City of Buellton
General Plan 2025

prepared for:
City of Buellton

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rincon

Environmental Scientists Planners Engineers

May 2007 - Revised December 2008
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Safety Element Revised in 2017

City of Buellton
General Plan 2025

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Land Use Element

Land Use Element

Introduction

The purpose of the General Plan Land Use Element is to provide an orderly plan for the general distribution, location and intensity of land uses within the City of Buellton. The Land Use Element describes long-range goals for the physical development of the community, both in terms of land use type and intensity, as well as urban character and form. This Element includes the General Plan Land Use Map, which presents a graphical representation of land use policy that corresponds with descriptions of the General Plan land use designations and zoning districts. The Land Use Element also describes the intensity or density of development expected for the community based on the proposed land uses.

The City Limits, the Buellton Urban Growth Boundary, and the boundaries of the City's Sphere of Influence and Planning Area, are depicted on Figure LU-1. This Land Use Element provides for the opportunity for infill development within the City limits and the Buellton Urban Growth Boundary line. The City's Sphere of Influence is currently coterminous with the City Limits and the Buellton Urban Growth Boundary line, and the Land Use Element does not currently project growth outside of the existing City Limits and the Buellton Urban Growth Boundary line. However, the Land Use Element contains policies and programs that may call for a future Sphere of Influence study to identify planned growth areas in the future. The City also has a "Comment Area" that consists of County lands for which the City will review future development applications for consistency with City goals and policies and present comments to the County as appropriate.

The Land Use Element goals, policies, and programs, particularly as they relate to the Buellton Urban Growth Boundary, are intended to preserve the small town character of Buellton.

Relationship to Other General Plan Elements and the Zoning Ordinance

The Land Use Element sets forth the policies for the types and location of land uses throughout the City. The Zoning Ordinance Zoning Map implements the Land Use Element and its policies by establishing specific City regulations and standards for the development of parcels of land. The Zoning designation for a site must be consistent with the General Plan in relationship to land use category.

Section 65300.5 of the California Government Code requires the General Plan and its Elements to be "an integrated, internally consistent and compatible statement of policies...". The Land Use Element is consistent with the other elements of the General Plan, supporting and complementing the Plan's goals and policies. For example, the Land Use Element provides adequate sites for housing development to meet the affordability requirements and other special needs of the community as identified in the Housing Element. The amount, distribution, and timing of growth expressed within the Land Use Element must be coordinated with the anticipated road capacity and performance standards established in the Circulation Element. Similarly, the other General Plan elements ensure that future development occurs in an appropriate manner and that the unique aesthetic and environmental qualities of Buellton are safeguarded and enhanced.

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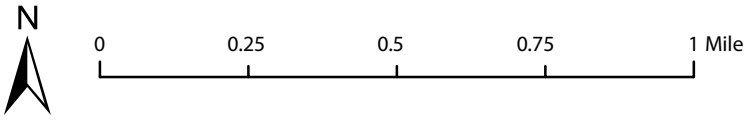
Base map source: MNS Engineers, January, 2004.



Existing City Limits, Buellton Urban Growth Boundary, and Sphere of Influence.

Existing City Limits, Buellton Urban Growth Boundary, and Sphere of Influence

Figure LU-1

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City of Buellton Urban Growth Boundary

The voters of the City of Buellton have, through the initiative process, established and adopted an urban growth boundary line denominated the Buellton Urban Growth Boundary (UGB). Its purpose, principals, implementation procedures, and methodologies for amendment are set forth in this subsection.

1. Purpose

The purpose of this UGB is to ensure that the development policies and underlying goals, objectives, and principals set forth in the Buellton 2025 General Plan relating to land Use are inviolable against transitory short-term political decisions and that agricultural, watershed, and open space lands are not prematurely or unnecessarily converted to other non-agricultural or non-open space uses without public debate and a vote of the people.

2. Principals

Continued urban encroachment into agricultural and watershed areas will impair agriculture and threaten the public health, safety, and welfare by causing increased traffic congestion, associated air pollution, and potentially serious water problems such as pollution, depletion, and sedimentation of available water resources. Such urban encroachment would eventually result in both the unnecessary, expensive extension of public services and facilities, and inevitable conflicts between urban and open space/agricultural uses.

The unique character of the City of Buellton and the quality of life of its residents depend on the protection of a substantial amount of surrounding open space, natural resources, and agricultural lands. The protection of such lands not only ensures the continued viability of agriculture, but also contributes to flood control and the protection of wildlife, environmentally sensitive areas, and irreplaceable natural resources. As importantly, adopting a UGB will promote the formation and continuation of a cohesive community by defining the boundaries, by encouraging economic development of the Buellton Revitalization Area, and by helping to prevent urban sprawl. Such a UGB will promote efficient municipal services and facilities by confining urban development to defined development areas.

3. Implementation

a. The City of Buellton hereby establishes and adopts a UGB. The UGB is established coterminous with the existing City Limits and in the same location as the Sphere of Influence line. The City Limits, Sphere of Influence line, and the UGB line are illustrated in Figure LU-1.

b. Until December 31, 2025, the City of Buellton shall restrict urban services (except temporary mutual assistance with other jurisdictions) to within the UGB, and only uses consistent with agriculture and the preservation of open space lands as set forth in Government Code Section 65560(b) as of March 31, 2008, shall be allowed beyond the UGB, except as provided herein. Other than the exceptions provided herein, upon the effective date of this General Plan amendment, the City and its departments, boards, commissions, officers, and employees shall not grant, or by inaction allow to be approved by operation of law, any General

Plan amendment, rezoning, specific plan, tentative subdivision map, special use permit, building permit, or any other discretionary entitlement which is inconsistent with the UGB, unless in accordance with the amendment procedures of this General Plan amendment.

c. "Urban services" shall include, but not be limited to, water and sewer services.

4. Amendment Procedures

Until December 31, 2025, the foregoing Purposes, Principals, and Implementation provisions may be amended only by a vote of the people commenced pursuant to Article I of Chapter 3 of Division 9 of the Elections Code, or pursuant to the procedures set forth below.

a. The City Council may amend the UGB described herein if it deems it to be in the public interest, provided that the amended boundary is within the limits of the UGB established by the Buellton Growth Boundary Initiative.

b. The City Council, following at least one public hearing, may amend the UGB to comply with State Law regarding the provision of housing for all economic segments of the community. For that purpose the City Council may amend the UGB as described herein and as designated on Figure LU-1 in order to include lands to be designated for residential uses. Such amendment may be adopted if the City Council makes each of the following findings based on substantial evidence:

i. That the land is immediately adjacent to the existing UGB and to serviceable water and sewer connections; and

ii. That the proposed development is necessary to comply with a State Law imposing a mandatory housing obligation (e.g., the provision of low and very low income housing), and the area of land within the proposed development will not exceed the minimum necessary to comply with the mandatory housing obligation; and

iii. That there is no existing land available within the UGB to accommodate development that will address the housing need identified in the analysis by which the City has determined that it is not in compliance with State Law.

c. The City Council, following at least one public hearing, may amend the UGB if the City Council makes each of the following findings:

i. Application of the provisions of subsections 1 and 2 of these amendment procedures are unworkable as applied to a specific parcel, and failure to amend the UGB would constitute an unconstitutional taking of a landowner's property for which compensation would be required; and

ii. The amendment and associated land use designations will allow new land uses only to the minimum extent necessary to avoid an unconstitutional taking of a landowner's property.

d. The City Council, following at least one public hearing, may place any amendment to the UGB or provisions of this initiative on the ballot in the manner provided by State Law.

e. The City Council may, following at least one public hearing, amend the UGB to include land contemplated for construction of public schools or public parks. Such amendment may be adopted only if the City Council makes each of the following findings:

i. The land is immediately adjacent to existing compatibly developed areas and there is evidence that the Fire Department, Police Department, Department of Public Works, the Community Services Department, and the applicable water and sewer districts within the jurisdiction over such land have or will provide adequate capacity to accommodate the proposed development and provide it with adequate public services; and

ii. That there is no existing land available within the UGB to accommodate the proposed development.

f. The City Council may reorganize, reorder, and renumber General Plan provisions, including the provisions of this General Plan amendment.

Avenue of Flags/Highway 246 Urban Design Plan

Currently, the City's "downtown" lacks well-defined boundaries, since commercial uses in the City are arranged to serve travelers on Highways 101 and 246. As a consequence, the focal points of business, cultural and government activities in the City are spread along Avenue of Flags and Highway 246. The Avenue of Flags area has served as the community's gathering place, and the traditional focus of commercial and cultural activities. The wide, grassy medians down the middle of the Avenue are an aesthetic asset that provides a sense of identity for the community.

Many of the properties in the commercial core of the City, bisected by Avenue of Flags and Highway 246 near Highway 101, are underutilized. Many of the businesses are small and diverse, ranging from small motels and restaurants to shops catering to the needs of visitors and local residents.

In response to these conditions, an Avenue of Flags/Highway 246 Urban Design Plan has been prepared to provide an overall vision for Buellton's downtown core. The Avenue Revitalization Area boundaries are depicted in Figure LU-6. The Plan was completed in December 2002 and outlines a variety of recommendations regarding land use, circulation, parking and streetscape improvements. The Plan encourages commercial retail uses along the Avenue of Flags and Highway 246 as a destination and not just a pass-through area for highway users and visitors to the Santa Ynez Valley.

Fundamental recommendations put forth in the Urban Design Plan and reflected in the policies and programs of the General Plan Land Use Element are discussed below.

Visitor Services/Highway Commercial

Visitor services should include the following uses mostly at the district edges: traveler related retail, hotel or motels, and RV parking. The downtown core should include visitor services that allow travelers to exit the highway, use the services, and enter back onto the freeway efficiently.

Retail and Office Development

The properties directly fronting the Avenue should include new retail and office development to support Buellton residents and visitors. This should consist of buildings with storefronts oriented towards the enhanced street environment.

Mixed Use Development

In the Revitalization Area, new mixed use development should be developed to create a core of uses and activities that will become the "downtown" of Buellton. New uses include:

- A commercial focus (retail and office)
- Visitor Focus Retail (hospitality and entertainment)
- Civic uses (government and recreation)

- Residential integrated throughout the Downtown district area (vertical)

Residential Development

New residential uses in the Revitalization Area should be integrated into mixed use developments (above and behind street front commercial uses) and as stand alone attached housing, such as condominiums, apartments and townhouses. This will occur on the east side (lot depth) behind street fronting retail/office. The residential development should take advantage of existing infrastructure, as well as be located in the core area of Buellton.

Civic Center

A new Civic Center facility with City Hall/Community Center should be located downtown. In the future, reuse of existing civic uses such as City Hall, police, planning department, library and others along Highway 246 can open up new development opportunities within the Revitalization Area.

Open Space and Recreation

Opportunities for open space and recreation include a new passive park and trail along Zaca Creek (east of the Avenue). This would help buffer noise from Highway 101 along the Avenue. The trail would also link to the Santa Ynez River and trail to the south.

A "linear park" along the Avenue, with a pedestrian walkway, can also be created on the existing median. The Avenue median would have usable community space and would be developed into different use areas including:

- Exhibits area for art pieces such as sculptures and other local art exhibits
- Walkway and community gardens
- A special water feature located in the median
- A visitor serving/community gathering area and kiosk
- Space for community events area for car shows and farmers markets along the edges of the existing median

General Plan Land Use Plan

The City's Land Use Classification System provides an organized approach for defining land uses and the allowable density or intensity of development for each use. The term density is used for residential uses and refers to the population and development capacity of residential land. Density within this Element is described in terms of dwelling units per net acre of land (du/acre), exclusive of existing and proposed streets and rights-of-way.

Table LU-1 lists the acreage for each land use category under the City's proposed General Plan Land Use Element. These land use categories are depicted on Figure LU-2, General Plan Land Use map. The corresponding City zoning map is depicted on Figure LU-3.

