



# CITY OF BUELLTON

## PLANNING COMMISSION AGENDA

Regular Meeting of March 20, 2014 – 6:00 p.m.  
City Council Chambers  
140 West Highway 246, Buellton, California

*Materials related to an item on this agenda, as well as materials submitted to the Planning Commission after distribution of the agenda packet are available for public inspection in the office of the Planning Department located at 331 Park Street, during normal business hours.*

### **CALL TO ORDER**

Chair Adams

### **PLEDGE OF ALLEGIANCE**

Commissioner Fussel

### **ROLL CALL**

Commissioners Jason Fussel, Art Mercado, Foster Reif, Vice Chair Lisa Figueroa and Chair Craig Adams

### **REORDERING OF AGENDA**

### **PRESENTATIONS**

### **APPROVAL OF MINUTES**

1. Minutes of the regular Planning Commission meeting of February 20, 2014

### **PUBLIC COMMENTS**

*Members of the audience wishing to address the Planning Commission on matters not on the agenda may do so at this time. No action will be taken on these items at this meeting. Please state your name and address for the record. Comments should normally be limited to three minutes.*

### **CONSENT CALENDAR**

None

### **NEW PUBLIC HEARINGS**

2. Resolution No. 14-03 – “A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (14-ZOA-01) Adding

**Wording to Section 19.06.240 (Temporary Uses) Relating to a Green Grocer Use as Part of an Existing Business, and Making Findings in Support Thereof"**

3. **Resolution No. 14-04- "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Time Extension (13-TE-03) Request for Final Development Plan (95-FDP-06) and a Negative Declaration (13-ND-02), and Making Findings in Support Thereof"**

**CONTINUED PUBLIC HEARINGS**

None

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

**PLANNING COMMISSIONER COMMENTS**

**PLANNING DIRECTOR REPORT**

**ADJOURNMENT**

To the next regularly scheduled Planning Commission meeting of Thursday April 3, 2014 at 6:00 p.m. in the Council Chambers located at 140 West Highway 246.

\* Please note that the date of any Planning Commission decision starts an appeal period. During the appeal period either the applicant or any aggrieved party may appeal the application of a perceived onerous or unreasonable condition or the decision itself to the City Council as governed by the applicable section of the Buellton Municipal Code.

# CITY OF BUELLTON

## PLANNING COMMISSION MEETING MINUTES

Regular Meeting of February 20, 2014 – 6:00 p.m.  
City Council Chambers, 140 West Highway 246  
Buellton, California

### CALL TO ORDER

Chair Adams called the meeting to order at 6:00 p.m.

### PLEDGE OF ALLEGIANCE

Vice Chair Figueroa led the Pledge of Allegiance

### ROLL CALL

Present: Commissioners Jason Fussel, Art Mercado, Foster Reif, Vice Chair  
Lisa Figueroa and Chair Craig Adams

Staff: City Manager Marc Bierdzinski  
Staff Assistant/Planning Technician Clare Barcelona

### REORDERING OF AGENDA

The Agenda was reordered to allow the Planning Director report to follow the Consent Calendar.

### PRESENTATIONS

None

### APPROVAL OF MINUTES

#### 1. Minutes of the regular Planning Commission meeting of January 16, 2014

##### MOTION:

Commissioner Reif moved and Chair Mercado seconded the motion to approve the Minutes of January 16, 2014.

##### VOTE:

Motion passed by a 3-0 voice vote with abstention by Commissioner Fussel and Vice Chair Figueroa due to their absence from the meeting.

**PUBLIC COMMENTS**

None

**CONSENT CALENDAR**

None

**PLANNING DIRECTOR REPORT**

City Manager Bierdzinski updated the Commission on the status of various projects and upcoming events including the Crossroads Center and the State of the City Address.

Commissioner Mercado expressed desire to be on the ad hoc committee for the Board of Architectural Review. Vice Chair Figueroa stated that she would be willing to step down and allow Commissioner Mercado to take her place on the committee.

**NEW PUBLIC HEARINGS**

- Resolution No. 14-02- "A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a One Year Time Extension Request for Final Development Plan (07-FDP-04) until April 23, 2015, and Making Findings in Support Thereof"**

**STAFF REPORT:**

City Manager Bierdzinski presented the staff report.

**DOCUMENTS:**

Staff report with attachments (ZA Resolution No. 08-01, Letter Requesting Extension, dated January 8, 2014, Vicinity Map, Site Plan, Elevation Plans, Buellton Municipal Code Section 19.08.120)

Planning Commission Resolution No. 14-02

**SPEAKERS/DISCUSSION:**

Chair Adams opened the Public Hearing at 6:10 p.m.

Sid Goldstien, Architect, representing the Applicant, gave a brief history of the project including the 2008 approval. He stated that due to the economic slowdown, financing became an issue. He went on to state that interest from developers and financial institutions has increased at this time.

Joel Baker, Applicant, stated that the time extension would allow investors to obtain financing.

Commissioner Reif questioned the necessity of the time extension and stated that he is opposed to the request because this site should be designed in context with the Village Specific Plan area now that it is moving forward.

Chair Adams closed the Public Hearing at 6:17 p.m.

**MOTION:**

Commissioner Mercado moved and Commissioner Fussel seconded the motion to approve Resolution No. 14-02 – “A Resolution of the Planning Commission of the City of Buellton, California, Recommending that the City Council Approve a One Year Time Extension Request for Final Development Plan (07-FDP-04) until April 23, 2015, and Making Findings in Support Thereof”

**VOTE:**

Motion passed with a 4-1 roll call vote with Commissioner Reif voting no.

**CONTINUED PUBLIC HEARINGS**

Commissioner Mercado and Vice Chair Figueroa recused themselves from the Dais due to the proximity of their residences to the project.

3. **Resolution No. 14-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (13-LLA-03) on a Portion of APN 137-090-045, Located at the Northeast Corner of Highway 246 and McMurray Road, and Making Findings in Support Thereof”**

**STAFF REPORT:**

City Manager Biczdzinski presented the staff report.

**DOCUMENTS:**

Staff report with attachments (Tract Map 31052, Lot Line Adjustment Map)  
Planning Commission Resolution No. 14-01

**SPEAKERS/DISCUSSION:**

Chair Adams opened the Public Hearing at 6:25 p.m., there being no speakers the Public Hearing was closed at 6:26 p.m.

**MOTION:**

Commissioner Reif moved and Commissioner Fussel seconded the motion to approve Resolution No. 14-01 – “A Resolution of the Planning Commission of the City of Buellton, California, Approving a Lot Line Adjustment (13-LLA-03) on a Portion of APN 137-090-045, Located at the Northeast Corner of Highway 246 and McMurray Road, and Making Findings in Support Thereof”

**VOTE:**

Motion passed with a 3-0 voice vote.

**OTHER BUSINESS**

None

**WRITTEN COMMUNICATIONS**

None

**PLANNING COMMISSIONER COMMENTS**

None

**ADJOURNMENT**

Chair Adams adjourned the meeting at 6:27 p.m. to the next regular scheduled meeting of the Planning Commission to be held March 6, 2014 at the City Council Chambers, 140 West Highway 246, Buellton.

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Craig Adams, Planning Commission Chair

ATTEST:

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Clare Barcelona, Planning Commission Secretary

**An audio CD of this Planning Commission Meeting is available upon request.**

**CITY OF BUELLTON**  
Planning Commission Agenda Staff Report

Planning Director Review: mls  
Planning Commission Agenda Item No: 2

To: The Honorable Chair and Commission Members

From: Marc P. Bierdzinski, Planning Director

Date: March 20, 2014

Subject: Resolution No. 14-03 – A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (14-ZOA-01) Adding Wording to Section 19.06.240 (Temporary Uses) Relating to a Green Grocer Use as Part of an Existing Business, and Making Findings in Support Thereof'

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**BACKGROUND/DISCUSSION**

The City Council directed staff to develop wording to allow a Green Grocer Use in the Municipal Code. A Green Grocer is not a certified farmer's market nor an indoor/outdoor farmer's market as defined in the City's Municipal Code. It is a small outdoor sales area associated with an existing business that sells produce and other similar consumable goods. The existing business may also sell items that they prepare along with persons from the outside. The key difference with this use is that it must be associated with an existing business on the business property. In contrast, farmer's markets can be stand-alone uses.

Staff proposes adding wording to the Temporary Use Section (19.06.240) of the Municipal Code. The following is the proposed wording:

**19.06.240 Temporary Uses**

19.06.240.A

4. Green Grocer. A Green Grocer use may be approved subject to the following:

- a. A Green Grocer is defined as an open air market of 8 or less booths selling fruit, produce, or other consumable items.

- b. The Green Grocer must be associated with an existing business and located on the property of that business.
- c. All the development standards and conditions of Section 19.06.240.C shall apply.
- d. The time limits of Section 19.06.240.B do not apply. A Green Grocer use may be permitted up to 4 hours per week on a given site. An annual Temporary Use Permit would be issued and shall be renewed yearly.
- e. This use is only allowed in the CR, CS, and M zoning districts.

Attachment A is the entire wording of the Temporary Use section of the Municipal Code.

### **ENVIRONMENTAL REVIEW**

This project is a Class 4(e) exemption from the California Environmental Quality Act (Section 15304) because it involves the minor temporary use of land on developed areas with negligible effects on the environment.

### **RECOMMENDATION**

Staff recommends that the Planning Commission consider adoption of Resolution No. 14-03 -- "A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (14-ZOA-01) Adding Wording to Section 19.06.240 (Temporary Uses) Relating to a Green Grocer Use as Part of an Existing Business, and Making Findings in Support Thereof"

### **ATTACHMENTS**

Attachment A - Section 19.06.240 of the Municipal Code  
Resolution No. 14-03 with Exhibit A

Buellton Municipal Code							
<a href="#">Up</a>	<a href="#">Previous</a>	<a href="#">Next</a>	<a href="#">Main</a>		<a href="#">Search</a>	<a href="#">Print</a>	<a href="#">No Frames</a>
<a href="#">Title 19 ZONING</a>							
<a href="#">Chapter 19.06 SPECIFIC USE REQUIREMENTS</a>							

### 19.06.240 Temporary uses.

A. General. Except as otherwise provided in this chapter and subject to the requirements prescribed in this section, the following temporary uses may be located in the commercial and industrial zones established by Section 19.02.010 (Zone districts established):

1. Uses and improvements of a inconsequential nature including, but not limited to, Christmas tree sales, outdoor commercial displays and sales, special promotional events and non-charitable auctions. Produce stands are prohibited;
2. Storage of temporary buildings (e.g., housing moving), earth moving equipment, construction vehicles, building materials and similar non-fixable artifacts stored on a site not adjacent to a construction project or building site;
3. Uses and improvements required in emergency situations where delays incident to normal permit processing pursuant to this title would defeat or seriously impair the purposes of an applicant or endanger the public health, safety or welfare.

B. Permitting. Temporary uses listed in subsection A of this section lasting for a duration of not greater than five weeks in any consecutive twelve (12) month period may be approved by the director through a zoning clearance. Where a temporary use occurs or operates for less than seven days within a calendar week, the full calendar week shall be counted against the five week maximum. As used herein, the phrase "calendar week" means Monday through the following Sunday.

C. Conditions. All temporary uses and improvements are subject the following requirements:

1. Traffic access, parking and on-site circulation shall be provided in sufficient amount and location to accommodate the temporary event;
2. Provisions for fire protection, water supply, sanitation, and related services shall be furnished as necessary and appropriate to service the event;
3. Fencing, walls or other forms of screening shall be furnished as necessary or appropriate to protect adjacent property not otherwise located in a commercial or industrial zone;
4. All activities involving the sale of goods or services shall be subject to the city's business license requirements including, but not limited, reporting the city of Buellton as the point of sale for all on-site transactions;
5. The object of use or improvement, as well as the site of the temporary event, shall be maintained in a continuous state of good condition and repair for the duration of the event;
6. The site of the temporary event shall be restored to its original vegetative and topographic state immediately upon completion of the event;
7. Food service uses shall comply with all county of Santa Barbara health department requirements.
8. A temporary use consisting of outdoor commercial sales and display shall be limited to five weeks per legal property in any consecutive twelve (12) month period and must occur on a developed site. The use of vacant, unimproved sites shall be prohibited. The zoning clearance shall be filed no earlier than thirty (30) days before the sale. This subsection does not apply to Christmas tree sales.

D. Interpretation. Temporary uses, structures or development not expressly authorized in this section or allowed elsewhere within this chapter may be permitted subject to a determination by the planning commission as to the terms, conditions and permit process by which such use or improvements may be approved.

E. Exemptions. Exemptions to the provisions of this section are as follows:

1. Temporary uses authorized elsewhere under this chapter;
2. Charitable, nonprofit organizations, as determined by the director in accordance with state and federal law, engaged in fund raising activities of six or fewer times per year when such activity is conducted on private property with the consent of the property owner;
3. Temporary produce stands may be allowed with a minor use permit provided that an application for a conditional use permit or development plan has been submitted for an indoor/outdoor farmers market and the temporary produce stand is located on the property that is the subject of the conditional use permit or development plan. (Ord. 07-06 § 3, 2007; Ord. 06-12 § 17, 2006; Ord. 00-08 § 1, 2001)

## Planning Commission Resolution No. 14-03

**A Resolution of the Planning Commission of the City of Buellton, California, Considering Recommendations to the City Council on Revisions to Title 19 (Zoning) of the Buellton Municipal Code (14-ZOA-01) Adding Wording to Section 19.06.240 (Temporary Uses) Relating to a Green Grocer Use as Part of an Existing Business, and Making Findings in Support Thereof**

**SECTION 1:** A Green Grocer use does not fall into the category of either a certified farmer's market or an indoor/outdoor farmer's market as defined in the Buellton Municipal Code. The City Council directed staff to prepare a Municipal Code Amendment to add this use. Attached Exhibit A is the proposed wording of the amendment.

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

- A. Record.** Prior to rendering a decision on any aspect of the proposed zoning ordinance amendments, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on March 20, 2014 ("Public Hearing").
  2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
  3. The following informational documents which, by this reference, are incorporated herein.
    - a. That staff report submitted by the Planning Department dated March 20, 2014 (the "Staff Report").
- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:
1. A notice was published in a newspaper on March 6, 2014 (the "Public Notice"), a minimum of ten (10) days in advance of the March 20, 2014, Public Hearing.
  2. The Public Notice and Agenda for the Public Hearing was posted in three conspicuous public places on March 6, 2014, a minimum of 10 days before the March 20, 2014, Public Hearing.

- C. **Environmental Clearance.** This project is a Class 4(e) exemption from the California Environmental Quality Act (Section 15304) because it involves the minor temporary use of land on developed areas with negligible effects on the environment.
- D. **Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public hearing, the Planning Commission does hereby declare as follows:

- 1. **Zoning Ordinance Amendments.**

- a. **Findings:**

- i. The Amendment is in the interests of the general community welfare as it promotes economic development by adding additional uses to the Municipal Code.
- ii. The Amendment is consistent with the General Plan, the requirements of state planning and zoning laws, and Title 19 of the Zoning Ordinance.
- iii. The Amendment is consistent with good zoning and planning practices.

**SECTION 3.** The Planning Commission hereby recommends that the City Council adopt an ordinance to amend Title 19 of the Buellton Municipal Code in accordance with the changes noted on Exhibit A to this resolution.

**SECTION 4.** The Planning Commission Secretary shall certify as to the adoption of this Resolution and shall cause the same to be transmitted to the City Clerk for consideration by the City Council.

**PASSED, APPROVED, AND ADOPTED** this 20th day of March 2014.

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Craig Adams, Chairman

Exhibit A – Draft Ordinance Wording

**ATTEST:**

\_\_\_\_\_  
Clare Barcelona, Planning Commission Secretary

STATE OF CALIFORNIA            )  
COUNTY OF SANTA BARBARA ) SS  
CITY OF BUELLTON                )

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 14-03 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 20<sup>th</sup> day of March 2014, by the following vote, to wit:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand this 20<sup>th</sup> day of March 2014.

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Clare Barcelona  
Planning Commission Secretary

## EXHIBIT A

### 19.06.240 Temporary Uses

#### 19.06.240.A

4. Green Grocer. A Green Grocer use may be approved subject to the following:

- a. A Green Grocer is defined as an open air market of 8 or less booths selling fruit, produce, or other consumable items.
- b. The Green Grocer must be associated with an existing business and located on the property of that business.
- c. All the development standards and conditions of Section 19.06.240.C shall apply.
- d. The time limits of Section 19.06.240.B do not apply. A Green Grocer use may be permitted up to 4 hours per week on a given site. An annual Temporary Use Permit would be issued and shall be renewed yearly.
- e. This use is only allowed in the CR, CS, and M zoning districts.

**CITY OF BUELLTON**  
Planning Commission Agenda Staff Report

Planning Director Review: MB  
Planning Commission Agenda Item No.: 3

To: The Honorable Chair and Commission Members  
From: Angela Perez, Assistant Planner  
Date: March 20, 2014  
Subject: Resolution No. 14-04 - "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Negative Declaration (13-ND-02) and a Time Extension (13-TE-03) Request for Final Development Plan (95-FDP-06), and Making Findings in Support Thereof"

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**BACKGROUND**

Prior to City incorporation, the County of Santa Barbara approved a Conditional Use Permit (84-CP-65) for the expansion of the Flying Flags Recreational Vehicle (RV) Resort, which is located at 180 Avenue of Flags (see Attachment 1 - Vicinity Map). The property is planned and zoned for General Commercial (CR). The approval included camp sites, additions to existing facilities, new facilities (clubhouse, showers, pool, recreational area and lighted tennis courts), and space for RV storage (see Attachment 2 - County Conditions of Approval). The expansion was not completed. An approved conditional use permit does not expire without due process (i.e., a noticed public hearing). The Buellton City Council approved a Time Extension for the Conditional Use Permit in 1993. In 1996 the Buellton Planning Commission approved a Final Development Plan (95-FDP-06) for the expansion of the Flying Flags RV Resort (see Attachment 3 - Planning Commission Resolution No. 96-01). The approved expansion was the same as the approved project in the Conditional Use Permit and supersedes the County CUP.

**DISCUSSION**

The Applicant has now applied for a Time Extension (13-TE-03) for the Final Development Plan (95-FDP-06). Staff recommended that a Time Extension be processed so that an updated environmental document and conditions of approval could be prepared for this project to reflect current conditions and requirements.

The Flying Flags RV Resort currently contains camp sites, a clubhouse, pool, convenience store, snack bar, laundry facilities, RV storage and other amenities. The Flying Flags RV Resort is located on two parcels, APN 137-200-085 and 137-200-086. APN 137-200-086 is currently built out. APN 137-200-085 has some camp sites, a

restroom building, play equipment, three roads and RV storage on the property. This is the property where the expansion is proposed. The expansion includes a second swimming pool with a pavilion, 46 RV camp sites (combination of full hookup, partial hookup, and no hookup RV/tent spaces), 40 parking spaces, two restroom buildings, paved roads, expanded restaurant and a sports/recreation field (see Attachments 4-16, Project Plans). The current project is basically the same as the previously approved projects, except the current project does not include lighted tennis courts.

The proposal conforms to all the City's general commercial zoning standards as summarized in the following table (reference Buellton Municipal Code sections 19.02.220, 19.04.120, and 19.04.142). The project is also in conformance with the applicable policies of the Buellton General Plan.

Development Feature	City Requirement	Proposed	Project Consistency
Minimum Lot Area	None Required	14.05 acres	Consistent
Front Setback	None	216 feet	Consistent
Side Setback	None	74 feet and 220 feet	Consistent
Rear Setback	10 feet	195 feet	Consistent
Landscaping	5%	Approximately 8%	Consistent
Site Coverage	None Required	.01%	Consistent
Height Limit	35 feet	24 feet	Consistent
Parking	1 per camp site and 1 per 5 employees Total = 111 spaces	48 visitor parking spaces and 108 camp site spaces Total = 156	Consistent

*Source: City of Buellton Municipal Code, Title 19, Zoning.*

The architectural style of the buildings is Agrarian. The buildings have corrugated tin roofing, stone accents, board and batt barn siding, accent columns and wood louvers.

The Planning Commission may, upon good cause shown, grant a time extension (See Attachment 18 - Buellton Municipal Code (BMC) Section 19.08.120.II).

## **ENVIRONMENTAL REVIEW**

An Initial Study/Negative Declaration (ND) was prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code section 21000 et seq., the State CEQA Guidelines, 14 C.C.R. section 15000 et seq., and the Environmental Procedures of the City of Buellton (see Attachment 17 - Negative Declaration). The Initial Study/Negative Declaration and all related environmental background documents forming the basis for this Negative Declaration are located in, and in the custody of, the Buellton Planning Department. It was determined that there will be no significant environmental impacts with this project. The public comment period is from February 27, 2014 through March 19, 2014. No comments had been received at the time this report was prepared.

**RECOMMENDATION**

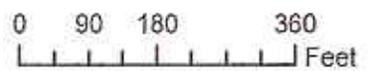
That the Planning Commission consider the adoption of Resolution No. 14-04, "A Resolution of the Planning Commission of the City of Buellton, California, Approving a Negative Declaration (13-ND-02) and a Time Extension (13-TE-03) Request for Final Development Plan (95-FDP-06), and Making Findings in Support Thereof" by title only and waive further reading.

**ATTACHMENTS**

- Attachment 1 – Vicinity Map
- Attachment 2 – County Conditions of Approval
- Attachment 3 – Planning Commission Resolution No. 96-01
- Attachment 4 – Title Sheet
- Attachment 5 – Site Grading Plan
- Attachment 6 – Sewer Plan
- Attachment 7 – Water Plan
- Attachment 8 – Road Plan
- Attachment 9 – Details
- Attachment 10 – Erosion Control Plan
- Attachment 11 – Electrical Plans
- Attachment 12 – Pool Pavilion Plans
- Attachment 13 – Pool Bathroom Plans
- Attachment 14 – Pool Lounge Plans
- Attachment 15 – Tent Bathroom Plans
- Attachment 16 – Café Tenant Improvement Plan
- Attachment 17 – Negative Declaration
- Attachment 18 – Buellton Municipal Code Section 19.08.120.II  
Planning Commission Resolution No. 14-04



# Attachment 1 - Vicinity Map





# Attachment 2

P/C Hearing: February 8, 1990

SANTA BARBARA COUNTY CONDITIONAL USE PERMIT  
ARTICLE III, CHAPTER 35

CASE NO. 84-CP-65 (MD)

I. A Conditional Use Permit is hereby granted:

TO: Flying Flags, Ltd.

APN: 137-200-071

PROJECT ADDRESS: 180 Avenue of the Flags, Buellton, CA 93427

ZONE: C-2

AREA/SUPERVISORIAL

DISTRICT: Fourth Supervisorial District

FOR: Recreational Vehicle Park

II. This permit is subject to compliance with the following conditions:

1. Within 30 days of the approval of 84-CP-65 (MD) and prior to recordation of TPM 14,012, the applicant shall submit a landscape planting plan, together with an irrigation plan. The irrigation plan shall indicate the most appropriate irrigation system which should be primarily a drip system. All irrigation should be automatically controlled, with the potential for utilizing moisture sensors. Mulch shall be incorporated extensively in all landscaped areas. The plan shall be reviewed and approved by the Resource Management Department (RMD).
2. Within 30 days of the final approval of 84-CP-65 (MD) and prior to recordation of TPM 14,012, a performance security shall be filed with the RMD, to guarantee:
  - a. Installation of landscaping, walls and fences in accordance with the approved landscape plan.
  - b. Landscaping will be maintained for a period of two (2) years and shall be installed within 120 days of the approval of 84-CP-65 (MD) and prior to recordation of TPM 14,012.
  - c. Installation of 15-gallon nondeciduous, drought-tolerant screening trees along the west side of the eastern boundary fence alignment (adjacent to the RV storage area).

The conditions shall be implemented or RMD shall verify that there is sufficient bonding for the project.

## Attachment 2

3. Performance securities for installation of landscaping, walls and fences will be released by RMD after its inspection and approval of such installations. That portion of the performance security for maintenance of the landscaping will be released after a two (2) year period providing the landscaping has been adequately maintained.
4. Prior to recordation of TPM 14,012, all buildings necessary to meet the state building standards for a separate and safe recreational vehicle (RV) park approved by 84-CP-65, shall be constructed on Parcel B, or, the RV park shall be abandoned by notifying RMD in writing of the intent to abandon and, within sixty days after notification for abandonment is filed, the site shall be restored to the natural contour of the land and all facilities shall be removed to the satisfaction of RMD. This shall include a rest room with a minimum of one toilet, shower and lavatory for each sex. A temporary facility, meeting all these standards, is permissible with skirting and with proper access. The location of this temporary facility shall be shown on the Exhibit A as attached. A permanent rest room facility shall be constructed as part of Phase II.
5. The improvements for Phase II as described in Section VI(A) shall commence no earlier than the completion of Phase I and shall be completed no later than 09/92. All water mains, sewer, on-site roads, service connections and seeding for grass for the 40 RV spaces will occur in Phase II.
6. The improvements for Phase III as described in Section VI(A) shall commence no earlier than the completion of Phase II and shall be completed no later than September, 1994. All water mains, sewer, on-site roads, service connections and seeding for grass for the remaining RV spaces will occur in Phase III.
7. Environmental Health Services letter dated 12/14/89.
8. The size, shape, arrangement, and location of buildings, walkways, parking areas and landscaped areas shall be developed in substantial conformity with the approved development plan marked Planning Commission Exhibit A, dated 02/08/90. Substantial conformity shall be determined by the Resource Management Department Director. In the event of a disagreement, such determination shall be made by the Planning Commission.
9. The design of the garbage pickup areas shall be architecturally compatible with the overall architecture of the project.
10. All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential.
11. Lighting shall be designed so as not to interfere with vehicular traffic on any portion of streets.

