barbara. The outbreak and spread of wildland fires within this area is a potential danger, particularly during the dry summer and fall months. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger, more intensive fires.



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The topography, climate, and vegetation of much of the SOI study area are conducive to the spread of wildland fires. It contains grasslands and oak woodlands in rolling terrain, as well as steep mountainous terrain of the Santa Ynez Mountains in the southern portions of the SOI area. The region is subject to hot, dry summers.

Structure Fires

Structure fires are primarily those associated with structures and the activities in and around them. The SOI study area contains 55 homes/ranches and 5 wineries/vineyards. Structures associated with these land uses present a potential fire hazard. Once a structure fire starts, fast emergency response is critical to ensure that the fire does not spread.

Refer to Section 6.4, *Fire Protection*, for a detailed discussion of fire protection services in the SOI study area.

Fire Constraints

Although structure fires pose a potential safety hazard in the SOI study area, this is not considered a constraint due to the limited number of structures. However, due to the high wildland fire hazard throughout the SOI study area, wildland fire is considered a constraint in all five SOI study area sub regions.

It should be noted that increased urbanization within the SOI study area would reduce the probability of wildland fires while increasing the probability of structure fires. Refer to Section 6.4, *Fire Protection*, for a detailed discussion of fire protection services in the SOI study area.

5.4 Flooding Hazards

Flooding

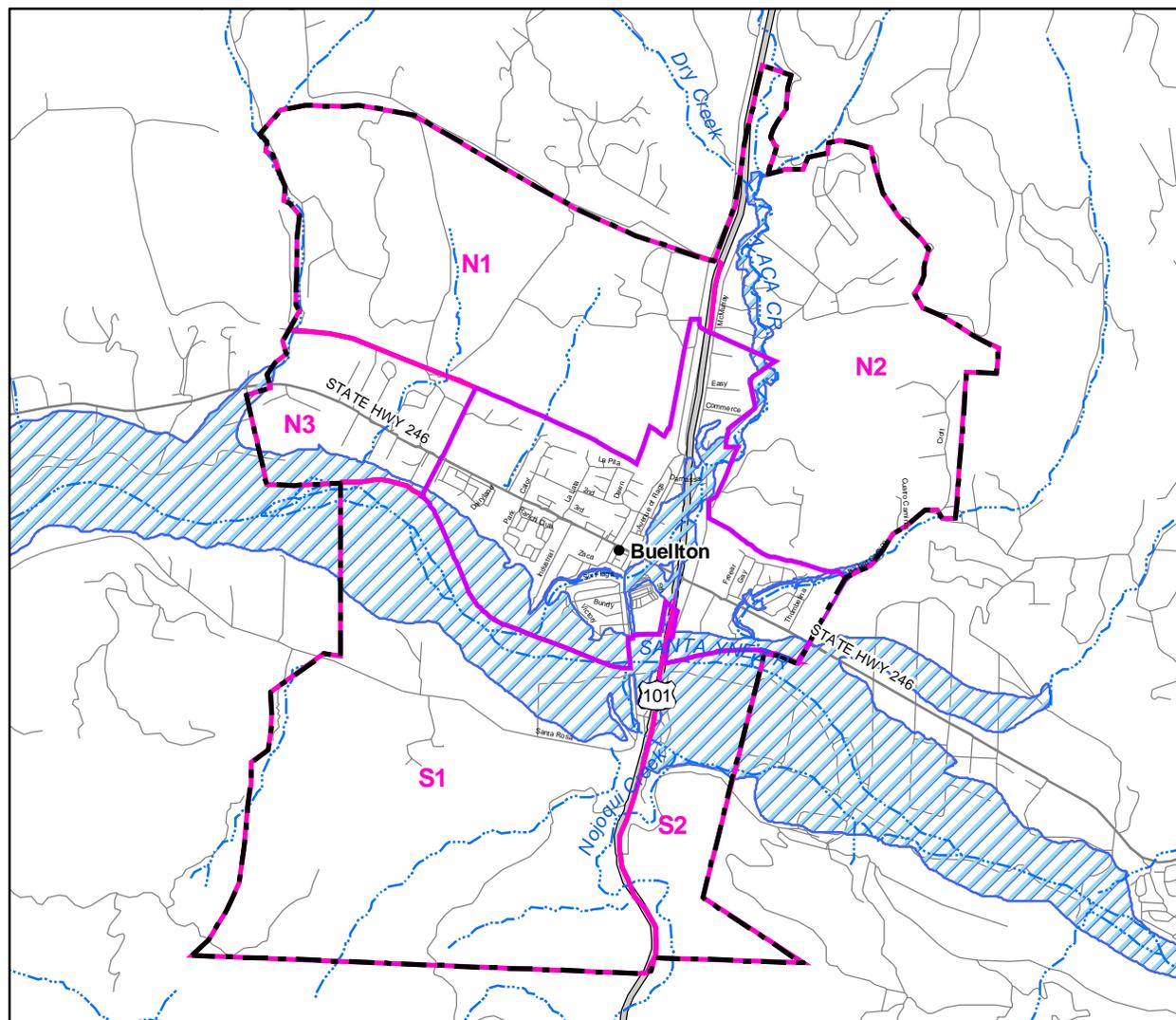
The Santa Ynez River bisects the SOI study area in an east-west direction at the southern extent of the Buellton City Limits. Zaca Creek, Peterson Creek, and an unnamed tributary run north-south from the northern portions of the SOI study area, through the City of Buellton, before joining the Santa Ynez River. Canada de la Laguna Creek serves as the western SOI boundary north of State Route (SR) 246, while Ballard Canyon Creek runs along the eastern SOI boundary north of SR 246 (Ballard Canyon Creek becomes Thumbelina Creek within the City Limits). Nojoqui Creek and De la Questa Canyon Creek flow north from the Santa Ynez Mountains in the southern portion of the SOI study area, joining the Santa Ynez River south of the City Limits. The Santa Ynez River and Zaca Creek are the only watersheds in the SOI study area which are included in Federal Emergency Management Act (FEMA) flooding maps.

The primary flooding problem in the SOI study area is from the Santa Ynez River (refer to Figure 5-2). During a 100-year storm, the river overflows its channel and flood waters extend over portions of sub regions S1, S2 and N3 adjacent to the river. Zaca Creek poses a flooding hazard in sub region N2, although to a lesser extent than the Santa Ynez River.



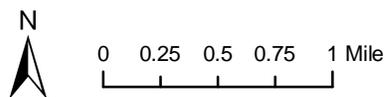
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Source: MNS Engineers, March 2007, Santa Barbara County, 2005;
 US Bureau of the Census TIGER 2000 data.

-  Sphere of Influence Study Area
-  Study Area Sub Regions
-  Buellton City Limits
-  Streams
-  100-year Flood Hazard Overlay



Sphere of Influence Study Area
 Flooding Hazards

Figure 5-2
 City of Buellton



Dam Inundation

The SOI study area could also be affected by flooding as a result of a failure of the Bradbury Dam (Lake Cachuma) located about seven miles to the west. If the dam were to fail, an approximately 1 mile wide area surrounding the Santa Ynez River in the south-central portion of the SOI study area (including the northern portions of sub regions S1 and S2 and the southern portion of sub region N3) would be inundated (refer to Figure 5-3).

Flooding Constraints

Sub Region S1 Flooding Constraints. The Santa Ynez River crosses the northern portion of sub region S1 in an east west direction. During a 100-year storm, much of the northern portion of sub region S1 would be inundated by flood waters. The same portion of sub region S1 would be inundated with flood waters if Bradbury Dam were to fail (refer to Figures 5-2 and 5-3). As a result, flooding hazards would serve as a constraint within sub region S1.

Sub Region S2 Flooding Constraints. The Santa Ynez River crosses the northern portion of sub region S2 in an east west direction. During a 100-year storm, much of the northern portion of sub region S2 would be inundated by flood waters. The same portion of sub region S1 would be inundated with flood waters if Bradbury Dam were to fail (refer to Figures 5-2 and 5-3). As a result, flooding hazards would serve as a constraint within sub region S2.

Sub Region N1 Flooding Constraints. Flooding would not be a constraint in sub region N1.

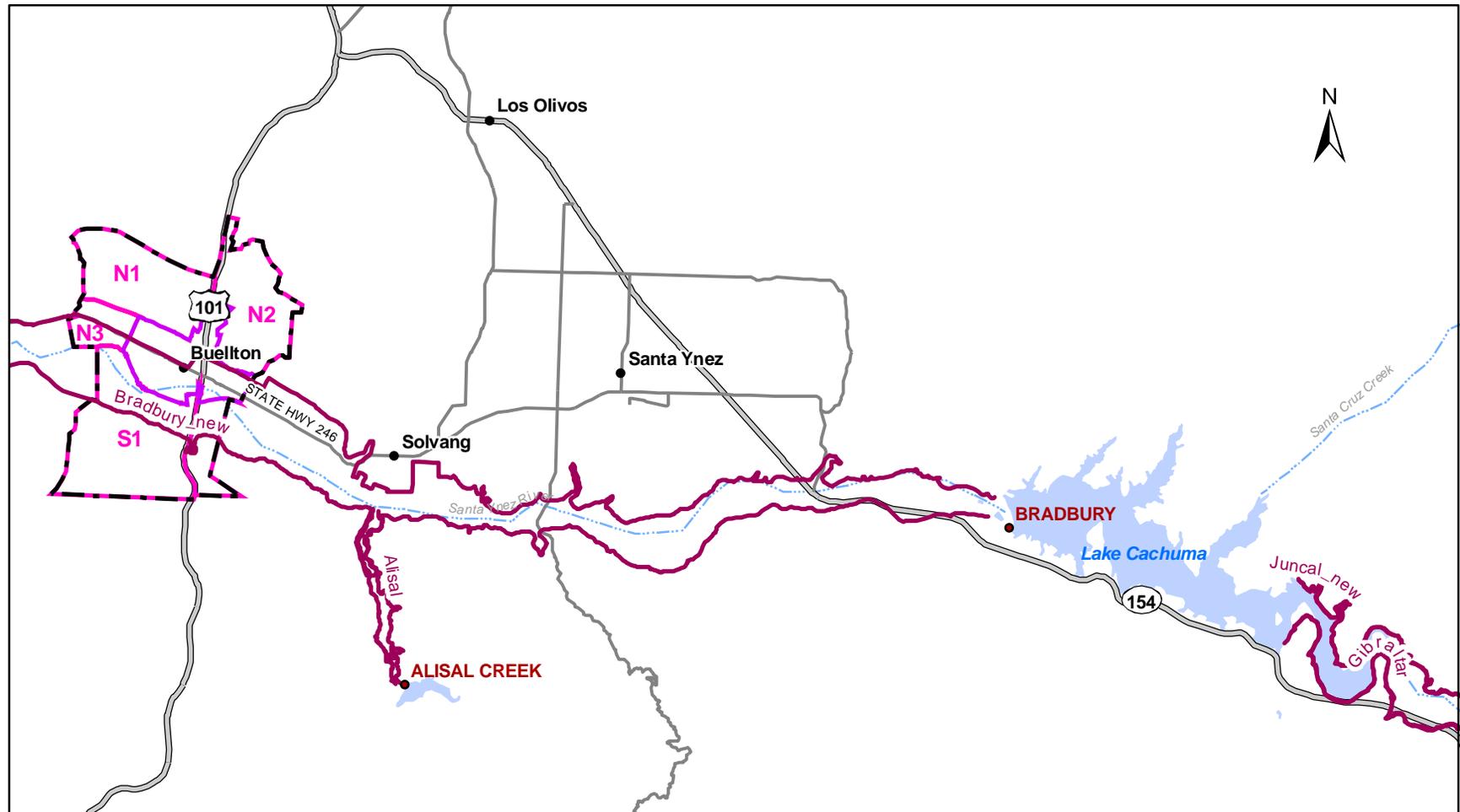
Sub Region N2 Flooding Constraints. Although Zaca Creek poses a flooding hazard in sub region N2, this hazard would not be as great as in sub regions S1 and S2. Dam inundation would not be a constraint in sub region N2.

Sub Region N3 Flooding Constraints. The Santa Ynez River traverses the southern portion of sub region N3 in an east west direction. During a 100-year storm, much of the southern portion of sub region N3 would be inundated by flood waters. The southern portion of sub region N3 would be inundated with flood waters if Bradbury Dam were to fail (refer to Figures 5-2 and 5-3). As a result, flooding hazards are a constraint within sub region N3.

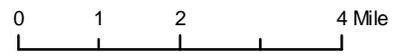


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- Dams
- Dam Inundation Areas
- ▬ Sphere of Influence Study Area
- ▭ Study Area Sub Regions
- ▭ Buellton City Limits
- ▭ Lakes



Source: MNS Engineers, March 2007, Santa Barbara County, 2005;
 US Bureau of the Census TIGER 2000 data.

Sphere of Influence Study Area
 Dam Inundation Hazards

Figure 5-3
 City of Buellton



5.5 Hazardous Materials

Hazardous materials are defined as those that are a potential threat to human health, having the capacity to cause serious illness or death. This section discusses the types of hazardous materials typically found in the SOI study area.

Household Products

There are 55 homes/ranches currently located within the SOI study area. The most common hazardous materials are those found or used in the home. Waste oil is a common hazardous material that is often improperly disposed of and can contaminate surface water through runoff. Other household hazardous wastes (used paint, pesticides, cleaning products and other chemicals) are common and often improperly stored in garages and homes throughout the community. Because of their prevalence and proximity to residents, household products constitute the most pervasive health hazard facing residents in the SOI study area.

Agricultural Pesticide Use

Agriculture within the SOI study area includes grazing and pasture land in the north, west, and east, and crop production in the south adjacent to the Santa Ynez River. Crops are often sprayed with various pesticides, which can contaminate the soils. Potential contaminants can include DDT, lead and arsenic. Because of the close proximity of existing SOI study area residences to agricultural lands, agricultural pesticide use is a possible health hazard facing residents in the SOI study area, particularly within sub regions S1 and S2 due to the concentration of crop production near the Santa Ynez River.

Asbestos

Asbestos is a highly crumbly material often found in older buildings, typically used as insulation in walls or ceilings. It was formerly popular as an insulating material because it had the desirable characteristic of being fire resistant. However, it can pose a health risk when very small particles become airborne. These dust-like particles can be easily inhaled, where their microscopically sharp structures can puncture tiny air sacs in the lungs, resulting in long-term health problems.

There are 55 homes/ranches currently located within the SOI study area. Pre-1979 construction often included asbestos and it should be assumed that the demolition of older structures in the SOI study area may present this hazard. Proper asbestos abatement and disposal procedures are required to be undertaken whenever the demolition of older structures is considered.

The Santa Barbara County Air Pollution Control District (APCD) has identified serpentine rock as a source of naturally-occurring asbestos. Asbestos is a known carcinogen and inhalation of asbestos may result in the development of lung cancer or mesothelioma. Serpentine rock is not known to occur in the SOI study area.



Lead-Based Paint (LBP)

Prior to the enactment of federal regulations limiting their use in the late 1970s, LBP was often used in residential construction. There are 55 homes/ranches currently located within the SOI study area. Some of these residences may contain LBP. Lead is a highly toxic metal that may cause a range of health effects, from behavioral problems and learning disabilities to seizures and death. The primary source of lead exposure in residences is deteriorating LBP. Lead dust can form when LBP is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead-based paint that is in good condition is usually not a hazard.

Aerially-Deposited Lead (ADL)

Historic travel on heavily traveled highways can result in hazardous concentrations of aerially-deposited lead (ADL) in soils adjacent to the highways. Elevated levels of lead adjacent to highways are typically contained within the first 10 to 15 feet from the edge of pavement, and in the top 2 feet of exposed soil. ADL could potentially occur along Highway 101 in the SOI study area.

Hazardous Materials Transport

Highway 101 and State Route 246 are major transportation routes that pass through the SOI study area. Trucks commonly carry a variety of hazardous materials, including gasoline and various crude oil derivatives, and other chemicals known to cause human health problems. When properly contained, these materials present no hazard to the community. But in the event of an accident, such materials may be released, either in liquid or gas form. In the case of some chemicals (such as chlorine), highly toxic fumes may be carried far from the accident site.

Although standard accident and hazardous materials recovery procedures are enforced by the state and followed by private transportation companies, portions of the SOI study area are at relatively high risk because of the proximity of Highway 101 and State Route 246.

Hazardous Waste Management Plan

Counties are required by state law to prepare hazardous waste management plans. Santa Barbara County's Hazardous Waste Management Plan (HWMP) addresses the treatment, storage, and disposal of such materials (refer to Section 2.4, *Regional Plans and Policies*). Review of the HWMP indicates that in 1986, 6118.32 tons of hazardous wastes were generated in the County. Nearly all of this was transported outside of the County for treatment or disposal since the County's one permitted hazardous waste treatment, storage or disposal (TSD) facility, the cold Canyon Landfill, accepts only asbestos-containing hazardous waste. The 1988 HWMP projected that up to 10,910 tons of hazardous waste could be generated in the County by the year 2000.

Hazardous Materials Constraints

Due to the presence of homes/ranches throughout the SOI study area, hazards relating to household products, asbestos and lead-based paint are considered similar in all five SOI study



area sub regions. In addition, because all five sub regions border either Highway 101 or State Route 246, aerially-deposited lead and hazardous materials transport would also be similar. However, this is not considered a major constraint. In fact, the absence of industrial development in or adjacent to sub regions S1, N1, N2 and N3 precludes the presence of substantial amounts of hazardous materials in these areas and is therefore considered an opportunity. Although a mining facility is located adjacent to sub region S2, the absence industrial facilities within the sub region reduces the likelihood of hazardous materials presence. Land use constraints related to the mining facility are discussed in Section 2.0, *Land Use*.

Although agricultural land uses are present throughout the SOI study area, crop production is concentrated sub regions S1 and S2, adjacent to the Santa Ynez River. Because of the close proximity of existing SOI study area residences to agricultural lands in sub regions S1 and S2 as well as the prevalence of crop production in both sub regions, agricultural pesticide use is a possible health hazard facing existing and future residents, workers, and construction personnel. This is considered a constraint in sub regions S1 and S2. Although sub region N3 contains some farming, it does not contain large-scale commercial agricultural operations or substantial crop production (refer to Section 4.4, *Agricultural Resources*). As a result, agricultural pesticide use is not considered a major constraint in sub region N3.

5.6 Other Hazards

Critical Facilities

Critical facilities are those that must remain operational after an emergency event, in order for the community to respond effectively. Examples of critical facilities include hospitals, electrical power plants, and community facilities. Schools are often important staging and evacuation areas. There are no critical facilities in the SOI study area. The nearest hospital, for example, is the Santa Ynez Valley Hospital, located in Solvang, which offers complete general medical services for Buellton residents. This is a potential hazard to residents within the SOI study area.

Radon Hazards

Radon is an extremely toxic, colorless gas that can be condensed to a transparent liquid or an opaque, glowing solid. Radon is derived from the radioactive decay of radium and is a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water. Sources of radon include earth and rock beneath homes, well water, and building materials. Accumulations of this gas inside structures can become a serious health hazard. Radon in indoor air is estimated to cause about 21,000 lung cancer deaths each year in the United States (U.S. Environmental Protection Agency). The threat of radon is very low in well-ventilated structures. Basements, which are rare in the region, are common problem areas.

The Indoor Radon Abatement Act of 1988 directed the U.S. Environmental Protection Agency (EPA) to identify areas of the United States that have the potential to produce elevated levels of radon. EPA along with U.S. Geological Survey (USGS) and the Association of American State Geologists produced a series of maps and documents (EPA's Map of Radon Zones, CALIFORNIA 402-R-93-025). The maps of Radon Zones identify areas of each state that have



the highest potential for elevated indoor radon levels [greater than 4 picocuries per liter (pCi/L)]. The County of Santa Barbara is designated within Zone 1 which has the highest potential of radon and is of the highest priority. However, it should be noted that these maps were designed to assist national, state and local governments and organizations to target their radon program activities and resources and should not be used to determine radon levels of a given area or house within a particular county (California Department of Health Services, 1995).

California Radon Program and California Geological Survey have developed detailed radon potential maps for several counties, including Santa Barbara (California Department of Health Services, 1995). The County map demonstrates that the area surrounding the City of Buellton, including the SOI study area, has a low potential for indoor radon levels above 4 pCi/L. As a result, radon is not considered a potential hazard in the SOI study area.

5.7 Noise Standards and Sources

Local Noise Standards

The Buellton General Plan Noise Element sets an exterior standard of 60 dBA Ldn and an interior standard of 45 dBA Ldn for residential uses (both single-family and multi-family) and an exterior standard of 65 dBA Ldn for hospital and nursing home, church, school, and library uses. In addition, the City’s General Plan states that new development producing noise levels that exceed 65 dB will not be permitted in areas containing residential or other noise sensitive uses.