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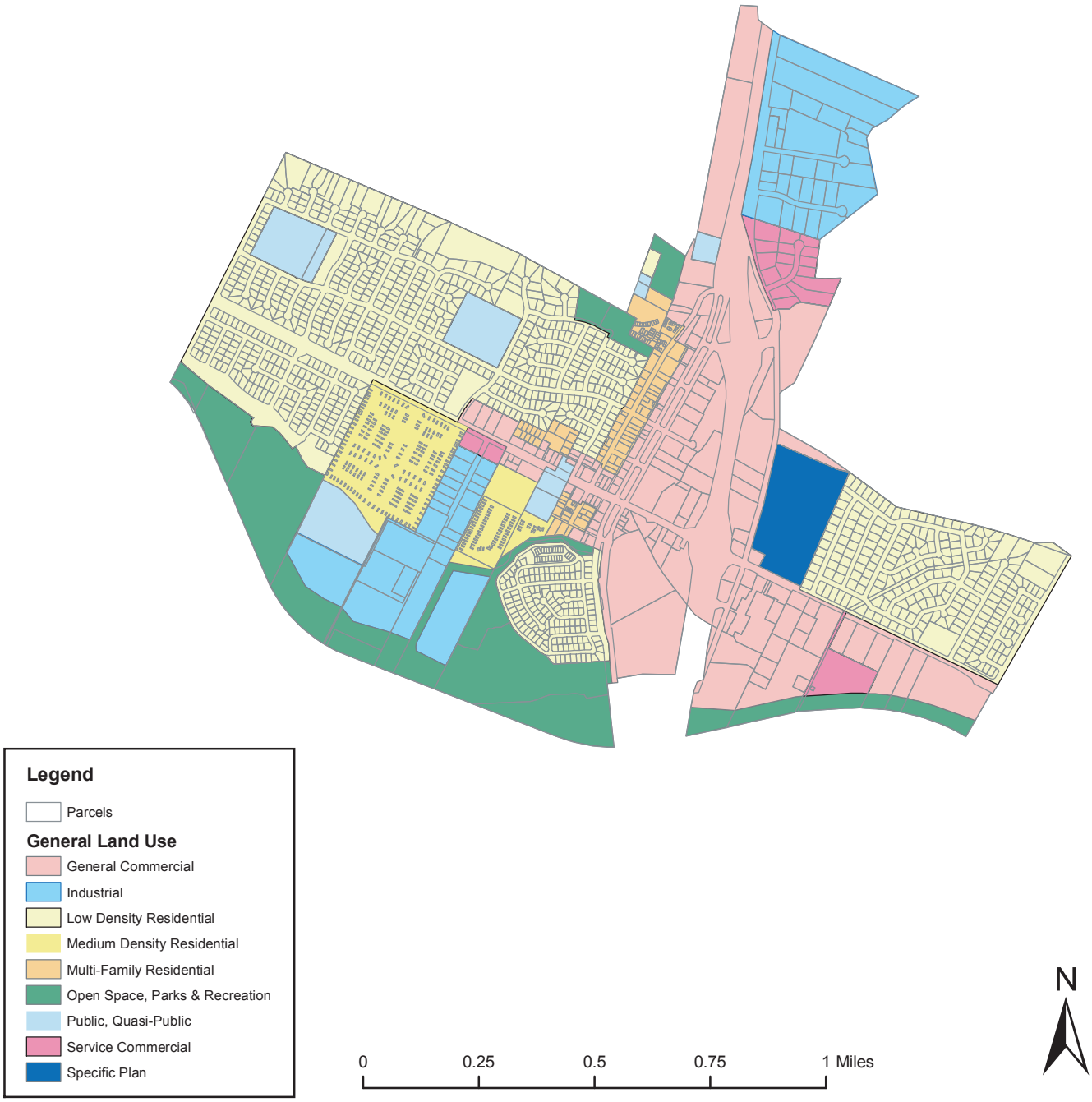

Source: MNS Engineers, Inc. and City of Buellton. May 2007

General Plan Land Use Map

Figure LU-2

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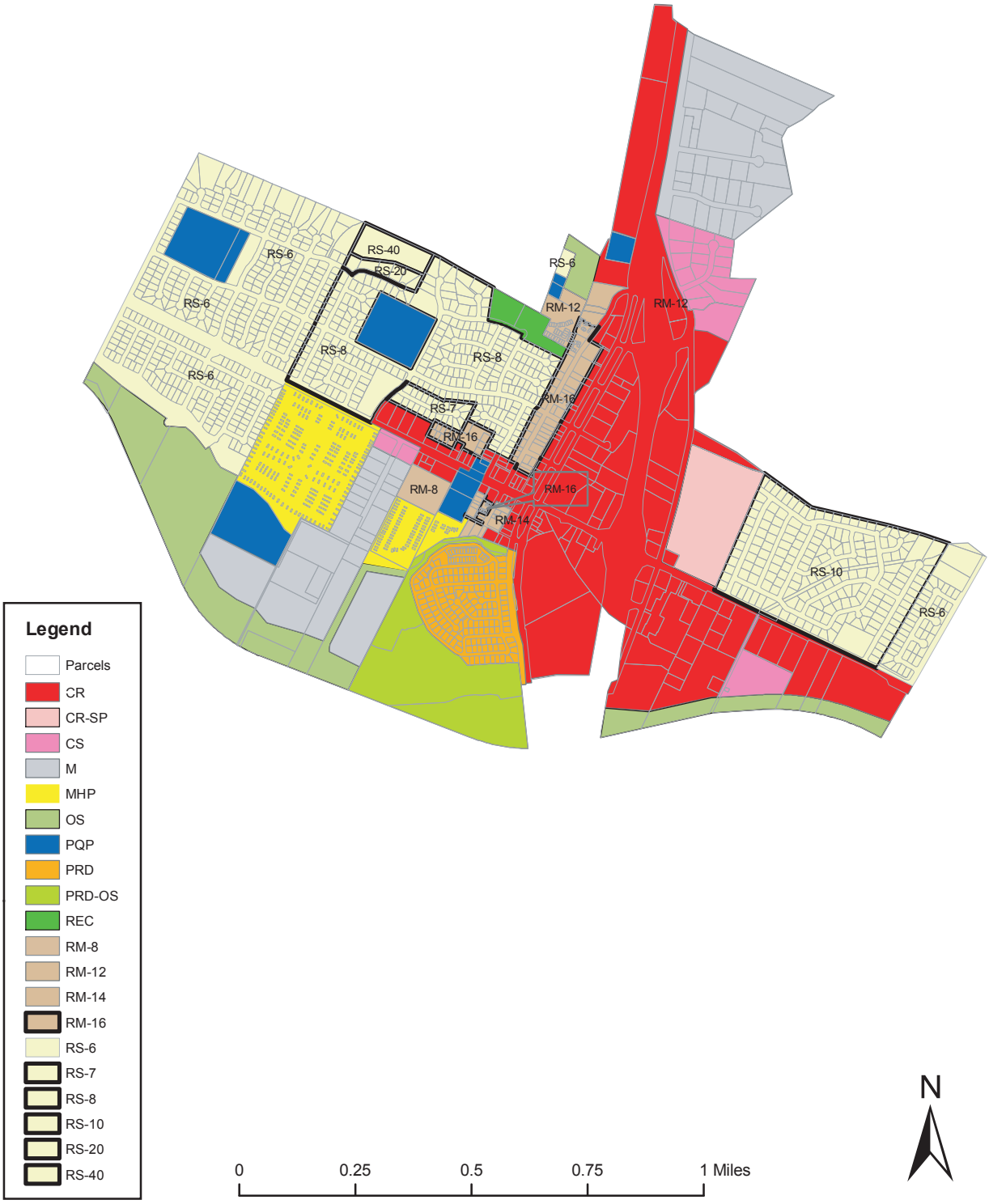

Source: MNS Engineers, Inc. and City of Buellton. May 2007

General Plan Zoning Map

Figure LU-3

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Table LU-1: City of Buellton General Plan Land Use Acreage

Land Use	Area (acres)	Percent of Total Area
Low Density Residential	342.9	33%
Medium Density Residential	54.1	5%
Multi-Family Residential	21.2	2%
Neighborhood Commercial		0%
General Commercial	295.7	29%
Service Commercial	25.3	2%
Industrial	118.7	12%
Public, Quasi-Public	39.8	4%
Open Space, Parks & Recreation	127.9	12%
Total	**1025.6**	100%

Source: MNS Engineers, Inc., Buellton GIS data, 2004.

The City's land use classifications are described below:

Very Low Density Residential (VLDR)

The Very Low Density Residential designation is applied to lands intended for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. Residential densities shall be in the range of 1-2 units per acre, except in areas where topography or other conditions warrant even lower densities. The possible range of low density residential products includes custom dwellings, tract homes and planned development projects that allow for design flexibility and innovation.

Low Density Residential (LR)

The Low Density Residential designation is applied to lands intended for single family detached and attached homes, secondary residential units, public and quasi-public uses, and similar compatible uses. Residential densities shall be in the range of 3-6 units per acre, except in areas where topography or other conditions warrant even lower densities. The possible range of low density residential products includes custom dwellings, tract homes and planned development projects that allow for design flexibility and innovation.

Medium Density Residential (MDR)

The Medium Density Residential designation is intended to accommodate both attached and detached single family residential development, including mobile homes, duplexes, condominiums and planned development projects. Residential densities shall be in the range of 4-8 units per acre.

Multi-Family Residential (MFR)

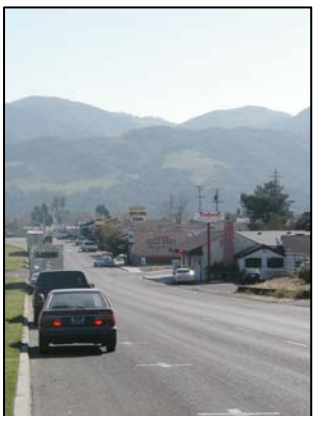
This designation provides for single and multi-family residential units, public and quasi-public uses, and similar compatible uses. Residential densities shall be in the range of 9 to 16 units per gross acre.

Neighborhood Commercial (NC)

The Neighborhood Commercial designation is intended to provide retail sales and personal services primarily for the convenience of surrounding residential areas, and secondarily to provide shopping opportunities for the City as a whole. More specifically, this designation is intended to accommodate the development of retail centers that include a grocery store, drug store and ancillary uses such as a laundromat, barber, and video rental store, provided, however, that the size of individual businesses or tenant spaces shall not exceed 5,000 square feet in floor area. In addition, this designation allows public and quasi-public uses and similar compatible land uses.

General Commercial (GC)

This designation is applied to lands intended to accommodate the widest range of commercial, retail, wholesale and office uses, as well as similar compatible uses. This designation also allows for the development of mixed use at a maximum density of ten dwellings per gross acre, as determined by the variable limit. The General Commercial designation has been applied to the existing commercial core of the City along Highway 246 and Avenue of Flags, as well as to the large undeveloped parcels on the east side of Highway 101. The General Commercial designation may also accommodate motels, restaurants and similar businesses oriented toward tourists.



Avenue of Flags Commercial District

Service Commercial (SC)

This designation is intended for heavier commercial and/or light industrial uses that often need large lots and buildings, but would be inappropriate for either the General Commercial or Light Industrial land use designations. Such uses would include furniture stores, new or used car sales, farm and ranch supply stores, and hardware/lumber stores as well as food processing and manufacturing which does not generate a lot of noise or waste. This designation has been applied to the parcels fronting Thomas Road at the intersection of McMurray Road.

Industrial (I)

The Industrial designation provides for light manufacturing, warehousing, trucking and similar and compatible uses. This designation is applied to parcels along Industrial Way south of Highway 246, and Easy Street and Commerce Drive east of McMurray Road.

McMurray Road Industrial District

Public/Quasi-Public (P)

This designation provides for government owned facilities, schools and quasi-public uses such as churches and meeting halls. This designation is applied throughout the City on City owned land, schools, churches and other public or quasi-public lands.

Open Space/Parks and Recreation (OS)

This designation will be applied to public and private open space and parkland within the City. Open space includes areas subject to hazards such as flooding and steep slopes, as well as areas to be preserved for their visual, biological and/or recreational value.

The City of Buellton's overlay designations are described below:

Redevelopment Area Plan

The Buellton Redevelopment Plan (or "Improvement Plan") was adopted in 1993 and establishes a redevelopment area of about 180 acres generally bounded by Central Avenue to the west, Freer Drive to the east, the southerly terminus of McMurray Road to the south and the intersection of Avenue of Flags with the U.S. 101 Freeway to the north (refer to Figure LU-4). The Redevelopment Plan delineates land uses, policies and programs, circulation, access and related features. The Buellton Redevelopment Plan serves as a guide for long term development and improvements that can be funded through redevelopment funds.

Areas Subject to Specific Plan

This designation is applied to lands with potential for significant growth to promote specific planning and performance standards. The only area in the City that is currently designated as "Specific Plan" is the Oak Springs Village Specific Plan area, located in the northeast portion of the City, north of Highway 246 and east of McMurray Road.

Affordable Housing Overlay Zone

The Affordable Housing Overlay Zone (AHOZ) designates key sites to be "stand alone" residential projects irrespective of the underlying zone designation at a density of 25 units/acre. The sites shown on Figure LU-5 reflect the current inventory of candidate properties and the basis of environmental review conducted in association with the General Plan Update. The AHOZ designation provides property owners with a voluntary option to develop housing at densities greater than the underlying zoning designation would otherwise allow. The AHOZ institutes a bifurcated land use entitlement process which grants a 2:1 density bonus (two market rate units above the base density for each affordable

Source: MNS Engineers, February 15, 2004.

N

0 0.25 0.5 0.75 1 Miles

City Limits
Streets
Parcels
Redevelopment Area

Redevelopment Area Figure LU-4

Source: MNS Engineers, Inc., January 2004

Affordable Housing Overlay Zone (AHOZ) Sites

Figure LU-5

back of color figure

low and very low income unit) up to a maximum combined density of 50% above the base. In addition, it imposes an inclusionary requirement based on the apportionment of net RHNA goals, mandating that a minimum of 20% of the base density be affordable to very low, low and moderate income households. The final designation of AHOZ sites shall be undertaken in association with Land Use Element Policy L-20 and periodically updated in association with Housing Element Programs 2.a and 21.a.

Implications of Land Use Policy

Lands within the existing City Limits are currently substantially built out; few vacant parcels remain in the City. Nevertheless, as changes in land use or land use intensity occur citywide consistent with this Land Use Element over the General Plan buildout horizon of 2025, the overall distribution of land use will change. Table LU-2 summarizes the distribution of land use and the corresponding buildout level of development anticipated to result from implementation of land uses in accordance with the Land Use Map, and the goals, policies, and programs contained in this Element. It should be noted that the buildout projections in Table LU-2 have been adjusted for environmental constraints.

Table LU-2. Land Use Element Buildout Projection

Land Use	Existing in 2004	Development Potential	Total at Buildout (2025)
Single-Family Residential	1,204 Units	143 Units	1,347 Units
Multi-Family Residential	568 Units	1,660 Units	2,228 Units
Commercial	2,874,176 ft^2	411,753 ft^2	3,285,929 ft^2
Industrial	985,719 ft^2	815,380 ft^2	1,801,099 ft^2

Note: The relative amount of multi-family residential and commercial development that could potentially occur under 2025 buildout conditions is dependent upon the extent to which potential AHOZ sites with a base zoning designation of General Commercial (CR) convert to multi-family housing in accordance with the permissive AHOZ designation, which allows property owners the option of applying to develop with commercial or multi-family residential housing.