## Attachment 2

12. All signs shall comply with Santa Barbara County Code Chapter 35 (Sign Regulations).
13. All parking area locations, design, and size and the number of parking spaces shall be in accordance with all applicable provisions of Ordinance Parking Standards, unless the project has been granted a modification because it is in a zone district requiring a development plan.
14. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging or rebuilding of any building, structure or improvement the applicant shall obtain a LUP from the Resource Management Department (RMD). The LUP is required by ordinance and is necessary to ensure implementation of the conditions required by the Planning Commission. Prior to LUP issuance by RMD, the applicant must obtain written clearance from all departments having conditions; such clearance shall indicate that the applicant has satisfied all preconstruction conditions. A form for such clearance is available in the Resource Management Department.
15. No permits for development, including grading, shall be issued except in conformance with an approved final development plan.
16. All final plans of buildings and structures shall be subject to approval by the Board of Architectural Review prior to LUP issuance.
17. All parking areas shall be landscaped and screened in accordance with all applicable provisions under ordinance parking standards, unless replaced with specific landscape and screening conditions.
18. Prior to LUP issuance, the applicant shall file with RMD a tree protection plan indicating the trunk location and tree canopy line of all mature native trees. A qualified botanist, horticulturist or approved tree specialist shall develop a site-specific program providing protection during grading, construction and recuperation periods.
19. The Division of Environmental Review requires that the trees to be saved on-site be fenced at a distance of 10 feet from the dripline.
20. If human remains or associated burial artifacts are discovered during construction, construction shall be halted until a Division of Environmental Review approved archaeologist and native American consultant can make a determination of the find's significance and appropriate disposition.
21. Since construction equipment can generate 90 dBA at 50 feet and residences are nearby, all construction activities, including the warming of construction vehicle engines, shall be limited to weekdays only between the hours of 7 a.m. to 5 p.m.

## Attachment 2

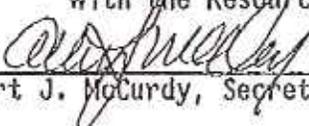
22. Prior to recordation of TPM 14,012, the applicant shall pay a nonrefundable compliance fee of such amount as may be authorized under ordinance and fee schedules in effect at the time the fees are paid. The permit compliance fees required shall be determined by the Zoning Enforcement staff. The purpose of the fees shall be to ensure that the project development is completed in compliance with all project conditions, including those contained in the applicable ordinances, and is in accord with the approved site plan. The project applicant shall work with the Zoning Enforcement staff in scheduling the required monitoring dates.
23. Developer shall defend, indemnify and hold harmless the county or its agents, officers and employees from any claim, action or proceeding against the county or its agents, officers or employees, to attack, set aside, void or annul, in whole or in part, the county's approval of the development plan. In the event that the county fails promptly to notify the subdivider of any such claim, action or proceeding, or that the county fails to cooperate fully in the defense of said claim, this condition shall thereafter be of no further force or effect.
24. Prior to grading and construction of each phase of the development, the applicant and/or developer shall conduct an on-site construction coordination meeting at the building site for the purpose of coordinating the implementation of each project condition relating to project construction. These meetings shall include representatives of the applicant, construction contractors and county staff from the Departments of Resource Management, Public Works Building Division, and other departments identified by RMD as appropriate.
25. In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the project sponsors in an action filed in a court of law or threatened to be filed therein, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action. If any condition is invalidated by a court of law, the entire project shall be reviewed by the Planning Commission, and no approval shall be issued unless substitute feasible mitigation measures are imposed.

All final RMD conditions of approval of this project shall be printed on the building plans. These shall be in the form of a photocopy of the final action letter of the decision maker (preferably printed as a separate numbered sheet) submitted to Resource Management Department and the Building and Safety Division of Public Works Department for all applications on the subject property.

- III. This permit is issued pursuant to the provisions of Section 35-315 of Article III of the Code of Santa Barbara County and is subject to the foregoing conditions and limitations; and this permit is further governed by the following provisions:

# Attachment 2

- a. If any of the conditions of the conditional use permit are not complied with, the Planning Commission, after written notice to the permittee and a noticed public hearing, may, in addition to revoking the permit, amend, alter, delete or add conditions to this permit at a subsequent public hearing noticed for such action.
- b. A conditional use permit shall become null and void and automatically revoked if the use permitted by the conditional use permit is discontinued for more than one year.
- c. All time limits imposed may be extended by the Planning Commission one time for good cause shown, provided a written request, including a statement of reasons for the time limit extension request, is filed with the Resource Management Department prior to the expiration date.

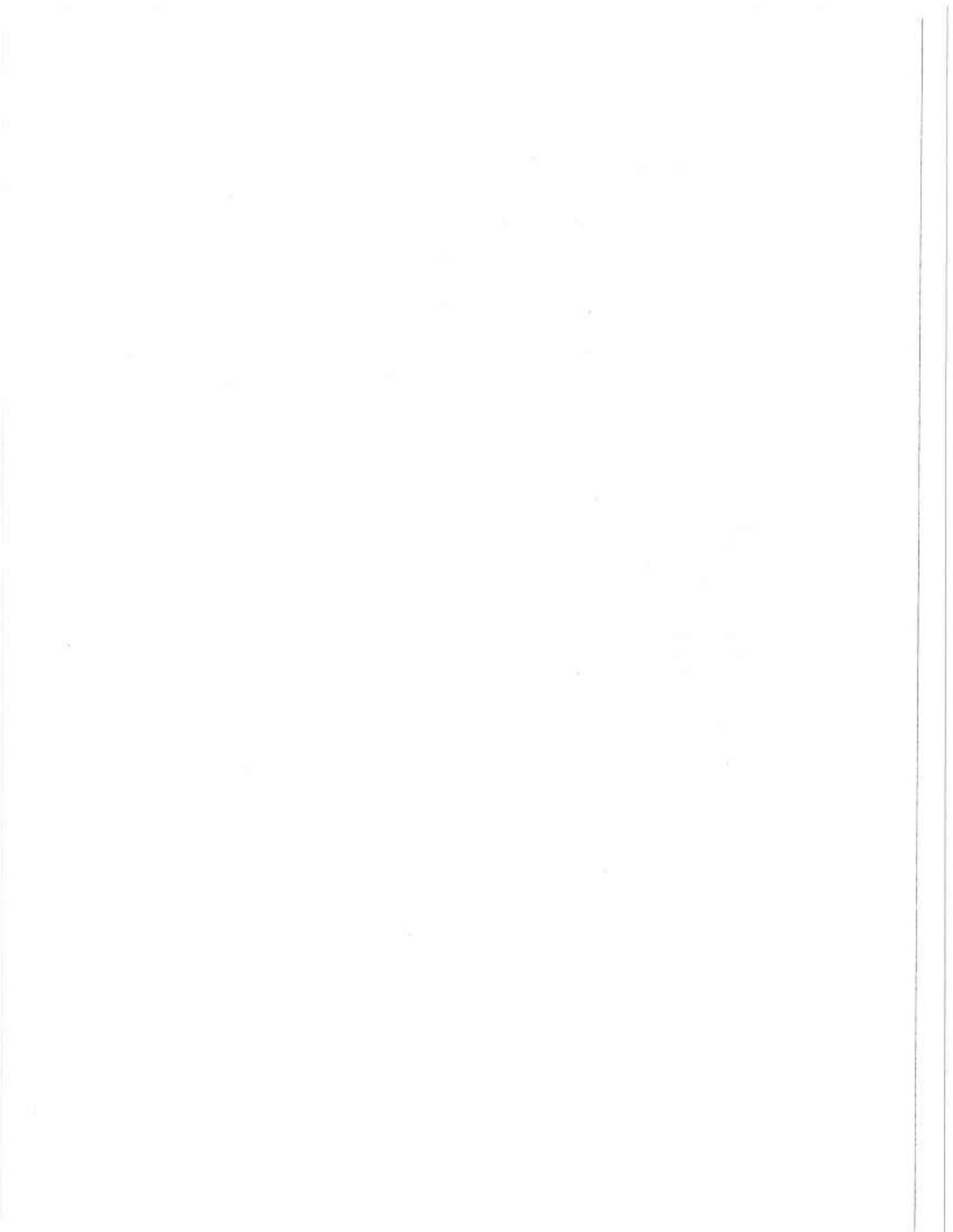
  
Albert J. McCurdy, Secretary

DATE Approved Feb 8, 1990

xc: Minute Book (original copy)  
Case File: 84-CP-65(MD)  
Permanent File  
Fire Department  
Flood Control  
Park Department  
Public Works  
Environmental Health Services  
Environmental Review Division  
APCD  
Zoning Enforcement  
Deputy County Counsel  
County Surveyor  
Owner: Ray Thomas, Flying Flags, Ltd., P.O. Box 2100, Santa Barbara,  
CA 93120  
Planner: B. Christensen

Attachment: - Conditional Use Permit  
- Exhibit A

AJM:WT:d1 #3



# Attachment 3

## PLANNING COMMISSION RESOLUTION 96-01

A RESOLUTION OF THE PLANNING COMMISSION  
OF THE CITY OF BUELLTON  
APPROVING FINAL DEVELOPMENT PLAN 95-DPF-06 FOR  
THE PHASED EXPANSION OF A RECREATIONAL VEHICLE PARK LOCATED  
AT 180 AVENUE OF FLAGS (FLYING FLAGS TRAVEL PARK)

I. THE PLANNING COMMISSION OF THE CITY OF BUELLTON DOES HEREBY  
FIND AND DETERMINE AS FOLLOWS:

WHEREAS, The City of Buellton has received an application from Ray Thomas, Flying  
Flags, Ltd., for Final Development Plan 95-DPF-06 to allow the phased expansion of a  
recreational vehicle park at 180 Avenue of Flags.

WHEREAS, The Planning Commission of the City of Buellton held a public hearing on  
January 4th, 1996 to consider the request.

WHEREAS, A Draft Negative Declaration was prepared for the original project approval  
in 1986 pursuant to the California Environmental Quality Act (CEQA) and circulated for public  
review.

WHEREAS, The Draft Negative Declaration was recirculated for additional public review  
to allow the public an opportunity to review and comment on the adequacy of the environmental  
document.

WHEREAS, the environmental circumstances surrounding the project have not changed  
substantially and adverse impacts are mitigated to the maximum extent feasible by Draft Negative  
Declaration 85-ND-69. No additional environmental review is required pursuant to Section 15162  
of the State CEQA Guidelines.

WHEREAS, Based on the staff analysis, oral and written testimony, and the Negative  
Declaration, the Planning Commission finds, after due study, deliberation, and public hearing, the  
following circumstances exist:

1. The site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
2. Potential adverse impacts are mitigated to the maximum extent feasible.
3. The streets and highways are adequate and properly designed.
4. There are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.

# Attachment 3

Planning Commission  
Resolution 96-01

5. The project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.
6. The project is in conformance with the applicable provisions of the Zoning Ordinance and the General Plan.
7. The project will not conflict with any easements required for public access through, or public use of a portion of the property.

II. NOW, THEREFORE, BE IT RESOLVED THE PLANNING COMMISSION OF THE CITY OF BURLINGTON DOES HEREBY RESOLVE AS FOLLOWS:

- A. Based on the findings listed in Exhibit "A", Negative Declaration 85-ND-69 is hereby adopted, along with the mitigation measures and monitoring program.
- B. Based on the findings listed in Exhibit "B" the Planning Commission hereby approves Final Development Plan 95-DPP-06, subject to the conditions of approval set forth in Attachment 1.

On motion of Commissioner Robinson, second by Commissioner Ward this Resolution was adopted this 4th day of January, 1996 by the following roll call vote:

AYES: Commissioners Cahill, Hendrick, Robbins, Robinson, Ward, Chairman Mendenhall

NOES: None

ABSENT: Commissioner Ward

ABSTAIN: None

  
\_\_\_\_\_  
Mark Mendenhall  
Chairman of the Planning Commission

ATTEST:

  
\_\_\_\_\_  
Therese Brown, Secretary to the Planning Commission

# Attachment 3

Planning Commission  
Resolution 96-01

## Exhibit "A"

### Findings for Adoption of Negative Declaration 85-ND-69

1. A Negative Declaration (85-ND-69) on environmental impact was prepared and circulated for 20 days in accordance with the California Environmental Quality Act (CEQA) and related Guidelines.
2. The Draft Negative Declaration was recirculated for an additional 20 days to allow the public the opportunity to comment on the adequacy of the Negative Declaration.
3. The Negative Declaration was prepared in compliance with CEQA and associated Guidelines.
4. Adverse impacts are mitigated to the maximum extent feasible by the mitigation measures described in Negative Declaration 85-ND-69, and no additional environmental review is required pursuant to Section 15162 of the State CEQA Guidelines.
5. The design of the project was considered by the Planning Commission who concluded that the project will not result in any significant adverse impacts on the environment.
6. Negative Declaration 85-ND-69 represents the independent judgment of the Commission, and the Commission has independently reviewed and analyzed the information contained in the Negative Declaration.
7. The project will have no adverse impacts on resources governed by the State Department of Fish and Game, (de minimus finding)
8. The Planning Commission hereby adopts Negative Declaration 85-ND-69, associated mitigation measures and monitoring program.
9. The Commission hereby directs that a Notice of Determination be filed with the County Clerk.

# Attachment 3

Planning Commission  
Resolution 96-01

## Exhibit "B"

### Findings for Approval of Final Development Plan 95-DPF-06

1. The site for the project is adequate in size, shape, location and physical characteristics to accommodate the type of use and intensity of development.
2. Adverse impacts are mitigated to the maximum extent feasible by the previous Negative Declaration (85-ND-69), and no additional environmental review is required pursuant to Section 15162 of the State CEQA Guidelines. The mitigation measures identified in the Negative Declaration are reaffirmed.
4. The project will not be detrimental to the health, safety and welfare of the surrounding neighborhood and will not be incompatible with the surrounding area.
5. The project is consistent with the Comprehensive Plan.

# Attachment 3

Planning Commission  
Resolution 96-01

## Attachment 1

### Conditions of Approval 95-FDP-06

1. Approval of the final development plan shall expire five (5) years after approval by the Planning Director, unless prior to the expiration date substantial physical construction has been completed on the development or the applicant has applied for a time extension. The Director may, upon good cause shown, grant a time extension for one year.
2. The size, shape, arrangement and location of walkways, parking areas, buildings, and landscaped areas shall be developed in substantial conformity with the approved development plan. Substantial conformity shall be determined by the Planning Director. In the event of a disagreement between the applicant and Director, such determination shall be made by the Planning Commission.
3. All parking area locations, design and size and the number of parking spaces shall be in accordance with all applicable provisions of Ordinance Parking Standards.
4. Prior to recordation of Tentative Parcel Map 14,012, a rest room with a minimum of one toilet, shower and lavatory for each sex shall be installed. A temporary facility meeting these standards is allowed subject to review and approval by the Planning Director. In either case, a permanent rest room facility meeting these standards shall be installed with Phase II.
5. The improvements for Phases II and III shall be completed no later than January 30, 2001. All water mains, sewer, on-site roads, service connections and seeding for grass for the remaining RV spaces shall be installed.
6. The project shall be subject to the conditions described in a letter dated 12/14/89 from the County Environmental Health Services Department.
7. The design of the garbage pickup areas shall be architecturally compatible with the overall architecture of the project.
8. All exterior lighting shall be hooded and no unobstructed beam of exterior lighting shall be directed toward any area zoned or developed residential.
9. Lighting shall be designed so as not to interfere with vehicular traffic on any portion of streets.
10. All signs shall comply with Santa Barbara County Code Chapter 35 (Sign regulations).
11. Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging or rebuilding of any building, structure or improvement the applicant shall obtain zoning clearance from the City Planning Department.

# Attachment 3

Planning Commission  
Resolution 96-01

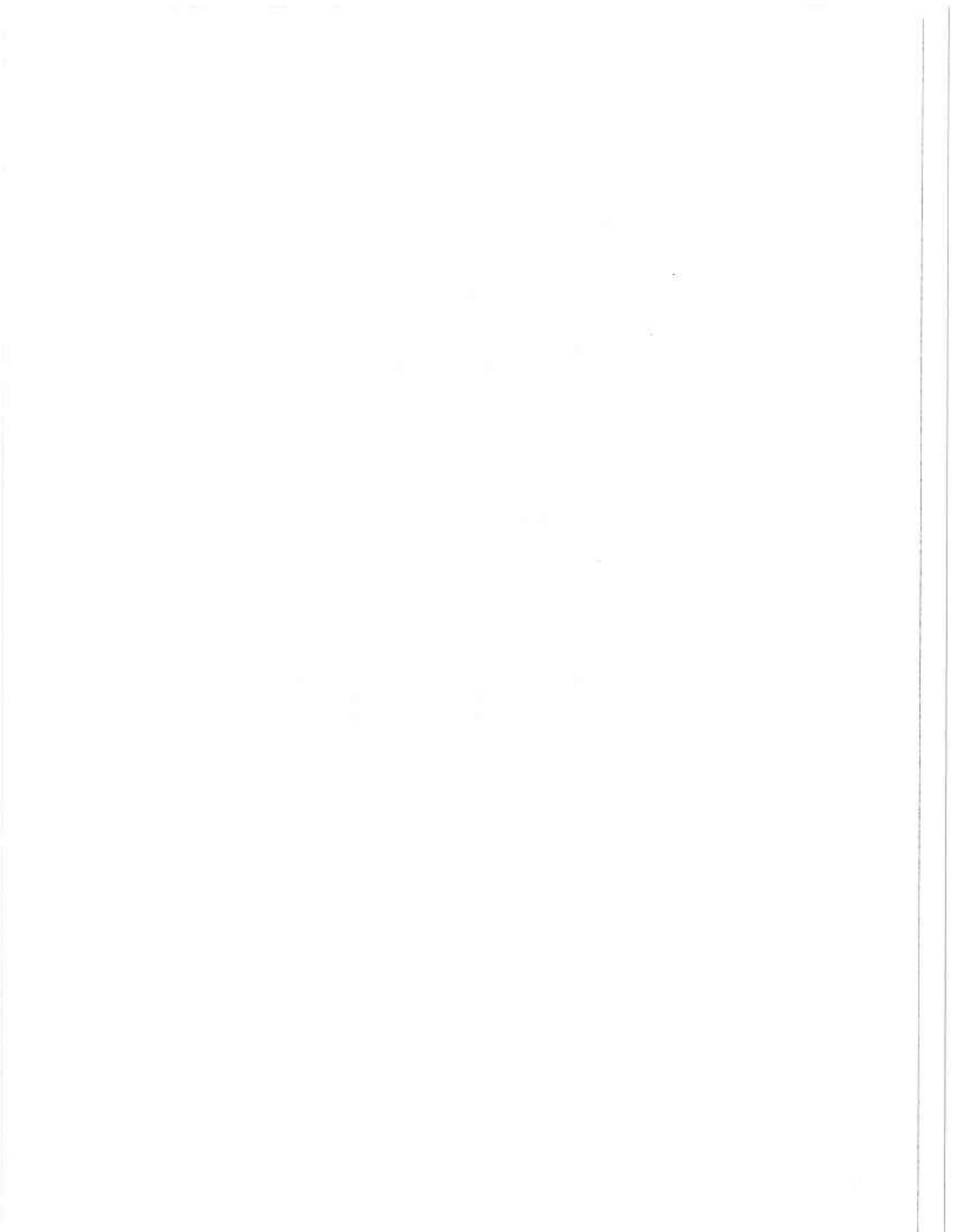
12. No permits for development, including grading, shall be issued except in conformance with an approved final development plan.
13. All parking areas shall be landscaped and screened in accordance with all applicable provisions of the Buellton Zoning Ordinance, unless replaced with specific landscape and screening conditions.
14. Prior to zoning clearance, the applicant shall file with the City a tree protection plan indicating the trunk location and tree canopy line of all mature native trees. A qualified botanist, horticulturalist or approved tree specialist shall develop a site specific program providing protection during grading, construction and recuperation periods.
15. All trees to be saved on-site shall be fenced at a distance of 10 feet from the dripline.
16. Since construction equipment can generate 90 dBA of sound at 50 feet and residences are nearby, all construction activities, including the warming of construction vehicle engines, shall be limited to weekdays only between the hours of 7 A.M. to 5 P.M.
17. The recreational vehicle development shall be approved by the State Department of Housing and Community Development, Division of Building and Housing Standards prior to zoning clearance.
18. Occupancy of each RV space shall not exceed a 60-day stay unless the local school district and the applicant have entered into a binding agreement, satisfactory to both parties, to mitigate potential impacts on school capacity. This condition shall have been satisfied upon presentation of such agreement to the City prior to zoning clearance. In the event such agreement is made, in lieu of the 60-day stay limit, a 6-month stay limit shall then become effective. Regardless of such agreement with the local school district, at least 50 (50%) percent of the recreational vehicle spaces shall be limited to transient use in which occupancy shall not exceed 60 days in any calendar year.
19. Owner shall submit semi-annual reports on park occupancy for review by the City Planning Department in a form approved by the City as long as the 60-day stay limit is in effect. Upon implementation of a 6-month stay limit, a report of occupancy for those spaces shall be made annually. All such reports shall include analysis of length of stay on the premises, the reports shall be reviewed by the Planning Director to determine if the facilities continue to retain characteristics of an RV park. If the Director determines that the park no longer retains the characteristics of an RV park, he/she shall refer the matter to the City Planning Commission who may impose additional conditions to assure those characteristics.
20. Prior to building permit issuance, the project shall pay all applicable fees due the City.
21. Dust control methods shall be utilized on demolition or any other dust-producing activities in compliance with Air Pollution Control District (APCD) standards.

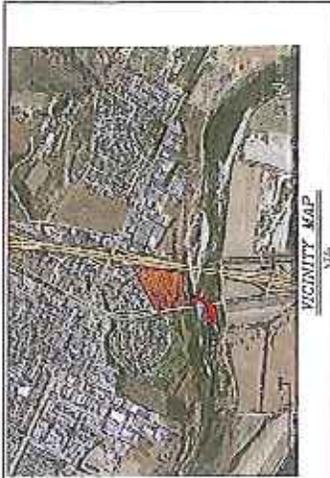
# Attachment 3

Planning Commission  
Resolution 96-01

22. All final conditions of approval of this project shall be printed on the building plan. These shall be in the form of a photocopy of the final action letter of the decision maker (preferably printed as a separate numbered sheet).
23. Measures to control erosion during construction shall be incorporated into the grading plans, and shall be subject to review and approval by the City Engineer.
24. Faithful performance and labor and material bonds (each to be 100% of the City Engineer's Estimate) shall be posted with the City to cover all public improvements and onsite grading, prior to the issuance of building permit.
25. The applicant shall obtain the necessary engineering permits for grading, street construction and excavation, as needed.
26. Prior to issuance of building permits, the applicant shall submit a soils report, prepared by a registered geologist or qualified civil engineer, concerning soil conditions for grading, footing and foundation construction.
27. All public improvements shall be constructed in conformance with Santa Barbara County, and City of Buellton standards,
28. The applicant shall comply with all standard Fire Department conditions.
29. The following note shall be placed on the construction plans:

*If unanticipated archaeological remains are encountered during construction, activity shall be temporarily suspended until a qualified archaeologist can assess the significance of the resource. If necessary, the archaeologist shall recommend mitigation measures to protect the resources. The developer shall implement the mitigation measures, subject to review and approval of the City Planning Department.*





**GENERAL INFORMATION**

PROJECT NO. 180-AV-144  
 SHEET NO. CE-01  
 FILE NO. 180-AV-100

**CONTACT INFORMATION**

PROJECT OWNER: FLYING FLAGS R.V. RESORT  
 180 AVENUE OF FLAGS  
 BUELLTON, CA 93427  
 TEL: 805.438.1111  
 FAX: 805.438.1112

DESIGNER: SID GOLDSTIEIN & ASSOCIATES  
 2150 S. GARDEN AVENUE  
 SUITE 200  
 CARLSBAD, CA 92008  
 TEL: 760.439.1111  
 FAX: 760.439.1112

DATE: 24 JAN 2014

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DATE: 24 JAN 2014



**GENERAL CONSTRUCTION NOTES**

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CALIFORNIA AND FEDERAL SPECIFICATIONS FOR CONSTRUCTION OF HIGHWAYS AND BRIDGES, LATEST EDITIONS.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AND STATE AGENCIES.

3. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AND PUBLIC ROADS AT ALL TIMES.

4. THE CONTRACTOR SHALL PROTECT ALL EXISTING UTILITIES AND STRUCTURES.

5. THE CONTRACTOR SHALL MAINTAIN ADEQUATE DRAINAGE AND EROSION CONTROL MEASURES.

6. THE CONTRACTOR SHALL MAINTAIN ADEQUATE SAFETY MEASURES DURING CONSTRUCTION.

7. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORD DRAWINGS AND AS-BUILT DRAWINGS.

8. THE CONTRACTOR SHALL MAINTAIN ADEQUATE COMMUNICATIONS WITH THE OWNER AND ARCHITECT.

9. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL CONSTRUCTION ACTIVITIES.