Santa Barbara County’s noise standards, which govern the SOI study area, are similar to those adopted by Buellton and could provide a basis for noise guidelines for use within the SOI study area. The County maintains a 65 dBA Ldn exterior threshold for residential, hotel and motel, and hospital and related uses. These standards are summarized in Table 5-2.

**Table 5-2 Santa Barbara County Maximum Allowable Noise Exposure:
 Transportation Noise Sources**

Land Use	Outdoor Activity Areas ¹	Interior Spaces	
	dBA L _{dn}	dBA L _{dn}	dBA L _{eq} ²
Residential (Except Temporary Dwellings and Residential Accessory Uses)	65 ³	45	--
Bed and Breakfast Facilities, Hotels and Motels	65 ³	45	--
Hospitals, Nursing and Personal Care	65 ³	45	--
Public Assembly and Entertainment (Except Meeting Halls)	--	--	35
Offices	65 ³	--	45
Churches, Meeting Halls	--	--	45
Schools (Pre-school to Secondary), College and University, Specialized Education and Training, Libraries, Museums	--	--	45
Playgrounds, Neighborhood Parks	65	--	--

¹ Where the location of outdoor activity areas is unknown, the exterior noise levels standard shall be applied to the property line of the receiving land use.

² As determined for a typical worst-case hour during periods of use.

³ For other than residential uses, where an outdoor activity is not proposed, the standard shall not apply. Where it is not possible to reduce noise in outdoor activity areas to 60 dB Ldn/CNEL or less using a practical application of the best-available noise reduction measures, an exterior noise level of up to 64 dB Ldn/CNEL may be available provided that available exterior noise level reduction measures have been implemented and interior noise levels are in compliance with this table.



Existing Noise Sources

The primary noise source in the SOI study area is traffic operations. Agricultural land uses, which make up approximately 99.9% of the SOI study area, produce noise associated with agricultural equipment. Mining activities just outside the SOI study area also generate noise, which could impact sensitive urban land uses adjacent to mining operations. Refer to Figure 5-4 for existing SOI study area noise contours.

Traffic Operations

The primary noise source in the SOI study area is traffic operations. Highway 101 and State Route 246 carry by far the most traffic through the area, and are consequently the major noise contributors.

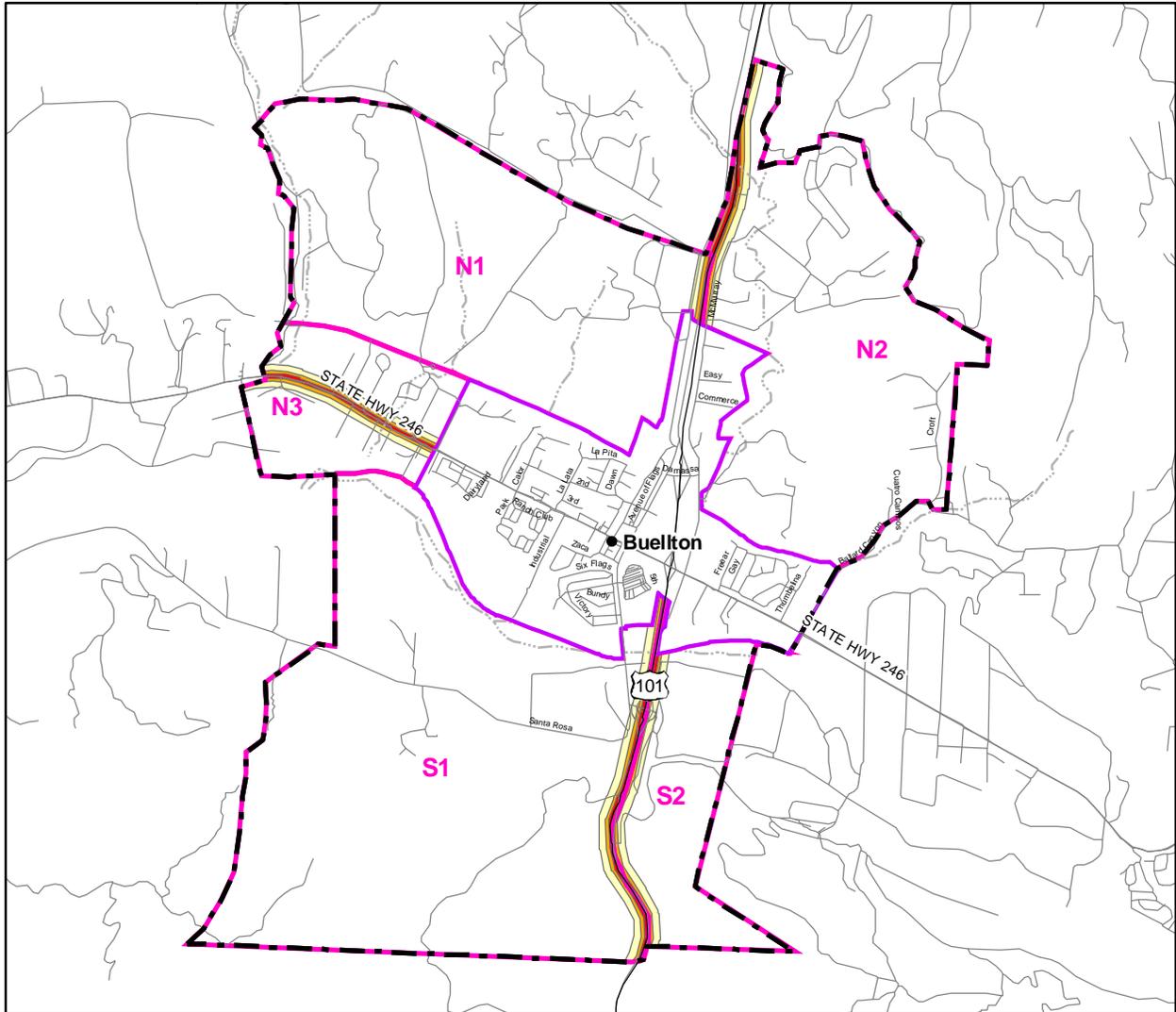
Roadway Noise Levels. Generalized noise contours were developed for the SOI study area using noise modeling techniques and measurements for existing conditions. This method uses source-specific data including traffic mixture, speed limits and traffic volumes, all of which were obtained from Associated Transportation Engineers, Inc. (ATE) and Caltrans Traffic and Vehicle Data Systems Unit. The modeling methods used in this Baseline Conditions Report follow recommendations made by the State Office of Noise Control. Noise contours along roadways were modeled using the Federal Highway Administration's Highway Traffic Noise Prediction Model (FHWA-RD-77-108, 1978), with California vehicle noise emission levels (CALVENO) developed by Caltrans.

The model results for the distance to the 60, 65 and 70 dBA Ldn contours on major roads traversing the SOI study area is shown on Table 5-3.



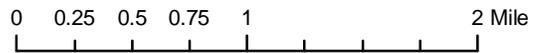
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Source: CalTrans, 2005; Associated Transportation Engineers, March 2007.

-  Sphere of Influence Study Area
-  Study Area Sub Regions
-  Buellton City Limits
-  Existing 70dBA Contour
-  Existing 65dBA Contour
-  Existing 60dBA Contour



Sphere of Influence Study Area
 Existing Noise Contours

Figure 5-4
 City of Buellton



Table 5-3 Sphere of Influence Study Area Existing Traffic Noise Levels

Roadway Segment	Traffic (ADT)	Distance to CNEL Contour from Centerline (feet)		
		70 dB	65 dB	60 dB
Highway 101^a				
Northern SOI Study Area Boundary to Northern City Limits	23,000	67	144	311
Southern City Limits to Santa Rosa Road	22,400	66	142	306
Santa Rosa Road to Southern SOI Study Area Boundary	23,600	68	147	316
State Route 246^a				
Western SOI Study Area Boundary to Western City Limits	18,900	59	127	273
Santa Rosa Road^b				
Western SOI Study Area Boundary to Avenue of Flags	300	RW	RW	RW
Avenue of Flags to Highway 101 Southbound Ramps	1,750	RW	RW	56
Highway 101 Southbound Ramps to Highway 101 Northbound Ramps	1,450	RW	RW	49
Highway 101 Northbound Ramps to Eastern SOI Study Area Boundary	20	RW	RW	RW

RW: Noise contour falls within roadway right-of-way.

^a Traffic volumes from *Traffic and Vehicle Data Systems Unit, Caltrans, 2005*

^b Traffic volumes from *Associated Transportation Engineers, March 2007*

As shown in Table 5-3, the existing 60 dBA Ldn contour from Highway 101 ranges from 306 to 316 feet from centerline in the SOI study area, while the existing 60 dBA Ldn contour from State Route 246 west of the City Limits is approximately 273 feet from centerline. Due to the light average daily traffic (ADT) experienced on Santa Rosa Road, located in the southern portion of the SOI study area, existing 60 dBA Ldn contours from this roadway are within the roadway right-of-way. Local topography and intervening structures at specific locations would alter the contours, which should be considered generalizations.

Stationary Noise Sources

Approximately 99.9% of the SOI study area is designated for agricultural use under the Santa Barbara County Comprehensive Plan, and is composed of parcels ranging in size from 10 to 200 acres (refer to Section 2.3, *Sphere of Influence Land Use and Population*). Agricultural operations produce noise associated with wind machines, diesel engines, aerial application aircrafts (crop dusters), and tractors. In some locations, agricultural operations are located immediately adjacent to residences scattered throughout the SOI study area. Santa Barbara County has a Right-to-Farm Ordinance (Chapter 3, Article V, Section 3-23), the purpose of which is to protect agricultural lands from conflicts with nonagricultural land uses that may result in financial



hardships to agricultural operations or the termination of their operation. The County's Right-to-Farm Ordinance states that no agricultural activity, operation, or facility shall be deemed or become a nuisance due to any changed condition in the locality, after the agricultural use has been in operation for at least three years.

The sand, gravel, and rock extraction facilities in the Santa Ynez River bed adjacent to the sub region S2 (Granite Construction and the Buellflat Rock Company) also produce substantial operational noise. However, no sensitive noise receptors are located in the immediate vicinity of these operations.

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, churches and parks are most sensitive to noise intrusion and therefore have more stringent noise exposure targets than manufacturing or agricultural uses that are not subject to such impacts as sleep disturbance. Sensitive receptors in the SOI study area are limited to the 55 residences scattered throughout the SOI study area.

Noise Constraints

Sub Region S1 Noise Constraints. As discussed above, the primary noise source in the SOI study area is traffic on Highway 101. Because sub region S1 borders this roadway, traffic noise is considered a constraint for this area. However, the existing 60 dBA contours from Highway 101 only extend a maximum of 316 feet from centerline. Since abatement for these noise levels can be provided with structural setbacks and/or sound barriers in a relatively small area, this constraint would be minor. Due to the presence of agricultural production in sub region S1, noise from agricultural operations would be a minor constraint as well.

Sub Region S2 Noise Constraints. Since sub region S2 borders Highway 101, traffic noise is considered a constraint for this area. However, the existing 60 dBA contours from Highway 101 only extend a maximum of 316 feet from centerline. Since abatement for these noise levels can be provided with structural setbacks and/or sound barriers in a relatively small area, this constraint would be minor. However, noise from the sand, gravel and rock extraction facility located east of sub region S2 would be a constraint for this area.

Sub Region N1 Noise Constraints. Because sub region N1 borders Highway 101, traffic noise is considered a constraint for this area. However, the existing 60 dBA contours from Highway 101 only extend a maximum of 316 feet from centerline. Since abatement for these noise levels can be provided with structural setbacks and/or sound barriers in a relatively small area, this constraint would be minor.

Sub Region N2 Noise Constraints. Because sub region S1 borders Highway 101, traffic noise is considered a constraint for this area. However, the existing 60 dBA contours from Highway 101 only extend a maximum of 316 feet from centerline. Since abatement for these noise levels can be provided with structural setbacks and/or sound barriers in a relatively small area, this constraint would be minor.



Sub Region N3 Noise Constraints. Because State Route 246 bisects sub region N3, traffic noise is considered a constraint for this area. However, the existing 60 dBA contours from State Route 246 only extend a maximum of 273 feet from centerline. Since abatement for these noise levels can be provided with structural setbacks and/or sound barriers in a relatively small area, this constraint would be minor. Due to the presence of agricultural production in sub region N3, noise from agricultural operations would be a minor constraint as well.



5.8 Findings

- 5-1 Although groundshaking is a concern for the entire SOI study area, groundshaking hazards are greater in sub regions S1, S2 and N3 due to the presence of alluvial deposits near the Santa Ynez River. However, this is a constraint that can be accommodated through adequate building design.
- 5-2 Slopes along the bank of the Santa Ynez River pose a threat of landslide hazard if structures are built too close to the edge. In addition, severe landslide hazards exist in the southern portions of the SOI study area, where steep slopes are prevalent along the Santa Ynez Mountains. As a result, landsliding is a constraint for sub regions S1, S2 and N3.
- 5-3 Due to the high wildland fire hazard throughout the SOI study area, wildland fire is considered a constraint in all five SOI study area sub regions.
- 5-4 Flooding constraints are greatest in sub regions S1, S2 and N3 due to the presence of the Santa Ynez River.
- 5-5 The most common hazardous materials found in the SOI study area are household products stored in private residences.
- 5-6 Other potentially hazardous materials found in the SOI study area include older buildings containing asbestos, and pesticides associated with agricultural uses.
- 5-7 The primary noise sources in the SOI study area are freeway and other roadway traffic, as well as operational noise from agricultural land uses.
- 5-8 Portions of the SOI study area adjacent to Highways 101 and 246 experiences noise levels in excess of 60 dBA Ldn, which may be considered excessive for sensitive residential receptors. However, since abatement for these noise levels can be provided with structural setbacks and/or sound barriers in a relatively small area, this constraint would be minor for all five sub areas.



6.0 Public Services and Facilities

6.1 Introduction

Development within the Sphere of Influence (SOI) study area depends on an elaborate network of public services and utilities. Some public services and facilities, such as parks and recreation, for the SOI study area are provided directly by the City of Buellton. Other public services in the SOI study area are provided by the County of Santa Barbara, including fire and police protection services. This section describes the public services and facilities in the SOI study area, including parks and recreation, law enforcement, fire protection, schools, libraries, water supply, wastewater treatment, storm water drainage, solid waste, gas service, and electrical service. A discussion of SOI study area water supplies is provided in Section 4.0, *Natural Resources*. A detailed assessment of safety issues related to geologic hazards and flooding is provided in Section 5.0, *Safety and Noise*.

6.2 Park and Recreational Facilities

Parks and recreational resources are important to identify and evaluate because they provide an important measure of the physical quality of life in a community. Such resources enhance a community's aesthetic qualities, the health of a community's environment, and residents' perceptions and enjoyment of that community. Community parks are both recreation and open space resources, which can provide opportunities for both active and passive recreation, and can also include natural preserve areas.

Existing Park and Recreational Facilities

There are no parks or recreational facilities within the SOI study area. However, two fully developed parks currently exist in the City of Buellton, which are available for use by SOI study area residents. Oak Park, a 4-acre joint use facility shared with the adjacent Oak Valley Elementary School, is located at the northwest corner of Sycamore Drive and Second Street. River View Park, a larger approximately 20-acre facility is located between Meadow View Drive and the Santa Ynez River at the southern end of Sycamore Drive.

The Avenue of Flags median is also used as landscaped open space. Sharon Place Park, an undeveloped 3.33 acre parcel dedicated to park facilities, is also located in the City of Buellton. However, there are currently no plans to develop that piece of land. The Village Specific Plan, located north of State Route 246 and east of McMurray Road within the City of Buellton, proposes two parks for a total of 1.5 acres.

In addition to City parks, Buellton and SOI study area residents have access to several County park facilities nearby. Nojoqui Falls County Park and Santa Rosa Park provide hiking and picnicking opportunities. The Zaca Creek Golf Course, located in the City of Buellton, is part of the Rancho de Maria residential development and is open to the public. The Rancho de Maria subdivision homeowners' association also owns and maintains an approximately 6.35 acre park on Shadow Mountain Drive adjacent to the Zaca Creek Golf Course. The park amenities include play equipment and picnic areas. However, Rancho de Maria Subdivision Park is a privately



owned park administered by the homeowner's association and is intended for the use of its residents (Abello, April, 2004).

Jonata Middle School has outdoor basketball courts as well as baseball, soccer and football fields. These are the only large play fields currently located in Buellton and are actively used for organized sports throughout the year. Construction of a joint-use gymnasium at Jonata Middle School is currently underway.

An inventory of public parks and recreational facilities in the City of Buellton and in the SOI study area vicinity is provided in Table 6-1.

Table 6-1 Public Park & Recreational Facilities in the City and Vicinity

Facility	Amenities	Acreage	Location
CURRENT CITY PARKS			
Oak Park	Playground, picnic areas, and BBQ pits	4.0	Northwest corner of Sycamore Drive and Second Street, Buellton
Avenue of Flags Median	Open space and landscaping	0.5	Avenue of Flags, Buellton
River View Park	Large picnic areas and barbeque pits, basketball courts, horseshoe pits, open fields for sports activities, play structures, an event pavilion, and walking trails	20.0	Between Meadow View Drive and the Santa Ynez River at the southern end of Sycamore Drive, Buellton
FUTURE CITY PARKS			
Sharon Place Park	Picnic areas, walking paths, children's play area, multi-purpose lawn area.	3.3	North of Sharon Place, Buellton
Village Specific Plan Parks (2)	Water feature, picnic tables, benches and pedestrian paths, play fields, and children's play areas	1.5 total	Village Specific Plan Area, east of McMurray Road, north of State Route 246
COUNTY PARKS IN THE SOI STUDY AREA VICINITY			
Nojoqui Falls County Park	Ball fields, BBQ grills, picnic areas, hiking trails, and playground	80.0	Approximately seven miles south of Buellton, 1 1/2 miles east of U.S. Highway 101 near Gaviota Pass on Alisal Road
Santa Rosa Park	BBQ grills, picnic areas, and horseshoe pits	21.0	Approximately nine miles southeast of Buellton off of U.S. Highway 101 on Santa Rosa Road
Total Acreage		130.6	

Source: Buellton Park and Recreation Department, Santa Barbara County Parks Department.

Recreation Standards

The Quimby Act gives the legislative body of a city or county the authority, by ordinance, to require the dedication of land or payment of in-lieu fees, or a combination of both, for park and recreational purposes as a condition of approval of a tract map or parcel map. The existing Quimby Act parks to population ratio requirement in the City of Buellton is five acres of parkland per 1,000 residents. Using this standard, the City currently requires 22.7 acres of parkland to serve its current (2006) population of 4,548. With 24.5 acres of existing parkland, there is a 1.8-acre surplus in parkland and recreational facilities in the City.



Future Park Needs

Based on Santa Barbara County Association of Governments (SBCAG) population projections, to maintain the City standard of five acres of park area per 1,000 residents, the City would need to provide 29.7 acres in 2010, 29.7 acres in 2020, and 30.2 acres in 2030 (refer to Table 6-2). Since the City currently provides 24.5 acres of parkland, the City would need to provide approximately 5.7 acres of additional parkland to accommodate projected population under General Plan buildout in the year 2025. Construction of Sharon Place Park would provide an additional 3.3 acres of parkland, while construction of the two Village Specific Plan Parks would provide an additional 1.5 acres of parkland. Construction of these planned parks would reduce parkland deficiency in the year 2030 to approximately 0.9 acres.

Table 6-2 Park Acres Needed in Buellton and the SOI Study Area Based on Population

Year	Population	Required Parklands at 5 Acres Per 1,000 Residents
2006¹	4,548	22.7
2010²	5,947 ¹	29.7
2020²	5,947 ¹	29.7
2030²	6,047 ¹	30.2

¹California Department of Finance

²SBCAG Regional Growth Forecast, 2002

It should be noted, however, that approximately 147 residents currently reside in the SOI study area (refer to Section 2.3, *Sphere of Influence Land Use and Population*). These residents have not been included in the above deficiency calculation. Based on the projected growth rate of the City of Buellton (29.7 percent between 2006 and 2030), the SOI study area population would grow to approximately 191 residents by the year 2030. Adding the existing and future SOI study area residents to the City would exacerbate the parkland deficiency unless additional parklands are developed within the City of Buellton and/or the SOI study area.

Park and Recreational Facilities Constraints

No parklands or recreational facilities are currently located within or near sub regions S1, S2 and N2. Although future residents within portions of sub region N1 and all of sub region N3 would be located in proximity to Riverview Park and other City parklands, and two future parks are planned in proximity to sub region N2, projected future parkland deficiencies are considered a constraint for all five SOI study area sub regions.