Residential buildout in the City is projected to occur between the years 2009 and 2024, depending on the level of future housing demand in the City. Commercial buildout is projected to occur by 2025. Industrial buildout of the City is projected to occur between the years 2020 and 2025.

Land Use Element Goals, Policies and Programs

Goals

1. To provide effective standards for the location, amount, rate, type and quality of new development so that the local economy remains healthy, attractive residential neighborhoods can expand, the character of the City is preserved, surrounding agriculture is enhanced and maintained, and the natural environment is protected.

2. To manage the growth of the City so that adequate facilities and services can be provided in pace with development.

3. To expand shopping and services that better provide for the needs of the residents.

4. To revitalize the Avenue of Flags and Highway 246 core as an identifiable "downtown," the physical and social center of Buellton and an inviting place for visitors and residents alike.

5. Focus growth inward to accommodate population increases and housing needs. Compact contiguous development within existing City boundaries is preferred over annexation and sprawling development.

Policies

General Policies

L-1 The Buellton Urban Growth Boundary, sphere of influence, planning area, and land use designations are shown on Figures LU-1 and LU-3. The land use designations and policies of this General Plan apply to the sphere of influence. Public improvements and significant new private development proposed in the planning area shall be reviewed by the City.

L-2 Further annexations to the City may occur when:
- a. Substantial public benefit may be realized through the annexations, such as the provision of public open space, additional parkland, or the protection of scenic vistas, or natural resources; or special type of use is proposed that cannot be practically accommodated in the existing city limits.
- b. The annexations constitute fiscally sound additions to the City, as documented in a Fiscal Impact Report;
- c. Consistency with State law and Local Agency Formation Commission standards and criteria can be assured;
- d. Neighborhood identities are not compromised by the annexations;
- e. Adequate municipal services can be provided to the annexed area;
- f. Annexations are complimentary to ongoing redevelopment efforts regarding infill housing and the vitality of the City's downtown commercial center.

g. Annexations support optimal return from public investment on existing and new roads and bridges, schools, utilities and drainage facilities, transit systems, or other public services and facilities.
h. Ample park land is provided for residential annexations, especially on the east end of the City.

The Planning Commission shall review the merits of a request for annexation based on these criteria, and make a recommendation to the City Council. City Council shall then review the merits of a request for annexation, based on the above criteria, and make a presentation to the people of Buellton, as required by this General Plan.

L-3 Encourage locally serving businesses such as grocery stores, pharmacies, hardware stores, banks, day care, dry cleaning, and post offices, as well as schools, parks and social centers to locate within easy walking distance (generally ½ mile) of residences. Similarly, new residential neighborhoods should remain within easy walking and bicycling distance from the City center.

L-4 New development shall be restricted from areas where natural conditions are likely to pose a substantial threat to public safety or produce excessive maintenance costs.

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

L-6 New development shall pay its fair share of providing additional public services needed to accommodate such development. The City shall prepare a fiscal impact assessment model to evaluate the fiscal impacts of new development. The model will assess the net fiscal benefit or cost of new development by comparing projected tax benefits to City service costs. All future development projects, with the exception of affordable housing and projects that require only a zoning clearance, shall be required to prepare a fiscal impact report using this model. All projects for which the fiscal impact assessment model identifies a net negative fiscal impact shall be heard by the City Council.

L-7 New residential development that has the potential of adding significant new school-aged children to the City's population should be coordinated with affected school districts. The proponents of such development shall be encouraged to meet and confer with school officials in advance of the application submittal to coordinate project development with fee payment and facility capacity.

L-8 New development and changes in existing use should adhere to the pattern of land use recommended in the Avenue of Flags/Highway 246 Urban Design Plan for the Avenue of Flags Revitalization Area (refer to Figure LU-6 and the discussion of the Urban Design Plan in the introduction). Non-conforming uses should be encouraged to relocate elsewhere at locations appropriate to the use. Vertical and horizontal mixed-use development should be encouraged in relation to lot depth, and a commercial orientation shall be maintained along the street frontage of the Avenue.

L-9 The entrances to Buellton from the east and west on Highway 246, and from the north and south on the US 101 freeway and Avenue of Flags should be considered important features. New public and private development in these locations should include elements such as signage, landscaping and appropriate architectural detailing that announces that one has arrived in Buellton. Such elements should also be designed to reduce the speed of vehicles entering the City for the safety of pedestrians and bicyclists using and crossing arterial roads. Entrance monuments, as described in the Avenue of Flags/Highway 246 Urban Design Plan shall also be encouraged.

L-10 The City should encourage the protection of historically or architecturally significant buildings from substantial changes in outward appearance in a way that diminishes the historical character.

L-11 New development shall incorporate a balanced circulation network that provides safe, multi-route access for vehicles, bicycles and pedestrians to neighborhood centers, greenbelts, other parts of the neighborhood and adjacent circulation routes.

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.

L-13 Master plans for sewer, water, roads, drainage and other public improvements shall be required for new development that includes at least 100 housing units or 200,000 square feet of commercial or industrial development, unless otherwise specified by the City Public Works Director. The scope of these master plans shall be further defined in the General Plan Public Facilities and Services Element.

L-14 To help maintain the beauty of the City, property owners shall be encouraged to maintain their property in a neat and orderly manner. The City will continue to enforce the property maintenance standards of the Buellton Municipal Code.

L-15 The City shall monitor the gap between the availability of jobs and housing within Buellton and work with SBCAG to explore options for reducing the City's jobs/housing imbalance.

Residential Development

L-16 Higher residential densities should be concentrated along major transportation corridors to maintain the existing small town character of Buellton.

L-17 Maintain the pace of new residential growth by requiring phasing of large residential projects (i.e., projects of 100 or more units). Phasing shall regulate the timing of residential growth in an orderly way considering the following: infrastructure, local

employment increases, environmental resources, economic factors, school enrollment and sustainability.

L-18 The maximum allowable residential density for new residential subdivisions or development projects shall be computed based on the gross area of the lot before dedications for highway setbacks, parks, streets, or other requirements.

L-19 The form, scale and character of new residential development should be compatible with the existing development context (e.g., density, design features, etc.) of adjacent development areas.

L-20 Amend the zoning ordinance to include an "Affordable Housing Overlay Zone" (AHOZ) that promotes the development of affordable housing, as described in Program 2 of the Housing Element. The AHOZ designates the key development sites (consisting of one or more candidate properties shown in Figure LU-5) and permits, but does not require residential development as an alternative to the base zoning.

L-21 The City shall encourage the development of secondary dwelling units within residential areas (in furtherance of Program 4 of the Housing Element) as a way to provide for more efficient use of a limited land resource while dispersing affordable housing over a larger geographic area.

L-22 The City shall promote mixed-use projects and the development of multi-family infill to existing developed properties (in furtherance of Programs 3 and 4 of the Housing Element) that is architecturally and environmentally sensitive and is compatible with neighboring land uses. The re-designation of properties located at 359, 355, and 353 Palm Way from Low Density Residential RM-7 (7 units per acre) to Multi-Family Residential RM-16 (16 units per acre) is expressly subject to further review at the time new development is proposed; specifically, issues of utility installation, vehicular access and off-street parking shall be evaluated before existing land use may be intensified.

L-23 For property with a General Commercial (GC) land use designation and frontage upon Avenue of Flags or Highway 246, new residential development may only be allowed: (i) as part of mixed use projects, subordinate in character and scale to principal permitted commercial uses; (ii) located above or behind commercial uses facing the street; and (iii) where sufficient vehicle access and parking is provided for both residential and commercial uses. Exemptions to this policy may only be granted by a majority vote of the City Council when all of the following findings can be made: (i) compelling public interests are served (e.g., provision of affordable housing) or circumstances particular to a project or site warrant such an exemption (e.g., site characteristics, development constraints, neighborhood compatibility, environmental setting, community benefits and other relevant factors); (ii) the viability of the remaining commercial corridor is not jeopardized; and (iii) the City's economic and fiscal goals are not compromised.

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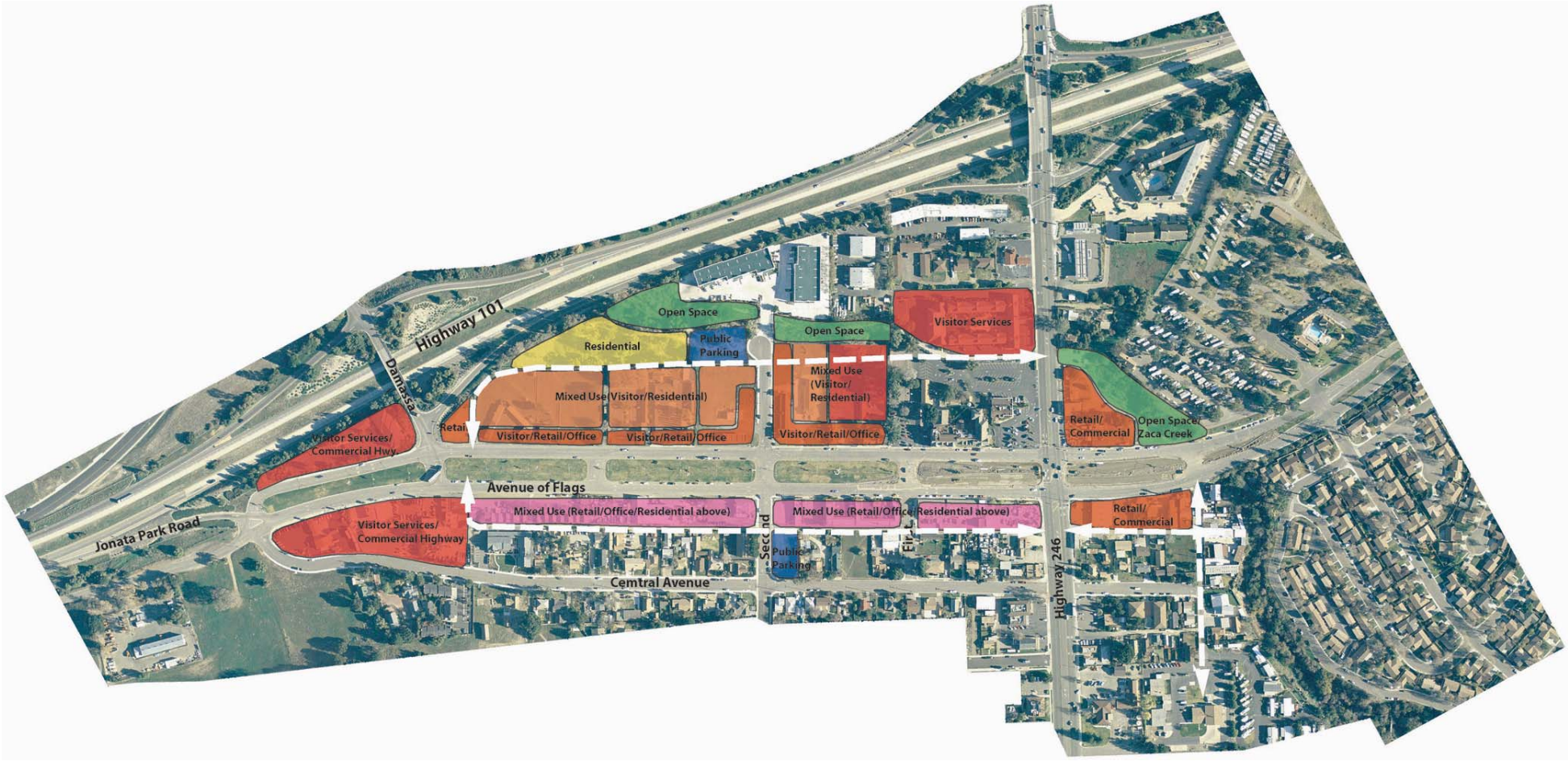

Source: RRM Design Group and Thomas E. Figg Consulting Services, 2002

Not To Scale

Avenue of Flags Revitalization Area

Figure LU-6

Back of color figure

Commercial Development

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.

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

L-26 Offices should be allowed on Avenue of Flags.

L-27 Sidewalk areas in the commercial core along Avenue of Flags and Highway 246 should allow for the free flow and safe of pedestrians.

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

L-29 Residences shall be allowed in conjunction with compatible commercial development on land designated General Commercial. The City shall encourage mixed use development as outlined in Program 3 of the Housing Element by adopting a variable limit for mixed use units, increasing allowed building heights, allowing off-street parking credits for on-street and shared parking, and using a density definition that is adjustable for unit sizes. The mixed use development shall only occur in the General Commercial (CR) designation.

L-30 New development should be required to incorporate streetscape features promoted in the Avenue of Flags/Highway 246 Urban Design Plan or otherwise contribute toward the cost of installing such features along the property frontage. New development should also adhere to planning principles promoted in the Avenue of Flags/Highway 246 Urban Design Plan: storefronts should be sited close to the street to better define the street edge and building frontages at street level should be appropriately designed at a human scale (refer to the picture below).

Pedestrian-oriented buildings and sidewalks welcome people to walk along the Avenue

L-31 The City should identify one or more potential sites for a new civic center to compliment revitalization goals and create a discernable downtown. To the extent feasible, the Civic Center should incorporate a new City Hall, leisure and cultural services (e.g., library, senior/community center, etc.) and public services performed by other governmental agencies (e.g., sheriff, fire administration, building and safety, etc.).