10. THE CONTRACTOR SHALL MAINTAIN ADEQUATE RECORDS OF ALL MATERIALS AND LABOR USED.

**GENERAL CONSTRUCTION NOTES**

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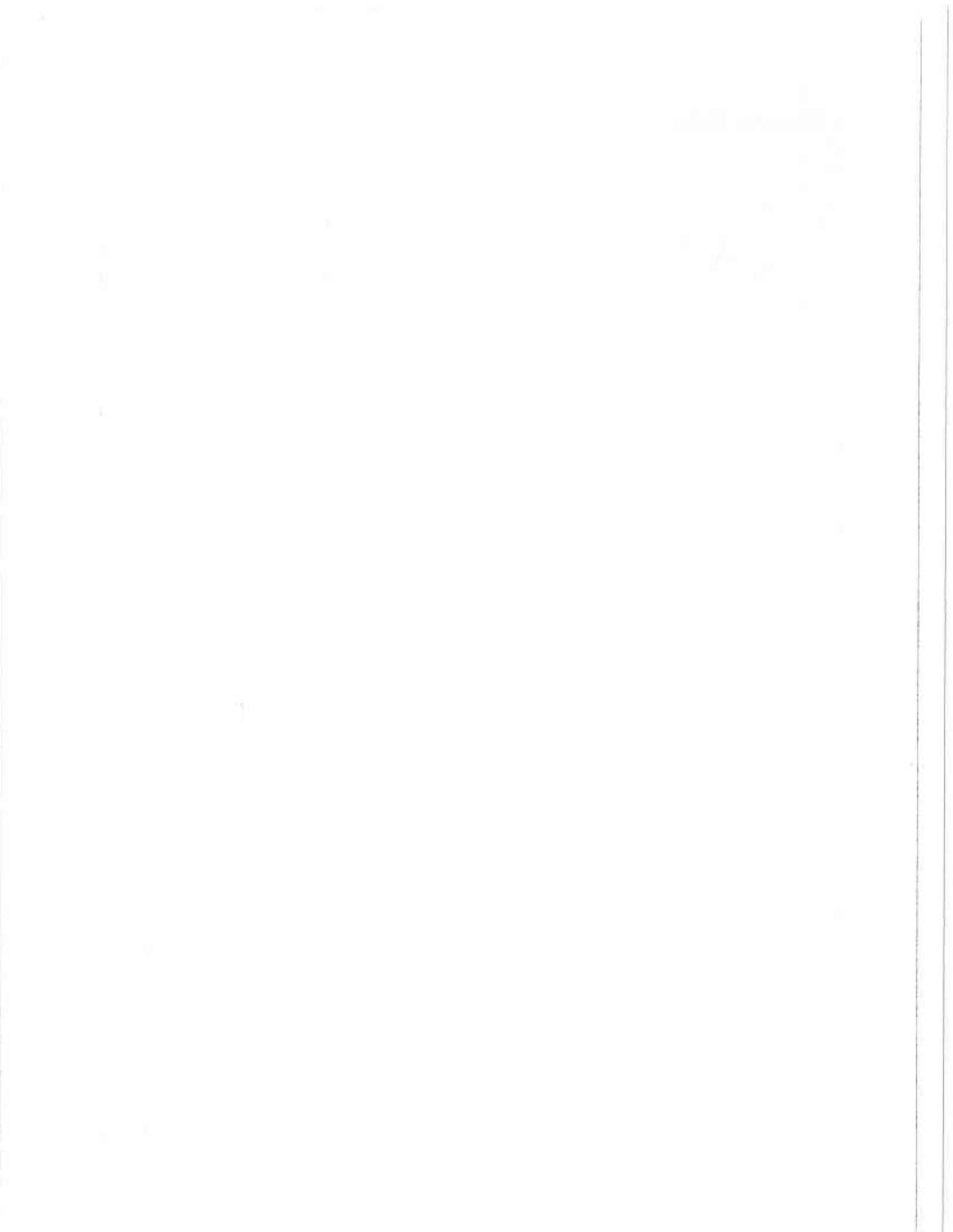
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1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BUELLTON SPECIFICATIONS FOR SEWERAGE AND SANITATION (LATEST EDITION) AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION (LATEST EDITION).
2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BUELLTON SPECIFICATIONS FOR SEWERAGE AND SANITATION (LATEST EDITION) AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR SEWERAGE AND SANITATION (LATEST EDITION).
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FOR PLAN CHECK ONLY

SECRET NO.  
CE-03  
FILE NO.  
13-10-100

CITY OF BUELLTON, CALIFORNIA  
APPROVED  
CITY ENGINEER

SCALE: 1" = 40'

DATE: 24 JAN 2014  
DISSEMINATED TO: C.E., O.A.S., (optional p. 505-14)

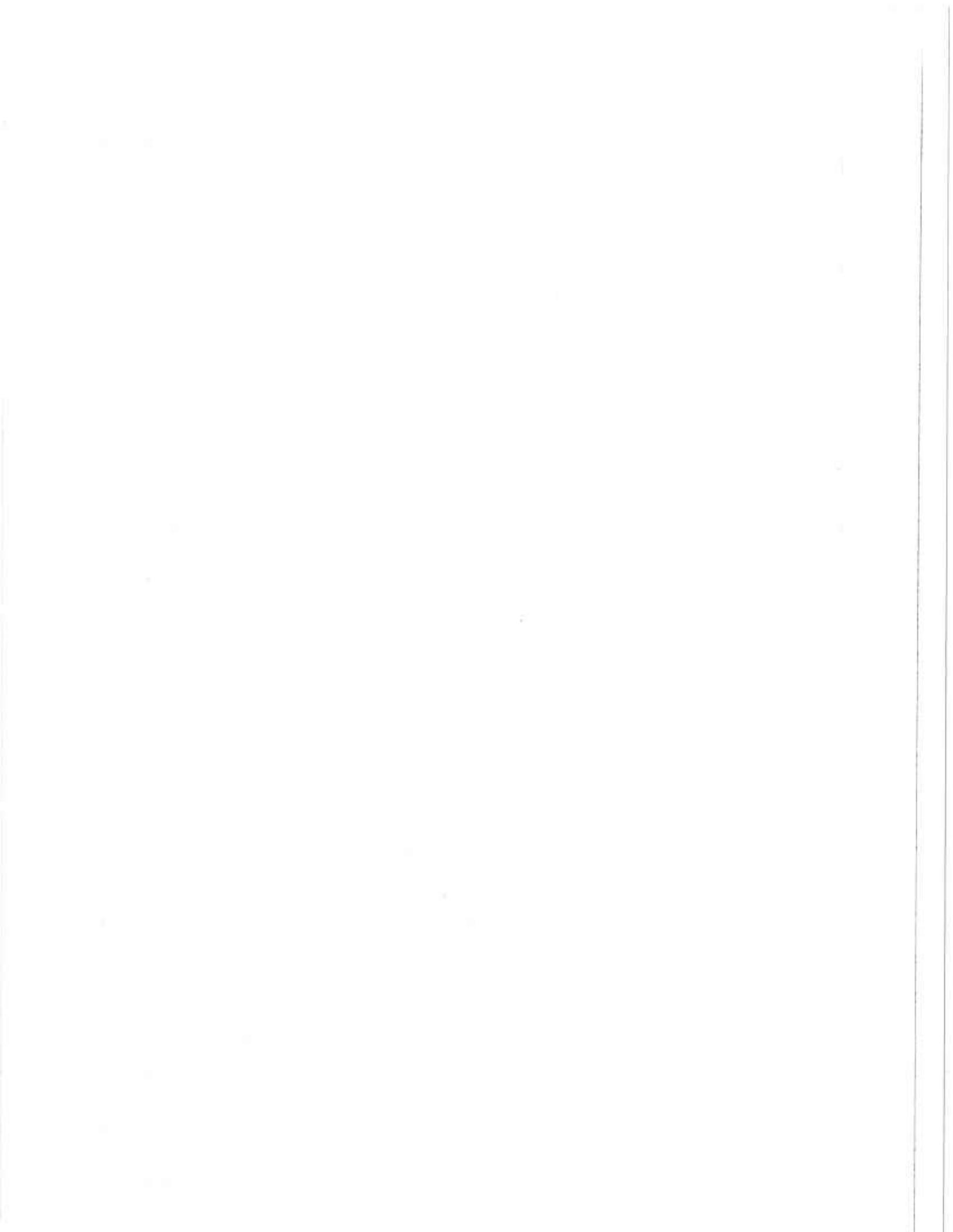
DESIGNED BY: J.S.G.  
S.I.C.

**SID GOLDSTERN - CIVIL ENGINEER, INC.**  
PLANNING • DESIGN • STUDIES • INSTRUMENTAL/CONSTRUCTION DEVELOPMENT  
115 MAIN STREET, SUITE 100  
BUELLTON, CA 93427  
TEL: (805) 841-1011 FAX: (805) 841-1012

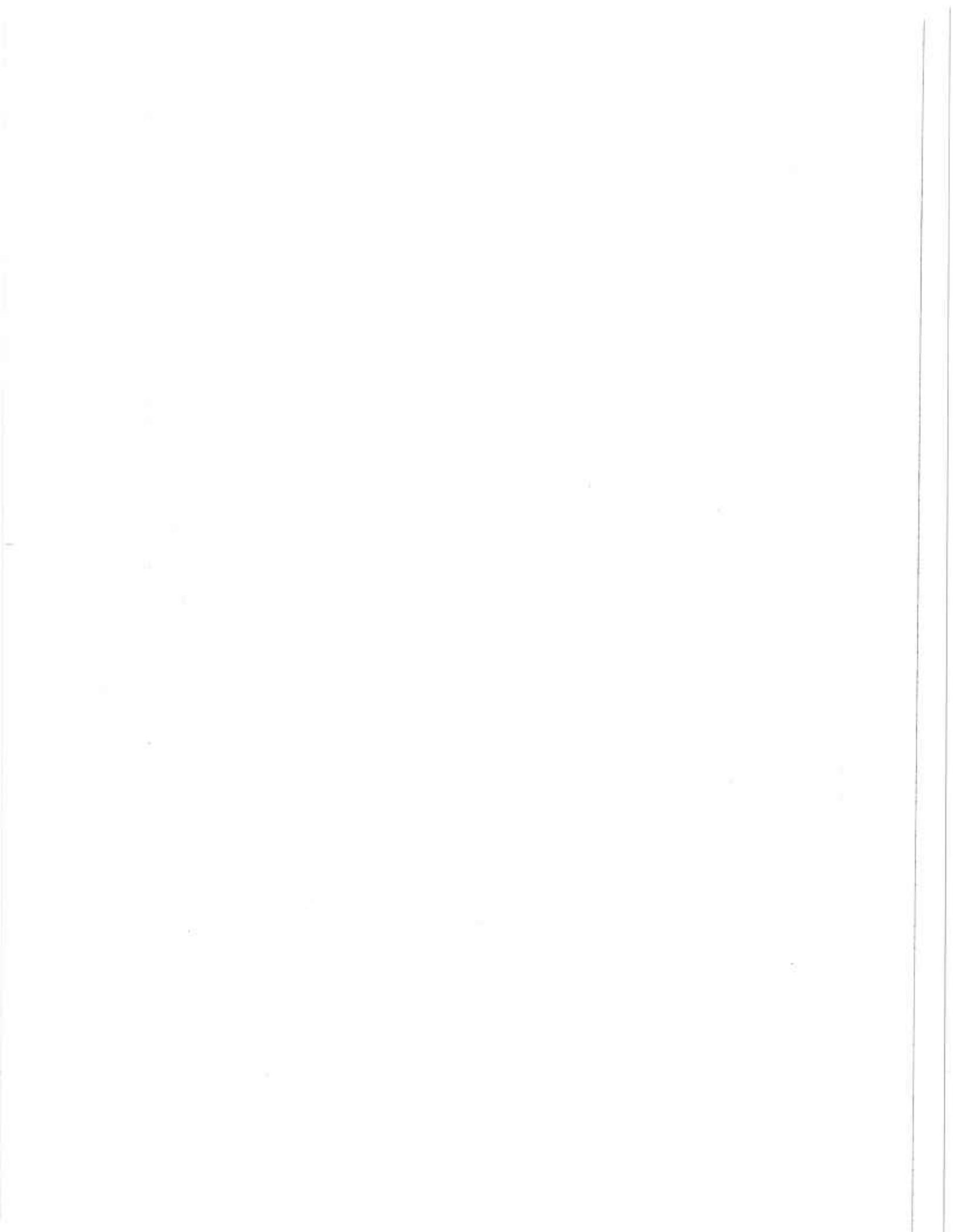


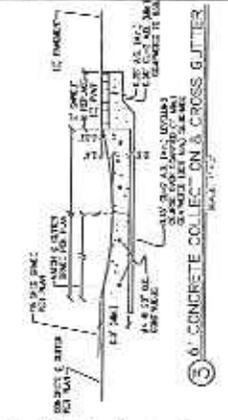
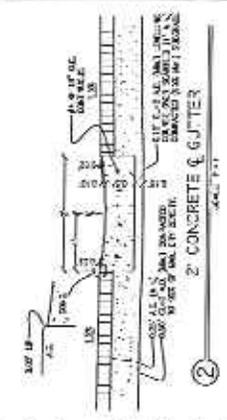
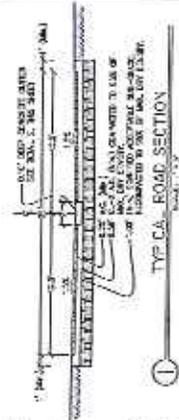
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DATE: 24 JAN 2014  
DRAWN BY: J.S.G.  
CHECKED BY: S.I.C.









NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMITS	12/15/13
2	ISSUED FOR PERMITS	12/15/13
3	ISSUED FOR PERMITS	12/15/13
4	ISSUED FOR PERMITS	12/15/13
5	ISSUED FOR PERMITS	12/15/13



FOR PLAN CHECK ONLY  
ROAD PLAN

PROJECT NO. CE-05  
FILE NO. 13-10-100  
ELYING FLACS R.V. RESORT  
180 AVENUE OF FLACS  
BUPELLTON, CA. 94927  
A.P.N. 157-200-085

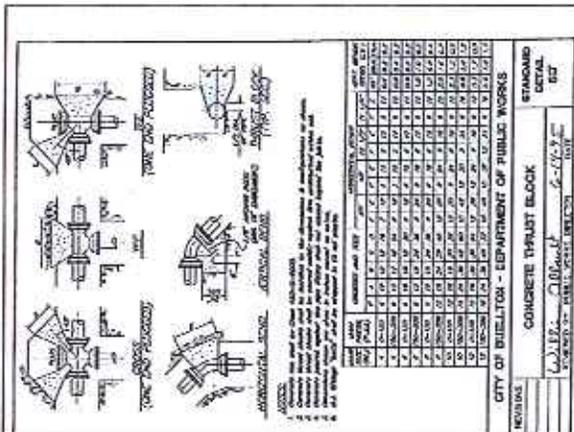
CITY OF BUELLTON, CALIFORNIA  
APPROVED  
CITY ANNUALWAY  
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DATE: 24 JAN 2014  
DRAWN BY: J.S.G.  
CHECKED BY: S.J.G.

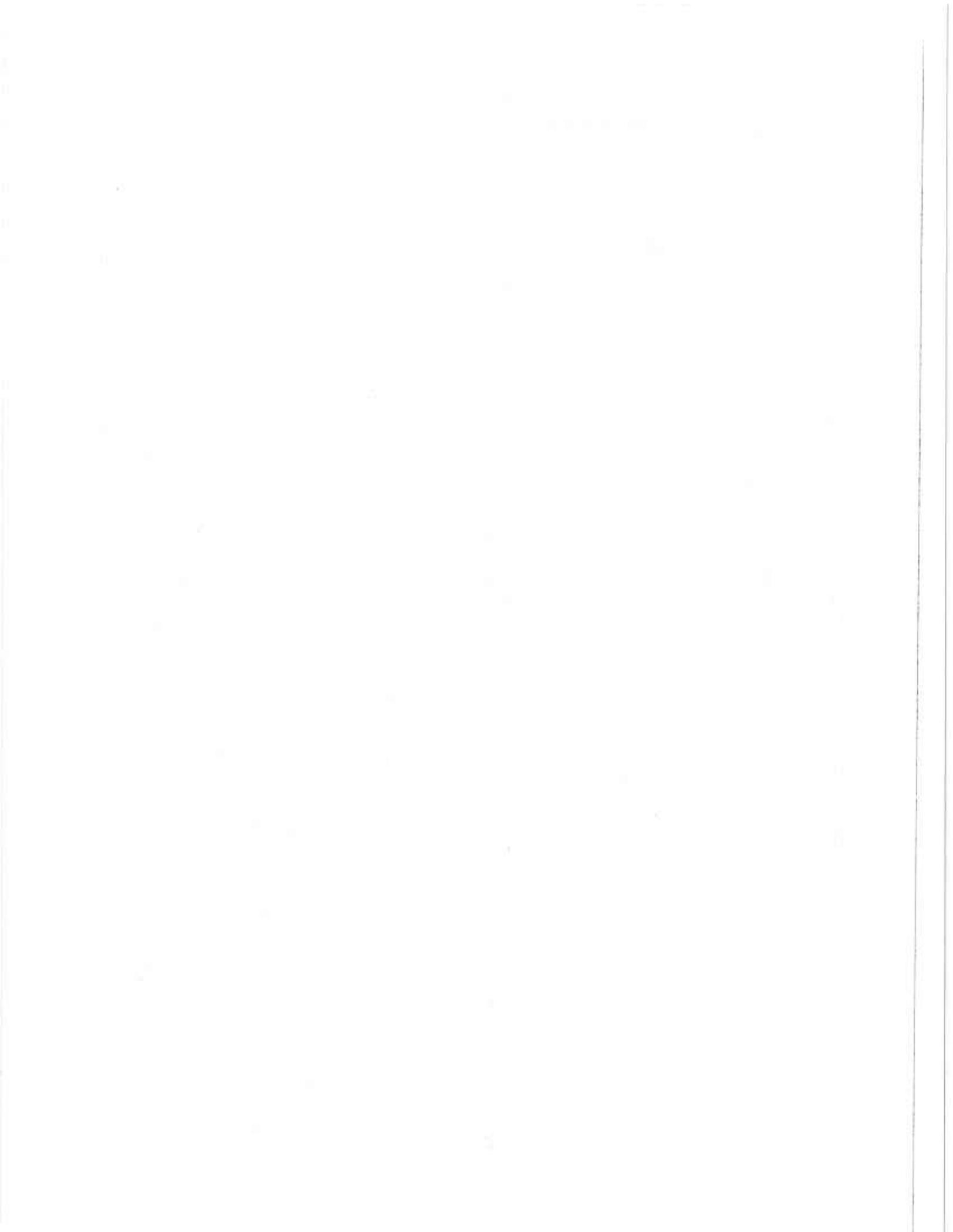
SID GOLDSTUEN - CIVIL ENGINEER, INC.  
PLANNING & DESIGN STUDIOS • RESIDENTIAL/COMMERCIAL DEVELOPMENT  
19140 REDWOOD BLVD  
SUITE 100  
SAN JOSE, CA 95131  
TEL: (408) 434-1111  
FAX: (408) 434-1112

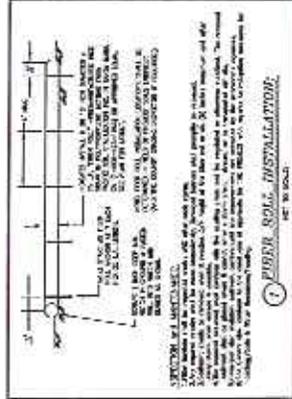
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REVISIONS  
DATE: \_\_\_\_\_









**SPECIAL NOTES:**  
 1. FIBER SOIL SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES.  
 2. FIBER SOIL SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES.  
 3. FIBER SOIL SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES.  
 4. FIBER SOIL SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES.  
 5. FIBER SOIL SHALL BE APPLIED TO ALL EXPOSED SOIL SURFACES.

**EROSION CONTROL MEASURES:**  
 1. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.  
 2. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.  
 3. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.  
 4. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.  
 5. EROSION CONTROL MEASURES SHALL BE INSTALLED AS SHOWN ON THIS PLAN.



**FOR PLAN CHECK ONLY**  
**EROSION CONTROL PLAN**  
 ELVING FLAGS R.V. RESORT  
 BUELLTON, CA. 93427  
 A.P.N. 157-200-085

SHEET NO. CE-07  
 FILE NO. 19-70-100

CITY OF SULLYTON, CALIFORNIA  
 APPROVED  
 CITY MANAGER

SCALE: 1" = 40'

DATE: 24 JAN 2014  
 DRAWN BY: J.S.C.  
 CHECKED BY: S.G.  
 DESIGNED BY: S.G.  
 S.I.G.

**SID GOLDSTERN - CIVIL ENGINEER, INC.**  
 PLANNING • DESIGN • STUDIES • REMEDIATION/CONSTRUCTION DEVELOPMENT  
 621 N. W. 10th St. Ft. Lauderdale, FL 33304  
 TEL: 754-561-1100 FAX: 754-561-1101  
 WWW.SIDGOLDSTERN.COM

**C.A.T.I.O.N.**  
 MAINTENANCE UNIT: 25000  
 MAINTENANCE UNIT: 25000  
 MAINTENANCE UNIT: 25000  
 MAINTENANCE UNIT: 25000

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.  
 3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES.







DATE: 11-14-09

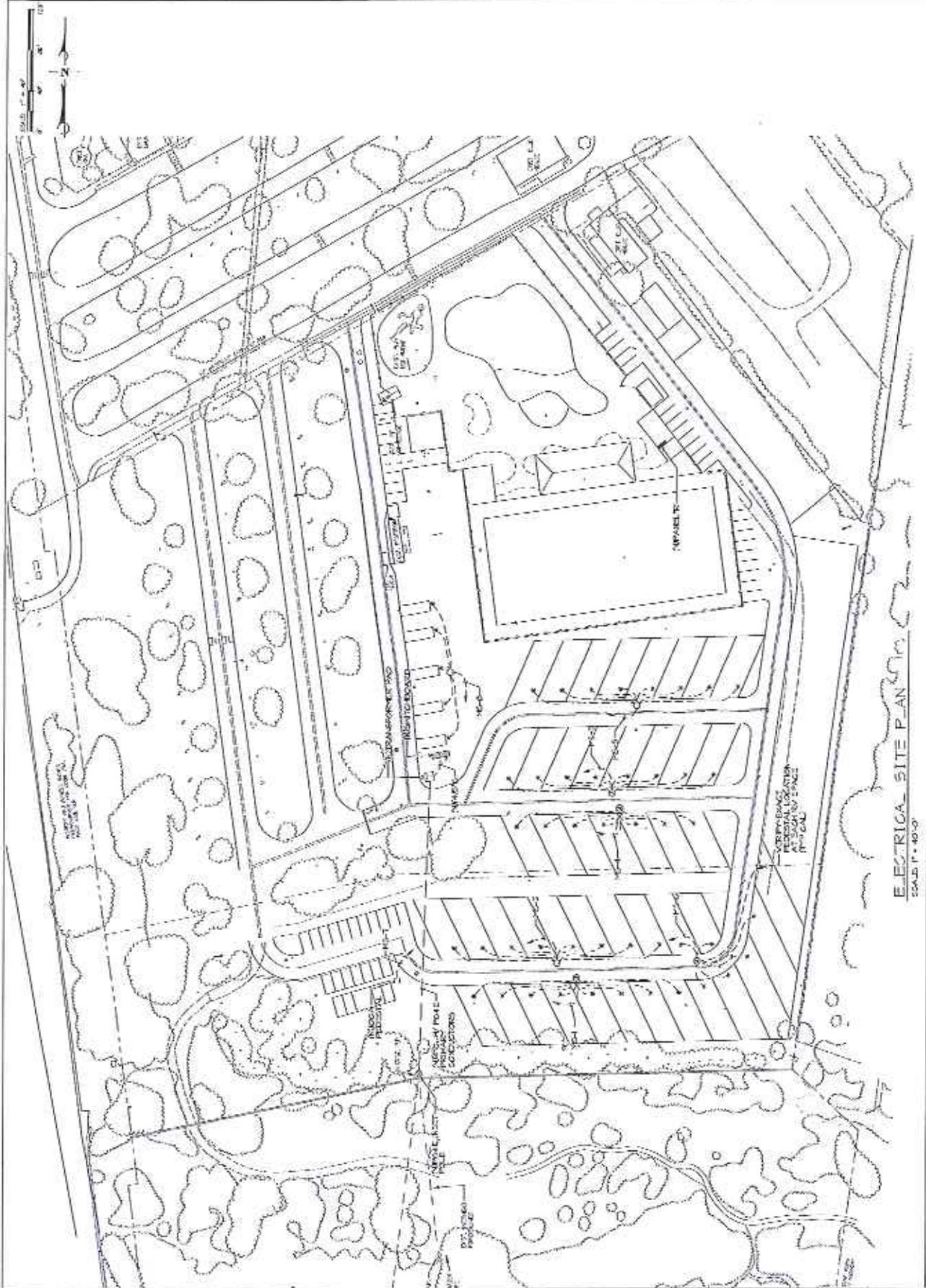
PROJECT: FLYING FLAGS RESORT  
PHASE 3  
1040X AVENUE OF THE FLAGS  
BUELLTON, CA.



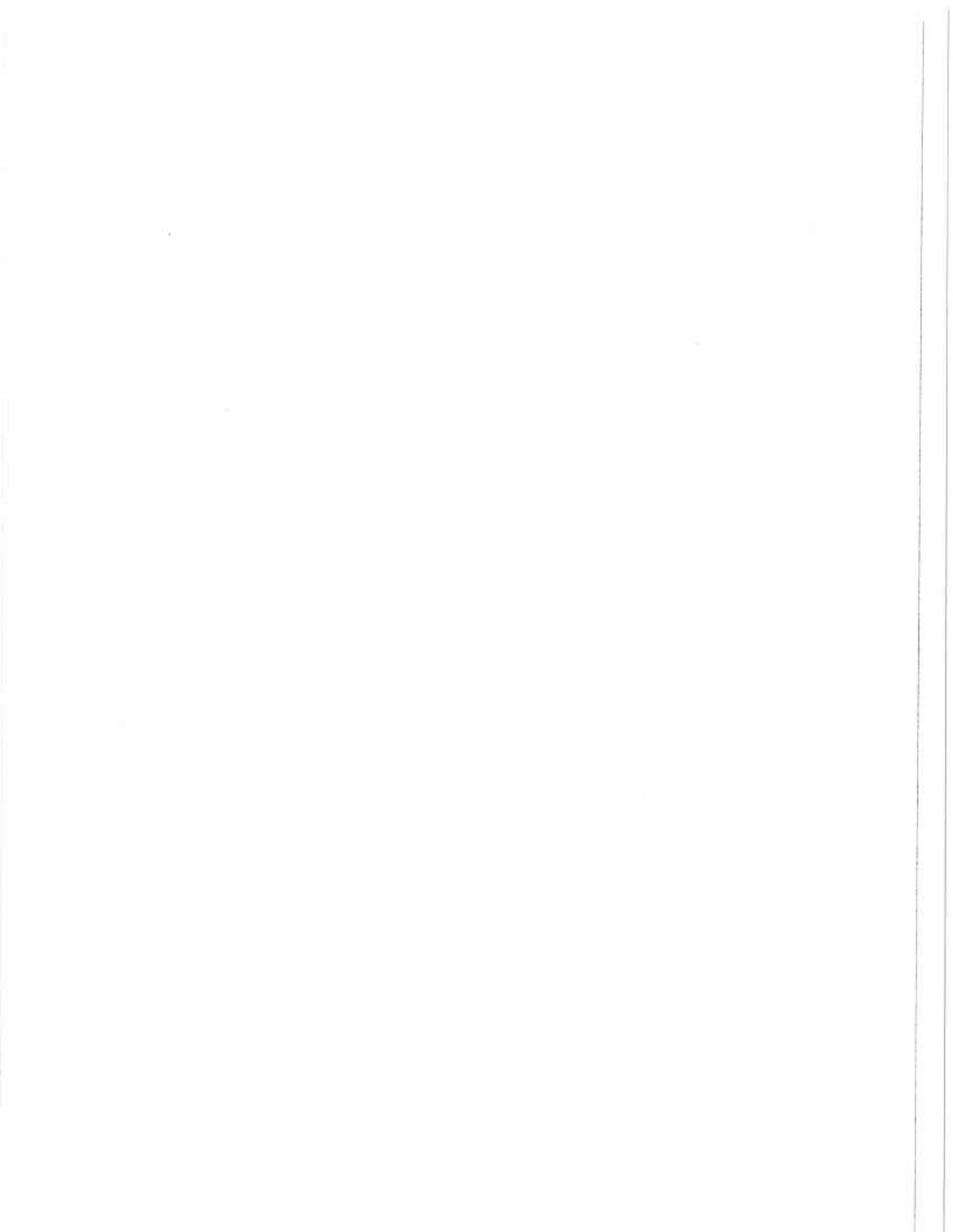
FLYING FLAGS RESORT  
PHASE 3  
1040X AVENUE OF THE FLAGS  
BUELLTON, CA.