6.3 Law Enforcement

The City of Buellton is presently served by the City of Buellton Police Department, located at 140 West State Route 246. The City of Buellton Police Department is contracted through the Santa Barbara County Sheriff's Office to serve as the City's Police Department. Due to contract limitations, the Buellton Police Department only serves areas within the Buellton City Limits (Deputy Biedinger, Personal Communication, April 11, 2007). As a result, unincorporated areas outside of the City of Buellton are served by the Santa Barbara County Sheriff's Department via the Solvang and Lompoc substations (Biedinger, April 2007 and Lieutenant Welsh, Solvang



Police Department, Phone Conversation, March 8, 2007). The Solvang substation serves unincorporated areas east of Mail Road, while the Lompoc substation serves unincorporated areas west of Mail Road (Biedinger, April 2007). Mail Road is located approximately 3.8 miles west of the SOI study area boundary. Therefore, the Solvang substation of the Santa Barbara County Sheriff's Department currently serves the entire SOI study area.

The Buellton Police Department would serve any portions of the SOI study area annexed to the City, which would require additional department staff and resources. The Buellton Police Department currently staffs (1) Lieutenant, (1) Deputy (per 12 hour shift), (1) Community Resource Deputy, (1) Detective, and (1) secretary (approximately 13 hours/week each). The City of Buellton Police Department maintains a minimum standard of one officer for approximately every 1,200 residents. In addition to traffic enforcement, approximately 5,347 calls were taken last year (2006). The most common calls involve drugs, burglaries, and domestic problems. The Department maintains a response-time goal of five minutes for 90% of all High Priority (i.e., life threatening) calls and estimates response time to the SOI study area (if annexed to the City) would be five to seven minutes (Jackie Green, Buellton Police Department, Telephone Communication, March 2007). Response time is measured from the time the first available patrol unit is dispatched to the call to the time the first patrol unit arrives on the scene.

The Buellton branch of the California Highway Patrol (CHP) has a force of 18 officers, 3 sergeants, and 1 lieutenant. The primary responsibility of the CHP is traffic control and accident investigation along U.S. Highway 101. The CHP and Sheriff's Department have reciprocal agreements to assist in cases of emergencies. Emergency response times range from 10 to 15 minutes. The number of CHP officers stationed at the Buellton branch is based on a combination of total street mileage and population.

Law Enforcement Constraints

Although annexation to the City would require additional City of Buellton Police Department staff and resources, it would not require the implementation of major service changes or facilities, such as a new police substation. As a result, law enforcement is not considered a constraint for any of the five SOI study area sub regions.

6.4 Fire Protection

The Santa Barbara County Fire Department provides fire protection for the SOI study area. County Fire Station #31 is the closest fire station to the SOI study area, located at 168 West State Route 246 near Industrial Way in the City of Buellton. The station is equipped with (1) fire engine with 1,500 gallons per minute (gpm) capacity, (1) brush truck, and (1) hazardous material tractor/trailer vehicle. The station employs (3) Captains, (3) Engineers, (3) Firefighters, and (3) Firefighter Paramedics for a total of twelve full-time firefighters. There is one member from each of the aforementioned positions on duty at the station at all times.

The emergency response time within the City Limits is within five minutes (Dave Willy, County of Santa Barbara Fire Department, City of Buellton, Telephone Communication, February 2007). Response times within the SOI study area are greater, with an average of five to eight minutes (Willy, February 2007). On larger incidents, fire departments from the Los Alamos, Santa Ynez,



and/or Lompoc area respond to the City of Buellton with a total of three engines for 1st alarm occurrences. Station 31 responds to a variety of emergencies. In 2006, Station 31 responded to over 500 calls, including: medical emergencies; public assists; fires; and hazardous materials calls (Willy, February 2007).

The City of Buellton has a mutual aid agreement with every fire protection agency in the County of Santa Barbara including: City of Solvang; City of Lompoc; City of Santa Barbara; City of Santa Maria; and Montecito. Currently, the desired level of emergency service resources is stated as 1 to 1.3 firefighters per 1,000 residents. The City of Buellton currently staffs twenty-one full-time firefighters. The current firefighter per 1,000-population ratio, considering a staff of twelve full-time employees (the number of staff normally on duty at any given time), for the Buellton station is 2.6.

Emergency Medical Services

The Santa Ynez Valley Hospital, located in Solvang, offers complete general medical services for residents within the SOI study area (some specialized services are referred to larger hospitals). American Medical Response provides ambulance service to the hospital from the City of Buellton and SOI study area. In addition, there are approximately 40 doctors on staff who maintain private offices near the hospital.

Other Emergency Services

SOI study area residents can use the emergency care or counseling services of many other organizations. Santa Ynez Valley People Helping People, a local non-profit organization, supplies emergency and short-term social services to Buellton residents. The organization is dedicated to improving the lives of men, women and children in the Santa Ynez Valley, Los Alamos and Gaviota Coast by addressing emergency and basic needs and furnishing comprehensive integrated family and individual support services. People Helping People began its operation in 1992. Today there are seven locations throughout the Santa Ynez Valley with one facility at the Jonata School campus and one at the Oak Valley Elementary School campus in the City of Buellton. The Santa Ynez Valley People Helping People organization offers various student services, parenting and family services, family need programs such as rent and food assistance, and health services. The Battered Women's Shelter and the Child Abuse Center both have offices in Lompoc and Santa Maria. The Good Samaritan Shelter (located in Santa Maria) is the nearest homeless shelter that operates year-round. The Santa Maria Salvation Army also operates a shelter during the winter months. Rape Crisis centers are located in Santa Barbara, Santa Maria, and Lompoc. Special emergency services for teenagers are provided through the Klein Bottle Youth Programs in Santa Barbara and Santa Maria. Klein Bottle Youth programs provide crisis counseling and family counseling for teenagers, and the organization is connected to a runaway hot-line program (Anna Bissel, Santa Ynez Hospital, Telephone Communication, January 2007).

Fire Protection Constraints

Fire protection and other emergency services are not considered a constraint for any of the five SOI study area sub regions because annexation would not require the implementation of major service changes or facilities, such as a new fire station.



6.5 Schools

Sphere of Influence Study Area Schools

The Buellton Union School District (BUSD) serves grades K-8, and is the only public school system that serves the City and surrounding SOI study area. Oak Valley Elementary School provides public education for grades K-5. The BUSD also includes Jonata Middle School, located near Oak Valley Elementary School on Second Street in the City of Buellton, serves sixth through eighth grade students from a large geographic area, including the communities of Los Olivos, Solvang, Lompoc, and Gaviota (Tom Cooper, Superintendent, BUSD, Oral Communications, February 26, 2007). The locations of BUSD elementary school facilities are shown in Table 6-3.

Table 6-3 Sphere of Influence Study Area School Facilities

Facility	Location
Oak Valley Elementary School	595 Second Street, Buellton
Jonata Middle School	301 Second Street, Buellton
Santa Ynez High School	2975 East State Route 246, Santa Ynez

Oak Valley Elementary School Expansion

In March 2006, the BUSD completed a Phase 2 expansion of Oak Valley Elementary School to relieve enrollment pressure on the Elementary School. The expansion included the construction of ten additional classrooms at the existing Oak Valley Elementary School site and increased capacity from 240 to 500 students. The current Phase 3 expansion for Oak Valley Elementary School is slated for completion in 2011. This expansion will create 10 new classrooms with room for 220 more students (Tom Cooper, Superintendent, BUSD, Oral Communication, February 26, 2007).

Santa Ynez Valley Union High School District

BUSD does not contain a high school. Santa Ynez Valley High School in the Santa Ynez Valley Union High School District serves the SOI study area and is located six miles east of the SOI study area. Current enrollment at Santa Ynez Valley High School is 1,075 students. The school is over capacity. However, the size of the facility provides room for portable classrooms as needed to accommodate additional students.

The County Education Office operates a school for developmentally-challenged students at the Zaca Center in Rancho de Maria on Six Flags Circle.

Enrollment Capacity

Oak Valley Elementary School and Jonata Middle School are nearing capacity and are in need of more classroom facilities. The Santa Ynez High School facility is currently over capacity. Current (2005-2006 school year) capacity and enrollment at each of these schools is shown in Table 6-4.



Table 6-4 Sphere of Influence Study Area Public School Capacity and Enrollment

School	Capacity	Enrollment (2005-06)	Percent of Capacity
Oak Valley Elementary School *	340	240	71%
Jonata Middle School *	500	350	70%
Santa Ynez Valley High School **	950	1,075	113%

Source: * Tom Cooper, Superintendent, BUSD, Verbal Communications, February 26, 2007

** California Department of Education, Educational Demographics Unit, DataQuest, 2005-06

Facilities Funding

Revenue for facilities construction comes from both state and local sources, including developer fees. Some local funding alternatives include community approval of a general obligation bond for school construction. The General Obligation (GEO) Bond election process requires two-thirds voter approval. From 1986 to June 2000, only 55% of the school districts that held GEO Bond elections successfully earned the two-thirds voter approval for school facility funding. Measure U, passed in March 2004, has created a \$6.5 million GEO bond and has made the District eligible for \$3.7 million in State grants. This funding provided for the construction of ten additional classrooms at Oak Valley Elementary School, completed in March 2006. In addition, some of the funding was used to remodel or “modernize” portions of Jonata Middle School (Cooper, February 26, 2007).

The BUSD participates in school construction programs, whereby new development contributes a portion of the cost of new facilities, while the remainder is supplied by state and local resident taxes. A statutory fee that also contributes to funding facilities is the Stirling fee. This fee, currently \$1.93 per square foot, is based on the amount of building construction proposed and is adjusted annually.

Private Schools

There are several private schools in the area, including four pre-schools, two private elementary schools (Midland and the Family School), and two private high schools (Dunn Boarding School and the Santa Ynez Valley Christian Academy). Dunn Boarding School also instructs local middle school students. The Santa Ynez Valley Christian Academy instructs students from kindergarten through eighth grade. Day care/pre-school services are provided by Bethania Child Care, Head Start, Homebase, the YMCA, Santa Ynez Valley Presbyterian School, and Family School.

School Facilities Constraints

Due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for all five SOI study area sub regions.

6.6 Libraries

The City of Buellton provides space and utilities to the Buellton branch of the Lompoc Library, available to SOI study area residents. The Buellton Library is located at 140 West State Route



246. The library is open Monday and Tuesday from 11:00 A.M – 8:00 P.M, Wednesday through Friday 10:00 A.M-6:00 P.M and Saturday 12:30 P.M- 5:30 P.M. The library is closed on Sundays. The Buellton Library is currently staffed with one full-time manager, three part-time clerks, two part-time library pages, and several volunteers. The main library space is 1,368 square feet, and the new children’s room is 400 square feet for a total of 1,768 square feet. The library offers materials in English and in Spanish, as well as some bilingual materials. Material types include books, books on tape, books on CD, downloadable audio books (to MP3 players), large print books, videos, and DVDs. The library has four computers with high speed Internet access for adults, two laptops for young adults completing homework assignments, two desktop young adult stations, and two Internet computers in the children’s room. The library also offers wi-fi access to the public. Two word processors are provided for preparation of resumes, school reports, and other uses. These offer the Microsoft Office Suite for many applications needed by patrons.

Library Constraints

Library services and facilities are not considered a constraint for any of the five SOI study area sub regions.

6.7 Water, Wastewater, and Storm Drain Facilities

Water Delivery

City of Buellton Existing Service

The City of Buellton derives its domestic water from groundwater, supplemented by a State water allotment. All properties within the City of Buellton are served by these resources, with the exception of one parcel which is served by its own private well. The water system is comprised of four groundwater wells, three reservoirs with a total of 1.25 million gallons capacity, lift stations, miles of 6 inch to 8 inch pipeline, fire hydrants and two water treatment facilities (refer to Figure 6-1). Groundwater is disinfected and treated prior to being supplied to the community.

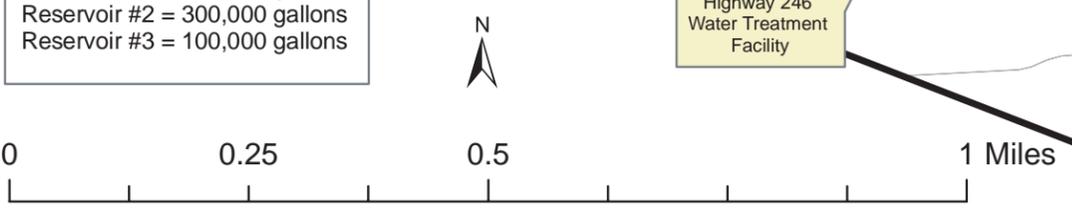
The City of Buellton obtains groundwater from wells of varying depths, from 100 feet adjacent to the Santa Ynez River to 1,000 feet just south of State Route 246. These wells tap into the Santa Ynez River Alluvial Basin and the Buellton Uplands Basin. Refer to Section 4.2, *Water Resources*, for a discussion of these Basins.

The City’s water supply is supplemented by an allotment of State water, which is approximately 578 AFY. The Central Coast Water Authority delivers the State Water Project water through the Santa Ynez pipeline, running along the Santa Ynez River to the south of the City, connecting to the City’s water network south of Avenue of Flags. Although the City has a specified allotment, the State can reduce or suspend deliveries based on the severity of drought conditions. The City currently utilizes approximately 1,300 AFY to service the 1,402 active water connections (2006).





Reservoir Capacity
 Reservoir #1 = 850,000 gallons
 Reservoir #2 = 300,000 gallons
 Reservoir #3 = 100,000 gallons



Legend

- Road
- Water Line
- ▭ City Boundary
- ▭ Parcel
- ▭ Reservoir
- ▭ Treatment Facility

City of Buellton
 Water Facilities

Sphere of Influence Study Area Existing Service

There are approximately 55 homes/ranches and 5 wineries/vineyards within the SOI study area. Currently, these land uses are provided with water by private wells, which draw water from the Santa Ynez River and Buellton Uplands Basins. Refer to Section 4.2, *Water Resources*, for a discussion of these Basins.

Extension of Water Service

Sub Region S1/S2 Water Service Option # 1. Provision of public water service to sub regions S1 and S2 can be made through expansion of the City water network directly across the Santa Ynez River. Crossing of the Santa Ynez River either above or below ground would require substantial environmental, engineering and construction costs and would trigger federal, state and county biological permitting from various agencies, including the U.S. Fish and Wildlife Service (USFWS), the Department of Fish and Game (DFG), and the Regional Water Quality Control Board (RWQCB). This water service option would be impractical due to engineering, permitting and construction costs.

Sub Region S1/S2 Water Service Option # 2. Provision of public water service to sub regions S1 and S2 can be made through expansion of the City water network via the Santa Barbara County Bridge. This option would avoid the direct environmental impacts associated with Option S1/S2 #1. In addition, the State water line is currently connected to the bridge. However, evaluation of the bridge's capacity to hold additional pipes and approval from Santa Barbara County would be required.

Sub Region S1/S2 Water Service Option #3. Provision of public water service to sub regions S1 and S2 can be made through creation of a secondary City water network. This option would require capital to purchase land for a new groundwater well and water treatment facilities. Owning the land would give the City riparian rights to river water, particularly if the parcel has an existing well. However, rights to new water supplies would have to be legally established.

Sub Region N1/N2 Water Service Option # 1. Provision of public water service to sub regions N1 and N2 can be made through expansion of the City water network northerly. The City has an existing reservoir located at the northeast corner of sub region N1 with a capacity of 850,000 gallons. Service can be extended to sub regions N1 and N2 through expansion of this reservoir or construction of another reservoir. An alternative would be to extend the existing water main northerly. However, because sub regions N1 and N2 have steep topography and are 300 to 400 feet higher than the existing water facilities, any additional facilities and supply would require lift station expansion. As a result, there may be substantial energy costs to service these locations.

Sub Region N1/N2 Water Service Option #2. Provision of public water service to sub regions N1 and N2 can be made through construction of an additional groundwater well and treatment facility. This alternative would require capital to purchase land for these facilities. In addition, it may be difficult to locate a suitable well site with reasonable depth and available yield. Due to the mountainous terrain in sub regions N1 and N2, multiple wells and treatment facilities may also be required.



Sub Region N3 Water Service Option #1. Provision of public water service to sub region N3 can be made through expansion of the City water network westerly. The existing water network extends to the westerly City Limits. Although further expansion westerly would require additional pipeline and verification of existing well capacity, there are no substantial physical limitations to this option.

Water Service Constraints

Sub Region S1 Water Service Constraints. Each of the three water service options for sub region S1 (expansion of the City water network directly across the Santa Ynez River, expansion of the City water network via the Santa Barbara County Bridge, and creation of a secondary City water network) would result in some level of engineering, permitting and construction costs. Due to the natural barrier between the City of Buellton and sub region S1 (the Santa Ynez River), extension of water service is considered a constraint for this area.

Sub Region S2 Water Service Constraints. Each of the three water service options for sub region S2 (expansion of the City water network directly across the Santa Ynez River, expansion of the City water network via the Santa Barbara County Bridge, and creation of a secondary City water network) would result in some level of engineering, permitting and construction costs. Due to the natural barrier between the City of Buellton and sub region S2 (the Santa Ynez River), extension of water service is considered a constraint for this area.

Sub Region N1 Water Service Constraints. Each of the water service options for sub region N1 (expansion of the City water network northerly and construction of an additional groundwater well and treatment facility) would result in substantial energy or location costs due to the relatively steep topography in this area. As a result, extension of water service is considered a constraint for the area.

Sub Region N2 Water Service Constraints. Each of the water service options for sub region N2 (expansion of the City water network northerly and construction of an additional groundwater well and treatment facility) would result in substantial energy or location costs due to the relatively steep topography in this area. As a result, extension of water service is considered a constraint for the area.

Sub Region N3 Water Service Constraints. The water service option for sub region N3 (expansion of the City water network westerly) would require additional pipeline and verification of existing well capacity. However, there are no substantial physical limitations to this option. As a result, extension of water service is not considered a constraint for this sub region.

Wastewater Treatment Facilities

City of Buellton Existing Service

The City of Buellton provides public collection and treatment of sewage. All properties within the City of Buellton are required to connect to the public sewer system; no new septic systems are allowed. The City operates a wastewater treatment plant located at the southerly end of the



City Limits. The wastewater treatment plant was originally constructed in the 1950s with additions and modifications taking place in 1980 and 2006. The estimated capacity is 650,000 gallons per day and dry weather flow is approximately 450,000 gallons per day. The wastewater treatment plant provides secondary treatment of sewage, which is discharged into percolation basins.

The wastewater system is comprised of over 18 miles of gravity sewer and one lift station and force main that convey raw wastewater to the wastewater treatment plant (refer to Figure 6-2). The conveyance system has at least 50% capacity in dry weather flows. The City is in the process of conducting a comprehensive evaluation of the wastewater treatment facility to determine the actual capacity and reliability based on treatment/process requirements and the wastewater characteristics of the City. There is sufficient capacity to treat the build-out characteristics within the City Limits.

The City operates under a Wastewater Discharge Permit (WDP) from the California Regional Water Quality Control Board (RWQCB). There have been no violations of the WDP in the record. A capital improvement program for needed upgrades and/or expansion has not yet been completed.

Sphere of Influence Study Area Existing Service

There are approximately 55 homes/ranches and 5 wineries/vineyards within the SOI study area. Currently, the homes/ranches are on septic systems, while the wineries are required by the RWQCB to provide pretreatment prior to surface discharge of waste.

Extension of Wastewater Service

Sub Region S1/S2 Wastewater Service Option # 1. Provision of public sewer service to sub regions S1 and S2 can be made through expansion of the City sewer network directly across the Santa Ynez River. Expansion in this direction would require a force main and lift station and potential upsizing/paralleling of sewer lines in the existing system to accept the additional flows. Crossing of the Santa Ynez River either above or below ground would require substantial environmental, engineering and construction costs and would trigger federal, state and county biological permitting from various agencies, including USFWS, DFG, and RWQCB. In addition, there is a potential for discharge in any river crossing.

Sub Region S1/S2 Wastewater Service Option # 2. Provision of public sewer service to sub regions S1 and S2 can be made through expansion of the City sewer network via the Santa Barbara County Bridge. This option would avoid the direct environmental impacts associated with Option S1/S2 #1, but would still have a risk of discharge. A force main would have to be constructed, along with a lift station to deliver sewage across the river. In addition, upsizing or paralleling of sewer lines within the existing network may be required to accept the additional pumped flows. Evaluation of the bridge's capacity to hold additional pipes and approval from Santa Barbara County would be required.



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City of Buellton
Wastewater Facilities

Source: MNS Engineers, 2006

Sub Region N1/N2 Wastewater Service Option #1. Provision of public sewer service to sub regions N1 and N2 can be made through expansion of the City sewer network northerly. However, the mountainous terrain and drainage patterns in these sub regions would create a natural constraint.