L-32 The City should actively promote and pursue development of a unified street scene along the Avenue of Flags as envisioned in the Avenue of Flags/Highway 246 Urban Design Plan (see Avenue of Flags conceptual streetscape master plan on following page). Elements include new district monumentation and signage, thematic paving features, decorative street furnishings (e.g., a clock, benches, banners, flags, light standards, trash receptacles, etc.), embellished pedestrian crosswalks and redevelopment of center medians into park-like settings.

L-33 The conversion of commercially-designated lands to residential use should only be allowed when the City receives substantial public benefit, including or exceeding the public benefit realized by the provision of affordable housing in accordance with the City's affordable housing programs.

Industrial Development

L-34 Industrial development shall be encouraged in the area east of McMurray Road on Easy Street and Commerce Drive, and on Industrial Way.

L-35 Encourage agricultural support businesses on appropriately designated lands so that Buellton remains a regional center for the surrounding agricultural, ranching, and rural residential areas.

L-36 Existing businesses that cater to the needs of ranching and agricultural operations should be encouraged to locate in the Service Commercial or Light Industrial districts, as appropriate.

Programs

It should be noted that the program timeframes identified below represent tentative estimates. Actual timeframes for program implementation will depend upon staff and funding availability, and other factors.

1. The City will update its Zoning Ordinance and district map to reflect the land use designations and related policies of this General Plan, as amended, including the Avenue of Flags /Highway 246 Urban Design Plan. Where necessary, the new zoning districts and standards applicable to Buellton shall be created.

Responsible Agency/Department:	Planning Department
Timeframe:	2005
Funding:	General fund and redevelopment tax increment
Monitoring:	Planning Department

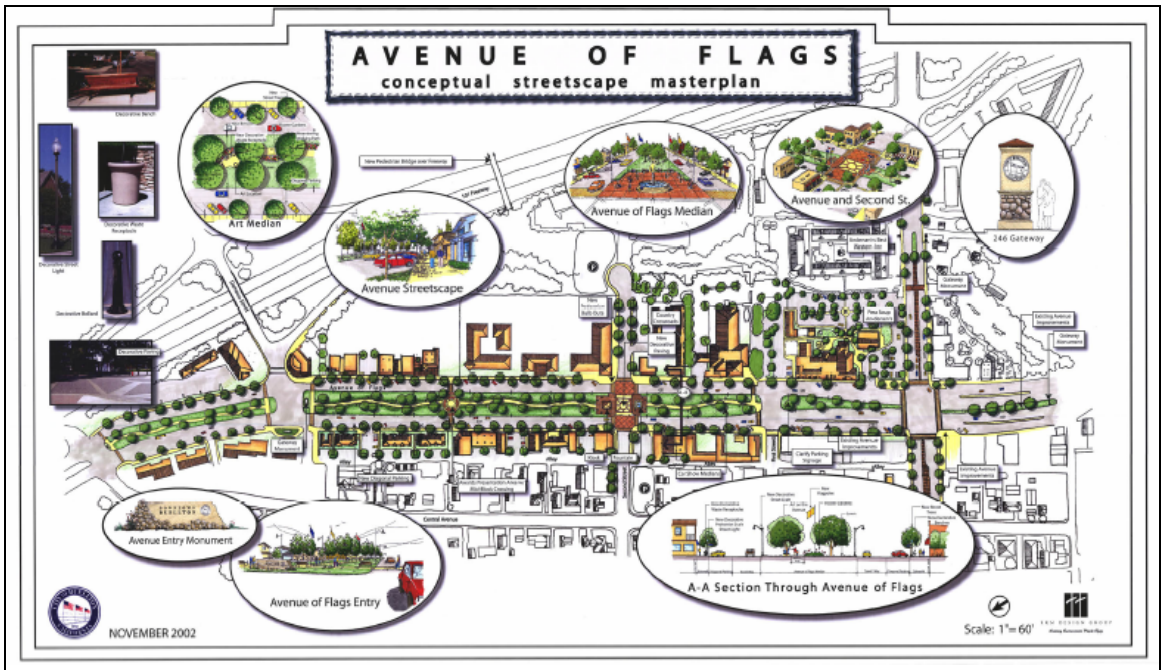

Figure LU-7 Avenue of Flags/Highway 246 Urban Design Plan

2. The City will amend its Zoning Ordinance to: (i) institute flexible development standards governing mixed-use projects, building height limits, lot coverage requirements and on-street parking consistent with the planning principles embodied in the Avenue of Flags /Highway 246 Urban Design Plan; and (ii) narrow the range of allowed commercial uses to those which implement the visitor-serving, professional office, commercial retail and mixed use land use objectives of the Plan and prevent future instances of non-conforming uses within the Avenue of Flags Revitalization Area.

Responsible Agency/Department:	Planning Department
Timeframe:	2006
Funding:	General fund
Monitoring:	Planning Department

3. The City will update the Community Design Guidelines to refine architectural themes, impose streetscape standards for the interface between the public and private property (e.g., arcade design, sidewalk planters, etc.). The City will also establish public improvement dedication requirements (or an in-lieu fee option) as necessary and appropriate to implement the Avenue of Flags /Highway 246 Urban Design Plan.

Responsible Agency/Department:	Planning and Public Works Department
Timeframe:	2005-2007
Funding:	General fund and redevelopment tax increment
Monitoring:	Planning Department

4. The City will initiate amendment of the Buellton Improvement Project Redevelopment Plan to institute compulsory design review for all future development within the Avenue of Flags Revitalization Area to ensure consistency with the planning principles embodied in the Avenue of Flags /Highway 246 Urban Design Plan.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	Redevelopment tax increment
Monitoring:	Planning Department

5. The City will prepare a physical concept plan, including a design concept map and corresponding design guidelines, for the Highway 101 corridor to provide motorists a clear indication of the attractive character of the community and activities available to travelers. The physical concept plan should emphasize high quality design of structures located immediately adjacent to the Highway 101 on- and off-ramps in the City.

Responsible Agency/Department:	Planning and Public Works Department
Timeframe:	2005-2010
Funding:	Redevelopment tax increment
Monitoring:	Planning Department

6. The City will identify those properties within the Avenue of Flags Revitalization Area that are inherently in conflict with the Avenue of Flags /Highway 246 Urban Design Plan and seek cooperative resolution through owner participation, property rehabilitation, cooperative acquisition and compliant redevelopment.

Responsible Agency/Department:	Planning and Public Works Department
Timeframe:	2006-2007
Funding:	Redevelopment tax increment
Monitoring:	Planning Department

7. The City will update the preliminary facility analysis performed in conjunction with the Avenue of Flags /Highway 246 Urban Design Plan, affirm the range of users and space utilization, quantify building and site requirements, determine infrastructure needs, define site selection criteria, prepare schematic development plans, reconcile facility programming with financial resources and tenant availability, and actively pursue development of a new Civic Center.

Responsible Agency/Department:	Planning and Public Works Department
Timeframe:	2006-2007
Funding:	General fund and redevelopment tax increment
Monitoring:	Planning Department

8. The City, acting by and through its Redevelopment Agency, will actively pursue opportunities for public/private collaboration within the Avenue of Flags Revitalization Area, conduct site selection for a future Civic Center and off-street public parking lots, evaluate reuse opportunities for City owned facilities (e.g., current City Hall, existing

library, etc.), provide incentives for private property renovation through property improvement loans and grants, and implement a streetscape improvement program in accordance with the Avenue of Flags /Highway 246 Urban Design Plan.

Responsible Agency/Department:	Planning and Public Works Department
Timeframe:	Ongoing
Funding:	General fund and redevelopment tax increment
Monitoring:	Planning Department

9. The City shall review and update the Community Design Guidelines to be consistent with the Avenue of Flags/Highway 246 Urban Design Plan and to refine architectural themes and impose streetscape standards for the interface between the public and private property (e.g., arcade design, sidewalk planter, etc.). The Community Design Guidelines shall provide guidelines for development throughout the City.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	General fund
Monitoring:	Planning Department

10. The City shall prepare and implement a development impact fee structure to offset the proportional impact of development projects on City services and facilities, and to streamline the existing system for evaluating and mitigating project impacts. Impact fees should be based on the net increase in impacts attributable to the change of use or increase in development intensity on a property and should be collected prior to issuance of land use permits. The fee structure should be updated annually to adjust for changes in City service costs.

Responsible Agency/Department:	Planning Department
Timeframe:	2006
Funding:	General fund
Monitoring:	Planning Department

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

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

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

e. Agricultural preservation.

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

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	General fund
Monitoring:	Planning Department

12. The City shall investigate zoning limitations in the Avenue Revitalization Area to preserve the character of Downtown. Potential zoning limitations may include restrictions on the type of commercial use allowed in the Avenue Revitalization Area. In addition, and in furtherance of pedestrian safety and circulation objectives, the City shall amend its Zoning Ordinance to: (i) prohibit drive-through commercial facilities within the Revitalization Area; and (ii) permit such facilities elsewhere within the City subject to issuance of a Conditional Use Permit.

Responsible Agency/Department:	Planning Department
Timeframe:	2006
Funding:	General fund
Monitoring:	Planning Department

13. The City will amend, as necessary, the Zoning Ordinance to include development standards and conditions consistent with the intent and direction of the Land Use Element Policies.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	General fund
Monitoring:	Planning Department

14. The City will explore an amendment to the Zoning Ordinance to establish a minimum lot area for subdivisions and development in the General Commercial (CR) Zoning District, as well as incentives within the Redevelopment Project Area, to promote consolidation of small lots for more comprehensive development.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	General fund
Monitoring:	Planning Department

15. The City will investigate the potential for changing the land use designation and zoning district on properties subject to flooding and with limited public access to Open Space (OS).

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2010
Funding:	General fund
Monitoring:	Planning Department

16. The City will amend its commercial designations to increase site coverage and height limits to be consistent with the planning principles embodied in the Avenue of Flags/Highway 246 Urban Design Plan. These planning principals include ensuring a pedestrian scaled street environment, and orienting storefronts toward the enhanced streetscape of the Avenue.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	General fund
Monitoring:	Planning Department

17. The City may establish a Business License Ordinance with a nominal fee as a means to monitor commercial land use changes, conditions of approval, and mitigation measures.

Responsible Agency/Department:	Planning Department
Timeframe:	2006
Funding:	General fund
Monitoring:	Planning Department

18. The City shall establish standard conditions of approval for all new development to help streamline the land use permit and environmental review process for ministerial projects, Affordable Housing Overlay Zone projects, and other discretionary development projects while protecting public health, safety and welfare.

Responsible Agency/Department:	Planning Department
Timeframe:	2005
Funding:	General fund
Monitoring:	Planning Department

19. The City shall establish an ordinance or standard condition of approval that requires that all utility service, including overhead utilities, for new development be placed underground.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2007
Funding:	General fund
Monitoring:	Planning Department

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Circulation Element

Circulation Element

Introduction

The Circulation Element describes the transportation system serving Buellton, and establishes policies, standards and programs to meet the present and future transportation needs of the community.

The Circulation Element must be consistent with the other elements of the General Plan. The amount, distribution, and timing of growth discussed in the Land Use Element must correspond with the circulation service levels and conditions anticipated in the Circulation Element. The General Plan assumes road improvements anticipated to be implemented within the 20-year planning period. The policy direction regarding the amount, distribution and timing of future development in the City through the year 2025 are described in detail in the Land Use Element.

Based on projections of traffic congestion at key intersections under General Plan buildout conditions, the Circulation Element identifies the need to study future circulation improvements in a Project Study Report (PSR), which will establish appropriate alternatives for major local and regional improvements at the Highway 246 intersections at McMurray Road, and the Highway 101 northbound ramps, and at the Damassa Road/Highway 101 interchange. Major transportation improvements that could be recommended by the PSR include: construction of a new Highway 101 interchange near the northern City limits, the addition of an exclusive right-turn lane on the westbound Highway 246 approach to the Highway 101 northbound on-ramp, and/or improvements to the Highway 246/McMurray Road intersection, including the addition of lanes on the eastbound and westbound Highway 246 approaches to McMurray Road.

The Buellton Circulation System

The circulation system serving Buellton consists of automobile, truck, pedestrian and bicycle facilities. There are no rail or air transportation facilities in or near the City; the automobile remains the primary mode of travel within the City and between Buellton and surrounding areas.

Highway 101, Which Bisects Buellton, Is the Major North-South Transportation Corridor Through the Area.

Streets and Highways

The City of Buellton is located in the Santa Ynez Valley at the intersection of Highway 101 and State Highway 246. Highway 101 is a four-lane, divided highway that serves as the principal coastal route between northern and southern California. There are three freeway interchanges serving Buellton, at Santa Rosa Road, Highway 246 and Damassa Road. There is also a southbound offramp at the north end of Avenue of Flags at Jonata Park Road, and an at-grade interchange on Jonata Park Road about one mile north of the City limits.

State Highway 246 is a rural highway that connects Buellton with the City of Lompoc and Vandenberg Air Force Base to the west, and the City of Solvang and the upper Santa Ynez Valley to the east. Within Buellton, Highway 246 consists of four-lanes with a two-way center left turn lane from Freear Drive west to the City limits. Highway 246 on both the east and west sides of Highway 101 is the major commercial corridor in the City. Outside of urban areas, the highway is primarily two lanes. There are signalized intersections on Highway 246 at the US 101 interchange, at McMurray Road, Freear Drive, and Avenue of Flags.

Highway 246 Is the Major East-West Transportation Corridor Through the City.

In the 1960s, Highway 101 was realigned to the east and improved as a four-lane divided freeway. The old right-of-way was converted to a local commercial street and is now Avenue of Flags, which consists of four travel lanes divided by wide, grassy medians that have come to be identified with Buellton.