ELECTRICAL  
SITE PLAN

DATE: 11-14-09  
PROJECT: FLYING FLAGS RESORT  
PHASE 3  
1040X AVENUE OF THE FLAGS  
BUELLTON, CA.  
E-2



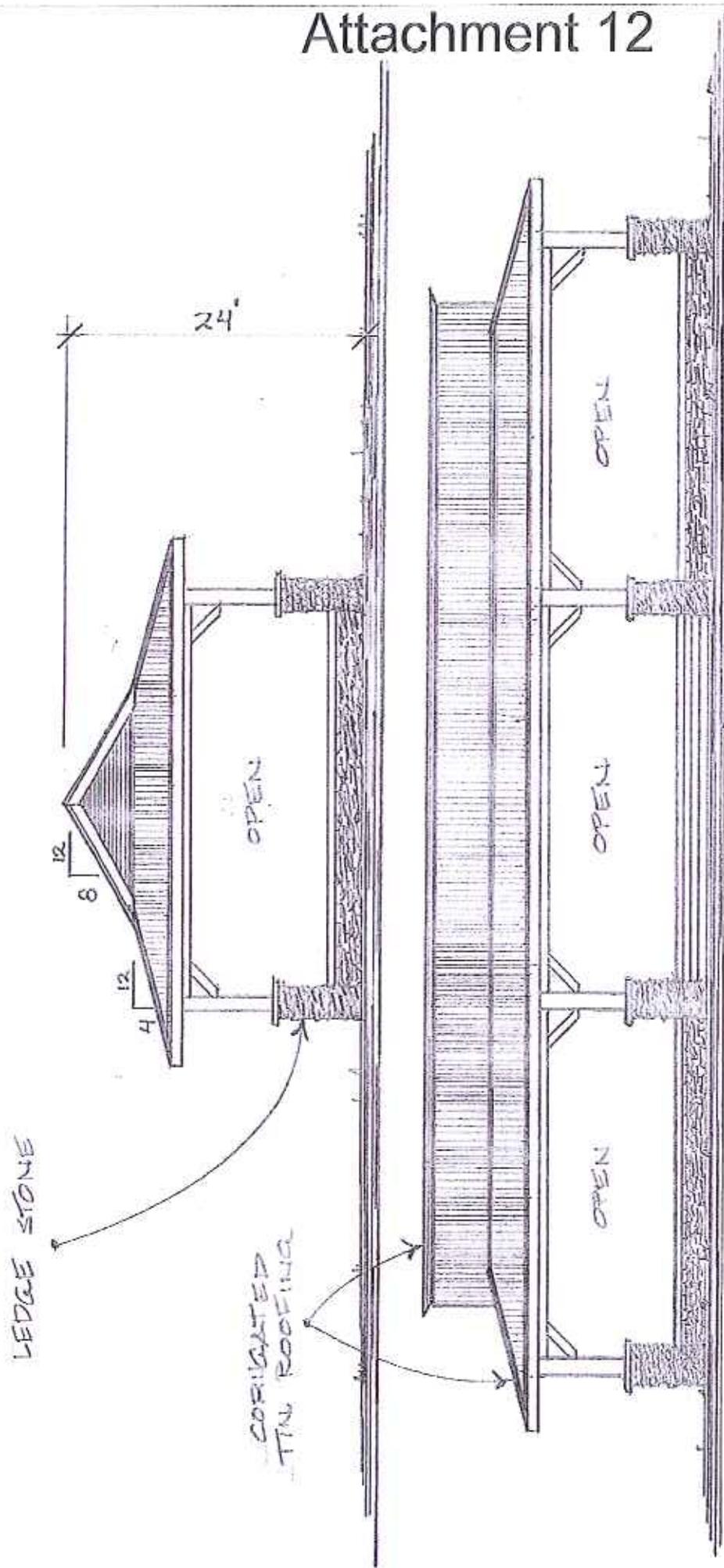
ELECTRICAL SITE PLAN  
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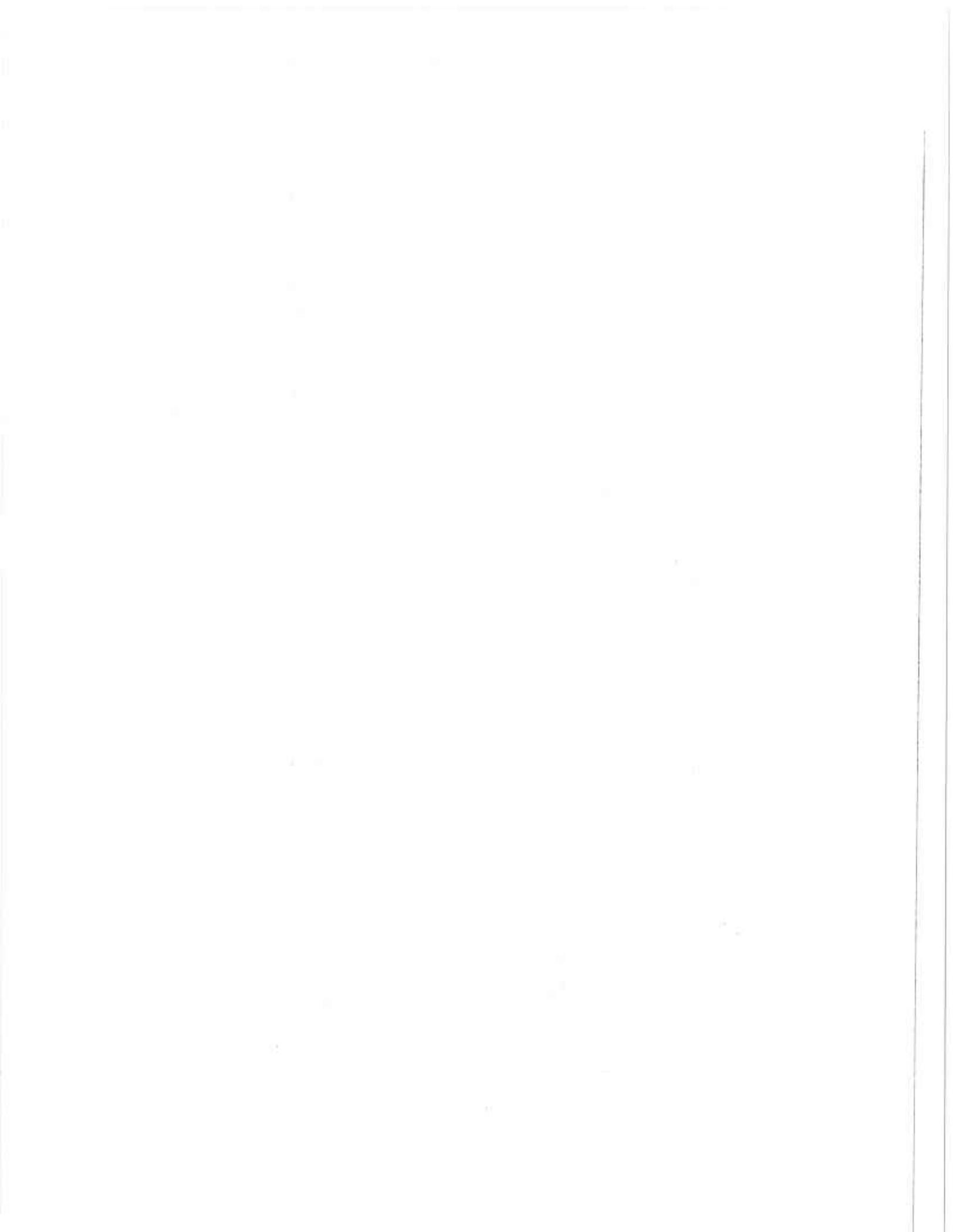


# Attachment 12

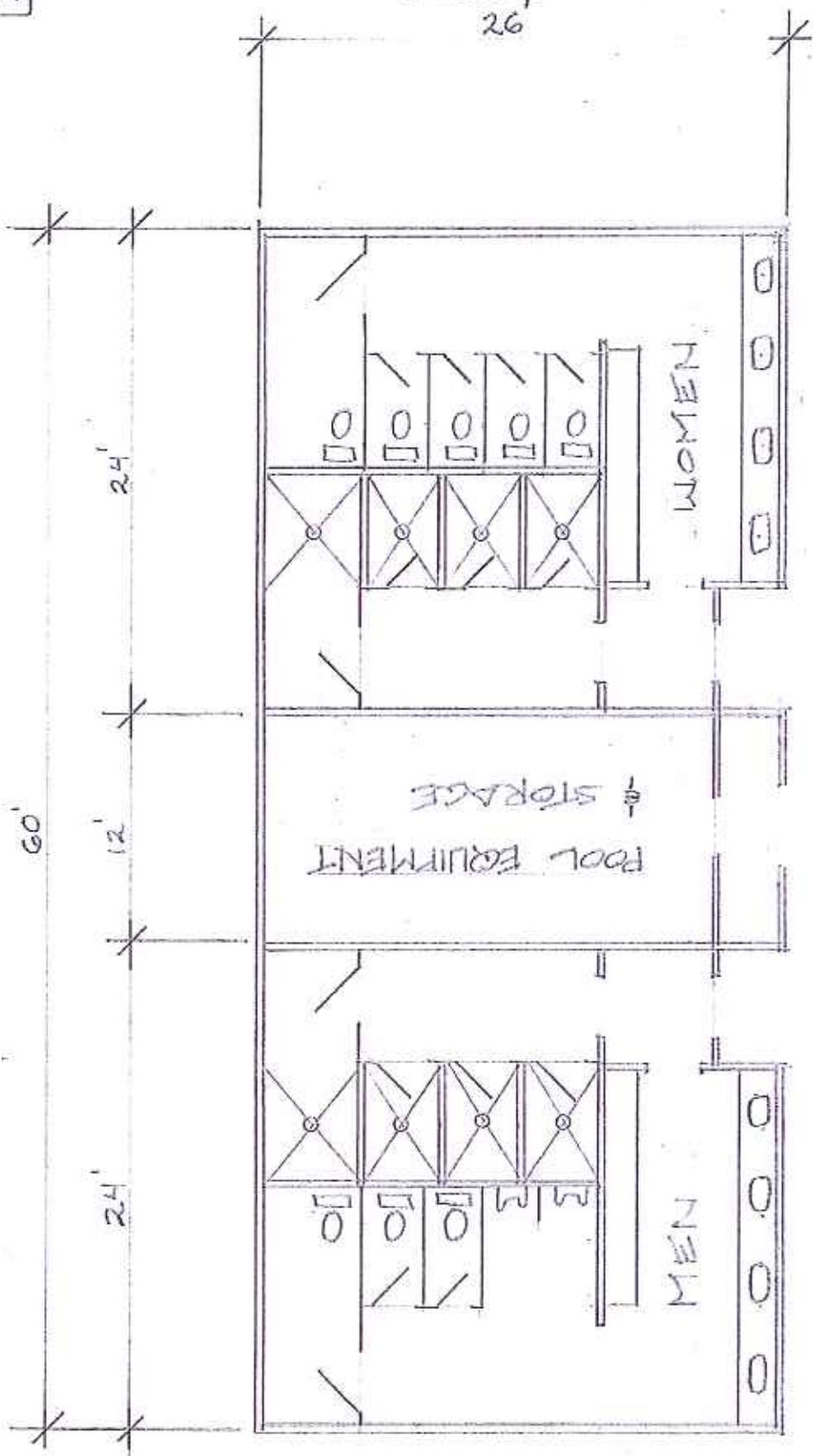


## POOL PAVILLION ELEVATIONS

SCALE: 3/32" = 1'-0"

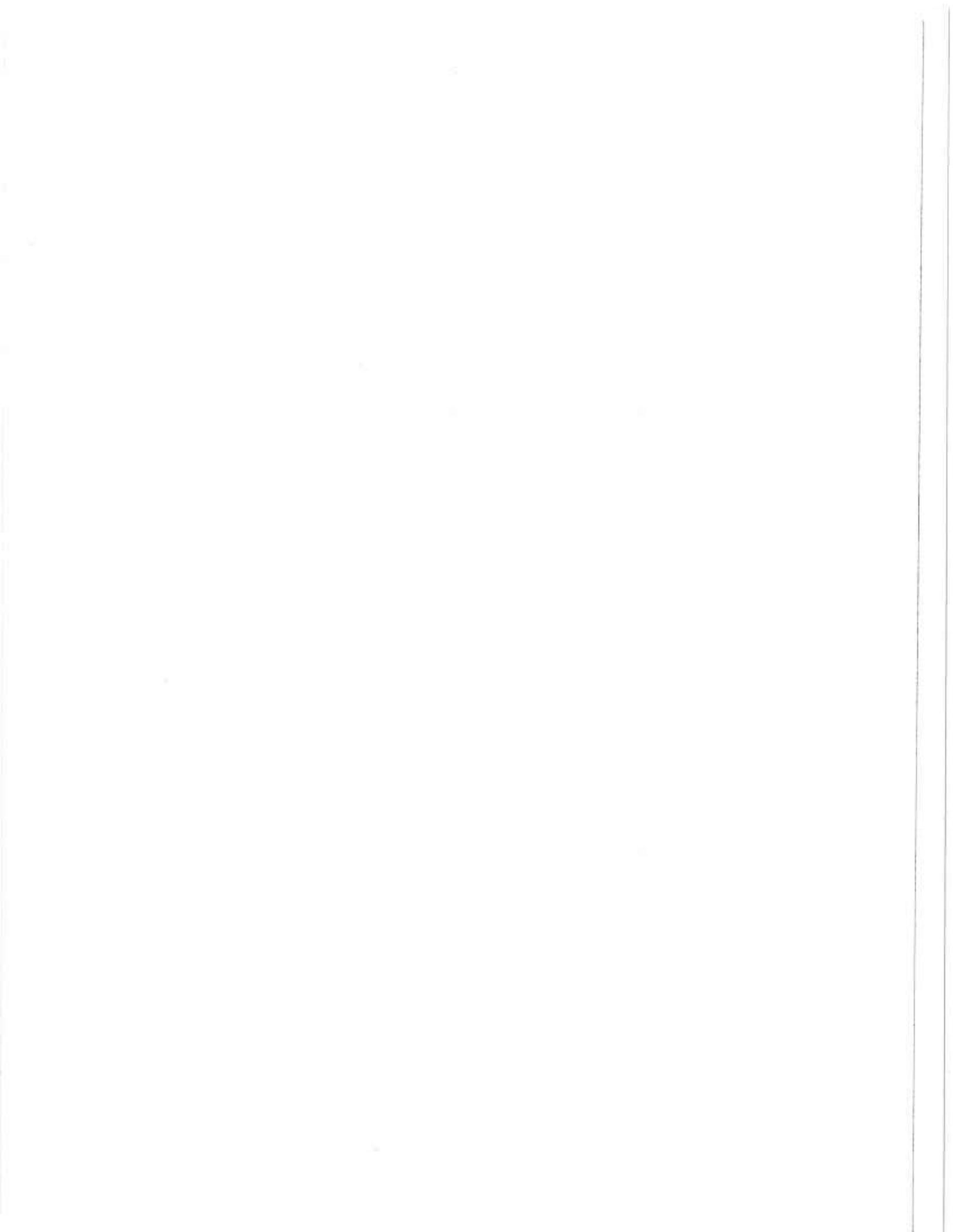


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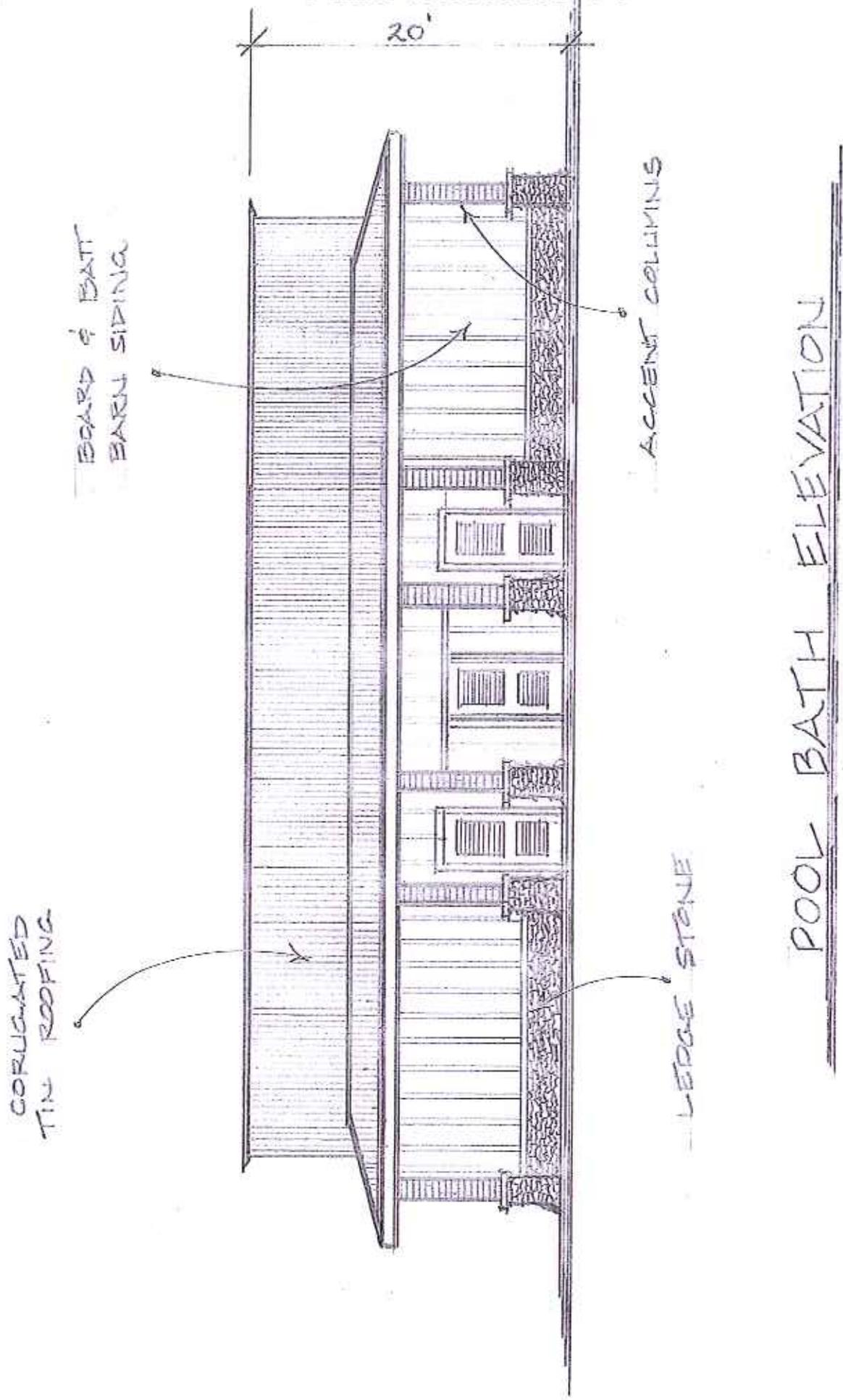


## POOL BATHROOMS

SCALE: 1/8" = 1'-0"



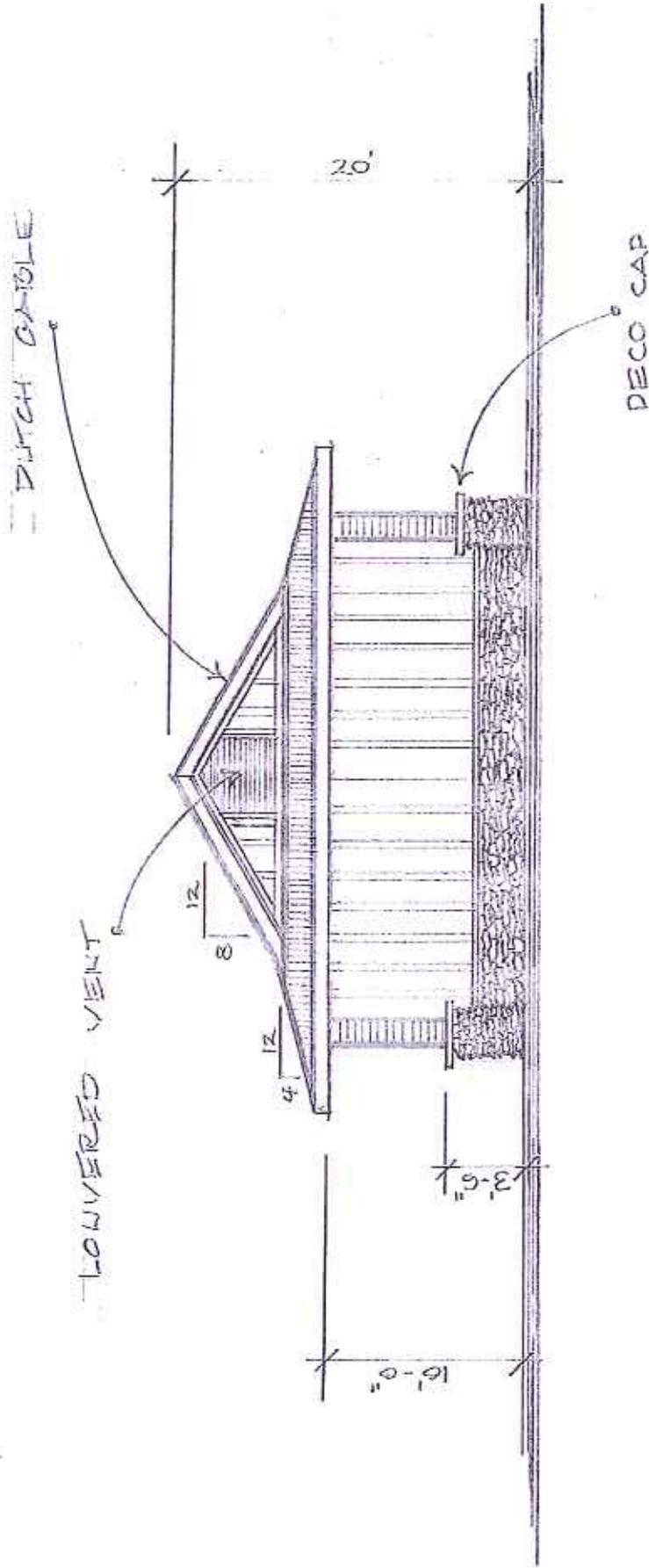
# Attachment 13



SCALE: 1/8" = 1'-0"



# Attachment 13

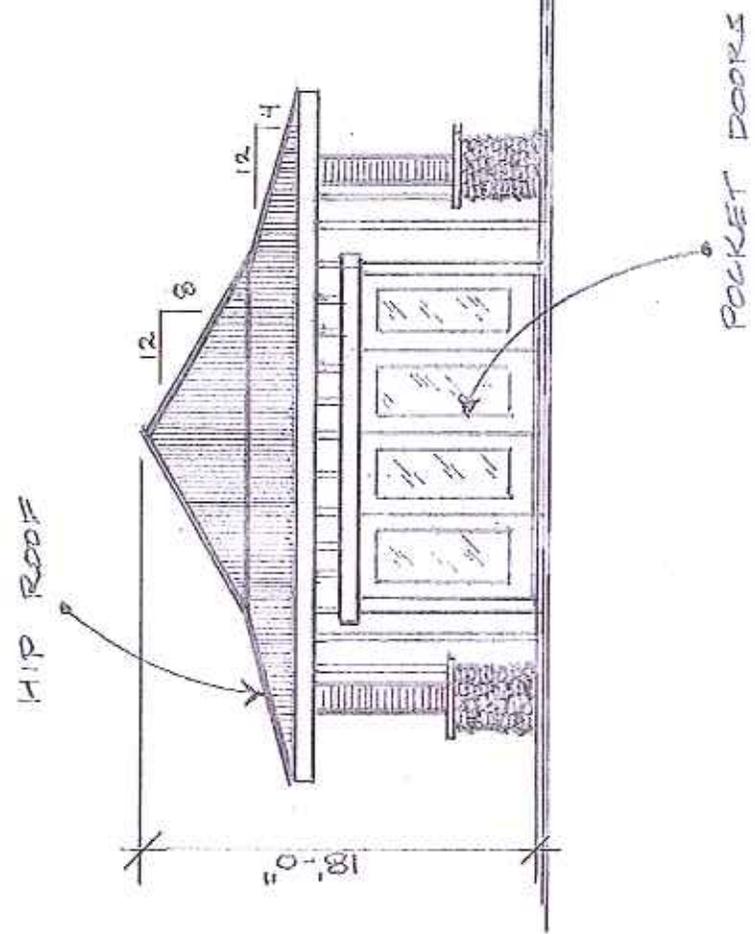
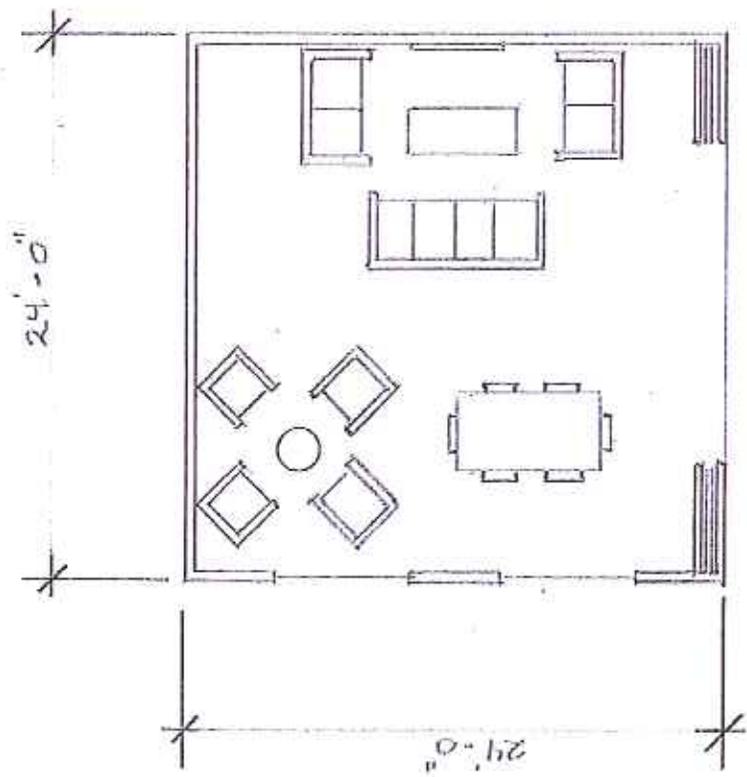


POOL BATH ELEVATION

SCALE: 1/8" = 1'-0"