Sub Regions S1/S2/N1/N2 Wastewater Service Option #1. Provision of public sewer service to sub regions S1, S2, N1 and N2 can be made through construction of a secondary City sewer network and treatment facilities. This option would require capital to purchase land for a package plant. In addition, multiple wastewater treatment facilities would require additional discharge permits from the Regional Water Quality Control Board and would result in increased operational costs. However, if public services are deemed necessary as a result of development, capital costs to provide such services would be borne by the developer. Continued operation of these services would be negotiated as public or private maintenance.

Sub Region N3 Wastewater Service Option #1. Provision of public sewer service to sub region N3 can be made through expansion of the City sewer network westerly. The existing sewer network extends to the westerly City Limits. Although further expansion westerly would require additional pipeline and verification of pumping capacity downstream, there are no substantial physical limitations to this option.

Wastewater Service Constraints

Sub Region S1 Wastewater Service Constraints. Each of the three wastewater service options for sub region S1 (expansion of the City sewer network directly across the Santa Ynez River, expansion of the City sewer network via the Santa Barbara County Bridge, and construction of a secondary City sewer network and treatment facilities) would result in some level of engineering, permitting and construction costs. Due to the natural barrier between the City of Buellton and sub region S1 (the Santa Ynez River), extension of sewer service is considered a constraint for this area.

Sub Region S2 Wastewater Service Constraints. Each of the three wastewater service options for sub region S2 (expansion of the City sewer network directly across the Santa Ynez River, expansion of the City sewer network via the Santa Barbara County Bridge, and construction of a secondary City sewer network and treatment facilities) would result in some level of engineering, permitting and construction costs. Due to the natural barrier between the City of Buellton and sub region S2 (the Santa Ynez River), extension of sewer service is considered a constraint for this area.

Sub Region N1 Wastewater Service Constraints. Each of the wastewater service options for sub region N1 (expansion of the City sewer network northerly and construction of a secondary City sewer network and treatment facilities) would experience natural constraints due to the topography of the area. As a result, extension of sewer service is considered a constraint for the area.

Sub Region N2 Wastewater Service Constraints. Each of the wastewater service options for sub region N2 (expansion of the City sewer network northerly and construction of an additional groundwater well and treatment facility) would experience natural constraints due to the



topography of the area. As a result, extension of sewer service is considered a constraint for the area.

Sub Region N3 Wastewater Service Constraints. The wastewater service option for sub region N3 (expansion of the City sewer network westerly) would require additional pipeline and verification of pumping capacity downstream. However, there are no substantial physical limitations to this option. As a result, extension of sewer service is not considered a constraint for this sub region.

Drainage & Flood Control

City of Buellton Existing Service

The City of Buellton is located in the Santa Ynez River and Zaca Creek Watershed. The City intercepts run-off from the upper watershed with a citywide storm drain system before discharging into the Santa Ynez River. The City's storm drain system includes pipelines, box culverts, catch-basins, drop inlets, and some portions of existing creeks and drainages. Any open and concrete lined portions of the system are maintained by hand on an as-needed basis. Maintenance of the storm drain system is supplemented by the Santa Barbara County Flood Control District (SBCFCD), which also maintains two detention basins which intercepts run-off north of the City. Existing deficiencies in the storm drain system exist at the culverts for Zaca Creek at U.S. Highway 101, McMurray Road and Avenue of Flags.

Sphere of Influence Study Area Existing Service

The SOI study area is rural and largely undeveloped. As a result, there are no formal storm drain systems within the SOI study area. Natural drainage patterns drain into the Santa Ynez River.

Extension of Storm Drain Infrastructure

Because there is minimal development within the SOI study area, there would not be an immediate need to expand the City's storm drain system to serve the SOI area. As a result, storm drain infrastructure is not considered a constraint. However, there is an opportunity to create additional detention basins in the upper watershed (in sub region N2) to alleviate existing deficiencies of the City's storm drain system. Development within the SOI study area that would alter the natural drainage patterns, increase density, and/or increase run-off, would be required to provide sufficient drainage improvements at that time.

6.8 Solid Waste Management

Solid Waste Disposal

Weekly garbage collection and disposal for the SOI study area is currently provided by Health Sanitation Services of Santa Maria. Recyclable materials (including aluminum, cardboard, rigid plastics, household glass, tin, newspaper, used latex paints, motor oil, used batteries, and used oil filters) collection services are also provided by Health Sanitation Services. Commercial and



residential waste from the SOI study area is initially taken to the Santa Ynez Valley Recycling and Transfer Station, formerly known as the Foxen Canyon Landfill. Santa Ynez Valley Recycling and Transfer Station is a County operated facility located on 4004 Foxen Canyon Road in Los Olivos, California. Unrecyclable solid waste from the City of Buellton and surrounding SOI study area is ultimately disposed at Tajiguas Sanitary Landfill, located in the City of Goleta, approximately 15 miles south of the City of Buellton. The landfill is a Class III facility owned and operated by the County of Santa Barbara Public Works Department. The landfill is approximately 357 acres with 118 acres of disposal area.

The Tajiguas Sanitary Landfill has a permitted design capacity of 23,300,000 cubic yards, with a remaining airspace of 8,462,335 cubic yards, as of May 1, 2005. An average of approximately 800 tons of waste is landfilled daily, with a permitted maximum daily tonnage of 1,500 tons per day. During 2006, approximately 240,000 tons of waste was disposed of at the landfill (Dean Mahon, Landfill Supervisor, County of Santa Barbara Public Works Department, January 2007). The landfill is estimated to close in approximately thirteen years in the year 2020 (California Integrated Waste Management Board, Solid Waste Information System, Facility Site Summary Details, 2007).

Average residential waste generation in the region is approximately 3 pounds per resident per day. Average commercial waste generation in the region is approximately 6.9 pounds per employee per day.

In accordance with AB 939, recyclables are sorted from the refuse, and the residual waste is transferred to the landfill. It is estimated that the City of Buellton diverted approximately 45% of its waste stream in the year 2005 (California Integrated Waste Management Board, Jurisdiction Diversion Rate Summary, 2006).

Solid Waste Disposal Constraints

Aside from a contract modification with Health Sanitation Services, there would be no change/impact to the Solid Waste Disposal. As a result, solid waste disposal is not considered a constraint for any of the five SOI study area sub regions. It should be noted, however, that the City of Buellton would be required to include these areas in accounting for its base year waste diversion requirement by the California Integrated Waste Management Board.

6.9 Other Utilities

Gas and Electricity

The Pacific Gas and Electric Company (PG&E) supplies electricity to the City of Buellton and the SOI study area. PG&E generates electrical energy from various sources including oil, natural gas, wind, cogeneration, solid waste, hydroelectric, geothermal, and nuclear power. PG&E has several substations that serve the Buellton area, although the Easy Street substation is the main substation for the area (Chris Clancey, PG&E, Telephone Communication, February 27, 2007).



The Southern California Gas Company (SCGC) supplies natural gas to customers in the City of Buellton. SCGC buys gas from out-of-state and from the San Joaquin Valley, and transports it to its customers. SCGC does not currently provide service to the SOI study area. Gas service in the SOI study area is currently served by local propane distributors (SCGC Customer Service Representative, Phone Conversation, March 9, 2007).

Telephone

Verizon currently provides phone service to homes and businesses throughout Buellton and the SOI study area and is responsible for maintaining telephone infrastructure in the area. However, many alternative local and long-distance companies are available to provide service using Verizon's network of phone lines (Verizon Customer Service Representative, Phone Conversation, March 9, 2007).

Utility Constraints

Gas, electricity and telephone services would not be considered a constraint for any of the five SOI study area sub regions.

6.10 Findings

- 6-1 There are no parks or recreation areas within the SOI study area. However, parks and recreational facilities currently exist in the City of Buellton, which are available for use by SOI study area residents.
- 6-2 The City of Buellton is projected to be deficient in parkland at buildout of the General Plan. Adding the existing and future SOI study area residents to the City would exacerbate this parkland deficiency. This is considered a constraint for all five SOI study area sub regions.
- 6-3 The Solvang substation of the Santa Barbara County Sheriff's Department currently serves the entire SOI study area. The Buellton Police Department would serve portions of the SOI study area annexed to the City, which would require additional department staff and resources. However, annexation would not require the implementation of major service changes or facilities, such as a new police substation. As a result, law enforcement is not considered a constraint for any of the five SOI study area sub regions.
- 6-4 The Santa Barbara County Fire Department provides fire protection for the SOI study area. Response times within the SOI study area are an average of five to eight minutes. Fire protection and other emergency services are not considered a constraint for any of the five SOI study area sub regions because annexation would not require the implementation of major service changes or facilities, such as a new fire station.
- 6-5 Due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for all five SOI study area sub regions.



- 6-6 There are approximately 55 homes/ranches and 5 wineries/vineyards within the SOI study area. Currently, these land uses are provided with water by private wells, which draw water from the Santa Ynez River and Buellton Uplands Basins. The homes/ranches are on septic systems, while the wineries are required by the RWQCB to provide pretreatment prior to surface discharge of waste.
- 6-7 There are several options available to connect the SOI study area to Buellton water and wastewater infrastructure. Each option has its own environmental, engineering and construction costs and constraints.
- 6-8 Weekly garbage collection and disposal for the SOI study area is currently provided by Health Sanitation Services of Santa Maria. Solid waste disposal is not considered a constraint for any of the five SOI study area sub regions.
- 6-9 The Pacific Gas and Electric Company (PG&E) supplies electricity to the City of Buellton and the SOI study area. The Southern California Gas Company (SCGC) supplies natural gas to customers in the City of Buellton. Gas service in the SOI study area is currently served by local propane distributors. Verizon currently provides phone service to homes and businesses throughout Buellton and the SOI study area and is responsible for maintaining telephone infrastructure in the area. None of these services would be considered a constraint for any of the five SOI study area sub regions.



7.0 Conclusions

The purpose of this section is to summarize environmental constraints and opportunities within the SOI study area, as they apply to the five sub regions described below and identified in Figure 1-3 (Section 1.0, *Introduction*).

- Sub region N1 is the SOI study area northwest of the City Limits, west of U.S. Highway 101 and north of sub region N3.
- Sub region N2 is the SOI study area northeast of the City Limits, east of U.S. Highway 101 and north of the City Limits.
- Sub region N3 is the SOI study area west of the City Limits, and includes the parcels immediately north and south of State Route 246.
- Sub region S1 is the SOI study area to the southwest of the City Limits, west of U.S. Highway 101 and south of the Santa Ynez River and sub region N3.
- Sub region S2 is the SOI study area southeast of the City Limits, east of U.S. Highway 101 and south of the Santa Ynez River.

Based on the site constraints identified in Sections 2.0 through 6.0, this section discusses each sub region individually to determine the nature of the constraints that apply.

Table 7-1 summarizes the constraints and opportunities within the SOI study area sub regions. Constraints are identified by a capital “C” and have been identified throughout this Baseline Conditions Report. Opportunities are identified by a capital “O” and are defined as the absence of identified constraints or the presence of available resources and other opportunities. For those issue areas where a constraint is identified, but is considered minor, a lower-case “c” represents this minor constraint.

Table 7-1 Sphere of Influence Study Area Sub Region Constraints and Opportunities

Issue Area	Sub Region				
	S1	S2	N1	N2	N3
Land Use Compatibility					
Short-Term	C	O	O	C	C
Long-Term	C	C	O	C	C
Roadway Infrastructure					
Physical Constraints	C	C	C	O	O
Soil and Mineral Resources					
Topography	C	C	c	c	O
Agricultural Resources	C	C	C	C	c
Biological Resources	C	C	O	O	c
Air Resources	O	O	O	O	O
Seismic and Geologic Hazards					
Groundshaking	c	c	c	c	c
Liquefaction	c	c	O	O	c
Subsidence	O	O	O	O	O
Lurch Cracking and Lateral Spreading	c	c	O	O	c
Landsliding	C	C	O	O	C



Table 7-1 Sphere of Influence Study Area Sub Region Constraints and Opportunities

Issue Area	Sub Region				
	S1	S2	N1	N2	N3
Erosion	c	c	O	O	c
Expansive Soils	O	O	O	c	O
Fire Hazards					
Wildland Fires	C	C	C	C	C
Structure Fires	O	O	O	O	O
Flooding Hazards					
River Flooding	C	C	O	c	C
Dam Inundation	C	C	O	O	C
Hazardous Materials					
Agricultural Pesticides	C	C	O	O	c
Non-Agricultural Hazardous Materials	O	O	O	O	O
Noise					
Transportation	c	c	c	c	c
Agricultural Operations	c	O	O	O	c
Mining Operations	O	c	O	O	O
Public Services and Facilities					
Park and Recreational Facilities	C	C	C	C	C
Law Enforcement	O	O	O	O	O
Fire Protection	O	O	O	O	O
School Facilities	C	C	C	C	C
Libraries	O	O	O	O	O
Water Service	C	C	C	C	O
Wastewater Service	C	C	C	C	O
Storm Drain Infrastructure	O	O	O	O	O
Solid Waste Disposal	O	O	O	O	O
Utilities	O	O	O	O	O

Overall, sub regions S1 and S2 experience major constraints due primarily to the presence of the Santa Ynez River and the Santa Ynez Mountains, located in the northern and southern portions of these sub regions, respectively. Biological resources (riparian habitat, sensitive species and migration corridors), flooding, geologic hazards (unconsolidated alluvium), and the expansion of infrastructure (transportation, water and wastewater) are all constraints associated with development near the Santa Ynez River. Similarly, the steep slopes of the Santa Ynez Mountains in sub regions S1 and S2 present barriers to the expansion of roadway infrastructure, landsliding and other geologic hazards, as well as wildland fire hazards. Constraints within sub regions N1 and N2 are primarily related to topography, availability of public services, and the extension of infrastructure, although to a lesser extent than sub regions S1 and S2. Constraints within sub region N3 are primarily related to the proximity of the Santa Ynez River (flooding, landsliding) and the presence of existing rural residential development. However, the adjacency of sub region N3 to City services and infrastructure precludes major public services and utilities constraints.

Constraints identified by a capital “C” in Table 7-1 for each sub region are summarized in the paragraphs below.



Sub Region S1 Constraints

Land Use Compatibility. Although many land use compatibility effects can be addressed through appropriate site planning and design of new development, the presence of existing residences or other sensitive receptors indicates an increased likelihood of land use incompatibility, since such uses are more sensitive to quality of life issues related to land use incompatibility (e.g., loss of privacy, nuisance noise levels, neighborhood incompatibility, etc.).

Both short- and long-term land use compatibility constraints exist within sub region S1 due to the presence of single family residences along Santa Rosa Road. Short-term compatibility issues result from the use of construction equipment and generation of fugitive dust, which increase localized noise levels and temporarily reduce local air quality. In addition, the generation of debris during construction may result in temporary impacts to visual resources. Construction activity may therefore cause temporary annoyance to residential uses, which is considered a constraint for the sub region. Long-term compatibility issues may include increased traffic, noise, air emissions, and visual impacts, and other adverse effects such as loss of privacy or solar access.

Land use conflicts associated with agriculture are discussed in the *Agricultural Resources* section below.

Roadway Infrastructure. Existing roadway infrastructure in sub region S1 includes Santa Rosa Road, a 2-lane east-west roadway that extends westerly from U.S. Highway 101 through the sub region. Single family residential development in this area is centered along this roadway. Because much of the sub region north of this roadway is relatively flat, extension of roadway infrastructure north from Santa Rosa Road would be relatively unconstrained. However, steep slopes of the Santa Ynez Mountains south of Santa Rosa Road would constrain expansion of roadway infrastructure. The Santa Ynez River, located in the northern portion of sub region S1, serves as a natural barrier to extension of roadway infrastructure south from the City of Buellton.

Topographic Constraints. Topography in sub region S1 is relatively flat from the Santa Ynez River south to Santa Rosa Road and steep south of Santa Rosa Road toward the Santa Ynez Mountains. As a result, the northern portion of sub region S1 is relatively unconstrained by topography, while the southern portion of sub region S1 is largely constrained by topography. Future development on steep slopes may be exposed to geologic hazards and may require substantial grading.

Agricultural Resources. The relatively flat northern portion of sub region S1 is composed primarily agriculture (crop production). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. In addition to land use conflicts, farmland conversion and the potential for residual agricultural chemicals are potential constraints for this portion of sub region S1. Residual agricultural chemicals are also discussed in the *Hazardous Materials* section below.

Biological Resources. The Santa Ynez River, which crosses the northern portion of sub region S1 in an east-west direction, provides valuable riparian habitat for a number of special-



status animal species, particularly southern steelhead and southwestern willow flycatcher, which are known to occur within sub region S1. Because of its high value for wildlife and overall decline statewide, riparian habitat is considered a plant community of special concern by the California Department of Fish and Game (CDFG). In addition, two plant communities of special concern (Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub) occur along this riparian corridor through sub region S1. Due to the presence of the Santa Ynez River, sub region S1 also provides for wildlife dispersal and migration for a variety of wildlife species, including southern steelhead and southwestern willow flycatcher, which are known to occur along the river. Wetlands are also likely to occur in and around the Santa Ynez River channel.

In addition to riparian habitat and associated biological resources, dense oak woodland habitat occurs along the north facing slopes of the Santa Ynez Mountains, located in the southern portion of sub region S1. Oak woodlands, in general, provide high quality habitat for a variety of wildlife species as they provide nesting sites, cover, and food for many birds and mammals.

Due to the presence of the Santa Ynez River and associated riparian habitat, as well as the presence of dense oak woodland habitat, biological resources are considered a severe constraint for sub region S1.

Seismic and Geologic Hazards. Slopes along the bank of the Santa Ynez River, which crosses the northern portion of sub region S1 in an east-west direction, pose a threat of landslide hazard if structures are built too close to the edge. In addition, steep slopes along the Santa Ynez Mountains pose severe landslide hazards in the southern portion of sub region S1. Although other geologic hazards in sub region S1 can be avoided or minimized with proper engineering, design and construction (including groundshaking, liquefaction, lurch cracking, lateral spreading and erosion), development adjacent to the Santa Ynez River or on steep slopes in the Santa Ynez Mountains would pose landsliding hazards that could not be easily avoided. Landsliding is therefore a constraint for sub region S1.

Fire Hazards. All of sub region S1 is identified as a high fire hazard area by the County of Santa Barbara. The outbreak and spread of wildland fires within this area is a potential danger, particularly during the dry summer and fall months. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger, more intensive fires.

The steep topography and oak woodland vegetation in sub region S1, primarily associated with the Santa Ynez Mountains, are conducive to the spread of wildland fires. As a result, wildland fire is considered a constraint in sub region S1.

Flooding Hazards. The Santa Ynez River crosses the northern portion of sub region S1 in an east west direction. During a 100-year storm, much of the northern portion of sub region S1 would be inundated by flood waters. The same portion of sub region S1 would be inundated with flood waters if Bradbury Dam were to fail. As a result, flooding hazards would serve as a constraint within sub region S1.



Hazardous Materials. The relatively flat northern portion of sub region S1 is composed primarily agriculture (crop production). Crops are often sprayed with various pesticides, which can contaminate the soils. Potential contaminants can include DDT, lead and arsenic. Because of the close proximity of existing sub region S1 residences to agricultural lands, as well as the prevalence of crop production in this area, agricultural pesticide use is a possible health hazard facing residents. This is considered a constraint in sub region S1.

Park and Recreational Facilities. Accounting for planned parks and increases in parkland demands associated with potentially incorporating existing residents within the SOI study area into the City, to maintain the City standard of five acres of park area per 1,000 residents through buildout in 2030, the City of Buellton would need approximately 1 acre of additional parkland. Due to the projected future parkland deficiency, and the absence of parklands and recreational facilities currently within this sub region, this is considered a constraint for sub region S1.

School Facilities. Sub region S1 is served by Oak Valley Elementary School and Jonata Middle School, which are part of the Buellton Union School District (BUSD), and Santa Ynez Valley High School, which is part of the Santa Ynez Valley Union High School District. Oak Valley Elementary School and Jonata Middle School are nearing capacity and are in need of more classroom facilities. The Santa Ynez High School facility is currently over capacity. Due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for sub region S1.

Water Service. Each of the three water service options for sub region S1 would result in some level of engineering, permitting and construction costs. Sub Region S1/S2 Water Service Option # 1 (expansion of the City water network directly across the Santa Ynez River) would require substantial environmental, engineering and construction costs and would trigger federal, state and county biological permitting from various agencies, including the U.S. Fish and Wildlife Service (USFWS), the Department of Fish and Game (DFG), and the Regional Water Quality Control Board (RWQCB). This water service option would be impractical due to engineering, permitting and construction costs. Sub Region S1/S2 Water Service Option # 2 (expansion of the City water network via the Santa Barbara County Bridge) would require evaluation of the bridge's capacity to hold additional pipes, as well as approval from Santa Barbara County. Sub Region S1/S2 Water Service Option #3 (creation of a secondary City water network) would require capital to purchase land for a new groundwater well and water treatment facilities, as well as legal establishment of rights to new water supplies.