The Avenue of Flags/Highway 246 Urban Design Plan, prepared in December 2002, recommends circulation, bicycle, and parking improvements to the Avenue to address vehicle, bicycle, and pedestrian concerns. Vehicle circulation recommendations include alley improvements, truck and RV accommodation, reconfiguring the Jonata Park Road/Highway 101 off-ramp, and improving circulation along Avenue of Flags from Central Avenue to Damassa Road. Parking recommendations include diagonal parking along the Avenue and interconnected off-street parking lots behind street fronting parcels along the east side (refer to "Parking" below for additional discussion of the Urban Design Plan parking concepts). Truck routes and parking would be provided along the portion of the Avenue north of Damassa Road. Pedestrian improvements recommended in the Urban Design Plan are discussed below, under "Pedestrian Circulation". Bicycle improvements recommended in the Urban Design Plan are discussed below, under "Bicycle Circulation".

The City has developed with a hierarchy of local, collector and arterial streets generally in a grid pattern design. The overall condition of the local street system varies, as well as the standard to which streets were originally constructed.

Parking

In addition to parallel on-street parking provided on City streets, the City also requires off-street parking with all new development. The City zoning ordinance requires varying numbers of required off-street parking spaces depending on the land use.

The Avenue of Flags/Highway 246 Urban Design Plan calls for the reconfiguration of the Avenue right-of-way from four to two travel lanes, along with the elimination of median parking, which would slow traffic, provide for more on-street parking and create a more intimate pedestrian-oriented experience within the Avenue of Flags/Highway 246 Urban

Design Plan Revitalization Area[1] (see Figure LU-6). The street reconfiguration would double the amount of on-street parking that is located immediately adjacent to properties that front the Avenue. This added capacity would provide opportunity for inducing new development by reducing on-site parking requirements. This would be particularly important for properties along the west side of the Avenue where shallow lot depths make development problematic. It could also be used to foster mixed-use projects where shared parking is possible. Further efficiencies could be realized through the interconnection of driveways and reciprocal parking at the rear of properties along the east side of the Avenue. The Urban Design Plan also envisions the creation of off-street public parking, including identifiable truck and RV parking, in the Study Area.

Truck and RV Accommodation

Accommodations for truck and RV parking within the Avenue of Flags/Highway 246 Urban Design Plan Revitalization Area will change as the area transitions from its current state to a new, mixed use destination. For the initial phases of street improvements, truck and RV parking will still be allowed along the Avenue at certain locations. However, as street improvements are implemented as called for in the Urban Design Plan and as the area attracts new development and destination uses over time, trucks and RV highway users will be accommodated in off-street public parking lots. RV destination users that need special parking configurations to visit the Avenue will still be provided with parking options in the district.

Transitional designs for the Avenue between Jonata and Damassa

The Urban Design Plan suggests a transitional improvement scenario for the segment of the Avenue between Jonata and Damassa. The near term concept suggests that this area of the Avenue will remain largely traveler-oriented where highway related uses serve visitors seeking easy on-and-off traveler services. The long term concept suggests that this area ultimately transition from a largely auto and highway dominated area to a destination area similar to the balance of the Study Area.

Near Term: Traveler-Oriented Circulation from Central to Damassa

Until the Jonata Avenue intersection is reconfigured, the area between Central and Damassa is planned to serve travelers entering the Avenue. Circulation and parallel parking for trucks and RVs will be retained in this area separate from the core pedestrian oriented district to the south. Highway commercial traffic may be kept outside the core area by providing services in this area, which allows easy access to and from the highway.

Southbound there will be two travel lanes with parallel parking on both sides of the street. Heading northbound there will be one travel lane with parallel parking on both sides. Truck and RV parking will remain on the street in this area. An interim gateway feature is proposed at Damassa.

[1] The Avenue of Flags/Highway 246 Urban Design Plan Revitalization Area generally includes all of the properties fronting the Avenue of Flags on the west side, all properties east of Avenue of Flags up to Zaca Creek. The northern boundary of the Revitalization Area is the Highway 101 off-ramp for Avenue of Flags and the southern boundary is where Zaca Creek passes under the Avenue south of Highway 246.

Long Term: Destination/Pedestrian-Oriented Circulation from Central to Damassa

The long term plan for land uses and circulation improvements between Central and Damassa is aimed at creating a pedestrian-oriented environment. With new intersection improvements at Jonata, better traffic control will allow for destination uses that front along the Avenue. Circulation improvements in the area may include new configuration of travel lanes and on street parking. Southbound, there will be one travel lane with diagonal parking on the west side of the street. Heading northbound, there will be two travel lanes with parallel parking on the east side of the street. Street improvements include new gateway monumentation at the Jonata/Central Intersection, street trees, an enhanced median with pathway, and pedestrian features such as special paving at crosswalks.

Bicycle Circulation

The flat topography, relatively low traffic volumes and compact form of the City make bicycle riding a viable alternative to the use of motor vehicles in Buellton. For these reasons, bicycle circulation should be encouraged as a non-polluting transportation mode for local trips, exercise and recreation.

Although informal trails currently exist along the Santa Ynez River and portions of Zaca Creek, there are currently a very limited number of dedicated bikeways in the City of Buellton (Kyle Abello, Buellton Recreation Coordinator, City of Buellton, Written Communication, February 12, 2004). Improvements to route connectivity and intersection safety, however, would promote bicycle use for transportation and recreation. The City adopted the Buellton Bikeway Master Plan in 1993 and later incorporated it into the Parks and Recreation Master Plan which was adopted in 1995. This plan illustrates a number of proposed bike trials including the "Buellton Loop Trail" which would run along Highway 246 and link Second Street, Central Avenue, McMurray Road, and Freear Drive.

Bicycle use of the Avenue of Flags was also identified as an issue in the Avenue of Flags/Highway 246 Urban Design Plan. The plan includes enhanced bicycle connections between the McMurray Road area and the Avenue. Bicycle parking/racks are also envisioned along the Avenue of Flags to promote bicycle ridership.

High Quality Pedestrian Facilities Have Been Incorporated into New Development in the City.

Pedestrian Circulation

As with bicycle circulation, Buellton's size and character make walking an attractive transportation option. Existing residential neighborhoods in the City are all within relatively short walking distance of shopping and schools, and the primary commercial areas in the City are centrally located.

Almost all of the streets and roadways in the City have been constructed with sidewalks. The potential for an urban trails system exists in Buellton along the Santa Ynez River and the numerous creeks that pass through the City.

Highway 101, which divides the City from north to south, limits east-west pedestrian and bicycle circulation. Children walking to school from the Thumbelina residential neighborhood east of McMurray Road usually travel Highway 246 which leads past a major freeway interchange where the volume and speed of traffic makes walking an unpleasant and potentially dangerous experience. Similarly children walking to school from residential neighborhoods south of Highway 246 must cross Highway 246 to reach Jonata Elementary School or Oak Valley Elementary School, which is also dangerous given the volume and speed of traffic. To enable safe and efficient circulation to the new school site and neighborhood commercial center, one or more new traffic signals will be needed on Highway 246. In addition, a pedestrian bridge crossing of Highway 101 may be needed.

Pedestrian use of the Avenue of Flags was also identified as an issue in the Avenue of Flags/Highway 246 Urban Design Plan. The plan concludes that safe, continuous pedestrian movement can be achieved through the development of new sidewalks at the street edges, a walkway along the center of the Avenue median, a pedestrian walkway along Zaca Creek and enhanced pedestrian and bicycle connections between the McMurray Road area and the Avenue. Improved pedestrian access at Damassa Road, Highway 246 and a potential future pedestrian bridge connection at the east end of Second Street would also help to improve non-vehicular access to the Avenue of Flags area.

Buellton is surrounded by open space and ranchland and is adjacent to the Santa Ynez River. Zaca Creek and Thumbelina Creek pass through the City as tributaries to the River. The creek corridors and surrounding open space provide an opportunity to establish an urban trail system through and around the City. Such a trail system could help provide safe routes to school, and connect the east and west sides of the City.

Public Transit

Santa Ynez Valley Transit (SYVT) is operated by a private contractor under an agreement with the City of Solvang, which is the system administrator under a Memorandum of Agreement (MOA) between the Cities of Buellton and Solvang, and Santa Barbara County. SYVT provides fixed-route and demand-response service. The fixed-route service is available from 7:00 AM to 6:50 PM Monday through Saturday between the City of Buellton and the park –and-ride lot near the Highway 246/154 junction. The demand-response service includes the cities of Solvang and Buellton and the unincorporated communities of Santa Ynez, Ballard, and Los Olivos, and is available Monday through Saturday. The buses are wheelchair accessible, and drivers will assist in boarding. SYVT offers one-way fares and 12-trip booklets, as well as dial-a-ride service.

The Santa Barbara Metropolitan Transit District (SBMTD) initiated the Santa Ynez Valley Express commuter bus service in March 2005. The "Valley Express" consists of four buses that operate Monday through Friday, departing Buellton between 6:20 AM and 7:00 AM, with the last daily bus arriving in Buellton between 5:27 PM and 6:00 PM. The Valley Express stops in Buellton at the corner of the Avenue of Flags/Second Street, and provides service to Solvang and 15 additional stops in the Cities of Goleta and Santa Barbara. The service offers one-way fares, as well as 10-day and 30-day passes.

Additionally, the Central Coast Shuttle Services, Inc., provides services from Santa Maria and Buellton to Los Angeles International Airport. Greyhound Lines, Inc. also operates inter-city bus service, providing two daily round trips linking Buellton, Lompoc and Santa Maria with destinations to the north and south county.

Circulation Element Map

Figure C-1 is the Circulation Element Map for the City of Buellton. The map describes improvements to the circulation system necessary to meet the present and future needs of the City in support of the land uses described in the Land Use Element. The Circulation Element Map assigns a roadway classification to the streets and highways serving the City, which are described below (refer to Figure C-2 for standard roadway cross sections in the City):

Local Streets

Local streets serve adjacent properties, only, and carry little through traffic and low traffic volumes. Speed limits on local roadways normally do not exceed 25 miles per hour. New local streets should generally have a right-of-way of 60 feet in width.

Collector Streets

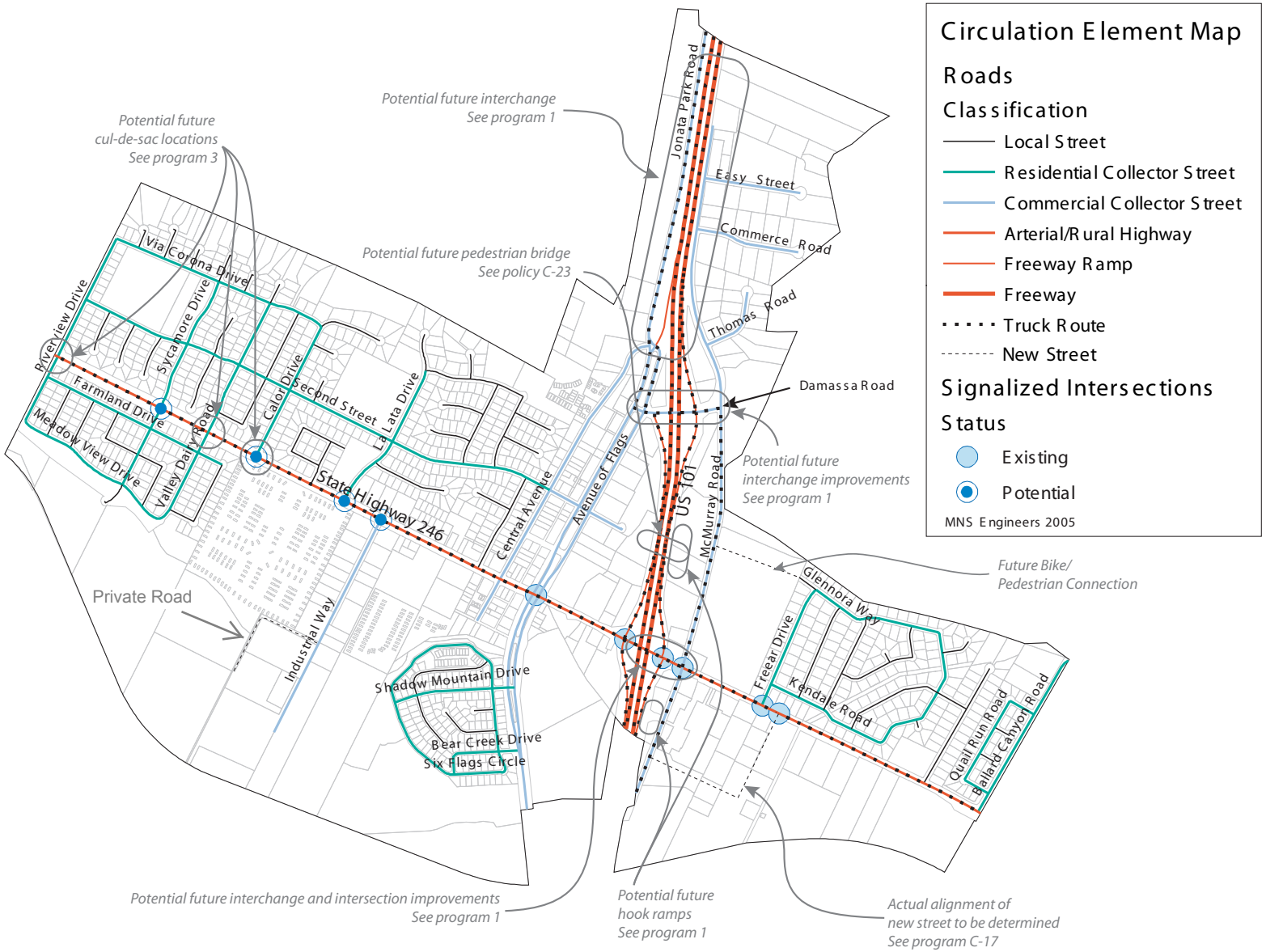
Collector streets provide a link between local streets and roadways with higher traffic capacity, such as arterials and highways (see below). Usually, several local streets will connect to a common collector street. Collectors may also serve adjacent properties. Generally, collectors carry light to moderate traffic volumes, and speed limits are usually between 25 to 45 miles per hour. The Circulation Element distinguishes between two types of collector streets.