# Attachment 14



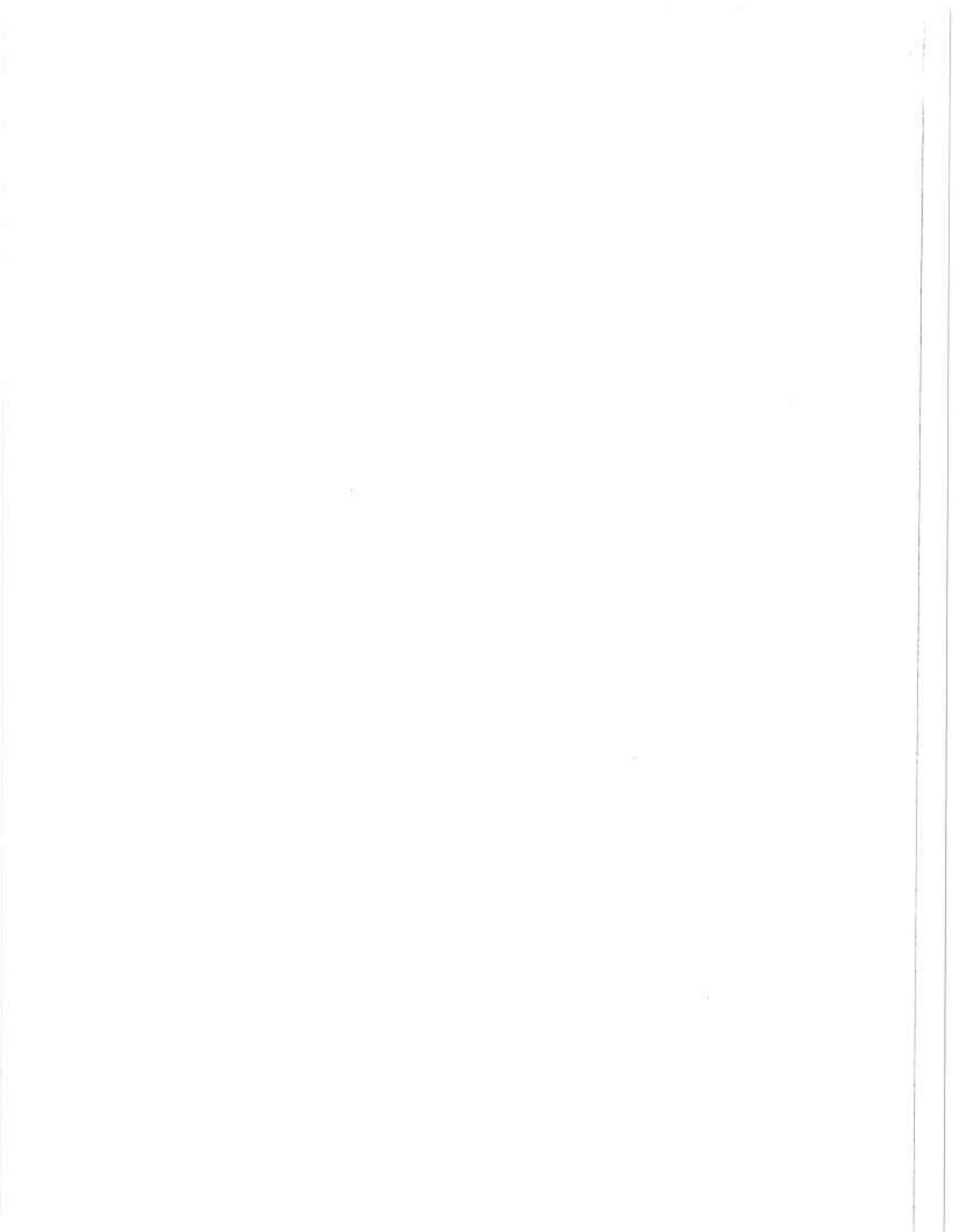
NOTE: ALL MATERIALS TO MATCH POOL BATH

## POOL LOUNGE

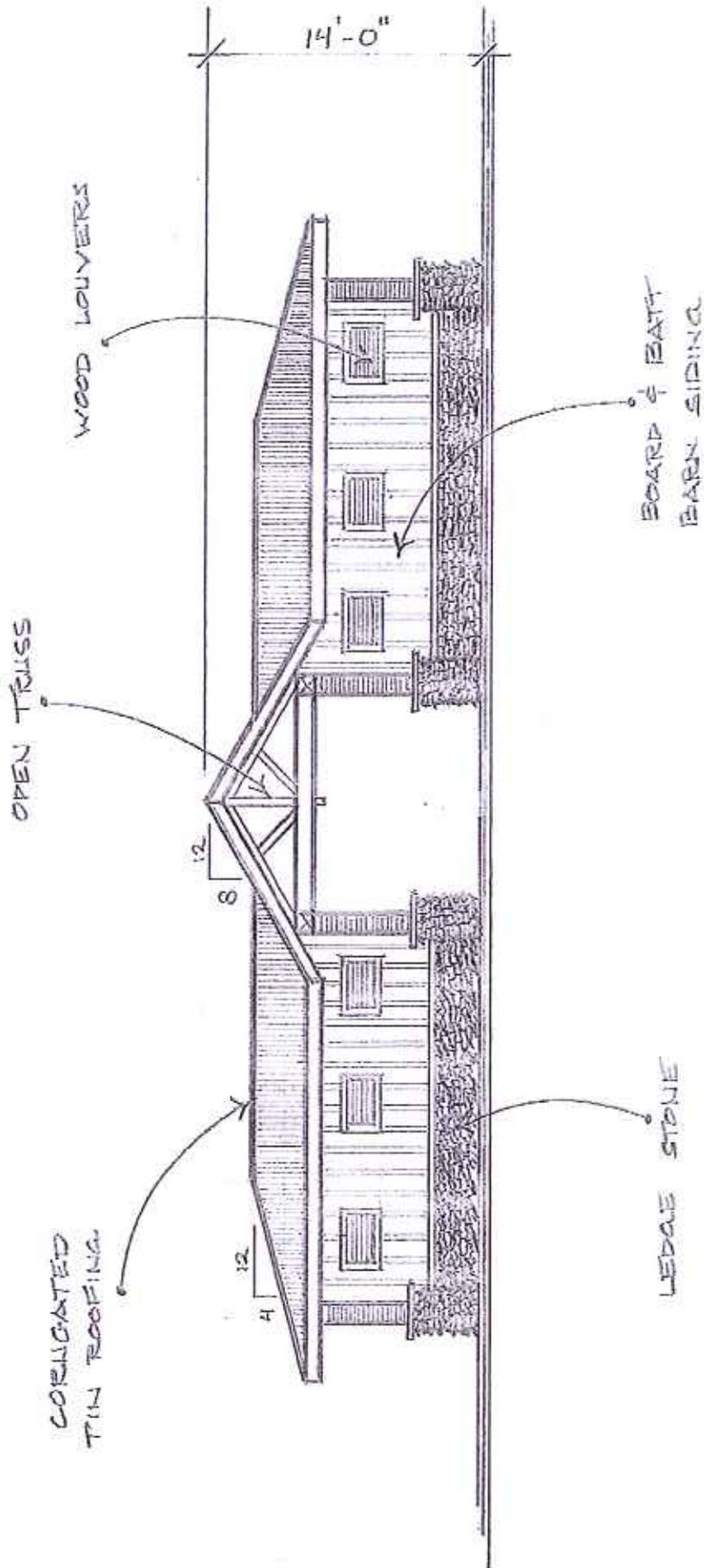
SCALE: 1/8" = 1'-0"







# Attachment 15

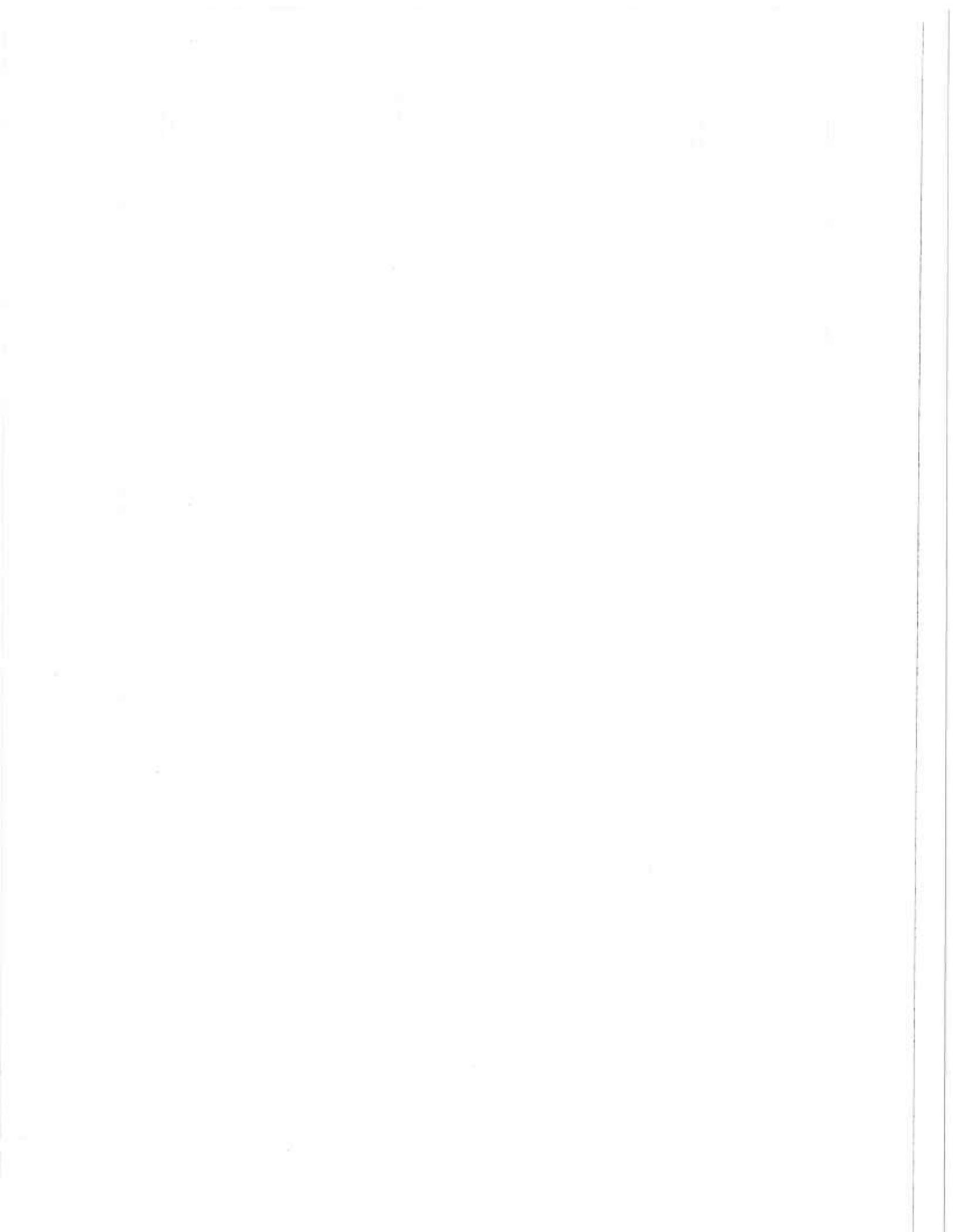


## TENT BATH ELEVATION

SCALE: 1/8" = 1'-0"









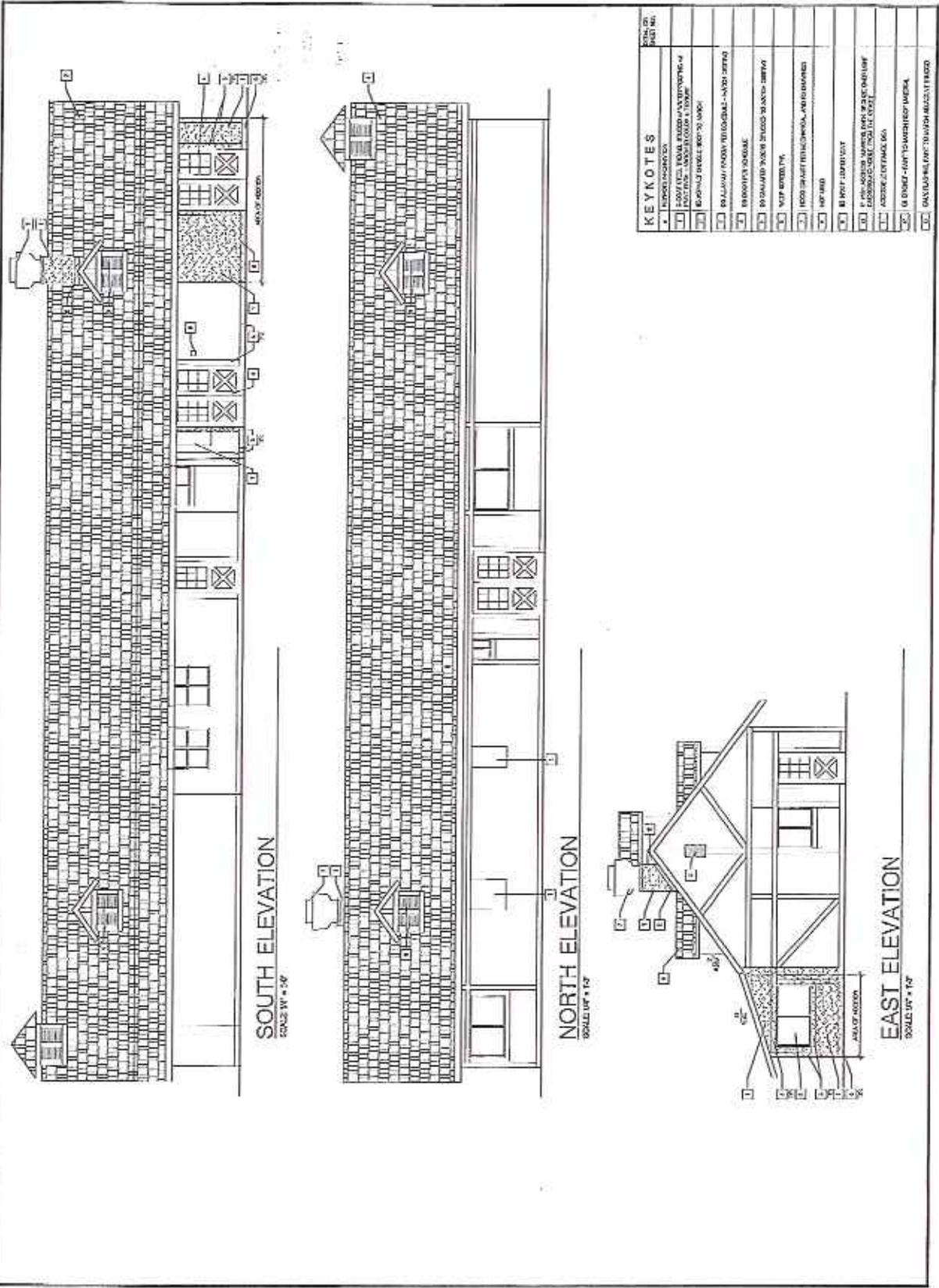


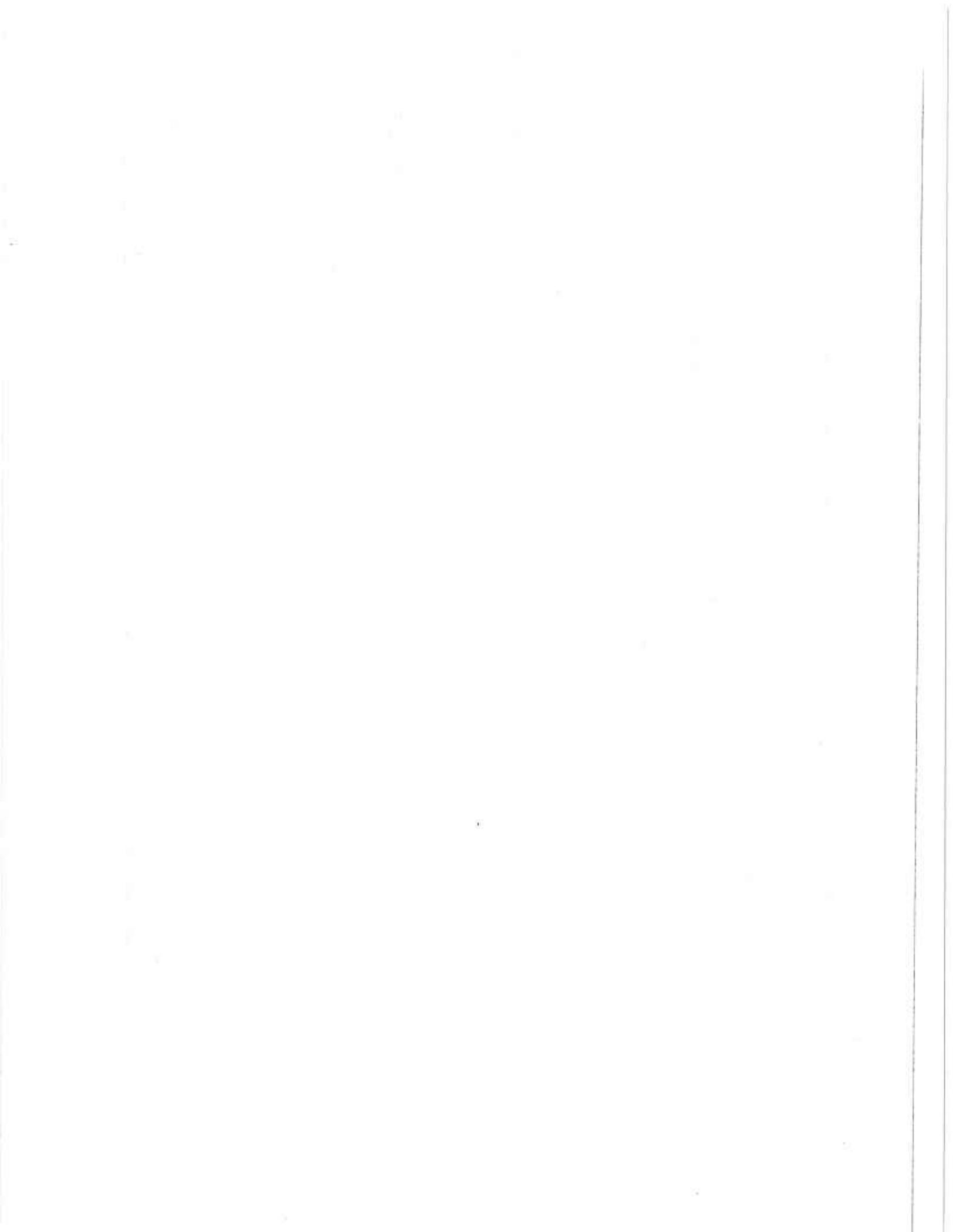
THE FOLLOWING IS A  
 SUMMARY OF THE INFORMATION  
 CONTAINED HEREIN.  
 PREPARED BY: [blank]  
 CHECKED BY: [blank]  
 DATE: [blank]  
 PROJECT: [blank]  
 SHEET NO.: [blank] OF [blank]  
 COUNTY: [blank]

  
**Paul Poltor + Associates**  
 156 West Alhambra Ave. • Suite C • Alhambra, CA 91801  
 Telephone: (626) 457-8341 Fax: (626) 858-8883

**Flying Flags Cafe**  
 Tenant Improvements  
 Don Bauman  
 180 Avenue of the Flags  
 Brea, CA 92627  
 951.670.6402

**A3.1**  
 EXTERIOR





# Attachment 17

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*Draft*  
**Negative Declaration  
For the  
Flying Flags RV Resort  
Time Extension**

*Prepared for:*  
**City of Buellton**  
107 West Highway 246  
Buellton, California 93427



*Prepared by:*  
**City of Buellton**  
107 West Highway 246  
Buellton, California 93427

February 27, 2014



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## INTRODUCTION

### LEGAL AUTHORITY

This Initial Study/ Negative Declaration (IS/ND) has been prepared in accordance with the *CEQA Guidelines* and relevant provisions of the California Environmental Quality Act (CEQA) of 1970, as amended.

**Initial Study.** Section 15063(c) of the *CEQA Guidelines* defines an Initial Study as the proper preliminary method of analyzing the potential environmental consequences of a project. The purposes of an Initial Study are:

- (1) To provide the Lead Agency with the necessary information to decide whether to prepare an Environmental Impact Report (EIR) or a Negative Declaration;
- (2) To enable the Lead Agency to modify a project, mitigating adverse impacts, thus avoiding the need to prepare an EIR; and
- (3) To provide sufficient technical analysis of the environmental effects of a project to permit a judgment based on the record as a whole, that the environmental effects of a project have been adequately mitigated.

### IMPACT ANALYSIS AND SIGNIFICANCE CLASSIFICATION

The following sections of this IS/ND provide discussions of the possible environmental effects of the proposed project for specific issue areas that have been identified in the CEQA Initial Study Checklist. For each issue area, potential effects are isolated.

A "significant effect" is defined by Section 15382 of the *CEQA Guidelines* as "a substantial, or potentially substantial, adverse change in any of the physical conditions within the area affected by a project, including land, air, water, minerals, flora, fauna, ambient noise, and objects of historic or aesthetic significance." According to the *CEQA Guidelines*, "an economic or social change by itself shall not be considered a significant effect on the environment, but may be considered in determining whether the physical change is significant."

## INITIAL STUDY

### PROJECT TITLE

Flying Flags RV Resort Time Extension

### LEAD AGENCY and CONTACT PERSON

City of Buellton Planning Department  
P.O. Box 1819  
Buellton, CA 93427  
*Contact:* Angela Perez, Assistant Planner  
(805) 688-7474

### PROJECT APPLICANT

Applicant:  
Dan Baumann, Flying Flags RV Resort  
180 Avenue of Flags  
Buellton, CA 93427

Owner:  
Michael B. Earl, FPA Flying Flags Associates, L.P.  
4685 MacArthur Court, #400  
Newport Beach, CA 92660

### PROJECT SITE CHARACTERISTICS

**Location and Surrounding Land Uses:** The project site is located at 180 Avenue of Flags, Assessor's Parcel Number 137-200-085 (Figure 1). The site is 14.05 acres in size. The majority of the property is vacant. The Flying Flags RV Resort is on the adjacent property (APN 137-200-86). Currently there are some camp sites, a restroom building, play equipment, and three roads on the property where the expansion is proposed. To the north is the existing Flying Flags RV Resort. To the south is vacant property and the Santa Ynez River. To the west are single family residences in a PRD zone. To the east is Highway 101.

**Existing General Plan Designation (Land Use Category):** General Plan Designation of General Commercial with a zoning designation of CR (General Commercial).

### PROJECT DESCRIPTION

Prior to City incorporation, the County of Santa Barbara approved a Conditional Use Permit (84-CP-65) for the expansion of the Flying Flags RV Resort. The approval included camp sites, additions to existing facilities, new facilities (clubhouse, showers, pool, recreational area and lighted tennis courts), and space for RV storage. The expansion was not completed. The City Council approved a Time Extension for the Conditional Use Permit in 1993.

In 1996 the Planning Commission approved a Final Development Plan (95-FDP-06) for an expansion of the Flying Flags RV Resort. The approved expansion was the same as the approved project in the Conditional Use Permit (84-CP-65). This Time Extension is for the Final Development Plan (95-FDP-06). The current project is basically the same as the previously

approved project, with one exception. The approved Conditional Use Permit included lighted tennis courts. The proposed project includes a recreational area with sports fields, but lighted tennis courts are not proposed. The site currently contains some camp sites and RV storage and it is adjacent to the existing Flying Flags RV Resort.

Reduced copies of the current project plans are attached as Figures 2 through 8.

**PUBLIC AGENCIES WHOSE APPROVAL MAY BE REQUIRED FOR SUBSEQUENT ACTIONS (e.g. permits, financing approval, or participation agreement):**

None

**REFERENCES**

This Initial Study was prepared using the following information sources:

- Application Materials;
- Field Reconnaissance;
- Buellton General Plan;
- Buellton Municipal Code;
- Buellton Zoning Ordinance;
- General Plan EIR;
- Departmental and Public Agency Consultations

## ENVIRONMENTAL DETERMINATION

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Agriculture Resources	<input type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Geology / Soils
<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Hydrology / Water Quality	<input type="checkbox"/> Land Use / Planning
<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Population / Housing
<input type="checkbox"/> Public Services	<input type="checkbox"/> Recreation	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Utilities / Service Systems		

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

I find that although the proposed project COULD have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the applicant. A MITIGATED NEGATIVE DECLARATION will be prepared.

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.



Marc P. Bierdzinski  
Environmental Officer  
City of Buellton

2-26-14  
Date

## EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a Lead Agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Potentially Significant Unless Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level.
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). Earlier analyses and references are discussed at the end of the checklist.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The analysis of each issue should identify:
  - a) the significance criteria or threshold used to evaluate each question; and
  - b) the mitigation measure identified, if any, to reduce the impact to less than significance.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>I. AESTHETICS</b> - Would the project:				
a) Have a substantial adverse effect on a scenic vista?				X
b) Damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?				X
c) Substantially degrade the existing visual character or quality of the site and its surroundings?			X	
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?			X	

a. - b. Scenic Vistas/Resources: No roadways in the project area are designated as state or local scenic highways. No scenic aspects are associated with the property and development of the project would not block any scenic vistas from other properties. No impacts would result.

c. Visual Quality: Development of the project site would result in new buildings, camp sites, parking areas, swimming pool, sports field, roads and landscaping. The architecture of the proposed project is considered Agrarian as defined in the City's Community Design Guidelines. The impact is considered less than significant for the following reasons: the project conforms to the design requirements of the Community Design Guidelines; and this is an infill project that is expanding an existing RV Resort.

d. Light and Glare: The project plans show lighting fixtures that direct light downward to protect dark skies. In addition, the lighting fixtures conform to the requirements of the Community Design Guidelines. Therefore, lighting impacts are not considered significant.

**Findings and Mitigation**: No significant impacts were identified, therefore, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>II. AGRICULTURE RESOURCES</b> - Would the project:				
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland) to nonagricultural use?				X
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?				X
c) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use?				X

a. - c. Farmland: The site is an urban infill site and is not designated as farmland in the City's General Plan.