Due to the natural barrier between the City of Buellton and sub region S1 (the Santa Ynez River), as well as the logistical constraints associated with creation of a secondary water network, extension of water service is considered a constraint for sub region S1.

Wastewater Service. Each of the three wastewater service options for sub region S1 would result in some level of engineering, permitting and construction costs. Sub Region S1/S2 Wastewater Service Option #1 (expansion of the City sewer network directly across the Santa Ynez River) would require a force main and lift station and potential upsizing/paralleling of sewer lines in the existing system to accept the additional flows. Crossing of the Santa Ynez River either above or below ground would require substantial environmental, engineering and construction costs and would trigger federal, state and county biological permitting from



various agencies, including USFWS, DFG, and RWQCB. In addition, there is a potential for discharge. Sub Region S1/S2 Wastewater Service Option #2 (expansion of the City sewer network via the Santa Barbara County Bridge) would avoid the direct environmental impacts associated with Option #1, but would still have a risk of discharge. A force main would have to be constructed, along with a lift station to deliver sewage across the river. In addition, upsizing or paralleling of sewer lines within the existing network may be required to accept the additional pumped flows. Evaluation of the bridge's capacity to hold additional pipes and approval from Santa Barbara County would be required. Sub Regions S1/S2/N1/N2 Wastewater Service Option #1 (construction of a secondary City sewer network and treatment facilities) would require capital to purchase land for a package plant. In addition, multiple wastewater treatment facilities would require additional discharge permits from the Regional Water Quality Control Board and would result in increased operational costs.

Due to the natural barrier between the City of Buellton and sub region S1 (the Santa Ynez River), as well as logistical constraints associated with construction of a secondary City sewer network and treatment facilities, extension of sewer service is considered a constraint for sub region S1.

Sub Region S2 Constraints

Land Use Compatibility. Granite Construction and the Buellflat Rock Company operate a sand, gravel and rock quarry easterly adjacent to sub region S2, outside of the SOI study area. Increased use of roadways in this sub region could result in conflicts with quarry vehicles that use these roadways due to speed differences and equipment size. In addition, noise and air emissions associated with the quarry may result in long-term compatibility issues. This is considered a constraint for sub region S2.

Land use conflicts associated with agriculture are discussed in the *Agricultural Resources* section below.

Roadway Infrastructure. The only existing roadways in sub region S2 are located near U.S. Highway 101 and primarily serve the Granite Construction and Buellflat Rock Company quarry operations. Because much of the sub region north of these roadways is relatively flat, extension of roadway infrastructure into the northern portion of the sub region from the west would be relatively unconstrained. However, steep slopes of the Santa Ynez Mountains in the southern portion of the sub region would constrain expansion of roadway infrastructure. In addition, the Santa Ynez River, located in the northern portion of sub region S2, serves as a natural barrier to extension of roadway infrastructure south from the City of Buellton. Refer to Section 4.0, *Natural Resources*, for a discussion of constraints related to water resources, geology and soils, and biological resources.

Topographic Constraints. Topography in sub region S2 is relatively flat in the northern portion of the sub region near the Santa Ynez River and steep in the southern portion of the sub region toward the Santa Ynez Mountains. As a result, the northern portion of sub region S2 is relatively unconstrained by topography, while the southern portion of sub region S2 is largely constrained by topography. Future development on steep slopes may be exposed to geologic hazards and may require substantial grading.



Agricultural Resources. Portions of sub region S2 are composed of agriculture (crop production). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. In addition to land use conflicts, farmland conversion and the potential for residual agricultural chemicals are potential constraints for sub region S2. Residual agricultural chemicals are also discussed in the *Hazardous Materials* section below.

Biological Resources. Due to the presence of the Santa Ynez River in the northern portion of sub region S2 and the presence of dense oak woodland habitat along north facing slopes of the Santa Ynez Mountains in the southern portion of sub region S2, biological resource constraints for this sub region are similar to sub region S1 (refer to *Biological Resources* discussion under *Sub Region S1 Constraints* above). It should be noted, however, that the Southern Cottonwood Willow Riparian Forest and Southern Willow Scrub plant communities have not been mapped by the CNDDDB in sub region S2, although they are expected to occur.

Seismic and Geologic Hazards. Slopes along the bank of the Santa Ynez River, which crosses the northern portion of sub region S2 in an east-west direction, pose a threat of landslide hazard if structures are built too close to the edge. In addition, steep slopes along the Santa Ynez Mountains pose severe landslide hazards in the southern portion of sub region S2. Although other geologic hazards in sub region S2 can be avoided or minimized with proper engineering, design and construction (including groundshaking, liquefaction, lurch cracking, lateral spreading and erosion), development adjacent to the Santa Ynez River or on steep slopes in the Santa Ynez Mountains would pose landsliding hazards that could not be easily avoided. Landsliding is therefore a constraint for sub region S2.

Fire Hazards. All of sub region S2 is identified as a high fire hazard area by the County of Santa Barbara. The outbreak and spread of wildland fires within this area is a potential danger, particularly during the dry summer and fall months. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger, more intensive fires.

The steep topography and oak woodland vegetation in sub region S2, primarily associated with the Santa Ynez Mountains, are conducive to the spread of wildland fires. As a result, wildland fire is considered a constraint in sub region S2.

Flooding Hazards. The Santa Ynez River crosses the northern portion of sub region S2 in an east west direction. During a 100-year storm, much of the northern portion of sub region S2 would be inundated by flood waters. The same portion of sub region S2 would be inundated with flood waters if Bradbury Dam were to fail. As a result, flooding hazards is a constraint within sub region S2.

Hazardous Materials. Portions of sub region S2 are composed of agriculture (crop production). Crops are often sprayed with various pesticides, which can contaminate the soils. Potential contaminants can include DDT, lead and arsenic. The prevalence of historic and



current crop production in this area would create a possible health hazard for future residents, workers, or construction personnel. This is considered a constraint in sub region S2.

Park and Recreational Facilities. Accounting for planned parks and increases in parkland demands associated with potentially incorporating existing residents within the SOI study area into the City, to maintain the City standard of five acres of park area per 1,000 residents through buildout in 2030, the City of Buellton would need approximately 1 acre of additional parkland. Due to the projected future parkland deficiency, and the absence of parklands and recreational facilities currently within this sub region, this is considered a constraint for sub region S2.

School Facilities. As discussed for sub region S1, due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for sub region S2.

Water Service. Each of the three water service options for sub region S2 would result in some level of engineering, permitting and construction costs. Sub Region S1/S2 Water Service Option # 1 (expansion of the City water network directly across the Santa Ynez River) would require substantial environmental, engineering and construction costs and would trigger federal, state and county biological permitting from various agencies, including the U.S. Fish and Wildlife Service (USFWS), the Department of Fish and Game (DFG), and the Regional Water Quality Control Board (RWQCB). This water service option would be impractical due to engineering, permitting and construction costs. Sub Region S1/S2 Water Service Option # 2 (expansion of the City water network via the Santa Barbara County Bridge) would require evaluation of the bridge's capacity to hold additional pipes, as well as approval from Santa Barbara County. Sub Region S1/S2 Water Service Option #3 (creation of a secondary City water network) would require capital to purchase land for a new groundwater well and water treatment facilities, as well as legal establishment of rights to new water supplies.

Due to the natural barrier between the City of Buellton and sub region S2 (the Santa Ynez River), as well as the logistical constraints associated with creation of a secondary water network, extension of water service is considered a constraint for sub region S2.

Wastewater Service. Each of the three wastewater service options for sub region S2 would result in some level of engineering, permitting and construction costs. Sub Region S1/S2 Wastewater Service Option #1 (expansion of the City sewer network directly across the Santa Ynez River) would require a force main and lift station and potential upsizing/paralleling of sewer lines in the existing system to accept the additional flows. Crossing of the Santa Ynez River either above or below ground would require substantial environmental, engineering and construction costs and would trigger federal, state and county biological permitting from various agencies, including USFWS, DFG, and RWQCB. In addition, there is a potential for discharge. Sub Region S1/S2 Wastewater Service Option #2 (expansion of the City sewer network via the Santa Barbara County Bridge) would avoid the direct environmental impacts associated with Option #1, but would still have a risk of discharge. A force main would have to be constructed, along with a lift station to deliver sewage across the river. In addition, upsizing or paralleling of sewer lines within the existing network may be required to accept the additional pumped flows. Evaluation of the bridge's capacity to hold additional pipes and approval from Santa Barbara County would be required. Sub Regions S1/S2/N1/N2 Wastewater Service Option #1 (construction of a secondary City sewer network and treatment



facilities) would require capital to purchase land for a package plant. In addition, multiple wastewater treatment facilities would require additional discharge permits from the Regional Water Quality Control Board and would result in increased operational costs.

Due to the natural barrier between the City of Buellton and sub region S2 (the Santa Ynez River), as well as logistical constraints associated with construction of a secondary City sewer network and treatment facilities, extension of sewer service is considered a constraint for sub region S2.

Sub Region N1 Constraints

Roadway Infrastructure. Existing roadway infrastructure in sub region N1 consists primarily of informal, unpaved roadways. Extension of formal, paved roadway infrastructure into this area would be limited by the relatively steep topography of sub region N1.

Agricultural Resources. Much of sub region N1 is composed of agriculture (grazing and pasture). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. Other incompatibilities between residential and grazing/pasture uses, specifically, include unpredictable behavior by cattle in the presence of pedestrians, bicyclists, and/or domestic pets. Agricultural conversion and conflicts with agricultural uses are therefore potential constraints for sub region N1.

Fire Hazards. Nearly all of sub region N1 is identified as a high fire hazard area by the County of Santa Barbara. In addition, an historic fire burned nearly half of sub region N1 in 1969, primarily in the northeastern portion of the site. The outbreak and spread of wildland fires within this area is a potential danger, particularly during the dry summer and fall months. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger, more intensive fires.

The relatively steep topography and coastal scrub and California annual grassland vegetation in sub region N1 are conducive to the spread of wildland fires. As a result, wildland fire is considered a constraint in sub region N1.

Park and Recreational Facilities. Accounting for planned parks and increases in parkland demands associated with potentially incorporating existing residents within the SOI study area into the City, to maintain the City standard of five acres of park area per 1,000 residents through buildout in 2030, the City of Buellton would need approximately 1 acre of additional parkland. Future residents within portions of this sub region would be located in proximity to Riverview Park and other City parklands. Nevertheless, due to the projected future parkland deficiency, this is considered a constraint for sub region N1.

School Facilities. As discussed for sub region S1, due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for sub region N1.



Water Service. Each of the water service options for sub region N1 would result in some level of construction, energy and procurement costs. Sub Region N1/N2 Water Service Option #1 (expansion of the City water network northerly) would result in substantial energy costs due to steep topography and high elevation. Any additional facilities and supply would require lift station expansion. Sub Region N1/N2 Water Service Option #2 (construction of an additional groundwater well and treatment facility) would require capital to purchase land for these facilities. In addition, it may be difficult to locate a suitable well site with reasonable depth and available yield.

Due to steep topography and associated energy costs, as well as the logistical constraints associated with construction of an additional groundwater well and treatment facility, extension of water service is considered a constraint for sub region N1.

Wastewater Service. Each of the wastewater service options for sub region N1 would experience natural constraints due to the topography of the area. Sub Region N1/N2 Wastewater Service Option #1 (expansion of the City sewer network northerly) would be subject to natural constraints associated with the mountainous terrain and drainage patterns of this sub region. Sub Regions S1/S2/N1/N2 Wastewater Service Option #1 (construction of a secondary City sewer network and treatment facilities) would require capital to purchase land for a package plant. In addition, multiple wastewater treatment facilities would require additional discharge permits from the Regional Water Quality Control Board and would result in increased operational costs.

Due to natural constraints associated with the mountainous terrain and drainage patterns, as well as logistical constraints associated with construction of a secondary City sewer network and treatment facilities, extension of sewer service is considered a constraint for sub region N1.

Sub Region N2 Constraints

Land Use Compatibility. Existing single family residences are located throughout the eastern portion of sub region N2, primarily along Ballard Canyon Road. As a result, both short- and long-term land use compatibility constraints exist within sub region N2. Short-term compatibility issues result from the use of construction equipment and generation of fugitive dust, which increase localized noise levels and temporarily reduce local air quality. In addition, the generation of debris during construction may result in temporary impacts to visual resources. Construction activity may therefore cause temporary annoyance to residential uses, which is considered a constraint for the sub region. Long-term compatibility issues may include increased traffic, noise, air emissions, and visual impacts.

Land use conflicts associated with agriculture are discussed in the *Agricultural Resources* section below.

Agricultural Resources. Much of sub region N2 is composed of agriculture (grazing and pasture). Residents living adjacent to farmland commonly cite odor nuisance impacts, noise from farm equipment, dust, and pesticide spraying as typical land use conflicts. Other incompatibilities between residential and grazing/pasture uses, specifically, include



unpredictable behavior by cattle in the presence of pedestrians, bicyclists, and/or domestic pets. Agricultural conversion and conflicts with agricultural uses are therefore potential constraints for sub region N2.

Fire Hazards. All of sub region N2 is identified as a high fire hazard area by the County of Santa Barbara. The outbreak and spread of wildland fires within this area is a potential danger, particularly during the dry summer and fall months. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger, more intensive fires.

The rolling topography and coastal scrub and California annual grassland vegetation in sub region N2 are conducive to the spread of wildland fires. As a result, wildland fire is considered a constraint in sub region N2.

Park and Recreational Facilities. Accounting for planned parks and increases in parkland demands associated with potentially incorporating existing residents within the SOI study area into the City, to maintain the City standard of five acres of park area per 1,000 residents through buildout in 2030, the City of Buellton would need approximately 1 acre of additional parkland. In addition, since the northeastern portion of the City is currently underserved for park facilities, future residents in this sub region would need to travel further to existing facilities. However, it should be noted that two parks are currently planned on the parcel in the northeastern quadrant of McMurray Road/State Route 246. Nevertheless, due to the projected future parkland deficiency, and the shortage of parklands and recreational facilities currently within this sub region, this is considered a constraint for sub region N2.

School Facilities. As discussed for sub region S1, due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for sub region N2.

Water Service. Each of the water service options for sub region N2 would result in some level of construction, energy and procurement costs. Sub Region N1/N2 Water Service Option #1 (expansion of the City water network northerly) would result in substantial energy costs due to high elevation. Any additional facilities and supply would require lift station expansion. Sub Region N1/N2 Water Service Option #2 (construction of an additional groundwater well and treatment facility) would require capital to purchase land for these facilities. In addition, it may be difficult to locate a suitable well site with reasonable depth and available yield.

Due to high elevations and associated energy costs, as well as the logistical constraints associated with construction of an additional groundwater well and treatment facility, extension of water service is considered a constraint for sub region N2.

Wastewater Service. Each of the wastewater service options for sub region N2 would experience natural constraints due to the topography of the area. Sub Region N1/N2 Wastewater Service Option #1 (expansion of the City sewer network northerly) would be subject to natural constraints associated with rolling topography and drainage patterns of this sub region. Sub Regions S1/S2/N1/N2 Wastewater Service Option #1 (construction of a



secondary City sewer network and treatment facilities) would require capital to purchase land for a package plant. In addition, multiple wastewater treatment facilities would require additional discharge permits from the Regional Water Quality Control Board and would result in increased operational costs.

Due to natural constraints associated with rolling topography and drainage patterns, as well as logistical constraints associated with construction of a secondary City sewer network and treatment facilities, extension of sewer service is considered a constraint for sub region N2.

Sub Region N3 Constraints

Land Use Compatibility. Existing single family residences are located throughout sub region N3, primarily along State Route 246. As a result, both short- and long-term land use compatibility constraints exist within sub region N3. Short-term compatibility issues result from the use of construction equipment and generation of fugitive dust, which increase localized noise levels and temporarily reduce local air quality. In addition, the generation of debris during construction may result in temporary impacts to visual resources. Construction activity may therefore cause temporary annoyance to residential uses, which is considered a constraint for the sub region. Long-term compatibility issues may include increased traffic, noise, air emissions, and visual impacts.

Seismic and Geologic Hazards. Slopes along the bank of the Santa Ynez River, which traverses the southern border of sub region N3 in an east-west direction, pose a threat of landslide hazard if structures are built too close to the edge. Although other geologic hazards in sub region N3 can be avoided or minimized with proper engineering, design and construction (including groundshaking, liquefaction, lurch cracking, lateral spreading and erosion), development adjacent to the Santa Ynez River would pose landsliding hazards that could not be easily avoided. Landsliding is therefore a constraint for sub region N3.

Fire Hazards. The outbreak and spread of wildland fires within this area is a potential danger, particularly during the dry summer and fall months. Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger, more intensive fires. The agricultural and rural residential uses have reduced the fuel potential of vegetation in this sub region. However, all of sub region N3 is identified as a high fire hazard area by the County of Santa Barbara. As a result, wildland fire is considered a constraint in sub region N3.

Flooding Hazards. The Santa Ynez River traverses the southern portion of sub region N3 in an east west direction. During a 100-year storm, much of the southern portion of sub region N3 would be inundated by flood waters. The southern portion of sub region N3 would be inundated with flood waters if Bradbury Dam were to fail. As a result, flooding hazards would serve as a constraint within sub region N3.

Park and Recreational Facilities. Accounting for planned parks and increases in parkland demands associated with potentially incorporating existing residents within the SOI study area



into the City, to maintain the City standard of five acres of park area per 1,000 residents through buildout in 2030, the City of Buellton would need approximately 1 acre of additional parkland. Future residents within portions of this sub region would be located in proximity to Riverview Park and other City parklands. Nevertheless, due to the projected future parkland deficiency, this is considered a constraint for sub region N3.

School Facilities. Sub region N3 is served by Oak Valley Elementary School and Jonata Middle School, which are part of the Buellton Union School District (BUSD), and Santa Ynez Valley High School, which is part of the Santa Ynez Valley Union High School District. Oak Valley Elementary School and Jonata Middle School are nearing capacity and are in need of more classroom facilities. The Santa Ynez High School facility is currently over capacity. Due to the overcrowded conditions at Santa Ynez High School and the near capacity conditions at Oak Valley Elementary School and Jonata Middle School, school facilities are considered a constraint for sub region N3.





Appendix A

References

Appendix A: References

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Recycled Petitions; Annual Description of Progress on Listing Actions; Proposed Rule. Federal Register, Volume 64(205): 57533-57547. October 25, 1999

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Endangered and Threatened Wildlife and Plants: Final Designation of Critical Habitat for the California Red-legged Frog; Final Rule. Federal Register, Volume 66(49): 14626-14758. March 13, 2001.