Residential Collectors

Residential collectors provide the connection between local streets serving residential neighborhoods and the arterials and commercial collectors that provide connections to other parts of the City. Residential collectors are intended to carry higher traffic volumes than local streets, but lower volumes than commercial collectors or arterials. Speed limits on residential collectors normally do not exceed 25 miles per hour. Roadways designated as residential collectors by the Circulation Element include Calor Drive and Second Street.

Commercial/Industrial Collectors

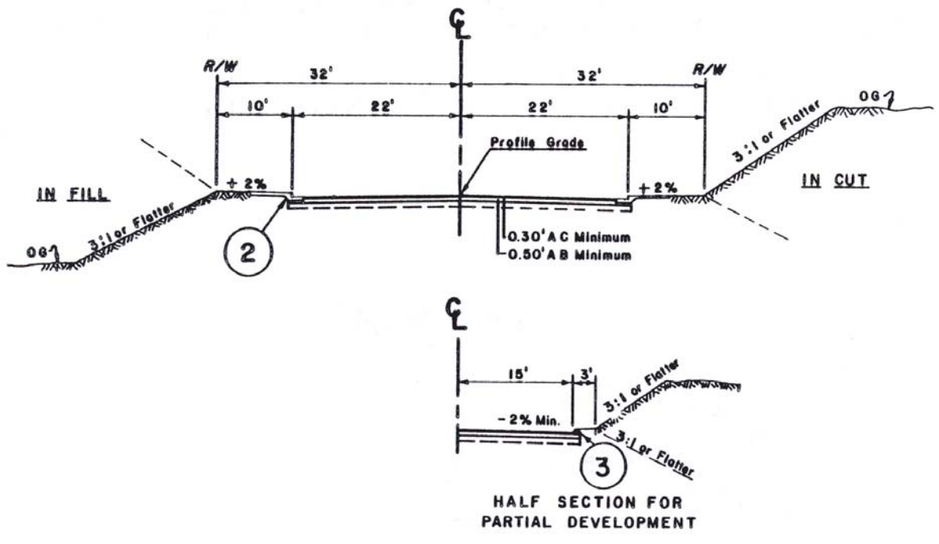
Commercial collectors are intended to provide access to commercial areas from arterials and the freeway. Commercial collectors carry higher traffic volumes than local commercial streets and may serve as a 'minor arterial' in areas where commercial traffic is shared with traffic utilizing the freeway interchanges and Highway 246. The Avenue of Flags and McMurray Road, among others, are designated as commercial collectors.



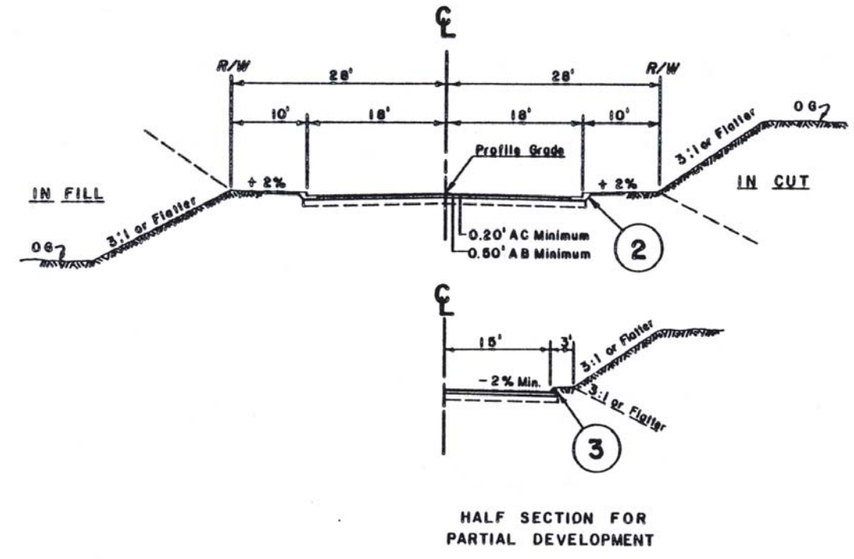
Source: MNS Engineers, Inc. and City of Buellton., November, 2005

Circulation Element Map

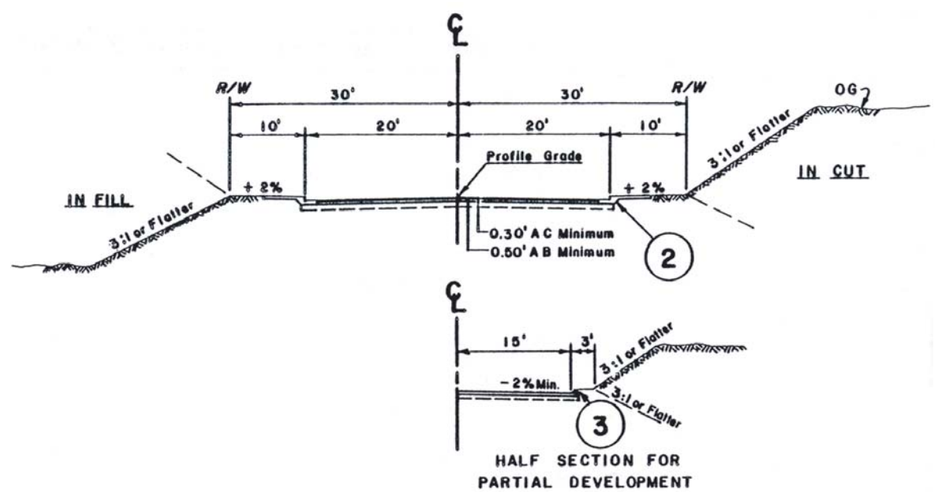
Figure C-1



64' Industrial Street



56' Secondary Residential Street



60' Primary Residential Street

Standard Roadway Cross Sections

Figure C-2

Source: County of Santa Barbara, 1987.

Arterial Roadways and Rural Highways

Arterial roadways are fed by local, collector and other arterial roadways, and provide for cross-City travel. Arterials carry larger volumes of traffic, and usually consist of two to four lanes divided by a median or left-turn lane. Because of the high traffic speeds and traffic volumes, no direct access to adjacent properties should be provided from arterials, except where access to more than one property may be consolidated in safe locations. Such access may be restricted to right-turn-in, right-turn-out only movements. Speed limits on arterials are usually at least 40 miles per hour. Highway 246 is classified as an arterial.

Rural highways serve a similar role as arterials, but primarily provide connections between urban areas. Traffic volumes are similar, but speeds are usually higher (up to 55 miles per hour).

Freeways

Freeways serve both inter-City and intra-City travel. Freeways carry high volumes of traffic at high speeds, and provide no access to adjacent properties. Traffic is carried to freeways by collector and arterial streets; access to the freeway is then provided by on-ramps, rather than intersections. Freeways provide connections to other regional highways and usually have the highest speed limits allowed by law. Highway 101 is the only freeway in the Buellton area.

Circulation Standards

The most often used indicator of the ability of a roadway or intersection to accommodate traffic is Level of Service (LOS), which sets a standard based on a scale from LOS "A", free-flow conditions, to LOS "F", which refers to unstable conditions approaching gridlock. A more complete description of each Level of Service standard is contained in the General Plan Update Baseline Report.

All of the signalized intersections within the City currently operate at LOS B or better during the P.M. peak hour periods. The delayed movements at all the unsignalized City intersections operate at LOS C or better during the P.M. peak hour period.

It should be noted, however, that although all of the study area intersections technically operate at acceptable levels of service, the intersection of Jonata Park Road/Avenue of Flags has been identified as problematic due to safety concerns. The intersection of Jonata Park Road/Avenue of Flags is located immediately adjacent to the U.S. Highway 101 southbound off-ramp to Avenue of Flags, which presents a potential safety hazard due to the high speed of vehicles exiting the highway and the angle of right-turns from the off-ramp onto Jonata Park Road. In addition, to improve general circulation through the City and relieve potential future congestion on Highway 246, the City anticipates the need for future roadway connections between McMurray Road and Highway 246 at approximately Freear Drive (behind the Buellton Town Center shopping center).

Several intersections in the City are forecasted to operate at an unacceptable LOS D or worse with General Plan buildout traffic. These intersections include the Highway 246 intersections at Industrial Way (northbound approach only), Avenue of Flags, McMurray Road, and the

Highway 101 northbound ramps, and the Damassa Road/Highway 101 intersection at the westbound through/right-turn lane and eastbound through/left-turn lane. Programmatic implementation of transportation infrastructure improvements, including improvements to the Highway 101/Damassa Road interchange, Highway 101/ Highway 246 interchange, Highway 246/McMurray Road intersection (lane additions), and/or Highway 246/Industrial Way intersection (signalization), would return traffic levels of service to acceptable levels. Future development projects in the City would be required to pay a fair share of the cost of identified improvements to mitigate their incremental impacts.

Circulation Goals, Policies And Programs

Goals

1. Establish a safe, balanced, and efficient circulation and pedestrian system that serves all segments of the community, preserves the City's small City character and quality of life, and plans for anticipated growth.

2. To encourage the use of alternate forms of transportation other than the automobile.

3. To foster revitalization of the Avenue of Flags.

Policies

General Policies

C-1 The City should support county-wide and local programs to reduce the number of vehicle trips associated with employment, school attendance and shopping.

C-2 Facilities that promote the use of alternate modes of transportation, including bicycle lanes and connections, pedestrian and hiking trails, park-and-ride lots and facilities for public transit shall be incorporated where feasible into new development, and shall be encouraged in existing development.

C-3 The City will continue to support the policies and programs of the Santa Barbara County Congestion Management Plan.

C-4 New development shall be required to dedicate easements and incorporate circulation features promoted in the Avenue of Flags/Highway 246 Urban Design Plan or otherwise contribute toward the cost of completing such features at a later date. These circulation features include: (i) creation of secondary access along the Avenue of Flags between Highway 246 and Damassa Road, interconnecting parking lots at rear of parcels along the easterly side of the Avenue; (ii) improvement of the existing alleyway for parcels along the westerly side of the Avenue; and (iii) development of a pedestrian walkway along Zaca Creek.

Streets Policies

C-5 Level of Service "C" or better traffic conditions shall generally be 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.

C-6 The street system in new residential neighborhoods should have safe and logical connections to the existing street pattern. New local streets shall be consistent with the goals, policies and programs of the Land Use Element of the General Plan.

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 nonresidential areas.

C-8 The City should manage the street network so that the standards presented in policy C-10 are not exceeded. The City will require new development to mitigate the traffic impacts it causes, or the City will limit development along streets where congestion levels are unacceptable.

C-9 The number of new driveways on Highway 246 should be minimized.

C-10 The following standards apply to the streets and truck circulation routes shown on Figure C-1.

ROADWAY STANDARDS

Type of Street	Land Use Served	Example
Local Residential	Adjoining residential uses	Sharon Place
Residential Collector	Sub-city residential areas	Calor Drive
Commercial Collector	Sub-city commercial and industrial areas	Avenue of Flags, McMurray Road, Industrial Way
Arterial/Rural Highway	Citywide and regional land uses	Highway 246
Freeway	Regional and State lands	US 101

C-11 Truck circulation routes shall be as described by Figure C-1.

C-12 Traffic calming measures shall be implemented at all arterial approaches to the City. Such measures shall be designed to slow traffic entering City Limits and enhance pedestrian, bicyclist and motorist safety.

Transit Policies

C-13 Public transit to surrounding communities should be encouraged.

C-14 A ridesharing program shall be expanded as appropriate in Buellton to encourage carpooling for trips to other communities.

Parking Policies

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.

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. The City may reduce required off-street parking for projects that employ transit demand management strategies that reduce vehicle trips to the site, where there is on-street angular parking along the Avenue of Flags, and for

mixed use shared parking. The adequacy and appropriateness of parking requirements in the Zoning Ordinance shall be periodically evaluated and adjusted, if necessary.

Bicycle Circulation Policies

C-17 The City shall support safe and effective connectivity between adjacent neighborhoods for all new development and shall pursue such connectivity for existing neighborhoods, where necessary and appropriate (e.g., provision of a bicycle/pedestrian connection between the Thumbelina neighborhood and Ballard Canyon Road).

C-18 The City shall revise and implement the Buellton Bikeway Master Plan, and promote the goals of establishing a continuous bicycle/walking network around the City connecting with other nearby communities where possible, improving bicycle safety, convenience and awareness, increasing commuter and recreational opportunity with emphasis on environmental enhancement, and providing for thorough implementation of the Bikeway as described in the Bikeways Master Plan.

C-19 Existing and planned bikeways are described in the Buellton Bikeways Master Plan. The Bikeway network should be developed when:

a) street sections are repaved, restriped, or changes are made to its cross-sectional design,
b) street sections are being changed as part of a development project,
c) new development or expansions of existing development are on or adjacent to property where planned bikeway improvements are located, or
d) the construction of bike lanes or paths is called for by the City's Capital Improvement Plan.

C-20 In the process of considering development proposals the City shall use the full amount of discretion authorized in the municipal code and CEQA for setting conditions of approval to require new development to provide bicycle storage and parking facilities on-site as well as reserve an offer of dedication of right-of-way necessary for bikeway improvements.