**Findings and Mitigation**: No impacts would occur, therefore, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>III. AIR QUALITY</b> - Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:				
a) Conflict with or obstruct implementation of the applicable Clean Air Plan?			X	
b) Violate any stationary source air quality standard or contribute to an existing or projected air quality violation?			X	
c) Result in a net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?			X	
d) Expose sensitive receptors to substantial pollutant concentrations?			X	
e) Create objectionable odors affecting a substantial number of people?			X	

a. Conflicts with Clean Air Plan: The project includes the expansion of an RV Resort, which is a permitted use on this site. With respect to trip generation and associated air contaminant emissions, the proposed project would be consistent with the General Plan EIR air quality evaluation, which assumed a similar general commercial buildout of the site. The project is consistent with the Clean Air Plan and impacts would be less than significant.

b. - c. Air Quality Standards/Criteria Pollutants: The number of vehicle trips expected with the project would be approximately 68 per day. Due to the small number of trips associated with the project, no air quality standards would be exceeded. Construction activities would consist of grading and a small number of structures and would be temporary. Therefore, dust generation and construction vehicle emissions would be negligible.

d. Sensitive Receptors: The project site is located on the east side of Avenue of Flags, south of Highway 246. The nearest sensitive receptors to the site are the existing single family residences located across Avenue of Flags, approximately 150 feet west of the site. Despite their proximity, adjacent residences would not be substantially affected by project emissions, since the project would involve only minor releases of air contaminants during construction and operations. Vehicle trips generated by the proposed project would result in air contaminant emissions along local roadways. These impacts would be less than significant.

e. Odors: The expanded restaurant/café has the potential to create odors, however these will be minimal. The impacts would be less than significant.

**Findings and Mitigation:** No significant impacts would occur, therefore, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IV. BIOLOGICAL RESOURCES</b> - Would the project:				
a) Have a substantial adverse impact, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X

b) Have a substantial adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Game or U.S. Fish and Wildlife Service?				X
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?				X
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of wildlife nursery sites?				X
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?				X
f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, or other approved local, regional, or state habitat conservation plan?				X

a. - f. The adjacent property is completely developed with an RV Resort and the project site is partially developed with components of the RV Resort. The project site has some improvements, but is otherwise vacant. It is surrounded by development and a major State highway. No natural features or habitat exists on the site. Camp sites, parking spaces and a restroom building are proposed within the City required setback from the Santa Ynez River. These types of uses are permitted within the setback. No biological impacts would occur as a result of development of this property.

**Findings and Mitigation:** No impacts would occur, therefore, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>V. CULTURAL RESOURCES</b> - Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in § 15064.5?				X
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?				X
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?				X
d) Disturb any human remains, including those interred outside of formal cemeteries?				X

a. Historical Resources: There are no significant historic resources on this property, therefore no impact would occur.

b. - c. Archaeological/Paleontological Resources: A small portion of the project site is developed and the Flying Flags RV Resort on the adjacent property has been there for many years. Any artifacts located on this property would have been removed or destroyed when development originally occurred. Therefore, the potential for further discoveries is extremely unlikely due to the disturbed nature of the site. No impacts are anticipated.

d. Human Remains: Since no known cemetery uses are located on or adjacent to the site, the proposed project would result in no impacts to human remains.

**Findings and Mitigation:** No impacts would occur, therefore, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VI. GEOLOGY AND SOILS</b> - Would the project:				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault?				X
ii) Strong seismic ground shaking?			X	
iii) Inundation by seiche, tsunami, or mudflow?				X
iv) Landslides?				X
b) Result in substantial soil erosion or the loss of topsoil?			X	
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse?				X
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?				X
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?				X

The following analysis of geological resources is based on the City's Safety Element of the General Plan.

**a. Geologic Hazards:**

*Fault Rupture:* As described in the City General Plan EIR, there are no known active fault lines within the City. No impacts would result.

*Groundshaking:* The San Andreas Fault, located approximately 74 kilometers east Buellton, dominates both the geologic structure and seismicity of the project area. However, faults closer to the project site also have the potential to generate earthquakes and strong groundshaking at the site. These include: (1) the offshore group, including the Hosgri and Santa Lucia (Purissima and Lompoc) faults; and (2) the Santa Ynez Fault. In addition, the Los Alamos-Baseline-Lions and Casmalia-Orcutt-Little Pine faults may be active and pose potential to generate groundshaking at the project site.

The largest upper level earthquake (ULE) in Buellton would be an approximate 7.8 moment magnitude earthquake on the San Andreas Fault. Such an event could produce peak horizontal ground acceleration on the order of 0.16g<sup>1</sup>. Due to the relative location of the Los Alamos-Baseline (approximately 8 kilometers south), Santa Ynez (approximately 10 kilometers northeast), and North Channel Slope (approximately 25 kilometers east) faults to Buellton, higher ULE accelerations may be expected from these faults. Although higher accelerations may be experienced in Buellton from these faults, compared to events on the San Andreas Fault, the recurrence interval for such events is much longer than for an event on the active San Andreas Fault Zone. Seismic safety issues would be addressed through the California Building Code (CBC) and implementation of the recommendations on foundation and structural design

<sup>1</sup> The force on a building during an earthquake is proportional to ground acceleration. Such forces are prescribed by the UBC. During an earthquake the ground acceleration varies with time. "g" is a common value of acceleration equal to 9.8 m/sec/sec (the acceleration due to gravity at the surface of the earth). 30% of g is the acceleration one would experience in a car that takes 9 seconds to brake from 60 miles per hour to a complete stop.

contained in the geotechnical investigation. CBC requirements may include the use of drilled pier foundations extending into bedrock, the use of tie beams between piers, and the use of shear walls. Less than significant impacts would result.

**Seismic Ground Failure:** Liquefaction is the phenomenon in which soil temporarily loses strength due to a buildup of excess pore-water pressure caused by seismic shaking. Liquefaction occurs in loose to medium dense saturated sand, typically within the upper 50 feet of the ground surface. According to the City of Buellton Department of Public Works, City Well No. 9 at 140 West Highway 246 has a depth to groundwater of 50 feet below ground surface (Bill Albrecht, 2006). Given the location of the well, the depth to groundwater is estimated at about 50 feet or less below surface elevation at the project site. A site-specific geotechnical report has not been completed, as of this date, for the subject property.

**Landsliding:** Slopes in the City are geologically stable and are not subject to major landslides. The project site is flat (0 to 2 percent slopes) and does not contain any known landslide areas. The site does not contain and is not located immediately adjacent to any hillsides that could pose a hazard to future site occupants due to landsliding. No impacts would result.

b. **Erosion:** Since a portion of the site is developed, no significant erosion impacts are anticipated. The City's adopted Grading Ordinance, requirements of the Regional Water Quality Control Board, and the City's standard conditions of approval require erosion and sediment control plans for all projects. Based on the required implementation of these requirements, the impact to erosion is considered less than significant.

c. - d. **Unstable/Expansive Soils:** The site is not located in a known area of unstable or expansive soils and the property has been previously graded and compacted. Therefore, no impacts would occur.

c. **Suitability for Septic Systems:** All project wastewater would be discharged to the City sewer system. No septic systems have been proposed. No impacts would result.

**Findings and Mitigation:** All development of the site must follow standard California Building Code requirements. Compliance with these regulations and requirements would result in less than significant geology related impacts. No mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VII. HAZARDS AND HAZARDOUS MATERIALS -</b> Would the project:				
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?				X
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?				X
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?				X
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?				X

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?				X
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?				X
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?				X
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?				X

a. – b. Hazardous Substances/Hazardous Materials Releases: The project would not create reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment, as the project would not involve the storage or transport of substantial quantities of such materials, or any hazardous design features since it is a campground. No impacts would occur.

c. Hazardous Materials Near Schools: The project site is not located within one-quarter mile of an existing or proposed school.

d. Hazardous Materials Sites: The project site is not located on a site which is included on a list of hazardous materials sites.

e. - f. Public and Private Airstrip Safety Hazards: No public or private airports are in the vicinity of the project site.

g. Emergency Response/Evacuation: The project site is not subject to an emergency response or evacuation plan. No impacts would occur.

h. Wildland Fire Hazards: The site is not in a wildland fire hazard area as identified in the Safety Element of the Buellton General Plan. No impacts would occur.

**Findings and Mitigation:** No impacts would occur, therefore, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>VIII. HYDROLOGY AND WATER QUALITY -</b> Would the project:				
a) Violate Regional Water Quality Control Board water quality standards or waste discharge requirements?			X	
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (i.e., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?			X	
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?			X	

d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site?			X	
c) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?			X	
f) Otherwise substantially degrade water quality?			X	
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?				X
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?				X
i) Expose people or structures to a significant risk of loss, injury, or death involving flooding, including flooding as a result of the failure of a levee or dam?			X	
j) Inundation by seiche, tsunami, or mudflow?				X

a. RWQCB Standards: The proposed project would discharge wastewater directly to the public sewer system, including passing through a grease interceptor per City ordinance for the expanded restaurant. Therefore, the impact is considered less than significant.

b. Groundwater Supply: Water is supplied to the City of Buellton from the Buellton Uplands Groundwater Basin, the Santa Ynez River Riparian Basin, and State Water Project (SWP). Water allocation from the SWP varies based on local demand and availability. Therefore, the City's SWP supplies may fluctuate based on the quantity of water the City needs to meet demand and whether or not it is available from the State. Neither groundwater basin is in a state of overdraft, as the natural recharge rates either exceed the capacity of the basin or exceed the rate of pumping from the basin. Furthermore, the Buellton Uplands Groundwater Basin has a net surplus of 800 AFY. The project would create an increased demand for water, but the City has an adequate supply to accommodate the proposed project. Impacts would be less than significant.

c. Runoff/Erosion and Siltation: The project proposes all surface drainage to be provided at a minimum of 5% for 10 feet away from the foundation line of any structure. Drainage will be directed to an existing paved ramp. Drainage improvements are such that they will not create erosion and siltation to occur. In addition, all grading of the site must conform to the erosion control requirements of the National Pollutant Discharge Elimination System (NPDES) regulations. As such, erosion and siltation during the construction period would be minimized and would result in less than significant impacts.

d. Alter Drainage Pattern: The existing drainage pattern of the site flows southerly as sheet flow to the Santa Ynez River. The drainage pattern would not change as a result of this project. Impacts are considered less than significant.

e. Runoff/Stormwater Drainage System Capacity: The project would generate a post-development run-off equal to or less than the currently developed project site. The site is partially developed. The proposal adds paved roads, sports fields, a pool, camp sites, landscaping and a few small structures to the site. The proposed grading plan shows sheet flow to the southwest corner of the site with a requirement to capture some of the run-off to minimize the effective impervious area. The storm water then flows into the Santa Ynez River. Impacts are considered less than significant.

f. Substantially Degrade Water Quality: Increase in potential erosion and sedimentation to drainages is expected with grading activities which could impact water quality. However, compliance with the NPDES and SWPPP regulations would result in less than significant

impacts. Erosion and sedimentation is not anticipated as a result of run-off from the developed areas as the areas drain to completely improved facilities.

g. Housing within Floodplains: The site is not a housing project. No impacts would occur.

h. Flood Hazards: A small area on the west side of the property is located within a designated 100-year flood plain, however no structures are proposed in the flood plain. No impacts would occur.

i. Flooding and Dam Failure: The project site is located in a dam failure inundation hazard area. However, as this is a commercial project and the transient occupants can leave the site if necessary, the impacts are not considered significant.

j. Seiche, Tsunami, Volcano: The site is not located in the vicinity of any body of water that could result in a seiche or tsunami, and no volcanic activity occurs in the region. No impacts would result.

**Findings and Mitigation:** Since no significant impacts were identified, no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>IX. LAND USE AND PLANNING</b> - Would the project:				
a) Physically divide an established community?				X
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the General Plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?				X
c) Conflict with any applicable habitat conservation plan or natural communities conservation plan?				X

a. Physical Division of Established Communities: The proposed project is an urban infill site. As such, it does not divide an established community.

b. - c. Policy Consistency/Habitat Plan: The proposed project is consistent with the applicable policies of the Buellton General Plan and meets the development standards of the Buellton Municipal Code. No habitat or conservation plans exist within the City of Buellton. A policy consistency analysis is provided below.

**GENERAL PLAN POLICY CONSISTENCY**

The consistency of the proposed project with the applicable General Plan policies is described in the paragraphs below.

**Land Use Element**

*Policy L-5: New development shall not be allowed unless adequate public services are available to serve such new development.*

Consistent: Adequate infrastructure exists in the area to serve the proposed project.

*Policy L-12: All exterior lighting in new development shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward into the sky. The style, location, and height of the lighting fixtures shall be submitted with building plans and shall be subject to approval by the City prior to issuance of building or grading permits, as appropriate.*

Consistent: Lighting fixtures consistent with this policy and the Community Design Guidelines will be part of the project.

*Policy L-24: New commercial development shall be encouraged in Buellton along Avenue of Flags and Highway 246. In general, new commercial development should provide a wider range of retail shopping opportunities for the community.*

Consistent: The commercial project is located along Avenue of Flags and the use is allowed in the CR zoning district per the Buellton zoning ordinance.

*Policy L-25: The visitor-serving sector of the local economy should be maintained and, as demand increases, expanded.*

Consistent: The RV Resort is a visitor serving business and it is being expanded.

*Policy L-28: New commercial development should incorporate elements to encourage pedestrian access and to screen parking areas from public view.*

Consistent: Sidewalks and landscaping, including trees, currently exist along the Avenue of Flags frontage and help to screen the property from public view.

### **Circulation Element**

*Policy C-5: Level of Service "C" or better traffic conditions shall be generally maintained on all streets and intersections, 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.*

Consistent: All roads and intersections are expected to operate at LOS "C" or better.

*Policy C-7: The City should discourage new commercial or industrial development that allows customers, employees, or deliveries to use residential streets. The circulation system should be designed so that non-residential traffic (especially truck traffic) is confined to non-residential areas.*

Consistent: No residential streets are needed to access the property.

*Policy C-15: Parking and storage for recreational vehicles and boats should be provided so as not to compete with or diminish the availability of off-street parking is available for passenger vehicles. In particular, RV and boat parking within the Avenue Revitalization Area should be accommodated as recommended in the Urban Design Plan.*

Consistent: Parking and storage for recreational vehicles and boats has been provided on the project site.

*Policy C-16: The City shall require the provision of adequate off-street parking in conjunction with all new development. Parking shall be located convenient to new development and shall be easily accessible from the street....*

Consistent: The on-site parking meets Municipal Code requirements.

*Policy C-23: The City should complete a continuous network of sidewalks and separated pedestrian paths connecting housing areas with major activity centers such as shopping areas, schools and recreation.*

*Policy C-24: New development should provide sidewalks and pedestrian paths consistent with applicable State, Federal and local plans, programs, and standards.*

Consistent: Sidewalks are being installed as part of the project.

### **Conservation and Open Space Element**

*Policy C/OS-2: Encourage implementation of Best Management practices to eliminate/minimize the impacts of urban runoff and improve water quality.*

Consistent: Development must follow all NPDES and SWPPP regulations.

*Policy C/OS-10: Require new development to provide sufficient open space.*

Consistent: The project provides open space in the form of sports/recreational fields. Open space is not required for commercial projects, however this will be a great addition to the existing RV Resort.

### **Noise Element**

*Policy N-7: Noise generated by construction activities should be limited to daytime hours to reduce nuisances at nearby noise receptors in accordance with the hours and days set in the adopted Standard Conditions of Approval.*

Consistent: The project is subject to the construction restrictions outlined in the Standard Conditions of Approval.

### **Public Facilities and Services Element**

*Policy PF-3: New development shall pay its fair share to provide additional facilities and services needed to serve such development.*

Consistent: The project is required to pay all development impact fees.

*Policy PF-6: All new development shall connect to City water and sewer systems.*

Consistent: The project proposes to connect to the City's water and sewer systems.

**Safety Element**

*Policy S-1: New development (habitable structures including commercial and industrial buildings) shall be set back at least 200 feet from the bank of the Santa Ynez River. A lesser setback may be allowed if a hydro-geologic study by a qualified professional can certify that a lesser setback will provide an adequate margin of safety from erosion and flooding due to the composition of the underlying geologic unit, to the satisfaction of the County Flood Control District, and a lesser setback will not adversely impact sensitive riparian corridors or associated plant and animal habitats, as determined by a qualified biologist, or planned trail corridors. Passive use trails may be allowed within setback areas.*

Consistent: No habitable structures are proposed within the setback from the Santa Ynez River. The development proposed within the setback includes camp sites, parking spaces, landscaping and a restroom building.

*Policy S-7: All new development shall satisfy the requirements of the California Building Code regarding seismic safety.*

*Policy S-10: Require that adequate soils, geologic and structural evaluation reports be prepared by registered soils engineers, engineering geologists, and/or structural engineers, as appropriate, for all new development proposals for subdivisions or structures for human occupancy.*

Consistent: A soils report will be prepared for the project and the project is subject to the California Building Code.

**Table 2. Project Consistency With CR Zoning District Standards**

<b>Development Feature</b>	<b>City Requirement</b>	<b>Proposed</b>	<b>Project Consistency</b>
Minimum Lot Area	None Required	14.05 acres	Consistent
Front Setback	None	216 feet	Consistent
Side Setback	None	74 feet and 220 feet	Consistent
Rear Setback	10 feet	195 feet	Consistent
Landscaping	5%	Approximately 8%	Consistent
Site Coverage	None Required	.01%	Consistent
Height Limit	35 feet	24 feet	Consistent
Parking	1 per camp site and 1 per 5 employees Total = 111 spaces	48 visitor parking spaces and 108 camp site spaces Total = 156	Consistent

*Source: City of Buellton Municipal Code, Title 19, Zoning.*

**Findings and Mitigation:** No impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>X. MINERAL RESOURCES</b> - Would the project:				
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?				X
b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?				X

a. - b. Mineral Resources: The site does not support significant mineral resources, nor have any been identified in local plans or resource inventories. The proposed project would not result in impacts to mineral resources.

**Findings and Mitigation:** No impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XI. NOISE</b> - Would the project result in:				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?			X	
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?			X	
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?			X	
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?				X
f) For a project within the vicinity of a private airstrip would the project expose people residing or working in the project area to excessive noise levels?				X

a. - d. Noise Level Increase: The majority of the project site is located within the 60 dBA and 65 dBA CNEL noise contours as identified in the Noise Element of the General Plan. A small portion of the project site is located within the 70 dBA CNEL noise contour. The noise source is Highway 101 and the 70 dBA CNEL noise contour is located closest to the highway. Approximately 80 % of the project site is not located in the 70 dBA CNEL noise contour. Impacts are considered less than significant.

e. - f. Airport Noise: The project site is not within a flight path or airport land use area. No impacts would occur.

**Findings and Mitigation:** No significant impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XII. POPULATION AND HOUSING --</b> Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?			X	
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?				X
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?				X

a. Population Growth: The site is planned for and zoned for commercial development.

b. - c. Displacement: The site does not contain any residences and as such would not displace any residents.

**Findings and Mitigation:** No significant impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIII. PUBLIC SERVICES -</b> Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:				
a) Fire protection?			X	
b) Police protection?			X	
c) Schools?				X
d) Parks?				X
e) Other public facilities?				X

a. Fire Services: The project area is served by Station 31 of the Santa Barbara County Fire Department located at 168 West Highway 246. The station is located within one-half of a mile of the project site and is within the 5-minute response time of the station. Fire protection impacts are considered less than significant.

b. Police Services: The project area is served by the City of Buellton Police Department which is contracted through the Santa Barbara County Sheriff's Department. One patrol officer is on duty at all times. No significant impacts have been identified with respect to Police services.

c. School Services: The proposed project is commercial and would not generate students and thereby impact school services. No impacts would occur.

d. Parks: The project is commercial and includes recreational/sports fields. The project is not expected to impact parks or park services in the city. No impacts would occur.

e. Other Public Facilities: No other impacts to public services has been identified.

**Findings and Mitigation:** No significant impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XIV. RECREATION -</b>				
a) Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?			X	
b) Does the project include recreational facilities or require the construction or expansion of recreational facilities that might have an adverse physical effect on the environment?			X	

a. Demand for Parks and Recreation: The proposal is an expansion of a visitor serving commercial project. Parks and recreational uses are included in the project. Visitors may use other public parks and recreational facilities; however it is not expected to make a significant impact.

b. Construction of Recreational Facilities: The project includes recreational facilities, however it is not expected to have an adverse physical effect on the environment.

**Findings and Mitigation:** No significant impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<b>XV. TRANSPORTATION/TRAFFIC -</b> Would the project:				
a) Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?			X	
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?			X	
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?				X
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?				X
e) Result in inadequate emergency access?				X
f) Result in inadequate parking capacity?				X
g) Conflict with adopted policies supporting alternative transportation (e.g., bus turnouts, bicycle racks)?				X

a. - b. Traffic Congestion: The project is estimated to generate approximately 68 average daily vehicle trips. The small number of increased trips is not expected to have any significant impacts on the surrounding circulation system.

c. Air Traffic: The project would not affect air traffic patterns. No impacts would occur.

d. Traffic Hazards: No roadways are planned as part of this project and no incompatible uses are proposed. No impacts would occur.

e. Emergency Access: Emergency access routes are not affected by the project. No impacts would occur.

f. Parking: The project meets the Municipal Code in regards to required amount of parking. No impacts would occur.

g. Alternative Transportation: No conflicts with these facilities would be created as a result of the project. No impacts would occur.

**Findings and Mitigation**: No significant impacts would occur, therefore no mitigation is required.

ISSUES:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
<i><b>XVI. UTILITIES AND SERVICE SYSTEMS -</b></i> Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?			X	
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?			X	
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?			X	
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?			X	
g) Comply with federal, state, and local statutes and regulations related to solid waste?			X	

a. Wastewater Treatment Requirements: The anticipated use of the site is not anticipated to generate waste of increased or concentrated strengths. All elements of the project will be directly connected to the public sewer for ultimate treatment at the City's wastewater treatment plant. A grease interceptor in the expanded restaurant/café is required by City ordinance. Impacts would be less than significant.

b., c. Water and Wastewater Facility Construction/Wastewater Treatment Capacity: The project is anticipated to generate an average daily flow of 8,640 gallons per day. The City's wastewater treatment plant has a total capacity of 650,000 gallons per day, and has a current average daily flow of approximately 480,000 gallons per day. The project generation will increase the current average daily flow by less than two percent. The existing wastewater treatment plant and sewer mains have sufficient capacity to accommodate the project's flows. Impacts would be less than significant.

c. Storm Drain Construction: The project would convey drainage along its historic area of flow toward the southern part of the property. No additional impacts are anticipated.

d. Water Supplies: This project would increase the demand for domestic water from the City's supplies; however, the City has adequate supply to service the project without obtaining new or expanded water entitlements. Impacts would be less than significant.

f., g. Solid Waste: No significant solid waste impacts have been identified with respect to the proposed project.

**Findings and Mitigation:** No significant impacts would occur, therefore no mitigation is required.

<b>XVII. MANDATORY FINDINGS OF SIGNIFICANCE</b>	<b>Potentially Significant Impact</b>	<b>Less Than Significant With Mitigation Incorporation</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
a) Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?			X	
b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?			X	
c) Does the project have environmental effects that will cause substantial adverse effects on human beings, either directly or indirectly?			X	

a. Air quality, biological resources and hazardous materials impacts were determined to be less than significant.

b. The cumulative traffic impacts were determined to be less than significant.

c. The adherence to General Plan policies would reduce all impacts that have the potential to affect human beings to a less than significant level.