Agencies/Individuals Contacted

Anna Bissel, Santa Ynez Hospital, Telephone Communication, January 2007

Deputy Biedinger, Buellton Police Department, Personal Communication, April 11, 2007

Chris Clancey, PG&E, Telephone Communication, February 27, 2007

Dave Willy, County of Santa Barbara Fire Department, City of Buellton, Telephone Communication, February 2007

Dean Mahon, Landfill Supervisor, County Of Santa Barbara Public Works Department, January 2007

Jackie Green, Buellton Police Department, Telephone Communication, March 2007

Kyle Abello, Buellton Recreation Coordinator, City of Buellton, Written Communication, February, 2004

Lieutenant Welsh, Solvang Police Department, Phone Conversation, March 8, 2007

SCGC Customer Service Representative, Phone Conversation, March 9, 2007

Tom Cooper, Superintendent, BUSD, Oral Communications, February 26, 2007

Verizon Customer Service Representative, Phone Conversation, March 9, 2007

List of Preparers

This Baseline Conditions Report was prepared by Rincon Consultants, Inc. under contract to the City of Buellton. Mr. Marc Bierdzinski, Planning Director, and Ms. Angela Perez, Assistant Planner, were the project managers for the City of Buellton Planning Department. Persons involved in data gathering analysis, project management, and quality control include:

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Megan Edgar, Assistant Project Manager/ Environmental Planner



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Michael Wagoner, Associate Environmental Planner
Kevin Merk, Senior Plant Ecologist/Restoration Specialist
John Davis IV, Associate Biologist
Joanne Dramko, Graphic Designer
Katherine Warner, Graphic Designer

Associated Transportation Engineers

Richard Pool, Principal
Darryl Nelson, Traffic Engineer

MNS Engineers

Rose Hess, Supervising Engineer
Travis Smith, GIS Specialist

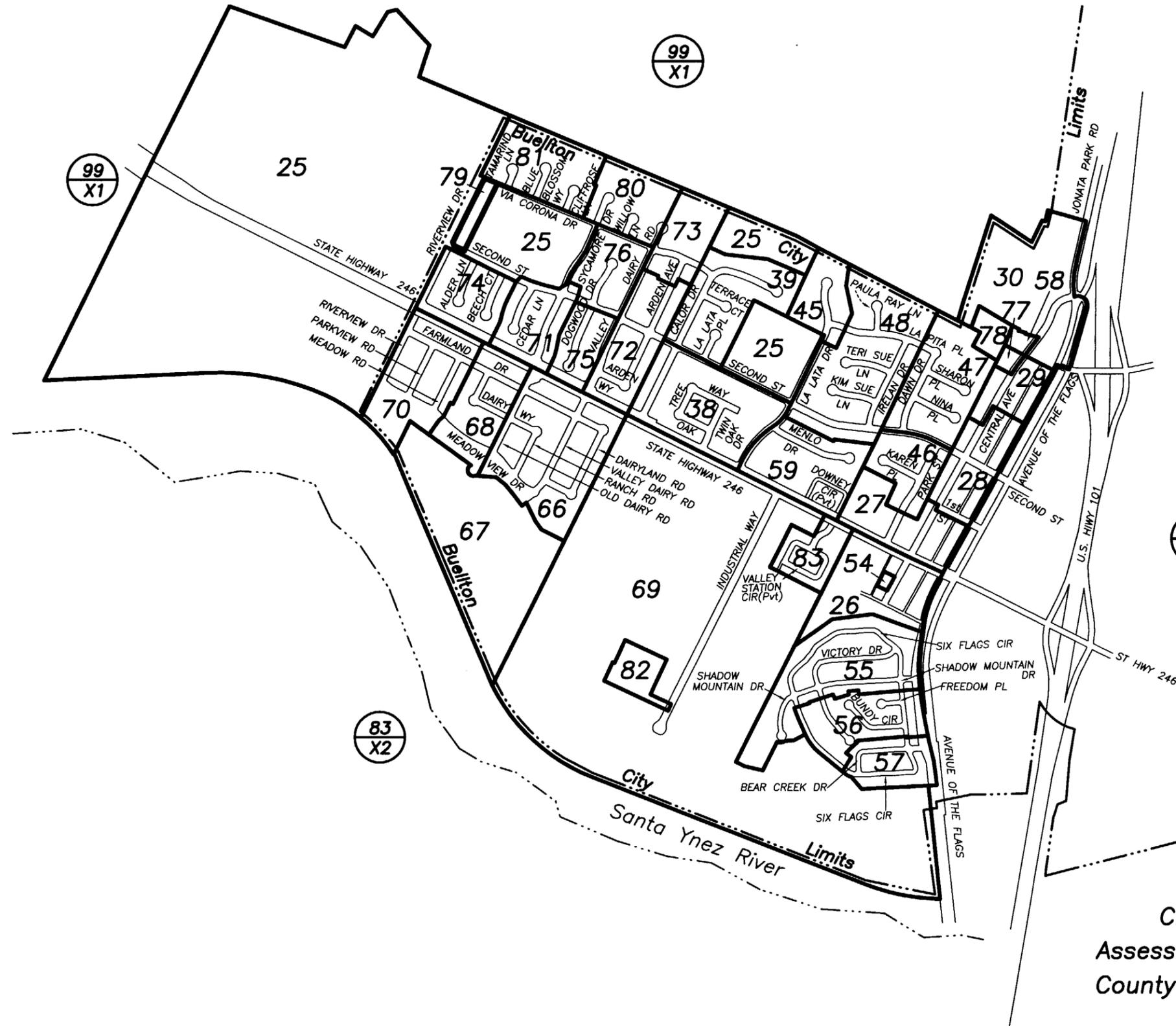
City of Buellton Staff

Marc Bierzinski, AICP, Planning Director
Angela Perez, Assistant Planner



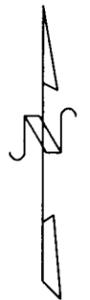


Appendix B
Assessor's Parcel Maps

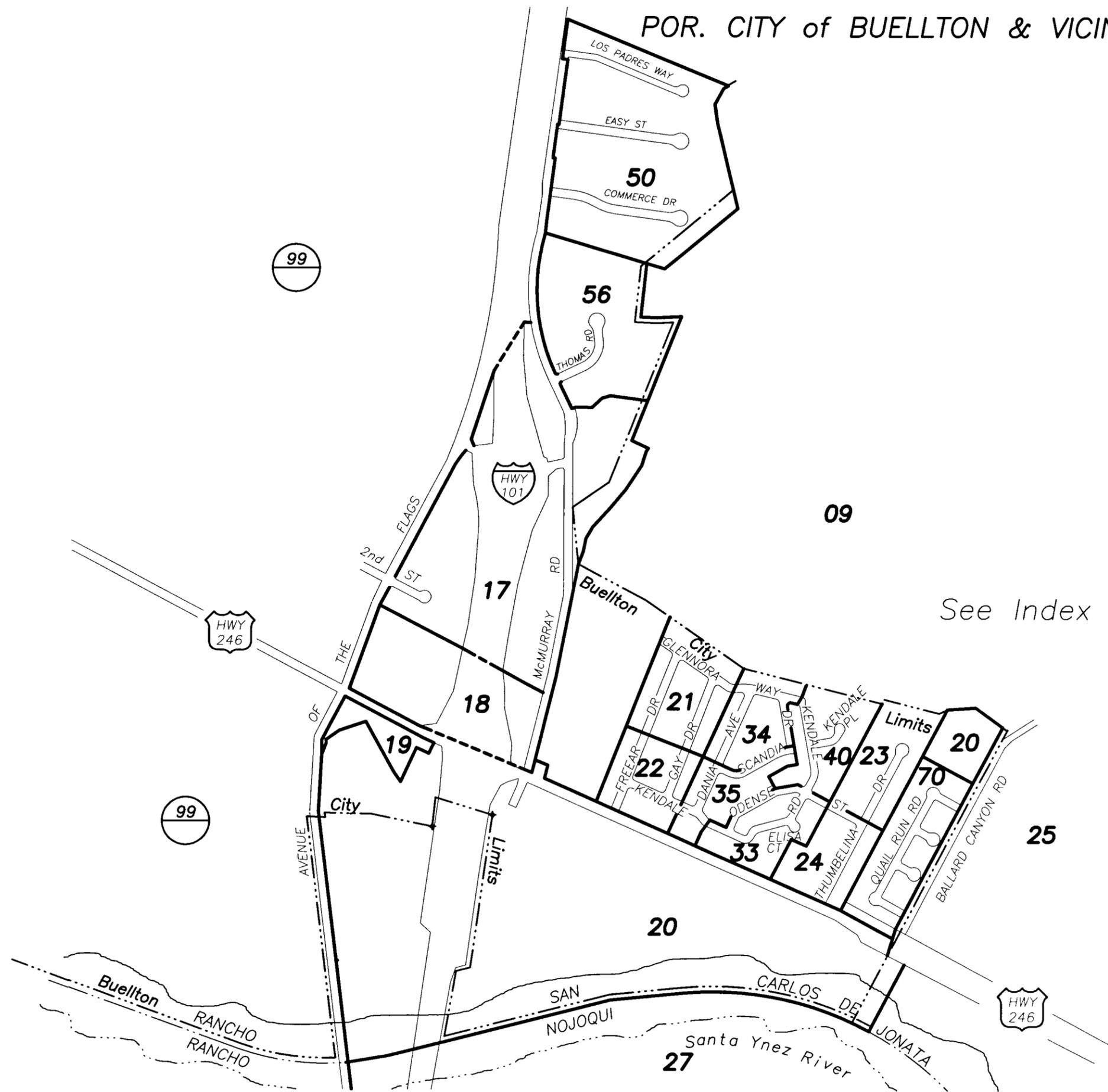


1" = 1000'
scale

City & Vicinity Buellton
Assessor's Map Bk, 099-Pg, X2
County of Santa Barbara, Calif.



1" = 800
scale ±



09

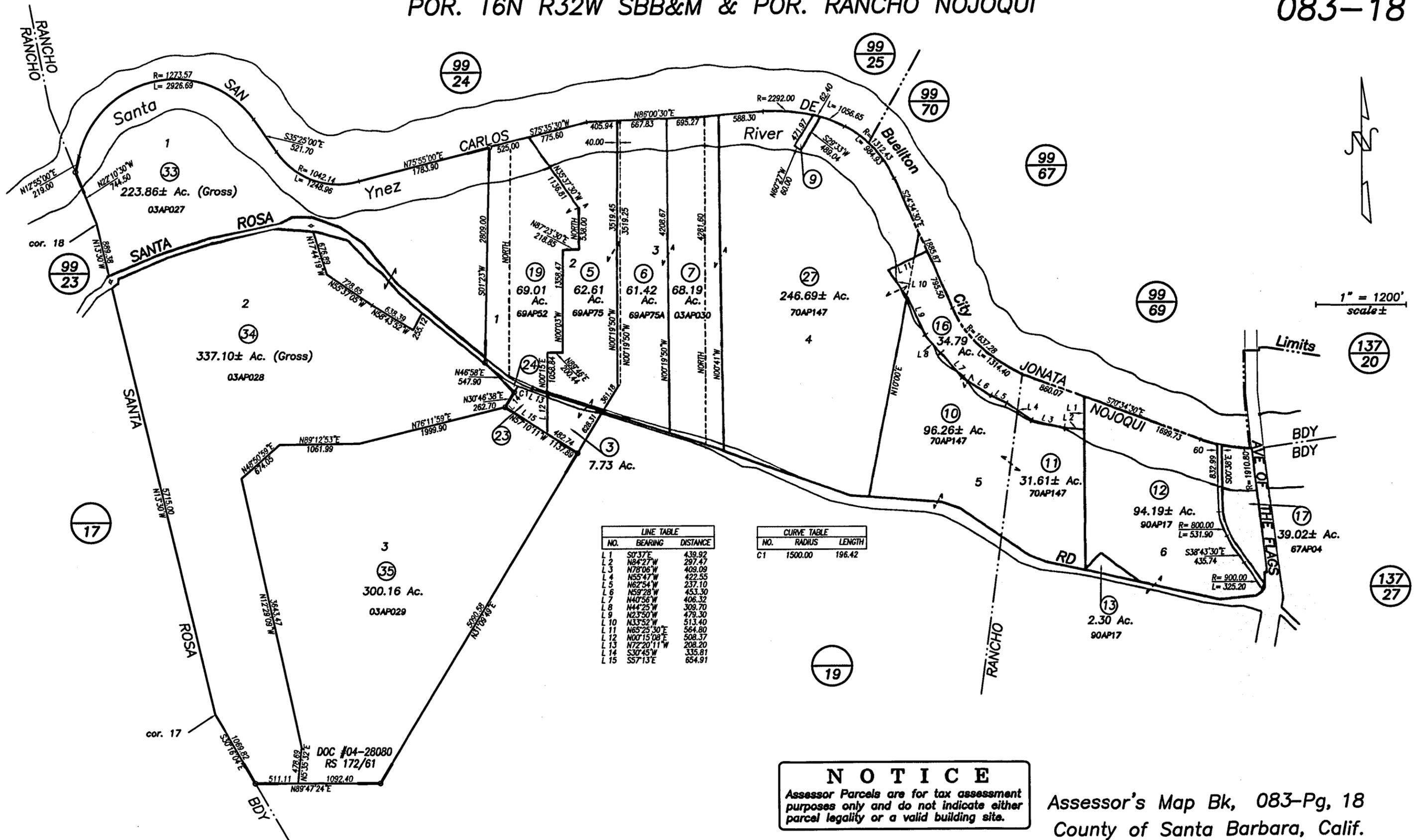
See Index 1 12

25

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City of Buellton
Assessor's Map Bk, 137-Pg, X3
County of Santa Barbara, Calif.

07/02 NEW PAGE ADDED; 70



LINE TABLE		
NO.	BEARING	DISTANCE
L1	S0°37'E	439.92
L2	N84°27'W	297.47
L3	N78°06'W	409.09
L4	N55°47'W	422.55
L5	N62°54'W	237.10
L6	N59°28'W	453.30
L7	N40°56'W	406.32
L8	N44°25'W	309.70
L9	N23°50'W	479.30
L10	N33°52'W	513.40
L11	N65°25'30"E	564.80
L12	N00°15'08"E	508.37
L13	N72°20'11"W	208.20
L14	S30°45'W	335.81
L15	S57°13'E	654.91

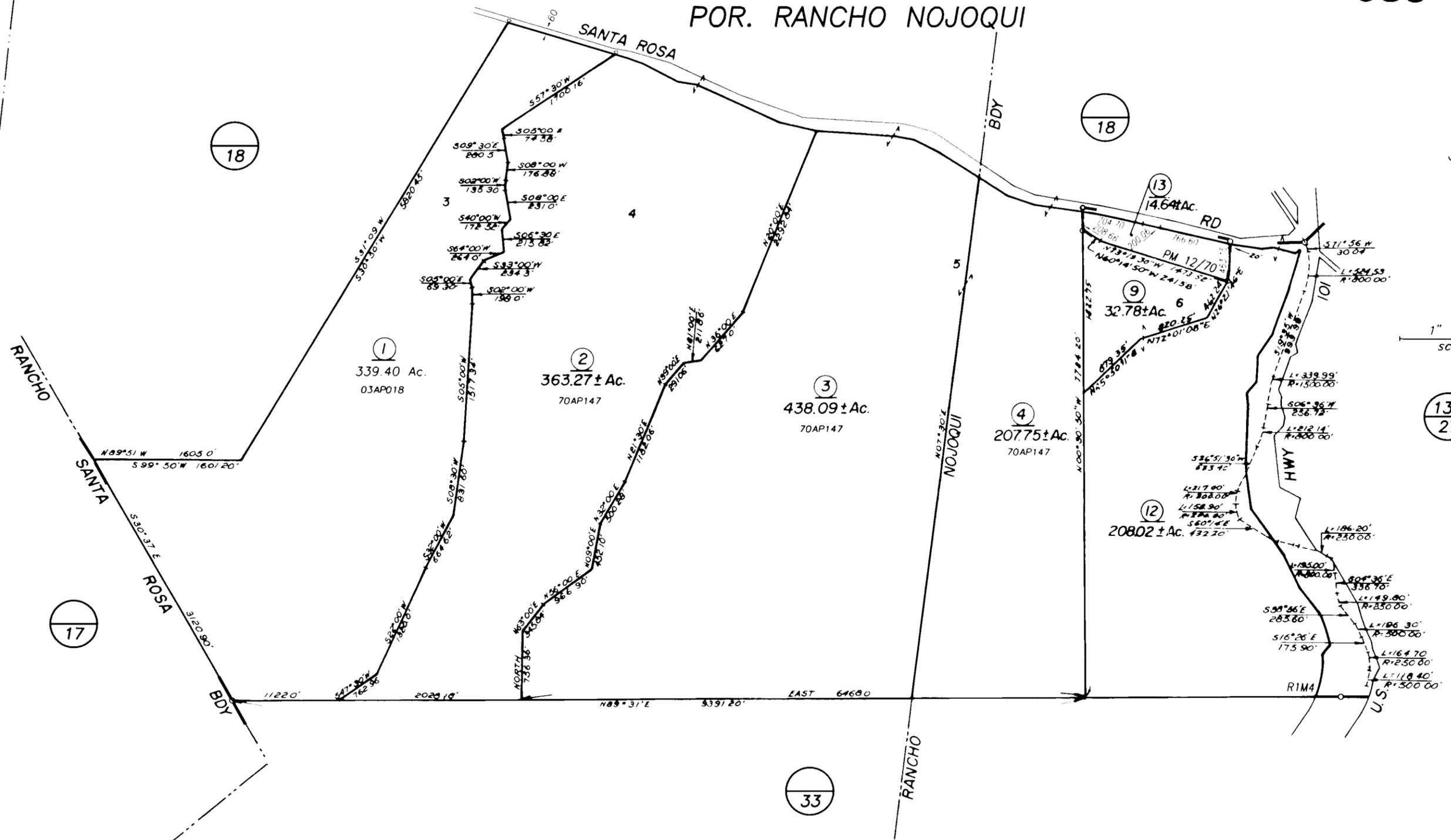
CURVE TABLE		
NO.	RADIUS	LENGTH
C1	1500.00	196.42

NOTICE
 Assessor's Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 083-Pg, 18
 County of Santa Barbara, Calif.

POR. T6N R32W SBB&M &
POR. RANCHO NOJOQUI

083-19

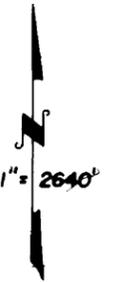


NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

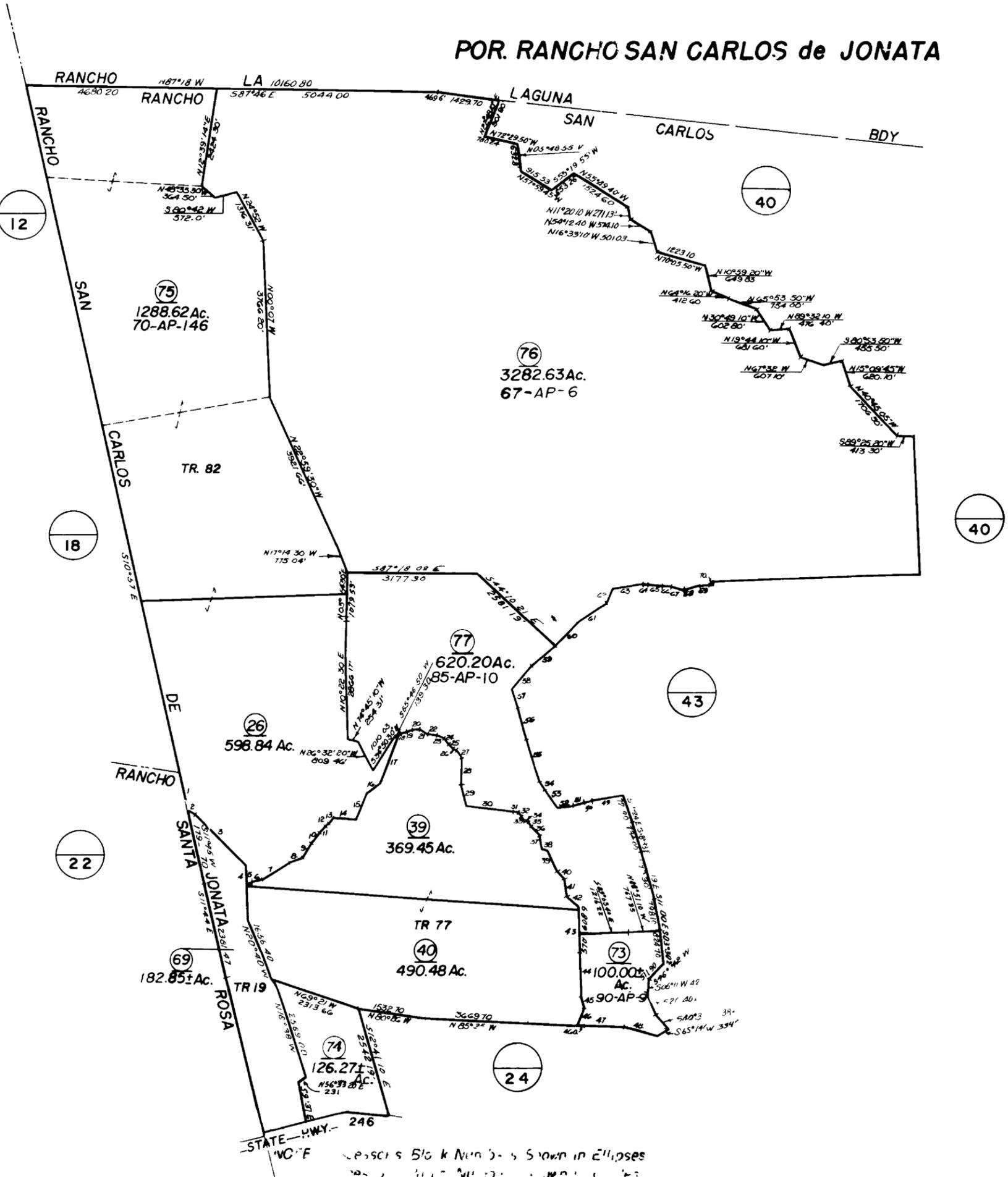
Assessor's Map Bk, 083-Pg, 19
County of Santa Barbara, Calif.