C-21 The City should encourage that bike racks are installed on regional transit vehicles.

C-22 New ridesharing facilities in the City shall include bike lockers and/or racks.

Pedestrian Circulation Policies

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.

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

C-25 Pedestrian crossings at heavily traveled intersections should be made as safe as possible. Crossing controls should be installed when traffic levels or pedestrian demand warrants, or as a result of demand modeling.

C-26 A pedestrian/bicycle crossing of the 101 freeway should be considered as a supplement to Highway 246 as determined by the Buellton Planning Commission and City Council. Possible locations are the easterly extension of Second Street to McMurray Road, and/or widening and enhancing the Damassa Road or Highway 246 overpasses to safely accommodate bicycles and pedestrians.

C-27 Establish and maintain safe paths to school for pedestrian and bicycle traffic.

Programs

It should be noted that the program timeframes identified below represent tentative estimates. Actual timeframes for program implementation will depend upon staff and funding availability, and other factors.

1. The City shall pursue funding and preparation of a Project Study Report (PSR) for the entirety of the Highway 101 and Highway 246 corridors through the City to identify appropriate alternatives for local and regional improvements to address projected future traffic congestion at the Highway 246 intersections at McMurray Road, and the Highway 101 northbound ramps, and at the Damassa Road/Highway 101 interchange. The cost of the PSR shall be added to the City's traffic mitigation fee program. The PSR shall investigate the following potential future improvements to these facilities:

    - Construction of a new Highway 101/Jonata Road interchange at the northerly City limits. Implementation of the future Highway 101 interchange option at the northerly City limits should be coordinated with land use and development plans related to Key Sites I and II.
    - Improvements to the Highway 101/Highway 246 interchange, including the addition of an exclusive right-turn lane on the westbound Highway 246 approach to the Highway 101 northbound on-ramp.
    - Improvements to the Highway 246/McMurray Road intersection, including the addition of lanes on the eastbound and westbound Highway 246 approaches to McMurray Road.
    - Improvements to the Damassa Road interchange between McMurray Road and Avenue of Flags to accommodate projected traffic flows at buildout and pedestrian circulation. Interchange improvements should consider intersection operations (and possible improvements) at the Damassa Road/Avenue of Flags intersection and the Damassa Road/McMurray Road intersections. Pedestrian circulation improvements should consider widening the overpass or limiting vehicle use of the overpass.
    - Widening of the two-lane segment of McMurray Road between Highway 246 and Damassa Road.
    - Construction of a roadway interconnection behind Albertsons shopping center to better integrate and provide secondary access for adjacent parcels back to Highway

246 and to relieve congestion on the Highway 246 intersections with McMurray Road and the Highway 101 ramps.

- Implementation of northbound Highway 101 hook ramps to and from McMurray Road south or north of Highway 246. Access linkage between Highway 101 hook ramps north of Highway 246, at Second Street, and the Oak Springs Village Specific Plan site should be evaluated.
- Reconfiguration of the Jonata Road/Central Avenue/Highway 101 off-ramp to improve safety and calm traffic exiting Highway 101. The reconfiguration may include one of the following improvements: a 4-way stop; realignment of the 101 off ramp at Jonata Park Road; the addition of median left turn channelization for autos to merge onto the Avenue (see Figures C-3 and C-4 below).

Responsible Agency/Department:	Planning Department, Public Works, Caltrans
Timeframe:	Initiate 2005-2006
Funding:	Developer fees, Measure D funds, other sources
Monitoring:	Planning Department

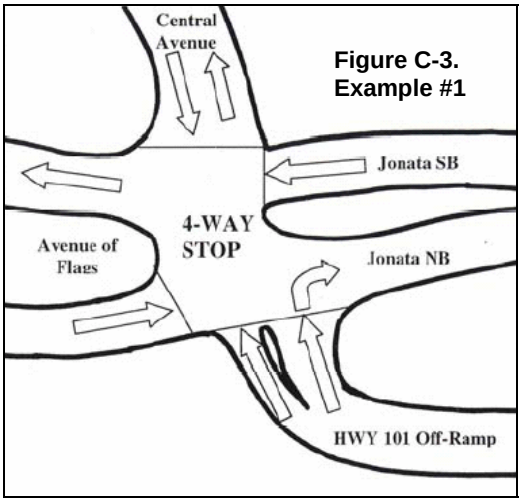


Figure C-3. Example #1

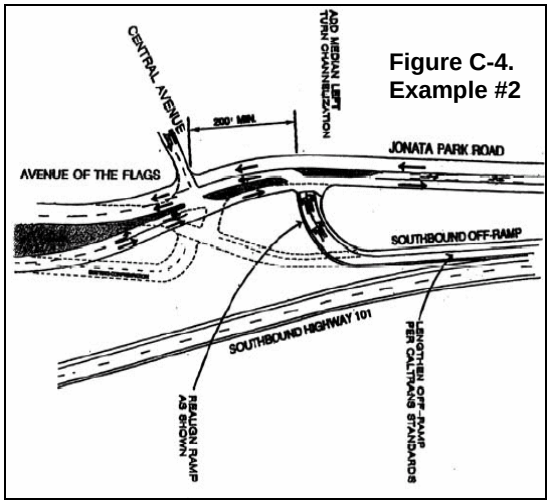


Figure C-4. Example #2

2. The City should annually monitor traffic conditions at key intersections and interchanges, including the Highway 246 intersections at McMurray Road, and the Highway 101 northbound ramps, and at the Damassa Road/Highway 101 interchange to determine the timing of future traffic facility improvements as identified in the Project Study Report (PSR) (refer to Program 1). Monitoring should consist of traffic counts conducted during peak travel periods at these intersections, a review of the City's progress toward land use buildout and associated traffic implications, and an assessment of the availability of funds for improvements to these intersections and interchanges. The traffic monitoring should be coordinated with the annual review of the City's Housing Element.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	Annually, beginning in 2006
Funding:	General fund
Monitoring:	Planning Department

3. As new development occurs, the intersections of Highway 246 with roadways west of Avenue of Flags, including Sycamore Drive and La Lata Drive shall be periodically monitored to evaluate the need for a traffic signal or other arrangements to accommodate safe traffic and pedestrian circulation. As a demonstration project, the City should divert Highway 246 side street traffic to Sycamore Drive by creating cul de sacs at the northern and southern Riverview Drive and Calor Drive approaches to Highway 246. As warranted, the City should implement part of the West End Transportation Plan by signalizing intersections, including Sycamore Drive.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	2005-2010
Funding:	Developer fees, Measure D funds, other sources.
Monitoring:	Planning Department, Public Works

4. The City will adopt traffic mitigation fees to be charged to new development to help provide roadway, bikeway, and pedestrian improvements necessitated by such development.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	2005-2010
Funding:	Developer fees
Monitoring:	Planning Department, Public Works Department

5. The City should update at least every 5 years, the Public Facilities and Services Element of the General Plan and the Capital Improvement Plan for circulation improvements consistent with this Element.

Responsible Agency/Department:	City Manager's Office, City Engineer's Office, Planning Department, Public Works Department
Timeframe:	Ongoing
Funding:	Developer fees, General Fund, ISTEA monies and other sources
Monitoring:	Planning Department, Public Works Department

6. The City of Buellton should work with the City of Solvang, Caltrans, the County of Santa Barbara, and SBCAG to resolve future and existing traffic congestion concerns along the existing two-lane segment of Highway 246 extending east from the Buellton City Limits to the City of Solvang. The cities, Caltrans, the County of Santa Barbara, and SBCAG should study the feasibility of a four-lane segment through this area and/or a secondary by-pass. Both cities, Caltrans, the County, and SBCAG should explore funding options for their share of future improvements for this segment.

Responsible Agency/Department:	Planning Department, Public Works Department, Caltrans
Timeframe:	As needed
Funding:	Developer fees, Measure D funds, other sources
Monitoring:	Planning Department, Public Works Department

7. To maintain the standards described in policy C-10, the City should, as necessary and as determined by Caltrans and the City Engineer:

   - Institute programs that encourage the use of alternate forms of transportation.
   - Make changes within existing roadways to improve safety and traffic flow, including:
     - remove on-street parking,
     - restripe a street including the addition of bike lanes,
     - synchronize traffic signals,
     - install turn pockets at intersections,
     - construct center turn lanes or median islands, or
     - consider the selective widening of streets to improve safety and efficiency.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	Ongoing
Funding:	Developer fees, Measure D funds, other sources
Monitoring:	Planning Department, Public Works Department

8. A Transportation Demand Management Plan shall be required to be submitted as part of the project proposal for all new, or expanding, non-residential discretionary projects over 100,000 sq. ft. The plan shall be active throughout the life of the project. The plan shall be site specific for the proposed development, and include:

   a) An analysis of the expected travel behavior or employees and visitors to the site.
   b) A description of the existing transportation/circulation system in the project vicinity.
   c) A description of all feasible strategies that would be incorporated into the project to support on-site trip reduction efforts.

   Feasible vehicle trip reduction strategies may include:
   - targets for an increase in average vehicle ridership for employees,
   - incentives for carpooling, transit ridership, and/or bicycling for employees and/or customers,
   - worker/customer transit incentives. Such incentives may include reduced work hours to coincide with transit schedules, employer-provided bus passes, and direct monetary compensation for transit ridership,
   - accommodating local shuttle and regional transit systems,
   - providing transit shelters,
   - providing secure storage lockers for bicycles at a ratio of one locker per ten employees,
   - establishing a park-and-ride lot consisting of twenty spaces, consistent with the requirements of Caltrans, or
   - including landscaping in parking lots which incorporates canopy trees to shade parked cars and reduce fuel evaporation from parked cars.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	Permit and subdivision application fees

Monitoring: Planning Department

9. The City will work with SBCAG, APCD and other interested parties to expand the rideshare program for Buellton. A rideshare lot shall be implemented on the east side of the Avenue of Flags, south of Highway 246, and will contain 33 parking spaces.

Responsible Agency/Department: Planning Department, SBCAG, Transit Authority
Timeframe: Ongoing
Funding: Ridership fees, State Highway funds
Monitoring: Planning Department

10. The City shall work with the regional public transit authority, SBCAG and other interested parties to improve public transit between Buellton and surrounding communities. Among other efforts, the City shall continue to help identify buses for Santa Ynez Valley Transit. In addition, the City shall work with Santa Ynez Valley Transit, Santa Barbara Air Bus, Central Coast Shuttle Services, Greyhound, and SBCAG to investigate the feasibility of a transit center within the City that is close to residential and employment centers.

Responsible Agency/Department: Planning Department, SBCAG, Transit Authority
Timeframe: Ongoing
Funding: Ridership fees, State Highway funds
Monitoring: Planning Department

11. New development shall be required to dedicate an easement for a walking/bicycle path as illustrated on Figure 8 and in the Bikeways Master Plan.

Responsible Agency/Department: Planning Department, Public Works Department, Parks and Recreation Coordinator
Timeframe: Ongoing
Funding: Developer Dedications
Monitoring: Planning Department

12. The City shall use traffic mitigation fees, park in-lieu fees, in addition to actively seeking and using related grant sources, and/or developing new funding sources for designing and installing the walking/bicycle paths, and for obtaining new easements where necessary to achieve better connectivity between adjacent unconnected neighborhoods.

Responsible Agency/Department: Planning Department, Public Works Department, Parks and Recreation Coordinator
Timeframe: Ongoing
Funding: Developer fees, park in-lieu fees
Monitoring: Planning Department

13. Consistent with APCD standards, the City shall require new development to utilize the Best Available Control Technology (BACT) for all new emission sources. Implementation of these control technologies shall be applied through the review of new

development projects and through the Air Pollution Control District's permitting and environmental review process.

Responsible Agency/Department:	Planning Department, APCD
Timeframe:	Ongoing, during development review
Funding:	Permit and subdivision application fees
Monitoring:	Planning Department, APCD

14. To reduce air quality impacts associated with construction activities, the City shall revise its zoning and/or grading ordinance to require the following conditions for project approval:

    - Water the site and the equipment in the morning and afternoon.
    - Spread soil binders on the site, unpaved roads and parking areas.
    - Re-establish ground-cover on the construction site.
    - Wash trucks leaving the site.
    - Properly tune and maintain all equipment.
    - Use low-sulfur fuel for equipment.
    - Configure construction parking to minimize conflicts with street traffic.
    - Minimize obstruction of through-traffic lanes.
    - Schedule operations affecting major roadways for off-peak hours.

Responsible Agency/Department:	Planning Department
Timeframe:	2005-2010
Funding:	General Fund
Monitoring:	Planning Department

15. The City shall review and update the Bikeways Master Plan as necessary to be consistent with the policies of this Circulation Element. The update to the Bikeways Master Plan will consider the removal of barriers to bikeway and pedestrian movement along the north side of Highway 246 adjacent to the Thumbelina Subdivision.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	2005-2010
Funding:	General Fund
Monitoring:	Planning Department

16. Avenue of Flags should be reconfigured from four to two travel lanes in accordance with the Avenue of Flags/Highway 246 Urban Design Plan (See Figure C-5 below) and implemented in phases taking into account the location and timing of new development, availability of funds and priorities set forth in the Plan.