# Figure 1 - Vicinity Map

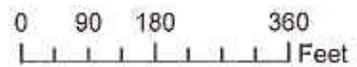
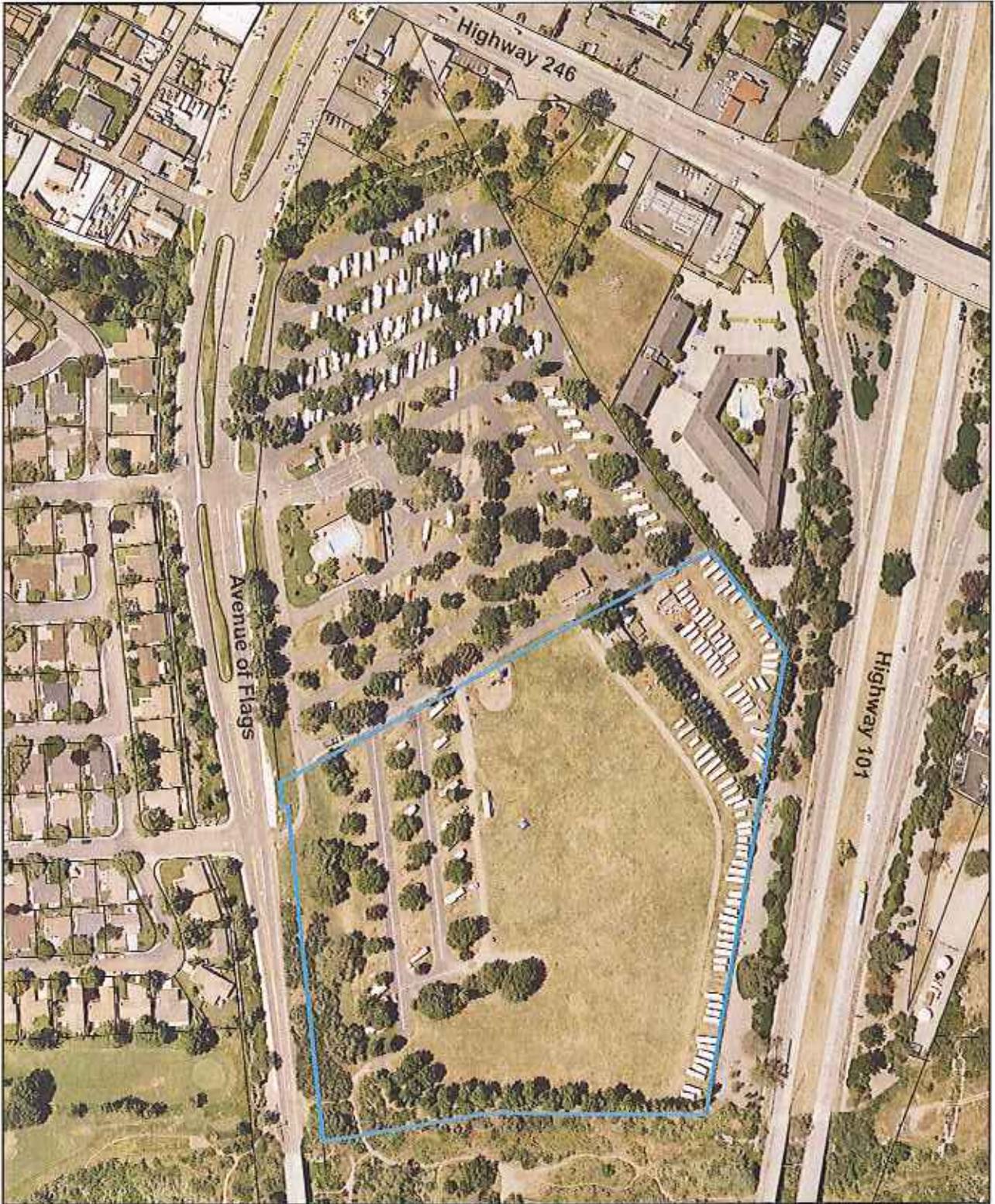
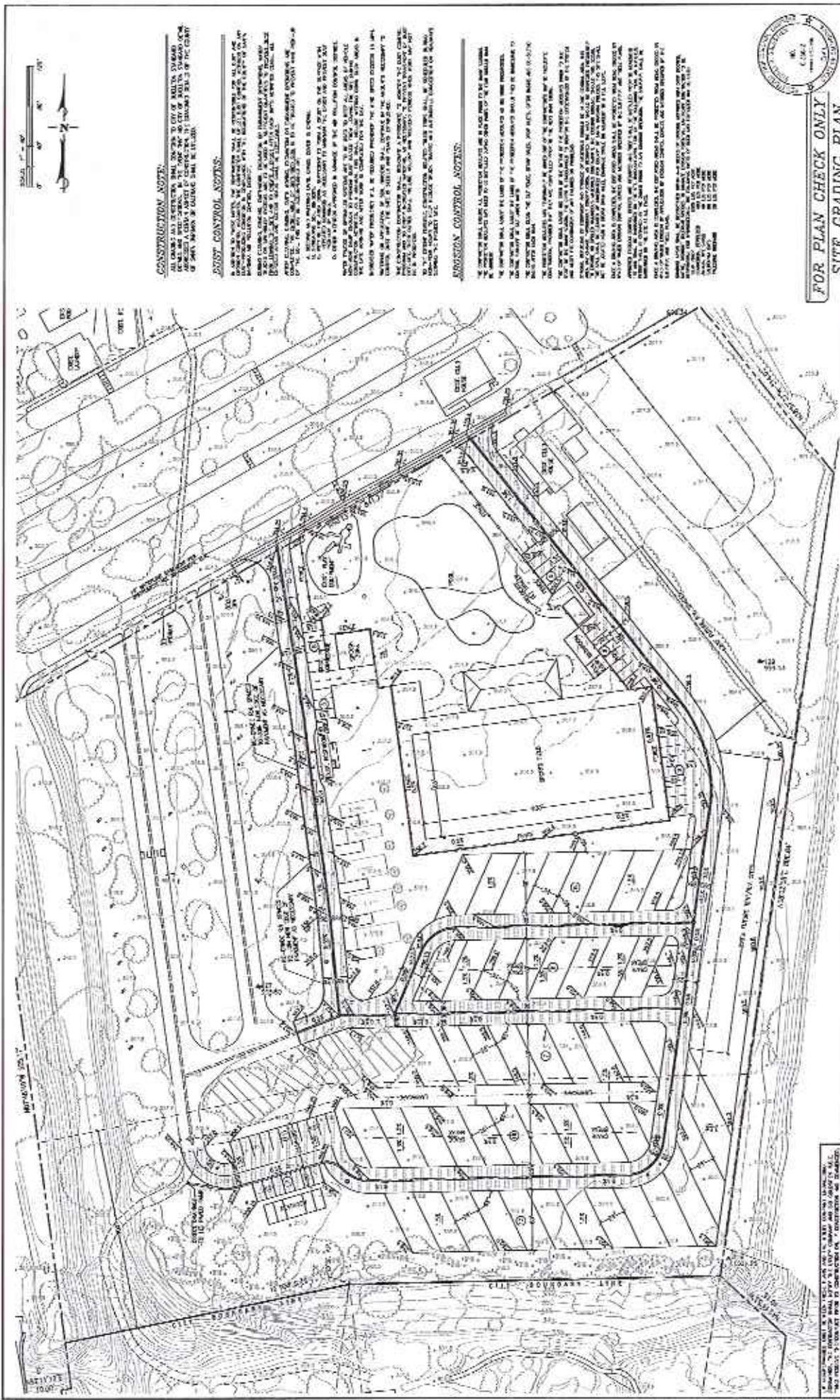




Figure 3



**CONSTRUCTION NOTES**

ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF BUELLTON STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

EXISTING UTILITIES SHALL BE PROTECTED AND MAINTAINED THROUGHOUT THE PROJECT. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BUELLTON STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF BUELLTON STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, AND THE CALIFORNIA STANDARD SPECIFICATIONS FOR CONSTRUCTION OF PUBLIC WORKS, LATEST EDITION, UNLESS OTHERWISE SPECIFIED.

**EXISTING CONTROL POINTS**

ALL CONTROL POINTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

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ALL CONTROL POINTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**PROPOSED CONTROL POINTS**

ALL PROPOSED CONTROL POINTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL PROPOSED CONTROL POINTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

ALL PROPOSED CONTROL POINTS SHALL BE MAINTAINED THROUGHOUT THE PROJECT. ANY NECESSARY REPAIRS OR REPLACEMENTS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.



**FOR PLAN CHECK ONLY**  
**SITE GRADING PLAN**

SUBJECT NO. CE-02  
 FILE NO. 19-10-100  
 187-200-085

CITY OF BUELLTON, CALIFORNIA  
 APPROVED: [Signature]  
 CITY ENGINEER

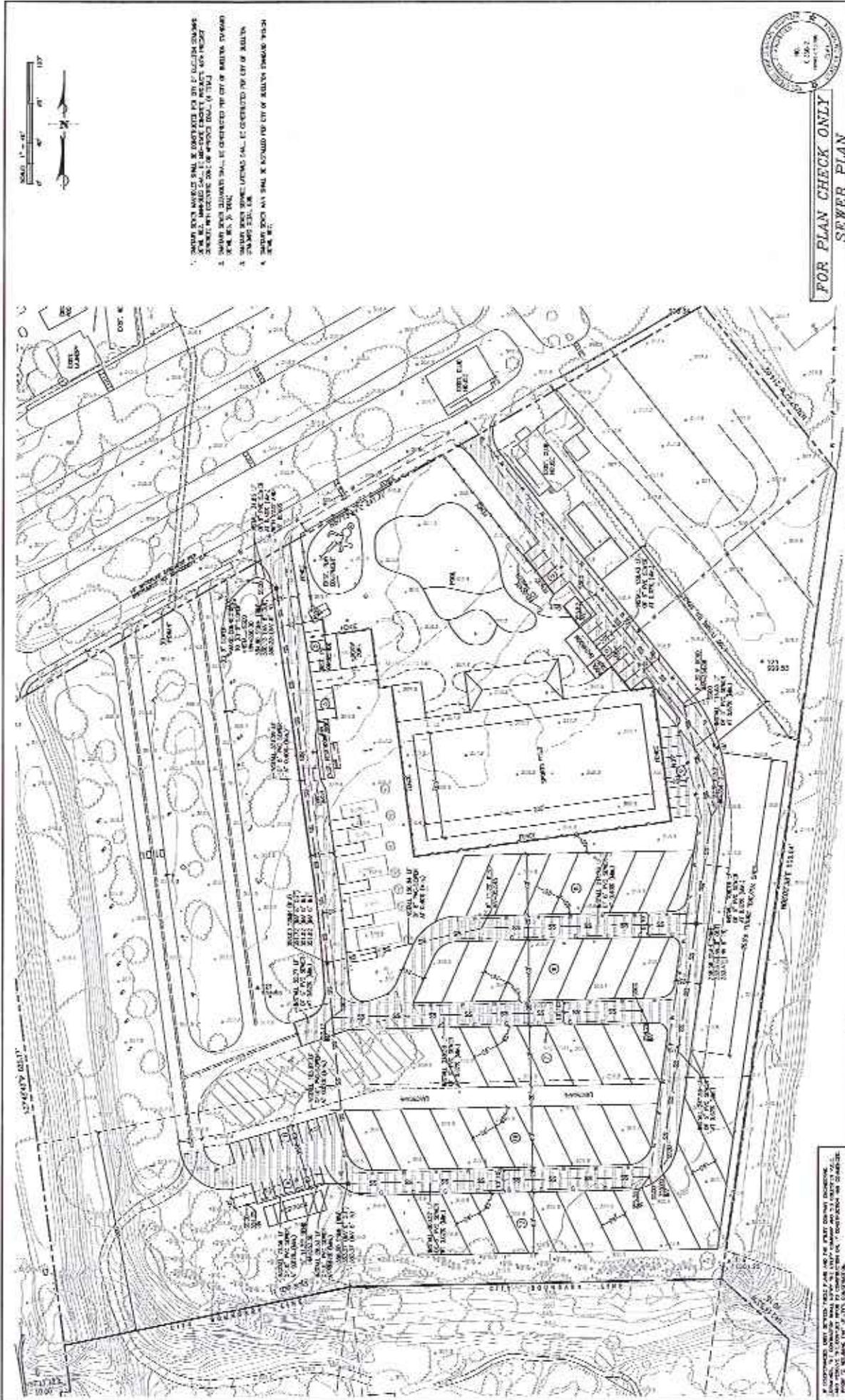
SCALE: 1" = 40'  
 DATE: 24 JAN 2014  
 DESIGNED BY: SID GOLDSTIEN  
 CHECKED BY: S.J.G.

**SID GOLDSTIEN - CIVIL ENGINEER, INC.**  
 PLANNING & DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT  
 221 N. MAIN ST., SUITE 150  
 BUELLTON, CA 93427  
 TEL: 805 688-0888  
 FAX: 805 688-0888

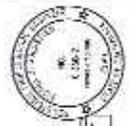
NO.	DATE	REVISIONS

**CAUTION:**  
 THIS PLAN IS THE PROPERTY OF SID GOLDSTIEN - CIVIL ENGINEER, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF SID GOLDSTIEN - CIVIL ENGINEER, INC.

Figure 4



- 1. THESE SEWER MANHOLES SHALL BE LOCATED FOR THE FOLLOWING PURPOSES:
  - A. TO PROVIDE A MEANS OF ACCESS TO THE SEWER SYSTEM.
  - B. TO PROVIDE A MEANS OF ACCESS TO THE SEWER SYSTEM FOR THE PURPOSE OF CLEANING AND MAINTENANCE.
  - C. TO PROVIDE A MEANS OF ACCESS TO THE SEWER SYSTEM FOR THE PURPOSE OF INSPECTION.
- 2. MANHOLES WHICH ARE LOCATED AT THE INTERSECTION OF SEWER LINES SHALL BE CONSTRUCTED TO THE CITY OF SULLY STANDARD.
- 3. MANHOLES WHICH ARE LOCATED AT THE INTERSECTION OF SEWER LINES SHALL BE CONSTRUCTED TO THE CITY OF SULLY STANDARD.
- 4. MANHOLES WHICH ARE LOCATED AT THE INTERSECTION OF SEWER LINES SHALL BE CONSTRUCTED TO THE CITY OF SULLY STANDARD.

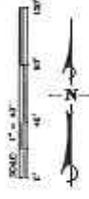
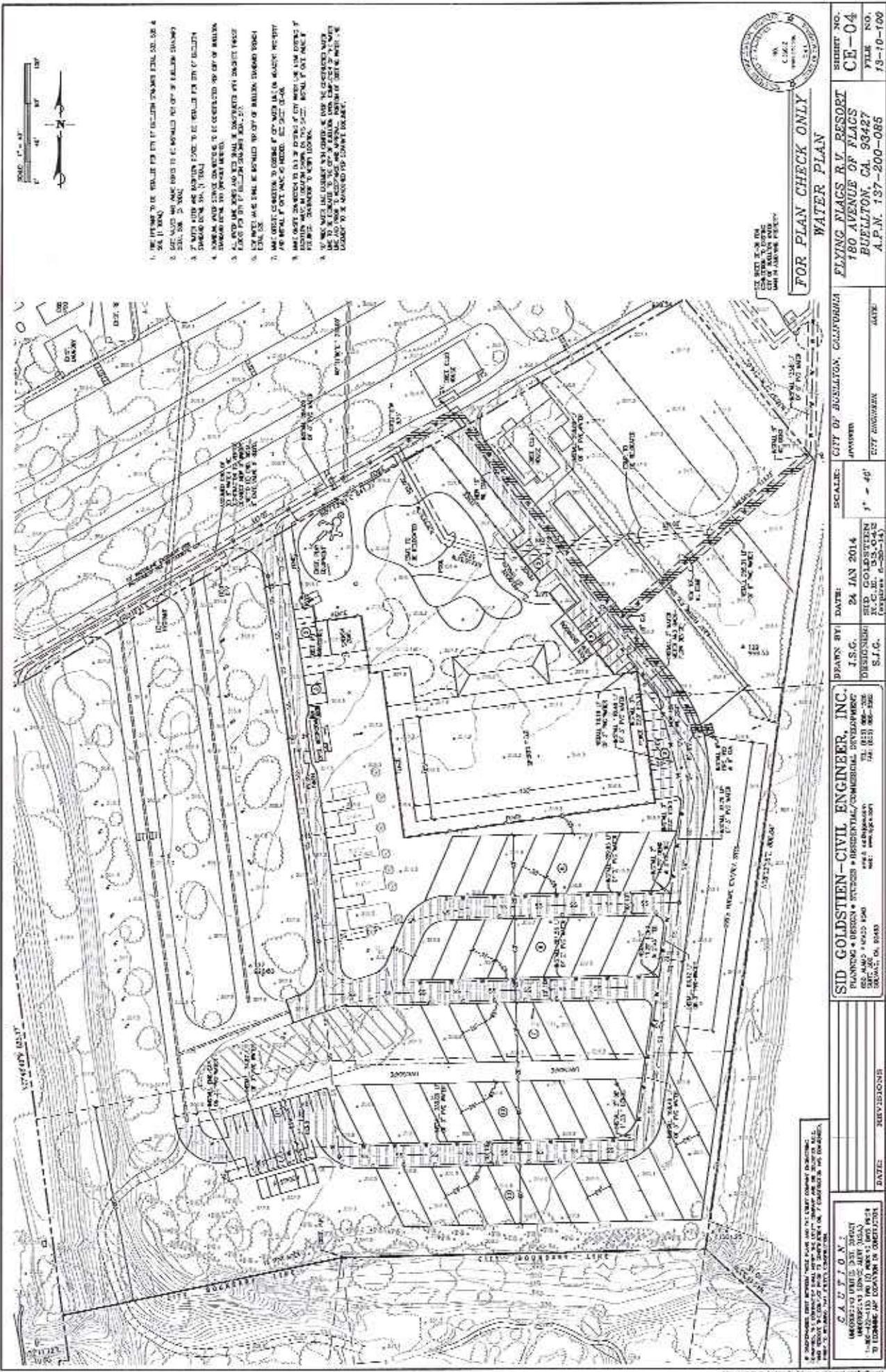


FOR PLAN CHECK ONLY  
SEWER PLAN

SHEET NO. <b>CE-03</b>		CITY OF SULLY, CALIFORNIA ANIMWA	
PROJECT NO. <b>13-19-100</b>		SCALE: <b>1" = 40'</b>	
FILE NO. <b>A.P.N. 137-200-085</b>		DATE: <b>24 JAN 2014</b>	
DRAWN BY: <b>J.S.G.</b>		DESIGNED BY: <b>S.J.G.</b>	
CHECKED BY: <b>S.J.G.</b>		DATE: <b>24 JAN 2014</b>	
APPROVED BY: <b>S.D. GOLDSTIEN</b> (EXPIRES 8-30-14)		CITY ENGINEER <b>JOHN W. BROWN</b>	
SD GOLDSTIEN - CIVIL ENGINEER, INC. PLANNING • DESIGN • STUDY • TECHNICAL/COMMERCIAL DEVELOPMENT 1000 W. 10TH ST. SUITE 100 LOS ANGELES, CA 90015 TEL: (213) 480-1100 FAX: (213) 480-1101 WWW.SDGOLDSTIEN.COM			
DATE:		REVISIONS:	
C.A.G. J. O. N. 1000 W. 10TH ST. SUITE 100 LOS ANGELES, CA 90015 TEL: (213) 480-1100 FAX: (213) 480-1101 WWW.SDGOLDSTIEN.COM		DATE:	

ALL DIMENSIONS UNLESS OTHERWISE NOTED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TO THE CENTERLINE OF THE SEWER LINE UNLESS OTHERWISE NOTED. THE SEWER LINE SHALL BE CONSTRUCTED TO THE CITY OF SULLY STANDARD. THE SEWER LINE SHALL BE CONSTRUCTED TO THE CITY OF SULLY STANDARD. THE SEWER LINE SHALL BE CONSTRUCTED TO THE CITY OF SULLY STANDARD.

Figure 5



1. THE PLANS TO BE REVIEWED FOR THE CITY OF BULLINGTON SHALL BE FOR:
  - A. THE PLANS FOR THE WATER MAINS TO BE INSTALLED AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
  - B. THE PLANS FOR THE WATER MAINS TO BE INSTALLED AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
  - C. THE PLANS FOR THE WATER MAINS TO BE INSTALLED AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
  - D. THE PLANS FOR THE WATER MAINS TO BE INSTALLED AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
2. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
3. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
4. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
5. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
6. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
7. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
8. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
9. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.
10. THE PLANS SHALL BE REVIEWED FOR THE CITY OF BULLINGTON AND FOR THE BUILDING SERVICE LINES TO BE INSTALLED.



**FOR PLAN CHECK ONLY**  
**WATER PLAN**

PROJECT NO. **CE-04**  
 FLYING FLAGS R.V. RESORT  
 180 AVENUE OF FLAGS  
 BULLINGTON, CA 93427  
 A.P.N. 137-200-085

SCALE: **1" = 40'**  
 CITY OF BULLINGTON, CALIFORNIA  
 APPROVED: \_\_\_\_\_  
 CITY ENGINEER

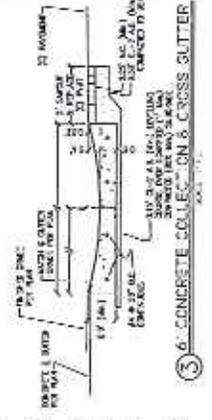
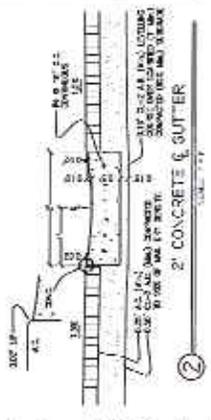
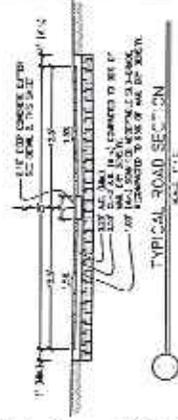
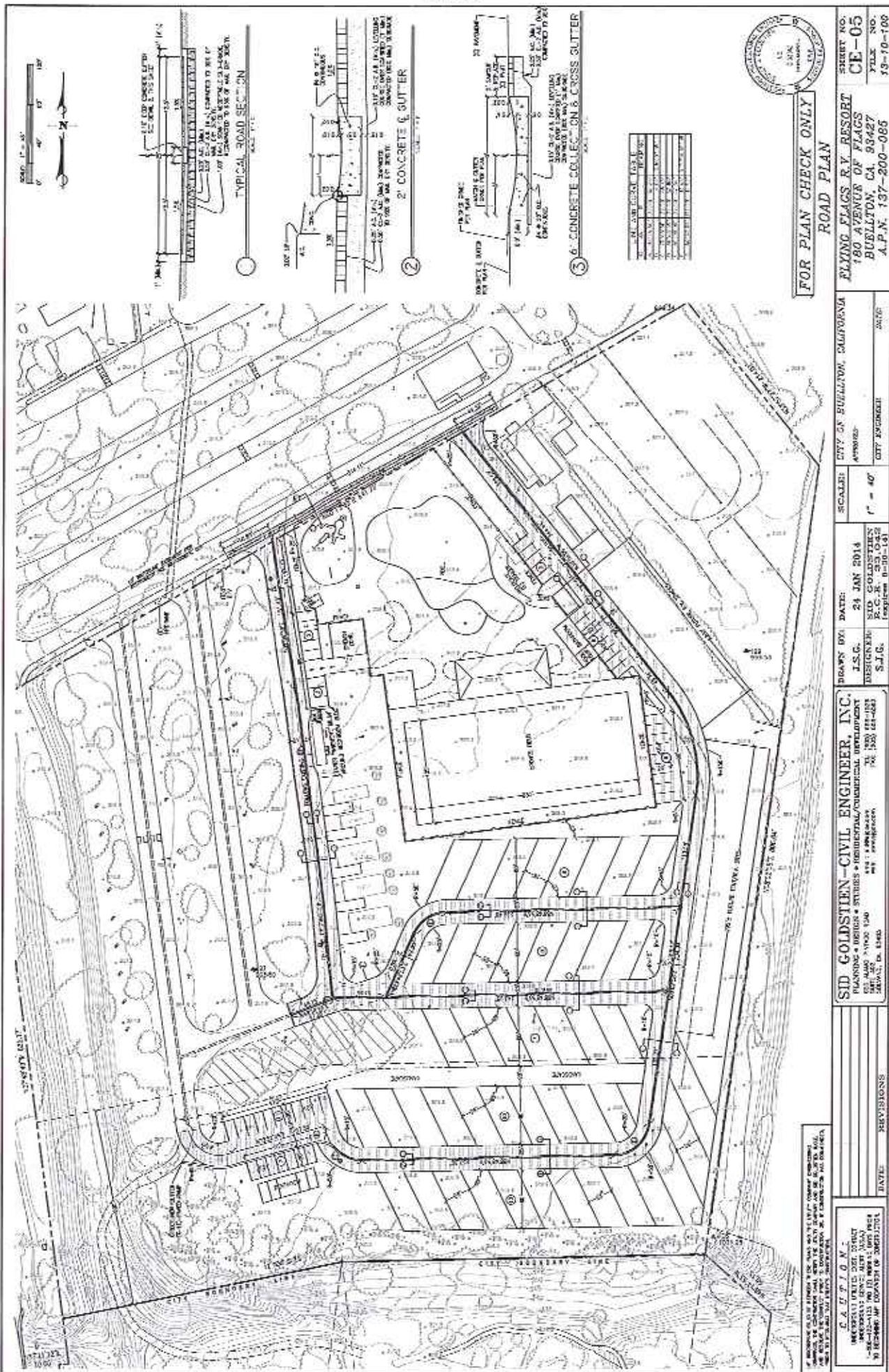
DATE: **24 JAN 2014**  
 DESIGNED BY: **S.J.G.**  
 DRAWN BY: **S.J.G.**

**SID GOLDSTIEN - CIVIL ENGINEER, INC.**  
 PLANNING • DESIGN • SURVEY • RESIDENTIAL/COMMERCIAL DEVELOPMENT  
 180 AVENUE OF FLAGS, SUITE 100  
 BULLINGTON, CA 93427  
 TEL: (408) 888-2000  
 FAX: (408) 888-2001  
 WWW: SIDGOLDSTIEN.COM

NO.	REVISIONS	DATE

**C A L I F O R N I A**  
 REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 44254  
 EXPIRES 12/31/15  
 TO EXERCISE HIS PROFESSION IN OREGON

Figure 6



NO.	DATE	BY	DESCRIPTION
1	10/10/10	SG	ISSUED FOR PERMITS
2	10/10/10	SG	ISSUED FOR PERMITS
3	10/10/10	SG	ISSUED FOR PERMITS
4	10/10/10	SG	ISSUED FOR PERMITS
5	10/10/10	SG	ISSUED FOR PERMITS
6	10/10/10	SG	ISSUED FOR PERMITS
7	10/10/10	SG	ISSUED FOR PERMITS
8	10/10/10	SG	ISSUED FOR PERMITS
9	10/10/10	SG	ISSUED FOR PERMITS
10	10/10/10	SG	ISSUED FOR PERMITS



FOR PLAN CHECK ONLY  
ROAD PLAN

SHEET NO. CE-03  
FLYING FLAGS R.V. RESORT  
180 AVENUE OF FLAGS  
BULLTON, CA 93427  
A.P.N. 137-200-085

CITY OF BULLTON, CALIFORNIA  
APPROVED: CITY ENGINEER DATE: 10/10/10

SCALE: 1" = 40'

DATE: 24 JAN 2014  
DRAWN BY: S.J.G.  
DESIGNER: S.J.G.