02/11/1892 Rack 1 Map 4, Tract "Rancho De La Vega"

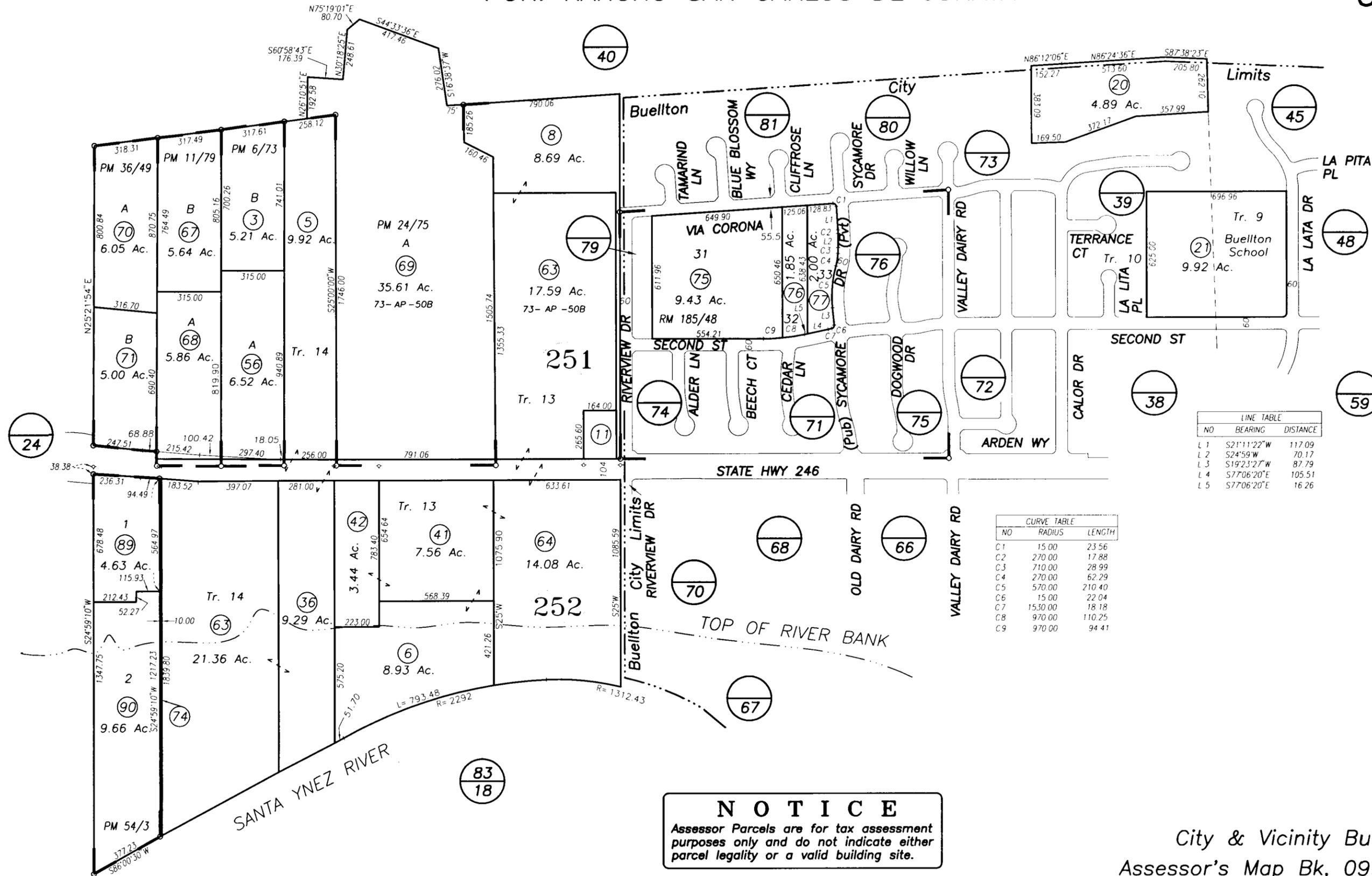
POR. RANCHO SAN CARLOS de JONATA



- 1 S10°57' E 837.50
- 2 S53°45'30" E 207.90'
- 3 S41°55'30" E 1775.80'
- 4 S00°52'30" W 465.10'
- 5 N61°53'30" E 159.40'
- 6 N75°30' E 359.83'
- 7 N59°11' E 676.38'
- 8 N68°12'40" E 321.64'
- 9 N33°25'40" E 434.74'
- 10 N38°08'20" E 342.45'
- 11 N47°05'50" E 172.62'
- 12 N42°24' E 99.36'
- 13 N46°06'30" E 180.68'
- 14 S84°04'50" E 520.12'
- 15 N86°23'50" E 687.61'
- 16 N53°23'40" E 386.76'
- 17 N25°03'40" E 1285.73'
- 18 N75°14' E 103.50'
- 19 N71°44' E 103.00'
- 20 N77°23' E 181.20'
- 21 S62°04' E 854.80'
- 22 S60°07' E 218.50'
- 23 S61°38' E 138.90'
- 24 S45°20' E 250.90'
- 25 S46°08' E 151.90'
- 26 S60°46' E 109.80'
- 27 S27°47' E 216.90'
- 28 S05°01' W 659.70'
- 29 S11°30' E 543.4'
- 30 S80°11' E 1177.20'
- 31 N76°28' E 89.00'
- 32 S26°36' E 118.90'
- 33 S36°56' E 182.50'
- 34 N66°06' E 88.20'
- 35 S31°07' E 187.60'
- 36 S42°01' E 364.40'
- 37 S04°19' E 313.00'
- 38 S64°52' E 126.30'
- 39 S23°44' E 563.60'
- 40 S41°08' E 740.70'
- 41 S76°52' E 421.00'
- 42 S49°38' E 422.80'
- 43 S01°51' W 1172.90'
- 44 S01°35' E 1032.30'
- 45 S15°07' E 231.00'
- 46 S22°55' W 424.70'
- 47 N85°35' W 79.20'
- 48 N84°02' W 1038.50'
- 49 N81°45'40" E 797.10'
- 50 S28°01'20" W 179.02'
- 51 N76°18' E 247.00'
- 52 N83°46' E 306.80'
- 53 S33°13' E 427.50'
- 54 S30°24' E 362.80'
- 55 S14°46' E 1029.80'
- 56 S13°43' E 792.30'
- 57 S16°12' E 445.3'
- 58 S41°53' W 720.6'
- 59 S52°29' W 778.70'
- 60 S44°37' W 763.40'
- 61 S60°05' W 834.0'
- 62 S28°33' W 337.20'
- 63 S82°10' W 762.90'
- 64 S86°30' W 96.20'
- 65 N81°54' W 370.70'
- 66 N83°25' W 201.70'
- 67 N78°00' W 282.60'
- 68 S80°52' W 476.70'
- 69 S89°45' W 187.50'
- 70 S78°35' W 111.20'
- 71 N59°45'30" E 38.79'
- 72 R=2050 L=26.27
- 73 N84°48'32" E 160.33'
- 74 R=1530' L=343.19'



STATE HWY 246
 VC-E
 Assessors Block Numbers Shown in Ellipses



rotation = 25°
1" = 500'
scale ±

LINE TABLE

NO	BEARING	DISTANCE
L 1	S21°11'22"W	117.09
L 2	S24°59'W	70.17
L 3	S19°23'27"W	87.79
L 4	S77°06'20"E	105.51
L 5	S77°06'20"E	16.26

CURVE TABLE

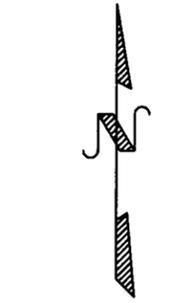
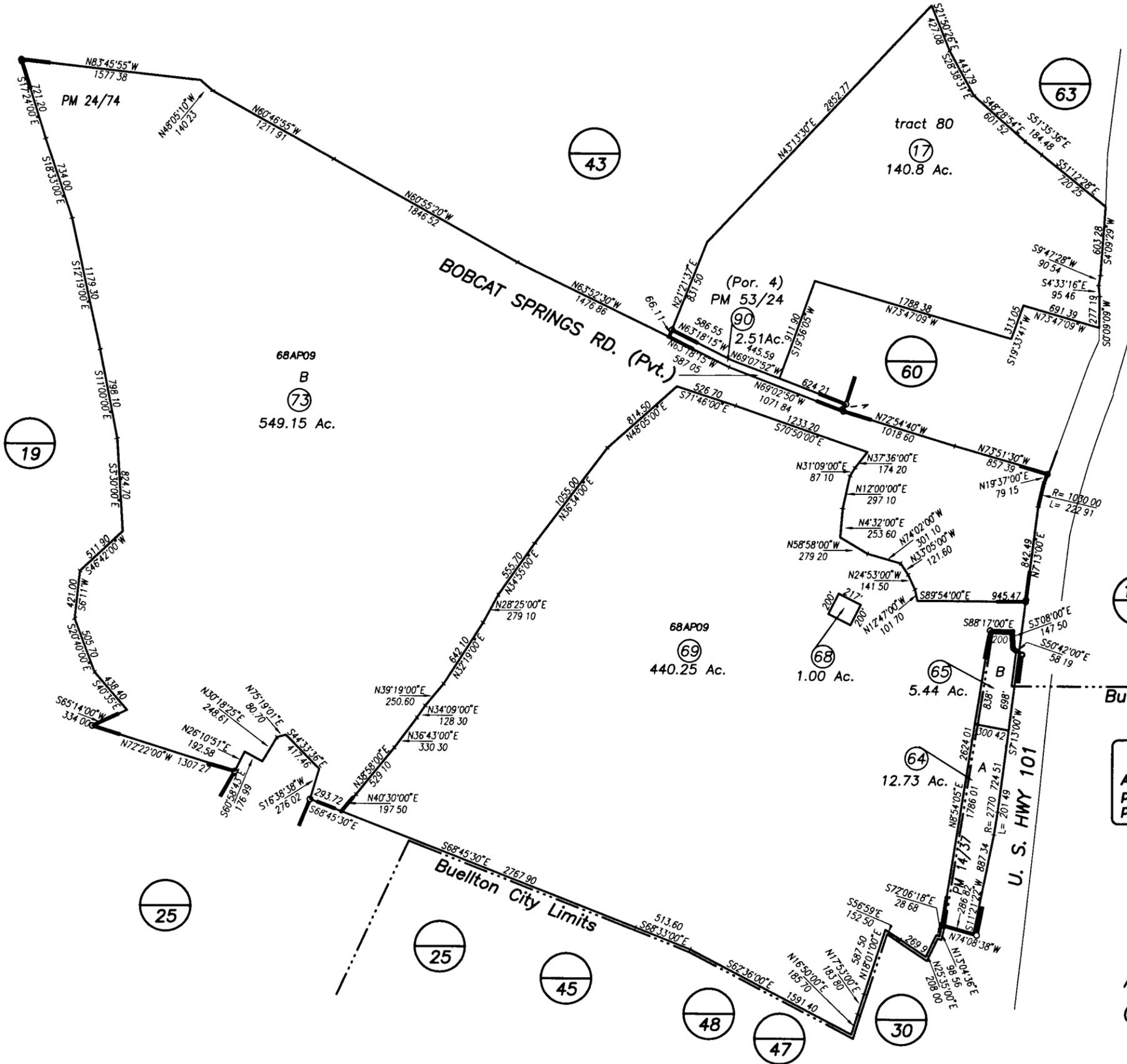
NO	RADIUS	LENGTH
C 1	15.00	23.56
C 2	270.00	17.88
C 3	710.00	28.99
C 4	270.00	62.29
C 5	570.00	210.40
C 6	15.00	22.04
C 7	1530.00	18.18
C 8	970.00	110.25
C 9	970.00	94.41

NOTICE
Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

City & Vicinity Buellton
Assessor's Map Bk, 099-Pg, 25
County of Santa Barbara, Calif.

10/10/2000 R.M. Bk. 185, Pg. 48-52, Tract 31,012-1
04/08/1910 R.M. Bk. 5, Pg. 54, Tract "Rancho San Carlos de Jonata"

LD/04 251-13, 14 & 800-24 into new pg 81



1" = 1000
scale ±

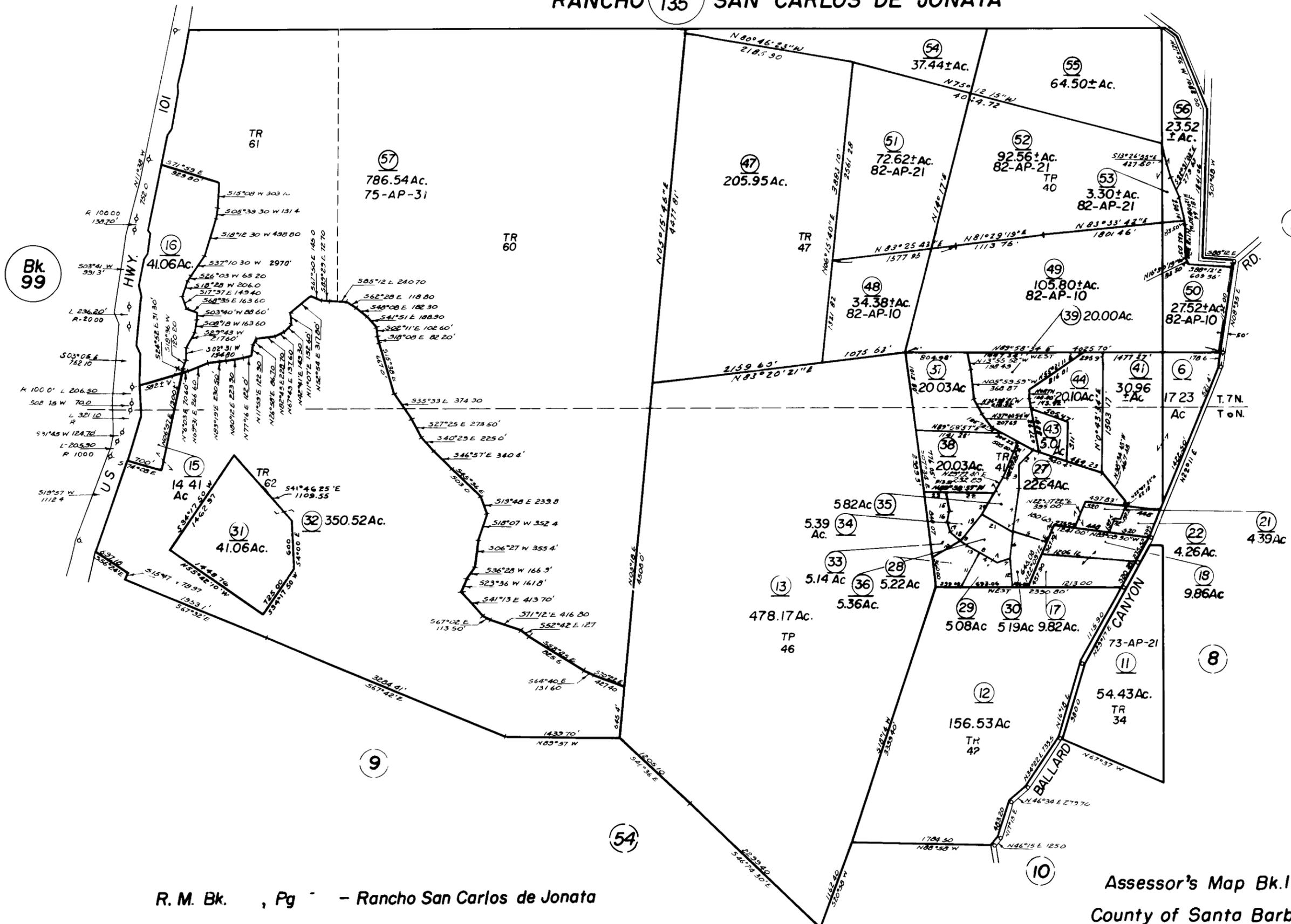
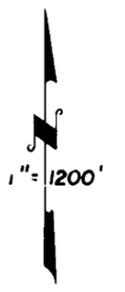
Buellton City Limits

NOTICE
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City & Vicinity Buellton
Assessor's Map Bk, 099-Pg, 40
County of Santa Barbara, Calif.

RANCHO Bk. 135 SAN CARLOS DE JONATA

137-01



2

- 1 210.03
- 2 261.75
- 3 290.27
- 4 540.00
- 5 470.22
- 6 345.51
- 7 159.02
- 8 125.95
- 9 100.00
- 10 400.23
- 11 531.95
- 12 398.41
- 13 144.10
- 14 285.91
- 15 152.89
- 16 111.72
- 17 215.46
- 18 175.71
- 19 430.37
- 20 295.00
- 21 471.24
- 22 626.97
- 23 286.54

Bk 99

R. M. Bk. , Pg - Rancho San Carlos de Jonata

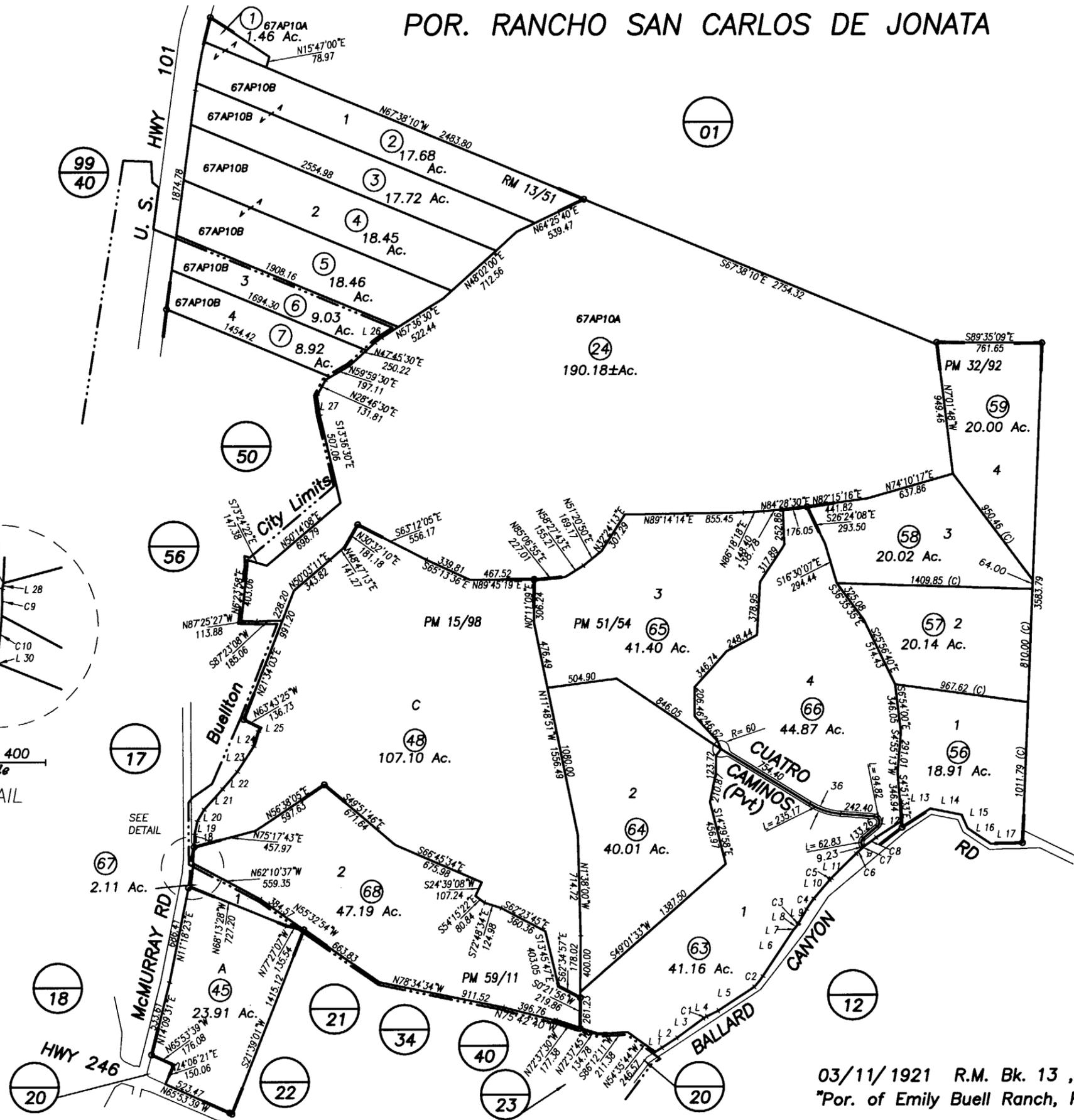
Assessor's Map Bk.137-Pg.01
County of Santa Barbara, Calif.

NOTE - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

LD/82

POR. RANCHO SAN CARLOS DE JONATA

137-09

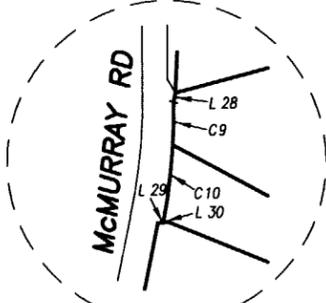


CURVE TABLE		
NO.	RADIUS	LENGTH
C1	157	27.00
C2	593	99.80
C3	190	10.98
C4	410	63.45
C5	210	18.50
C6	910	50.88
C7	910	36.00
C8	910	98.08
C9	1244	96.20
C10	1244	175.20

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S58°23'04"W	55.85
L2	S57°04'02"W	128.99
L3	S54°07'46"W	237.91
L4	S63°59'03"W	93.48
L5	S57°04'02"W	308.74
L6	S33°54'41"W	407.66
L7	N56°05'19"W	4.33
L8	S34°06'55"W	40.16
L9	S30°48'14"W	113.93
L10	S40°33'31"W	173.68
L11	S45°36'24"W	249.64
L12	S57°15'10"W	216.47
L13	S56°51'27"W	244.13
L14	N78°43'10"W	231.57
L15	N23°40'33"W	104.82
L16	N56°34'08"W	202.41
L17	S88°20'33"W	228.50
L18	N2°15'46"E	92.35
L19	N11°48'43"E	96.47
L20	N30°29'43"E	94.17
L21	N42°16'21"E	197.11
L22	N40°23'53"E	164.24
L23	N33°23'08"E	217.42
L24	N17°35'47"E	111.01
L25	N31°20'19"E	29.94
L26	N54°32'00"E	62.44
L27	N8°05'30"W	143.21
L28	N11°42'39"E	21.48
L29	N88°09'58"E	12.32
L30	S88°09'58"W	14.32



1" = 800 scale



1" = 400 scale
DETAIL

NOTICE
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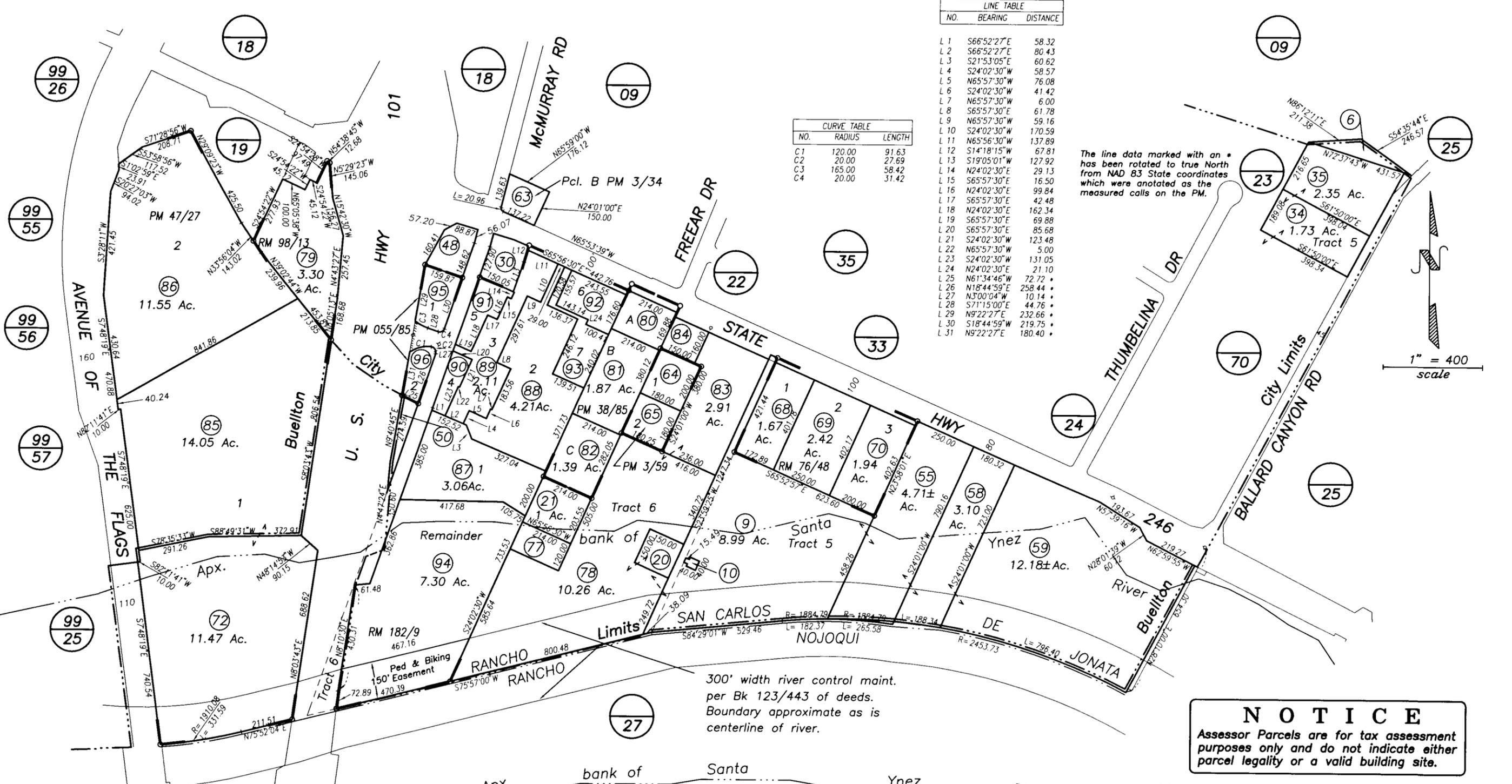
City & Vicinity Buellton
Assessor's Map Bk, 137-Pg, 09
County of Santa Barbara, Calif.

LD/06 46 and 47 into 67,68

03/11/1921 R.M. Bk. 13 , Pg. 51 , Tract
"Por. of Emily Buell Ranch, Por. of San Carlos de Jonata Ranch"

POR. RANCHO SAN CARLOS DE JONATA

137-20



LINE TABLE		
NO.	BEARING	DISTANCE

L 1	S66°52'27"E	58.32
L 2	S66°52'27"E	80.43
L 3	S21°53'05"E	60.62
L 4	S24°02'30"W	58.57
L 5	N65°57'30"W	76.08
L 6	S24°02'30"W	41.42
L 7	N65°57'30"W	6.00
L 8	S65°57'30"E	61.78
L 9	N65°57'30"W	59.16
L 10	S24°02'30"W	170.59
L 11	N65°56'30"W	137.89
L 12	S14°18'15"W	67.81
L 13	S19°05'01"W	127.92
L 14	N24°02'30"E	29.13
L 15	S65°57'30"E	16.50
L 16	N24°02'30"E	99.84
L 17	S65°57'30"E	42.48
L 18	N24°02'30"E	162.34
L 19	S65°57'30"E	69.88
L 20	S65°57'30"E	85.68
L 21	S24°02'30"W	123.48
L 22	N65°57'30"W	5.00
L 23	S24°02'30"W	131.05
L 24	N24°02'30"E	21.10
L 25	N61°34'46"W	72.72
L 26	N18°44'59"E	258.44
L 27	N3°00'04"W	10.14
L 28	S71°15'00"E	44.76
L 29	N9°22'27"E	232.66
L 30	S18°44'59"W	219.75
L 31	N9°22'27"E	180.40

CURVE TABLE		
NO.	RADIUS	LENGTH

C 1	120.00	91.63
C 2	20.00	27.69
C 3	165.00	58.42
C 4	20.00	31.42

The line data marked with an * has been rotated to true North from NAD 83 State coordinates which were annotated as the measured calls on the PM.

1" = 400 scale

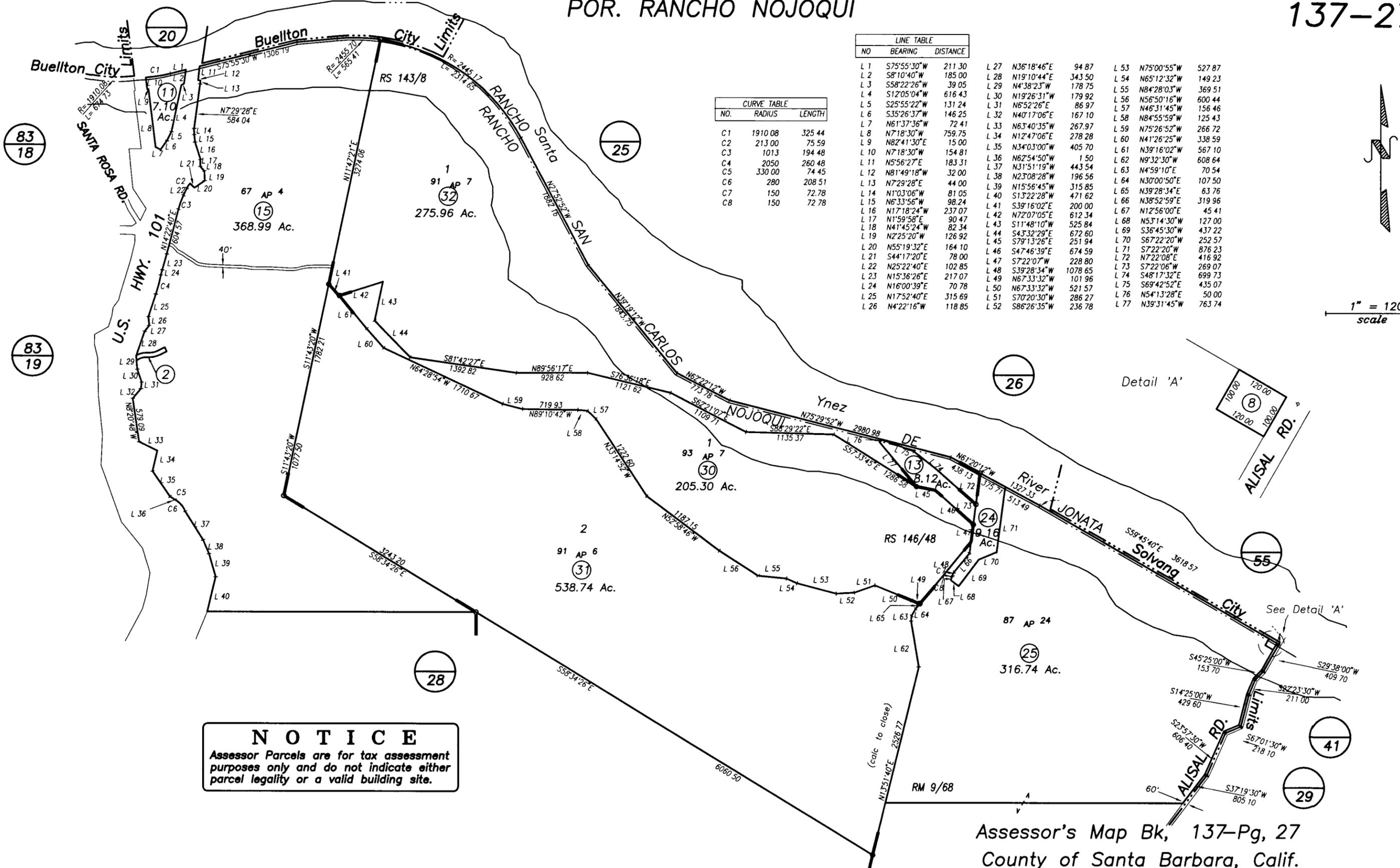
300' width river control maint. per Bk 123/443 of deeds. Boundary approximate as is centerline of river.

NOTICE
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- 11/26/1996 R.M. Bk. 182, Pg. 9-13, Tract 31009
- 04/25/1980 R.M. Bk. 98, Pg. 13-14, Tract Map of Reversion to Acreage
- 07/23/1968 R.M. Bk. 76, Pg. 48-49, Tract 10827
- 04/08/1910 R.M. Bk. 5, Pg. 53, Tract Rancho San Carlos de Jonata

City & Vicinity Buellton
Assessor's Map Bk, 137-Pg, 20
County of Santa Barbara, Calif.

POR. RANCHO NOJOQUI



CURVE TABLE		
NO.	RADIUS	LENGTH
C1	1910.08	325.44
C2	213.00	75.59
C3	1013	194.48
C4	2050	260.48
C5	330.00	74.45
C6	280	208.51
C7	150	72.78
C8	150	72.78

LINE TABLE					
NO	BEARING	DISTANCE			
L 1	S75°55'30"W	211.30	L 27	N36°18'46"E	94.87
L 2	S8°10'40"W	185.00	L 28	N19°10'44"E	343.50
L 3	S58°22'26"W	39.05	L 29	N4°38'23"W	178.75
L 4	S12°05'04"W	616.43	L 30	N19°26'31"W	179.92
L 5	S25°55'22"W	131.24	L 31	N6°52'26"E	86.97
L 6	S35°26'37"W	146.25	L 32	N40°17'06"E	167.10
L 7	N61°37'36"W	72.41	L 33	N63°40'35"W	267.97
L 8	N7°18'30"W	759.75	L 34	N12°47'06"E	278.28
L 9	N82°41'30"E	15.00	L 35	N34°03'00"W	405.70
L 10	N7°18'30"W	154.81	L 36	N62°54'50"W	1.50
L 11	N5°56'27"E	183.31	L 37	N31°51'19"W	443.54
L 12	N81°49'18"W	32.00	L 38	N23°08'28"W	196.56
L 13	N7°29'28"E	44.00	L 39	N15°56'45"W	315.85
L 14	N1°03'06"W	81.05	L 40	S13°22'28"W	471.62
L 15	N6°33'56"W	98.24	L 41	S39°16'02"E	200.00
L 16	N17°18'24"W	237.07	L 42	N72°07'05"E	612.34
L 17	N1°59'58"E	90.47	L 43	S11°48'10"W	525.84
L 18	N41°45'24"W	82.34	L 44	S43°32'29"E	672.60
L 19	N2°25'20"W	126.92	L 45	S79°13'26"E	251.94
L 20	N55°19'32"E	164.10	L 46	S47°46'39"E	674.59
L 21	S44°17'20"E	78.00	L 47	S72°20'7"W	228.80
L 22	N25°22'40"E	102.85	L 48	S39°28'34"W	1078.65
L 23	N15°36'26"E	217.07	L 49	N67°33'32"W	101.96
L 24	N16°00'39"E	70.78	L 50	N67°33'32"W	521.57
L 25	N17°52'40"E	315.69	L 51	S70°20'30"W	286.27
L 26	N4°22'16"W	118.85	L 52	S86°26'35"W	236.78
L 27	N36°18'46"E	94.87	L 53	N75°00'55"W	527.87
L 28	N19°10'44"E	343.50	L 54	N65°12'32"W	149.23
L 29	N4°38'23"W	178.75	L 55	N8°28'03"W	369.51
L 30	N19°26'31"W	179.92	L 56	N56°50'16"W	600.44
L 31	N6°52'26"E	86.97	L 57	N46°31'45"W	156.46
L 32	N40°17'06"E	167.10	L 58	N84°55'59"W	125.43
L 33	N63°40'35"W	267.97	L 59	N75°26'52"W	266.72
L 34	N12°47'06"E	278.28	L 60	N41°26'25"W	338.59
L 35	N34°03'00"W	405.70	L 61	N39°16'02"W	567.10
L 36	N62°54'50"W	1.50	L 62	N9°32'30"W	608.64
L 37	N31°51'19"W	443.54	L 63	N4°59'10"E	70.54
L 38	N23°08'28"W	196.56	L 64	N30°00'50"E	107.50
L 39	N15°56'45"W	315.85	L 65	N39°28'34"E	63.76
L 40	S13°22'28"W	471.62	L 66	N38°52'59"E	319.96
L 41	S39°16'02"E	200.00	L 67	N12°56'00"E	45.41
L 42	N72°07'05"E	612.34	L 68	N53°14'30"W	127.00
L 43	S11°48'10"W	525.84	L 69	S36°45'30"W	437.22
L 44	S43°32'29"E	672.60	L 70	S67°22'20"W	252.57
L 45	S79°13'26"E	251.94	L 71	S72°22'20"W	876.23
L 46	S47°46'39"E	674.59	L 72	N7°22'08"E	416.92
L 47	S72°20'7"W	228.80	L 73	S72°20'6"W	269.07
L 48	S39°28'34"W	1078.65	L 74	S48°17'32"E	699.73
L 49	N67°33'32"W	101.96	L 75	S69°42'52"E	435.07
L 50	N67°33'32"W	521.57	L 76	N54°13'28"E	50.00
L 51	S70°20'30"W	286.27	L 77	N39°31'45"W	763.74
L 52	S86°26'35"W	236.78			



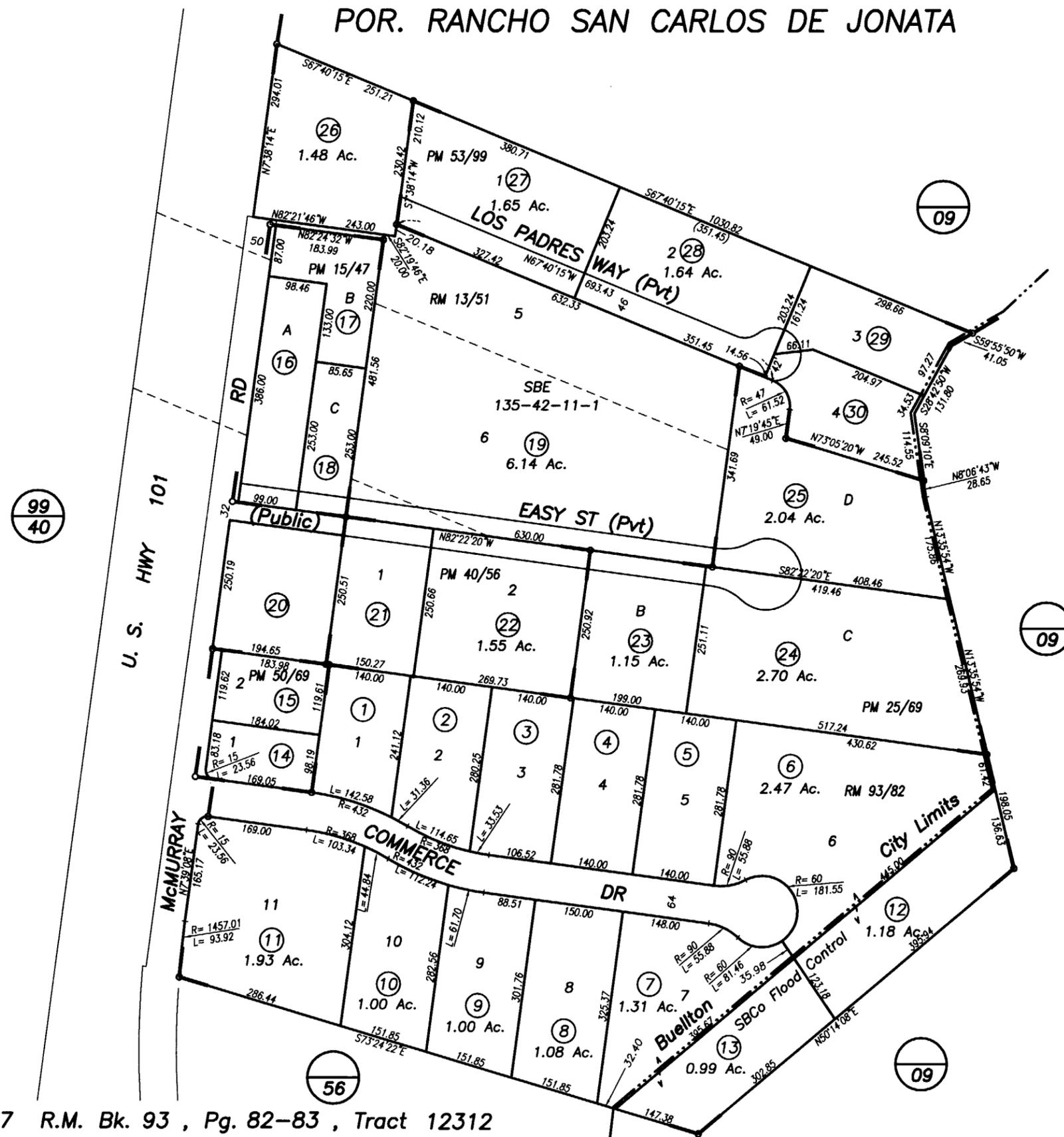
1" = 1200 scale

NOTICE
 Assessor Parcels are for tax assessment purposes only and do not indicate either parcel legality or a valid building site.

Assessor's Map Bk, 137-Pg, 27
 County of Santa Barbara, Calif.

POR. RANCHO SAN CARLOS DE JONATA

137-50



1" = 200 scale

NOTICE
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City & Vicinity Buellton
 Assessor's Map Bk, 137-Pg, 50
 County of Santa Barbara, Calif.

08/12/1977 R.M. Bk. 93 , Pg. 82-83 , Tract 12312
 03/11/1921 R.M. Bk. 13 , Pg. 51 , Tract "Survey of Emily Buell Ranch, Por. of San Carlos de Jonata Ranch"

12/05 public segment of rd over 20