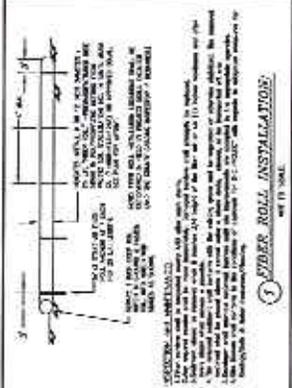
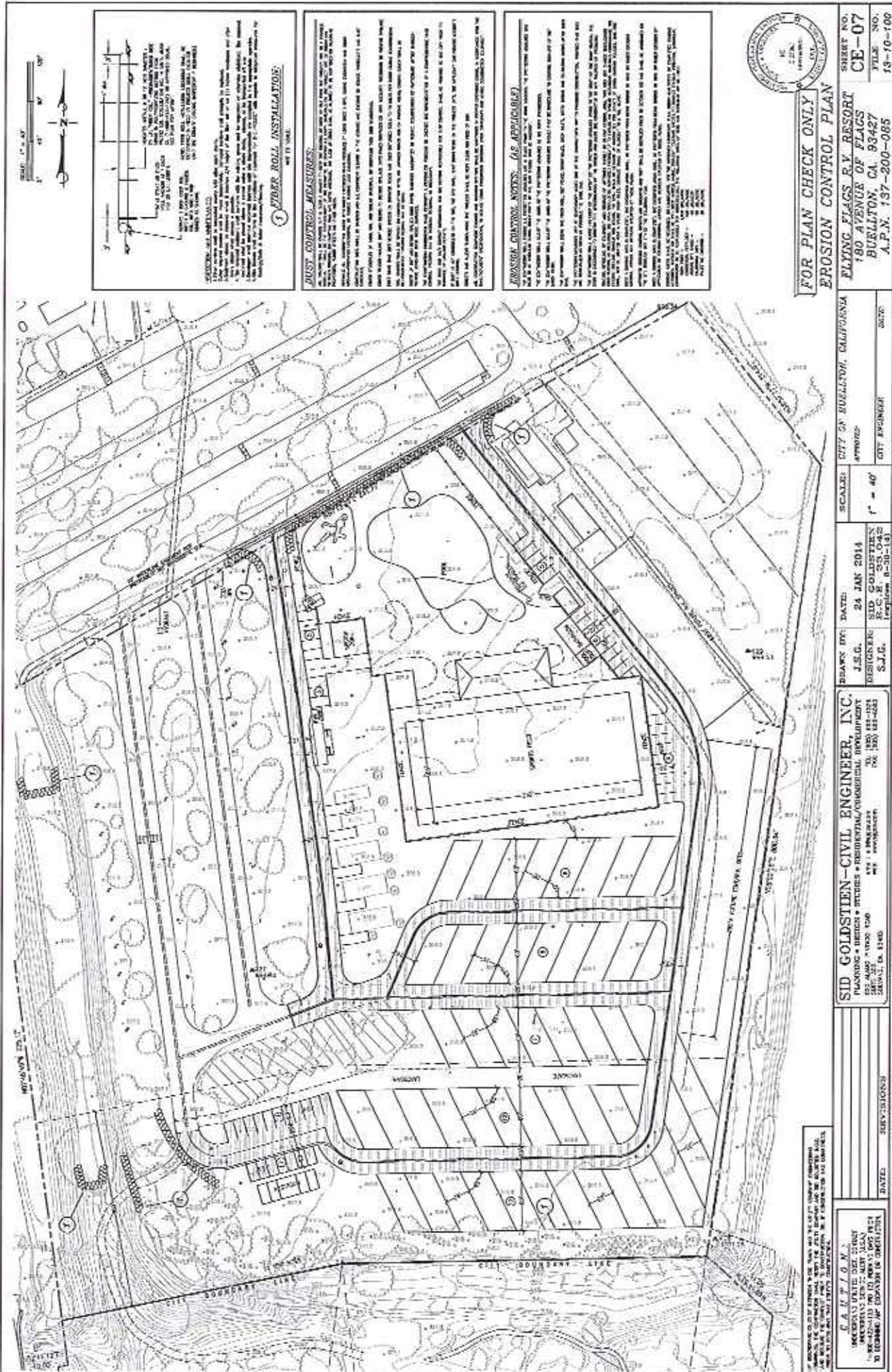
SID GOLDSTIEN - CIVIL ENGINEER, INC.  
PLANNING • DESIGN • STUDIES • RESIDENTIAL/COMMERCIAL DEVELOPMENT  
10000 WOOD LANE SUITE 200  
SEWAT, TX 75474  
TEL: 972-266-8888 FAX: 972-266-8888

NO.	DATE	REVISIONS

C.A.T.P.O.N.  
UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE IN FEET AND INCHES.  
DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.  
BY EXERCISING MY DUTY AS A REGISTERED PROFESSIONAL ENGINEER



Figure 8



**GENERAL NOTES:**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR WATERWAYS AND MARINE STRUCTURES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR AIRPORTS AND AIRCRAFT RELATED FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR PORTS AND WATERSHEDS, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR RAILROADS AND RAILROAD RELATED FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR CANALS AND IRRIGATION FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR TOWNSHIP AND COMMUNITY DEVELOPMENT, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR UTILITIES AND TRANSPORTATION FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR INDUSTRIAL AND PETROLEUM FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SPECIAL STRUCTURES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SPECIAL FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SPECIAL STRUCTURES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SPECIAL FACILITIES.

**CONSTRUCTION NOTES (AS APPLICABLE):**  
 1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR HIGHWAY AND BRIDGE CONSTRUCTION, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR WATERWAYS AND MARINE STRUCTURES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR AIRPORTS AND AIRCRAFT RELATED FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR PORTS AND WATERSHEDS, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR RAILROADS AND RAILROAD RELATED FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR CANALS AND IRRIGATION FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR TOWNSHIP AND COMMUNITY DEVELOPMENT, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR UTILITIES AND TRANSPORTATION FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR INDUSTRIAL AND PETROLEUM FACILITIES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SPECIAL STRUCTURES, LATEST EDITIONS OF THE CALIFORNIA CIVIL ENGINEERING BOARD'S STANDARD SPECIFICATIONS FOR SPECIAL FACILITIES.



**FOR PLAN CHECK ONLY**  
**EROSION CONTROL PLAN**

SHEET NO. **CE-07**  
 FILE NO. **13-10-100**  
 PROJECT: **FLYING FLAGS R.V. RESORT**  
**180 AVENUE OF FLAGS**  
**BURLINGTON, CA 93427**  
 A.P.N. **137-200-085**

SCALE: **1" = 40'**  
 CITY ENGINEER: **[Signature]**  
 DATE: **[Blank]**

DATE: **24 JAN 2014**  
 DESIGNER: **S.J.G.**  
 DRAWN BY: **S.J.G.**

**SID GOLDSTIEN - CIVIL ENGINEER, INC.**  
 PLANNING • DESIGN • SURVEY • RESIDENTIAL/COMMERCIAL DEVELOPMENT  
 2807 125TH AVENUE, SUITE 100  
 SEASIDE, CA 92082  
 TEL: 949.441.1250 FAX: 949.441.1251  
 WWW.SIDGOLDSTIEN.COM

DATE: **[Blank]**  
 SHEET NO.: **[Blank]**  
 PROJECT: **[Blank]**

BY: **[Signature]**  
 DATE: **[Blank]**

**Buellton Municipal Code**

Up      Previous      Next      Main      Search      Print      No Frames

[Title 19 ZONING](#)[Chapter 19.08 LAND USE PERMIT PROCEDURES](#)**19.08.120 Development plans.**

The development plan process provides for the discretionary review by the city of projects allowed by right within their respective zoning districts which, because of the type, scale, or location of the development, require more detailed review than that afforded by the zoning clearance process. When development plan approval is required by Chapter 19.02 of this title to authorize a proposed land use, the permit application shall be processed as follows.

**A. Applicability.**

1. Whenever Chapter 19.02 of this title requires development plan approval for a specified land use, a development plan application shall be filed with the department and approved only for:

- a. The first development of a vacant site; or
- b. The replacement of an existing building, structure, or site improvement; or
- c. The construction of an additional building, structure, or site improvement not authorized by a development plan; or
- d. An existing building, structure, or site improvement proposed for expansion or alteration, that was not originally authorized by a development plan.

After the construction of a building, structure, or site improvement authorized by development plan approval is completed, the replacement of an existing land use with a new use that is listed as allowed by Chapter 19.02 of this title shall require zoning clearance (Section 19.08.100) instead of a new development plan, except where the proposed new use is prohibited by conditions of approval of the previous development plan.

2. When development plan approval is required by Chapter 19.02 of this title, no construction permit shall be issued for any development, including grading, for any property subject to the provisions of this section until a preliminary and/or final development plan has been approved as provided by this section, with the exception that the director may waive the requirements of this section if the project involves only a minor alteration, addition, or replacement to an existing structure, and where there is a previously approved final development plan on file in the planning department, the project is in substantial conformance with such development plan.

3. An applicant may file a preliminary and then a final development plan, or just a final development plan. When only a final development plan is filed, it shall be processed in the same manner as a preliminary development plan.

4. No portion of any property not included within the boundaries of the development plan shall be entitled to any development permits.

**B. Jurisdiction.** In the service commercial (CS) and light industry (M-1) zoning districts, preliminary and final development plans for buildings and structures that do not exceed a total of ten thousand (10,000) square feet in gross floor area for the entire parcel shall be under the jurisdiction of the director and shall be processed as set forth herein.

**C. Application Contents.** Applications for preliminary and final development plans shall include the forms provided by the planning department, together with all additional information and materials specified on the "required application contents" list furnished by the planning department with all land use permit applications.

#### D. Processing of Preliminary Development Plan.

1. Any application filed pursuant to this section that is inconsistent with the use and/or density requirements of this title or the general plan must incorporate measures or be accompanied by any additional permit applications necessary to make the project consistent. The planning department may refuse to accept for processing any application the director finds to be inconsistent with the general plan.

2. Upon receipt of the preliminary development plan, the planning department shall process the plan through environmental review pursuant to the city CEQA guidelines.

3. If the preliminary development plan is under the jurisdiction of the director, a public hearing shall not be required. However, notice shall be given at least ten days prior to the date of the director's decision as provided in Section 19.10.400 of this title. The director may approve, conditionally approve, or deny the plan. The director shall give notice of approval pursuant to Section 19.10.400(A)(2) of this title. The director's decision shall be final, subject to appeal to the planning commission as provided in Section 19.10.130 of this title.

4. The planning commission shall consider preliminary development plans within its jurisdiction at a noticed public hearing and approve, conditionally approve, or deny the plan. The planning commission's action shall be final, subject to appeal to the city council as provided in Section 19.10.130 of this title.

5. If the preliminary development plan is submitted in conjunction with an application for a general plan amendment, rezoning, tentative map or any other entitlement which requires final action by the city council, the planning commission shall recommend approval, conditional approval, or denial to the city council. The planning department shall provide to the city clerk the recommendation of the planning commission, together with all forms of notice required, in accordance with Section 19.10.400 of this title, of the time and place of a public hearing before the city council to consider the applications. The city clerk shall set the matter for public hearing and cause to be published all required notices for the public hearing on the applications. The decision of the city council shall be final.

6. If a revised preliminary development plan is required, it shall be processed in the same manner as the original plan. When approved by the planning commission or director, such revised plan automatically supersedes any previously approved plan.

#### E. Processing of Final Development Plan.

1. Any application filed pursuant to this section that is inconsistent with the use and/or density requirements of this title or the general plan must be accompanied by an application to make the project consistent. The planning department may refuse to accept for processing any application the director finds to be inconsistent with the general plan.

2. Upon receipt of the final development plan, the planning department shall process the plan through environmental review, unless there is no change from the preliminary development plan.

3. When either the planning commission or director has approved a preliminary development plan, the director shall review the final development plan for conformance with the preliminary development plan and shall approve, conditionally approve, or deny the final development plan, without a public hearing. The director shall give notice of approval pursuant to Section 19.10.400(A)(2) of this title. The director's action shall be final subject to appeal to the planning commission as provided in Section 19.10.130 of this title.

4. If the final development plan has any substantial changes from the preliminary development plan approved by the planning commission, other than those required by conditions set in the preliminary development plan, the director shall refer the final development plan to the planning commission for approval.

5. When there is no preliminary development plan, the final development plan shall be processed in the same way as a preliminary development plan, as provided by subsection D of this section.

#### F. Findings Required for Approval.

1. Preliminary Development Plan. A preliminary development plan shall be approved only if all of the following findings can be made:

- a. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed.
- b. That adverse impacts are mitigated to the maximum extent feasible.
- c. That streets and highways are adequate and properly designed.
- d. That there are adequate public services, including but not limited to, fire protection, water supply, sewage disposal, and police protection to serve the project.
- e. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will not be incompatible with the surrounding areas.
- f. That the project is in conformance with the applicable provisions of this title and the general plan.
- g. That the project will not conflict with any easements required for public access through, or public use of a portion of the property.
- h. That the proposed development is in conformance with the community design guidelines.

2. Final or Revised Final Development Plan. A final or revised final development plan shall be approved only if all of the following findings are made, in addition to the findings required by subsection (F)(1) of this section:

- a. The plan is in substantial conformity with any approved preliminary or revised preliminary development plan except when the planning commission or director considers a final development plan for which there is no previously approved preliminary development plan. In this case, the planning commission or director may consider the final development plan as both a preliminary and final plan.
- b. The plan is in conformance with all applicable provisions and policies of the city general plan and this title.
- c. That the proposed development is in conformance with the community design guidelines.

#### G. Conditions, Restrictions, and Modifications.

1. At the time the preliminary or final development plan is approved, the director, planning commission, or city council may modify the building height limit, distance between buildings, setback, yard, parking, building coverage, landscaping or screening requirements specified in the applicable zone district when the director, planning commission, or city council finds that such modifications are justified.

2. As a condition of approval of any preliminary or final development plan, the director, planning commission, or city council may impose any appropriate and reasonable conditions or require any redesign of the project as they may deem necessary to protect the persons or property in the neighborhood, to preserve the neighborhood character, natural resources or scenic quality of the area, to preserve or enhance the public peace, health, safety, and welfare, or to implement the purposes of this title.

3. The director, planning commission, or city council may require as a condition of approval of any development plan, the preservation of trees existing on the property.

#### H. Time Limits.

1. A preliminary development plan shall expire two years after its approval, except that, for good cause shown, it may be extended for one year by the director or planning commission.

2. Final development plans shall expire five years after approval unless, prior to the expiration date, substantial physical construction has been completed on the development or a time extension has been applied for by the applicant. The director or planning commission or city council may, upon good cause shown, grant a time extension for one year.

### I. Site and Design Review.

1. Preliminary Site and Design Review. All projects shall be reviewed by the planning commission within the first thirty (30) days of an initial project submittal to review and provide preliminary comments on the site design and architectural elevations. A color board shall be submitted with the initial submittal of a project to assist in the review of the project by staff and the planning commission. The planning commission shall also determine whether story poles are required for projects that are twenty-five (25) feet in height or less as referenced in subsection 19.08.120(1)(2) of this section.

2. Story Poles and Modeling. For all projects that exceed twenty-five (25) feet in height, story poles shall be erected on the project site no later than thirty (30) days before the first public hearing on the project and shall remain in place until a final decision is made on the project. A surveyor or registered civil engineer may be required to certify in writing to the city that the story poles are properly located and reflect proposed heights. Story poles may also be required for projects that are less than twenty-five (25) feet in height as determined by the planning commission during the preliminary site and design review process referenced in subsection 19.08.120(1)(1) of this section. A scale model, a three-dimensional computer graphic presentation, or a three-dimensional graphic rendering shall be provided at the public hearings for the project. Said model or graphic presentations shall include structures on all surrounding properties. The city council may waive the requirement for story poles, scale models, or graphic presentations upon a written request to the city council demonstrating that those items would not provide clarification for review of the project. (Ord. 09-06 § 3, 2009; Ord. 6-02 § 10, 2006; Ord. 01-04 § 6, 2002; Ord. 94-13, 1994; prior code § 19.08.120)

**PLANNING COMMISSION RESOLUTION NO. 14-04**

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A NEGATIVE DECLARATION (13-ND-02) AND A TIME EXTENSION (13-TE-03) REQUEST FOR FINAL DEVELOPMENT PLAN (95-FDP-06), AND MAKING FINDINGS IN SUPPORT THEREOF**

**BE IT RESOLVED** by the Planning Commission of the City of Buellton as follows:

**SECTION 1:** Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by Michael B. Earl, FPA Flying Flags Associates, property owner, and Dan Baumann, agent (hereinafter referred to as "Applicant"), requesting a Time Extension for the approved Final Development Plan (95-FDP-06). The proposal includes a second swimming pool with a pavilion, 46 RV camp sites (combination of full hookup, partial hookup, and no hookup RV/tent spaces), 40 parking spaces, two restroom buildings, paved roads, expanded restaurant and a sports/recreation field (the "Project"), located at 180 Avenue of Flags, Assessor Parcel No. 137-200-085 (the "Property").

**SECTION 2:** The application consists of a time extension (the "Extension Request") of an approved Final Development Plan.

**SECTION 3:** All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the public comment, as well as other pertinent information, the Planning Commission finds the following:

- A. Record.** Prior to rendering a decision on any aspect of the Project, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the Planning Commission on March 20, 2014 ("Public Hearing").
  2. All oral, written and visual materials presented by City staff in conjunction with the Public Hearing.
  3. The following informational documents which, by this reference, are incorporated herein.
    - a. The Project file for 13-TE-03 and 13-ND-02 and the set of Project plans dated January 24, 2014.
    - b. Planning Commission staff report of March 20, 2014.
    - c. The Negative Declaration (13-ND-02) for the Project.

- B. Public Review.** On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:
1. A notice of public hearing was published in a newspaper on March 6, 2014 (the "Public Notice"), a minimum of ten (10) days in advance of the Public Hearing.
  2. The Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on March 6, 2014, 10 days in advance of the Public Hearing.
  3. The Public Notice and Agenda for the Public Hearing were posted in three conspicuous public places a minimum of 10 days before the Public Hearing.
- C. Environmental Clearance.** An Initial Study/Negative Declaration (ND) was prepared in accordance with the requirements of the California Environmental Quality Act ("CEQA"), Public Resources Code sections 21000 et seq., the State CEQA Guidelines, 14 California Code of Regulations sections 15000 et seq., and the CEQA Guidelines of the City of Buellton.
- D. Consistency Declarations.** Based on (i) the evidence presented in the Staff Report (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the public review the Planning Commission does hereby declare that a time extension is consistent with Section 19.08.120 of the Buellton Municipal Code.

**SECTION 4:** Based upon the Initial Study/Negative Declaration (13-ND-02) prepared for the project, the Planning Commission exercises its independent judgment and finds that no substantial evidence exists that the approval of the Time Extension as conditioned hereby, will have a significant effect on the environment within the meaning of CEQA and hereby recommends adoption of the Negative Declaration (13-ND-02) with respect to the Project and directs staff to file the Notice of Determination.

**SECTION 5:** Based on the findings set forth in Sections 2, 3, and 4 and subject to the conditions attached hereto, the Planning Commission hereby approves Time Extension 13-TE-03.

**SECTION 6:** The Planning Commission Secretary shall certify to the adoption of this resolution.

**PASSED, APPROVED, AND ADOPTED** this 20<sup>th</sup> day of March, 2014

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Craig Adams, Chair

**ATTEST:**

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Clare Barcelona, Planning Commission Secretary

STATE OF CALIFORNIA            )  
 COUNTY OF SANTA BARBARA    ) SS  
 CITY OF BUELLTON             )

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 14-04 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 20<sup>th</sup> day of March, 2014, by the following vote, to wit,

AYES: (0)

NOES: (0)

ABSENT: (0)

NOT VOTING: (0)

**IN WITNESS WHEREOF**, I have hereunto set my hand this 20<sup>th</sup> day of March, 2014.

\_\_\_\_\_  
 Clare Barcelona  
 Planning Commission Secretary

**CONDITIONS OF APPROVAL  
FLYING FLAGS RV RESORT TIME EXTENSION**

**FINAL DEVELOPMENT PLAN 95-FDP-06  
TIME EXTENSION (13-TE-03)  
NEGATIVE DECLARATION (13-ND-02)**

**A. GENERAL PROVISIONS**

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description received February 7, 2014, and conditions of approval set forth below. The Project Description is as follows: A request by Michael B. Earl, FPA Flying Flags Associates, L.P., property owner, and Dan Baumann, agent (the "Applicant") for a Time Extension (13-TE-03) for a Final Development Plan (95-FDP-06) to expand the Flying Flags RV Resort which consists of a second swimming pool with a pavilion, 46 RV camp sites (combination of full hookup, partial hookup, and no hookup RV/tent spaces), 40 parking spaces, two restroom buildings, paved roads, expanded restaurant and a sports/recreation field (the "Project"). The Project is located at 180 Avenue of Flags (Assessor Parcel Numbers 137-200-085) (the "Property"). The project plans that are included in this approval include the Title Sheet, Site Grading Plan, Sewer Plan, Water Plan, Road Plan, Details, Erosion Control Plan, Electrical Plans and Café Tenant Improvement Plans date stamped February 7, 2014. Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval. The following are the approvals:

- **Time Extension for Final Development Plan 95-FDP-06 (Case No. 13-TE-03):** A Time Extension (13-TE-01) for a Final Development Plan that includes the development of a second swimming pool with a pavilion, 46 RV camp sites (combination of full hookup, partial hookup, and no hookup RV/tent spaces), 40 parking spaces, two restroom buildings, paved roads, expanded restaurant and a sports/recreation field.

2. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.

- a. **"Applicant"** means Michael B. Earl, FPA Flying Flags Associates, L.P., property owner, and Dan Baumann, agent, and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project.
- b. **"Building Department"** means the State Department of Housing and Community Development (and all successors and assigns thereof), which

is responsible for performing building plan check and inspection services at the Flying Flags RV Resort.

- c. **"City"** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
- d. **"County"** means the County of Santa Barbara.
- e. **"Final Building Inspection Clearance"** means acknowledgement by the Department of Housing and Community Development that construction of the Project has been completed in full compliance with plans and specifications approved by the Department of Housing and Community Development. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
- f. **"Fire Department"** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of a special district.
- g. **"Entitlement"** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
- h. **"Project"** means and includes all of the actions described in the Project Description above.
- i. **"Project Inspection"** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
- j. **"Project Manager"** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
- k. **"Property"** means the land and improvements identified in the Project Description.
- l. **"Property Owner"** means Michael B. Earl, FPA Flying Flags Associates, L.P., and includes all persons and entities possessing fee title (in full or in part) to the site of the Project.
- m. **"Zoning Clearance"** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.

3. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the creation, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be

- required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
4. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
  5. **Indemnity.** Applicant agrees, at its sole cost and expense, to defend, indemnify, and hold harmless the City, its officers, employees, agents, and consultants, from any claim, action, or proceeding brought by a third-party against the City, its officers, agents, and employees, which seeks to attack, set aside, challenge, void, or annul all, or any part, of the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project.
  6. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
  7. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
  8. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.

9. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
10. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
11. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the fee schedules adopted by the City and then in effect at the time such fees become payable.
12. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

## B. PLANNING CONDITIONS

13. **FDP/Time Extension.** Approval of the Time Extension (Case No. 13-TE-03) (the "Permit") for 95-FDP-06 is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
14. **Development Time Frame.** Building construction must be started not later than one year after approval of the Time Extension, or if a Permit is issued within the one year period, construction must be diligently pursued thereafter, or this approval will be revoked pursuant to the Buellton Municipal Code. However, if the approved plans and adjacent areas are unchanged, the Planning Director may grant one additional 12-month extension of time for construction of the Project. Start of construction is defined as:
  - a. All zoning and related approvals are effective; and
  - b. All required building and grading permits have been issued; and
  - c. The "foundation inspection" and "concrete slab or under floor inspection" as defined in the California Building Code have been made and received

approval from the Department of Housing and Community Development, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.

15. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, the Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.
  
16. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:
  - a. **Use Limitations.** No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
    - (1) **Unobstructed Access.** All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at any time.
    - (2) **Vehicle Repair.** No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
    - (3) **Exterior Storage.** No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings or as approved in the Final Development Plan.
  - b. **Prohibited Activities.** No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain

or use the premises in such a manner that any of the following conditions are found to exist:

- (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.
- (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.
- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
- (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.
- (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
- (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and

temporary construction or demolition work is exempted from this standard.

- (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.
  - (9) Noise. Unless otherwise provided for, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
17. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
  18. **Building Codes.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards, Title 24 handicap accessibility standards and Title 25 regulations. The State Department of Housing and Community Development shall have jurisdiction for building code review and inspection. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
  19. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.
  20. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed

within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected. This condition only applies to the buildings, not to the public improvements associated with the tentative tract map.

21. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
22. **Community Design Guidelines/Architecture.** The Project shall be in conformance with the Community Design Guidelines. The design details and color of the Agrarian style architecture shown on the project plans shall be installed and maintained.
23. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
24. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan submitted as part of the building plans. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
25. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.
26. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.
27. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting.

28. **Parking.** 156 parking spaces shall be maintained at all times. This includes 108 camp site spaces and 48 visitor parking spaces. All visitor parking spaces shall be striped in accordance with City of Buellton standards prior to issuance of the occupancy permit.
29. **River Setback.** The setback from the top of bank of the Santa Ynez River is 200 feet. Any structures for permanent residential occupancy are not permitted within the setback. Parking spaces, camp sites for transient occupants, and restroom buildings as shown on the plans are permitted within the setback.

### C. ENGINEERING CONDITIONS

#### PRIOR TO GRADING PERMIT ISSUANCE:

30. Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
31. Plans for the frontage improvements shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.
32. At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
33. Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.
34. At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.

35. Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). Pre and post development hydrology shall be consistent, considering flow volume and discharge. Design measures that minimize storm water run-off shall be incorporated. When possible, grading and drainage shall be designed so that the Effective Impervious Area is minimized. Examples include curb openings integration to enable run-off direction towards landscaped areas and impervious surfaces for infiltration. A maintenance/water quality control plan shall be submitted and include an owner's statement that maintenance of facilities will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

36. Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.
37. Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.
38. Upon approval of the final plans, the applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
39. A faithful performance and labor/material bond for the grading and utilities (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year after the City has approved a Notice of Completion and after receipt/approval of the As-built Record Drawings.
40. A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
41. Plans shall depict all flood hazard limits and design plans accordingly. Appropriate FEMA documentation shall be filed accordingly.

42. Public Water line and easement will need to be relocated to the satisfaction of the public works director. Public line shall complete loop. Service lines shall be private.

**PRIOR TO BUILDING PERMIT ISSUANCE:**

43. The applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
44. Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.
45. The applicant shall obtain an industrial waste discharge permit, as applicable, from the City Public Works Department prior to obtaining a building permit.

**PRIOR TO OCCUPANCY CLEARANCE:**

46. The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."
47. The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy. In addition, all pretreatment and FOG compliance requirements must be in place prior to payment of water/sewer fees and occupancy.

**GENERAL CONDITIONS:**

48. Unless superseded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
49. Existing and proposed easements for all utilities shall be located and described on the engineering plans.
50. All utilities shall be shown on the plans. Proposed water and sewer lines shall be highlighted. Lines on-site shall be maintained as private.

**D. FIRE DEPARTMENT CONDITIONS**

51. **Certificates.** Fire Protection Certificate(s) will be required.
52. **Access Ways.** Access shall be as shown on plans dated October 17, 2013.
53. **Fire Hydrants.** One new fire hydrant shall be installed.
  - The fire department shall have on file a set of approved fire hydrant plans prior to any work being started.

- Fire hydrants shall be located per fire department specifications and shall flow 1250 gallons per minute at a 20 psi residual pressure.
- Commercial fire hydrants shall consist of one 4-inch outlet and two 2-1/2-inch outlets.
- A set of approved fire hydrant plans, stamped and dated by the fire department shall be kept at the job site and available upon request.
- Water systems shall be installed exactly as the approved fire hydrant plans dictate. No changes or modifications to these plans shall take place without prior fire department approval.
- No work shall be covered or otherwise rendered inaccessible or unviewable prior to inspection by a fire department representative.

54. **Signs.** Signs indicating "Fire Lane – No Stopping" shall be placed every 150 feet as required by the fire department. Refer to current adopted California Fire Code.
55. **Changes.** These conditions apply to the project as currently described. Future changes, including but not limited to further division, change of occupancy, intensification of use, or increase in hazard classification, may require additional mitigation to comply with applicable development standards in effect the time of change.

**E. FINANCE DEPARTMENT CONDITIONS**

56. **Outstanding Fees.** The Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Fire Department mitigation fees, and any additional processing deposits as required prior to zoning clearance.
57. **Impact Fees.** The project applicant shall pay the water, sewer, school and traffic impact fees in accordance with City requirements.

**Project Applicant/Property Owner Acknowledgment of Required**

\_\_\_\_\_  
Property Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Project Applicant/Agent/Representative Signature

\_\_\_\_\_  
Date