Responsible Agency/Department:	Planning Department, Public Works Department
Timeframe:	2005-2010
Funding:	General Fund
Monitoring:	Planning Department

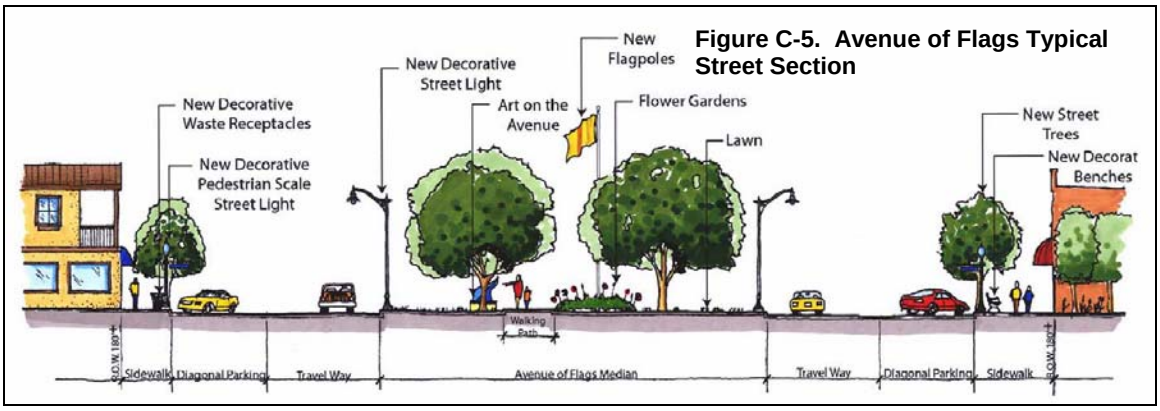


Figure C-5. Avenue of Flags Typical Street Section

17. On-street diagonal parking should be installed on both sides of the Avenue between Highway 246 and Damassa Road as envisioned in the Avenue of Flags/Highway 246 Urban Design Plan (see Figure C-6 below), and parallel parking along the center median and east side of the Avenue should be installed between Central Avenue and Damassa Road.

Responsible Agency/Department:	Planning Department/Public Works Department
Timeframe:	2005-2010
Funding:	General Fund
Monitoring:	Planning Department

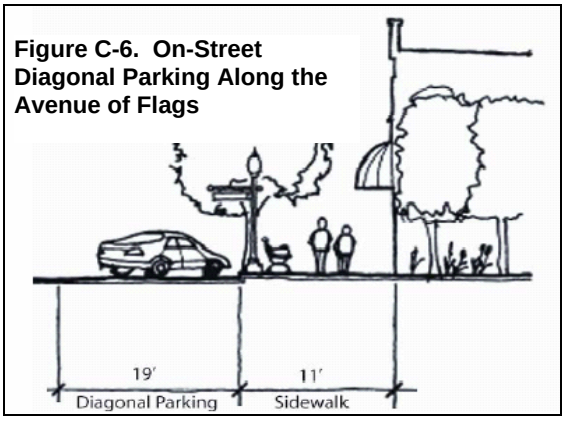


Figure C-6. On-Street Diagonal Parking Along the Avenue of Flags

18. Public parking lots, as well as Recreational Vehicle (RV) and truck parking areas within the Avenue Revitalization Area should be identified and developed as a means of supplementing on-street parking and accommodating more visitors as the Avenue becomes a destination attraction in the future. Of particular importance is creating parking capacity in the vicinity of Second Street and Avenue of Flags.

Responsible Agency/Department:	Planning Department/Public Works Department
Timeframe:	2005-2010
Funding:	General Fund
Monitoring:	Planning Department

19. The City will amend its Zoning Ordinance and update its off-street parking requirements to: (i) account for on-street angular parking along the Avenue; (ii) provide allowances for shared and mixed uses; (iii) reward projects for efficiencies achieved through reciprocal parking and driveway access; and (iv) require residential parking requirements to be fully satisfied on-site.

Responsible Agency/Department:	Planning Department/Public Works Department
Timeframe:	2005-2010
Funding:	General Fund and Redevelopment Tax Increment
Monitoring:	Planning Department

Conservation and Open Space Element

Conservation and Open Space Element

Introduction

Conservation of open space within and around Buellton will contribute to the City's quality of life. Buellton is characterized by its agricultural and naturally scenic setting that provides economic and recreational opportunities. Agricultural lands supply a great source of income to business and employees in the Buellton area. Scenic land is a prized asset to Buellton and will remain one of the principal attractions for residents and visitors of the City. The City will preserve land for recreational activities, and encourage private recreational developments and other uses beneficial for the residents of the City.

The Conservation and Open Space Element establishes policies and programs to protect and preserve the natural resources in and around Buellton, including creeks, hillsides and scenic areas.

Waters Resources and Water Quality

Major surface water features within the City are described below and shown on Figure C/OS-1. Zaca Creek, Thumbelina Creek and Petersen Creek all flow through Buellton to the Santa Ynez River, which borders the City to the south. Nojoqui Creek flows north and joins the Santa Ynez River south of the City limits.

The Santa Ynez River watershed, located in central Santa Barbara County, California, is about 900 square miles in area. The Santa Ynez River flows west about 90 miles from its headwaters at 4,000 feet in the San Rafael Mountains to the Pacific Ocean. Bradbury Dam and Cachuma Reservoir, located 48.7 river miles from the ocean, splits the watershed nearly in half. Immediately upstream from Cachuma Reservoir, the river passes through a narrow trough between the mountains. Below Cachuma Reservoir, the river flows over broad alluvial floodplains. West of Buellton, it flows through a narrow meandering stretch to the Lompoc Narrows and outlets to the Pacific Ocean after emerging onto the broad, flat Lompoc Plain.

Santa Ynez River

The City's main water sources are a State Water allotment and four groundwater wells, three of which are located adjacent to the Santa Ynez River and one of which is located at 140 West Highway 246. Groundwater used by the City draws from the Santa Ynez River Alluvial Basin and Buellton Uplands Basin.

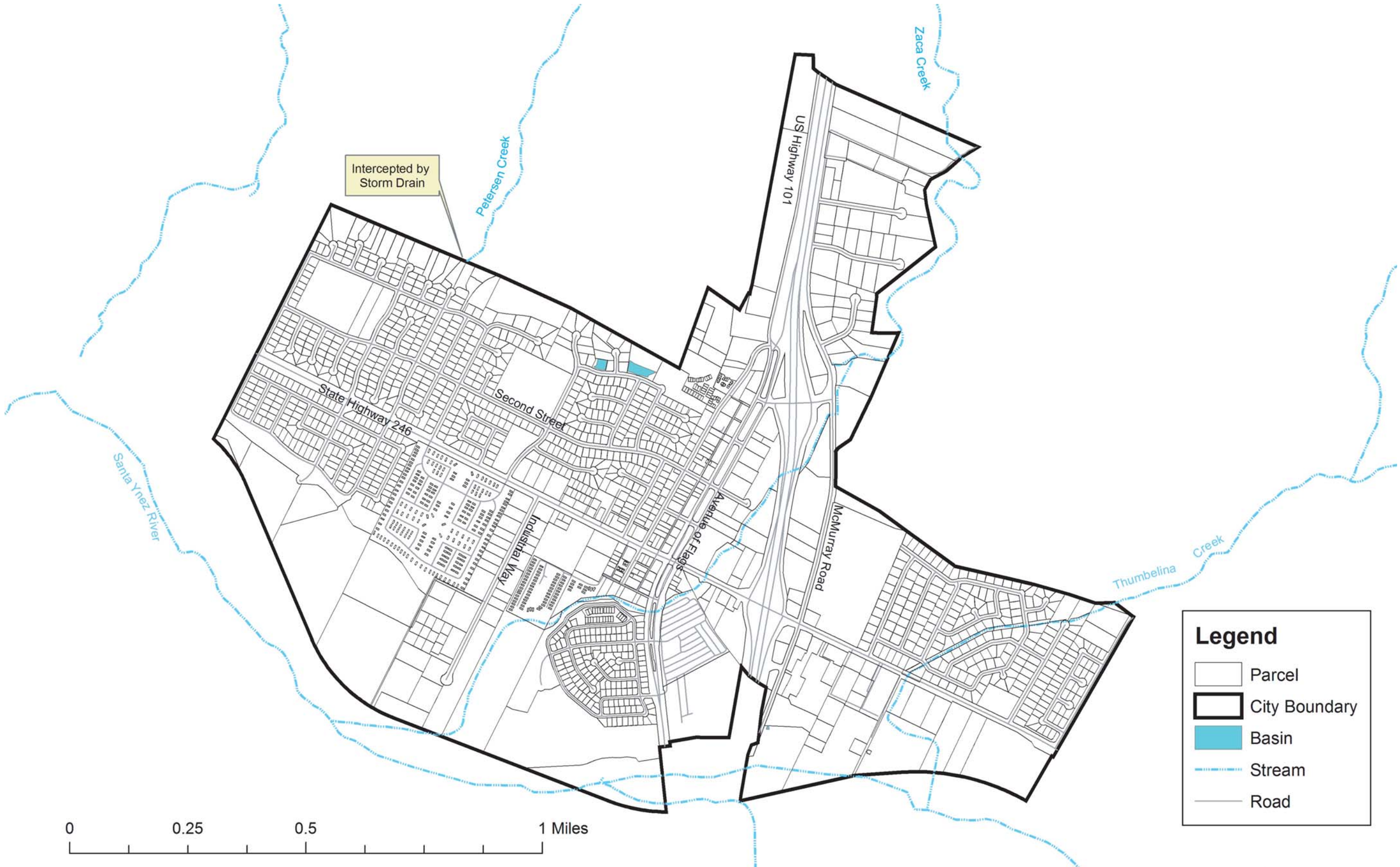
The Buellton Uplands Groundwater Basin encompasses about 29 square miles located about 18 miles east of the Pacific Ocean and directly north of the Santa Ynez River. The Santa Ynez River Riparian Basin sediments overlie portions of the Buellton Uplands in the south-east part of the basin. Due to the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

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

Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM; September 30, 2005) of the Buellton area indicate there is the potential for flooding along the Santa Ynez River, Zaca Creek, and Thumbelina Creek. Much of the downtown area south of Highway 246 is designated as a floodway fringe of the Santa Ynez River and lands adjacent to both Zaca and Thumbelina Creeks are subject to flooding during major storm events. Refer to the Safety Element for policies and programs related to flood hazards. Flood hazard areas are depicted on Figure S-3 of the Safety Element.

Both Thumbelina and Zaca Creeks have been modified by human activities over the years. Zaca Creek north of Highway 246 and adjacent to Pea Soup Andersen's has been directed underground in a culvert. In addition, the southerly section of Zaca Creek and the northerly section near Thomas Avenue have been channelized. The westerly end of Thumbelina Creek terminates in a concrete drainage channel adjacent to 272/280 East Highway 246 (Nielson's Market).

No natural lakes of any substantial size are located within the City. However, Lake Cachuma is located about seven miles upstream of Buellton on the Santa Ynez River. It is the main source of water for much of southern Santa Barbara County, including the City of Santa Barbara, the City of Goleta, the City of Carpinteria, the City of Lompoc, Montecito, Summerland, and the Santa Ynez River Water Conservation District. The Bureau of Reclamation releases water from Lake Cachuma to maintain adequate supplies for uses downstream, including irrigated agriculture, municipal uses by the City of Solvang, Buellton homes and farms, City of Lompoc, Santa Barbara County, and riparian vegetation.



Surface Water Features

Figure C/OS-1

Source: MNS Engineers, April 2007.

Topography

The topography within the City ranges from nearly flat with hillsides to the north and to the south across the Santa Ynez River. The elevation of the Santa Ynez River bed drops at a gentle gradient. Topography immediately north of the riverbed is characterized by a gently sloping alluvial terrace rising to the gently rolling hillsides that comprise the area north of the City limits. Most of the City north of the Santa Ynez River has an average elevation of approximately 350 feet above sea level. In the hills to the north and northeast of the City, hills rise to an elevation of 800 feet.

Water Quality

The primary sources of pollution in surface and groundwater resources include stormwater runoff from paved areas, which can contain hydrocarbons, sediments, pesticides, herbicides, toxic metals, and coliform bacteria. Seepage from sewage treatment lagoons can further contribute to degraded water quality in the form of elevated nitrate levels. Improperly placed septic tank leach fields can cause similar types of contamination. Illegal waste dumping can introduce contaminants such as gasoline, pesticides, herbicides and other harmful chemicals. Septic tanks are also a source of pollution to some wells in both alluvial and granitic rocks. Septic tanks discharging into alluvium have a high potential to pollute wells producing from the same deposit because of high permeability and low gradient. In the winter, the rains raise the water table in these areas, which can exacerbate possible contamination.

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

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

A well network has been established by the SBCWA to monitor changes in the water quality in relation to changing activities and natural features. Monitoring is a joint effort by the SBCWA, the United States Geological Survey (USGS) and the City of Buellton. Ground water depths are monitored once or twice per year. The data is used by the SBCWA for more efficient groundwater management and planning (Santa Barbara County Groundwater Report, 2005).

Agricultural Land/Soils

Buellton is surrounded by agricultural parcels ranging in size from 10 to 200 acres. Agriculture outside the City includes grazing and pasture land to the north, west, and east, and crop production to the south adjacent to the Santa Ynez River. Within the City, there is no land currently zoned for agriculture. It should be noted, however, that approximately 15 acres along

the northernmost edge of the City and approximately 10 acres along the southern edge of the City, near Highway 101, are currently used for pasture and rotational crops, respectively.

The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) has surveyed and mapped soils complexes in Buellton (see Figure C/OS-2). The NRCS has developed a system for classifying soils in accordance with their capability to support certain types of agriculture operations. The system uses a scale from I to VIII, with Class I having the most desirable characteristics, and Class VIII having the least desirable characteristics. Soils classes I and II are considered prime agricultural land. Within the City, soils vary in quality.

Existing Croplands Located Just Outside City Limits

Plants and Animals

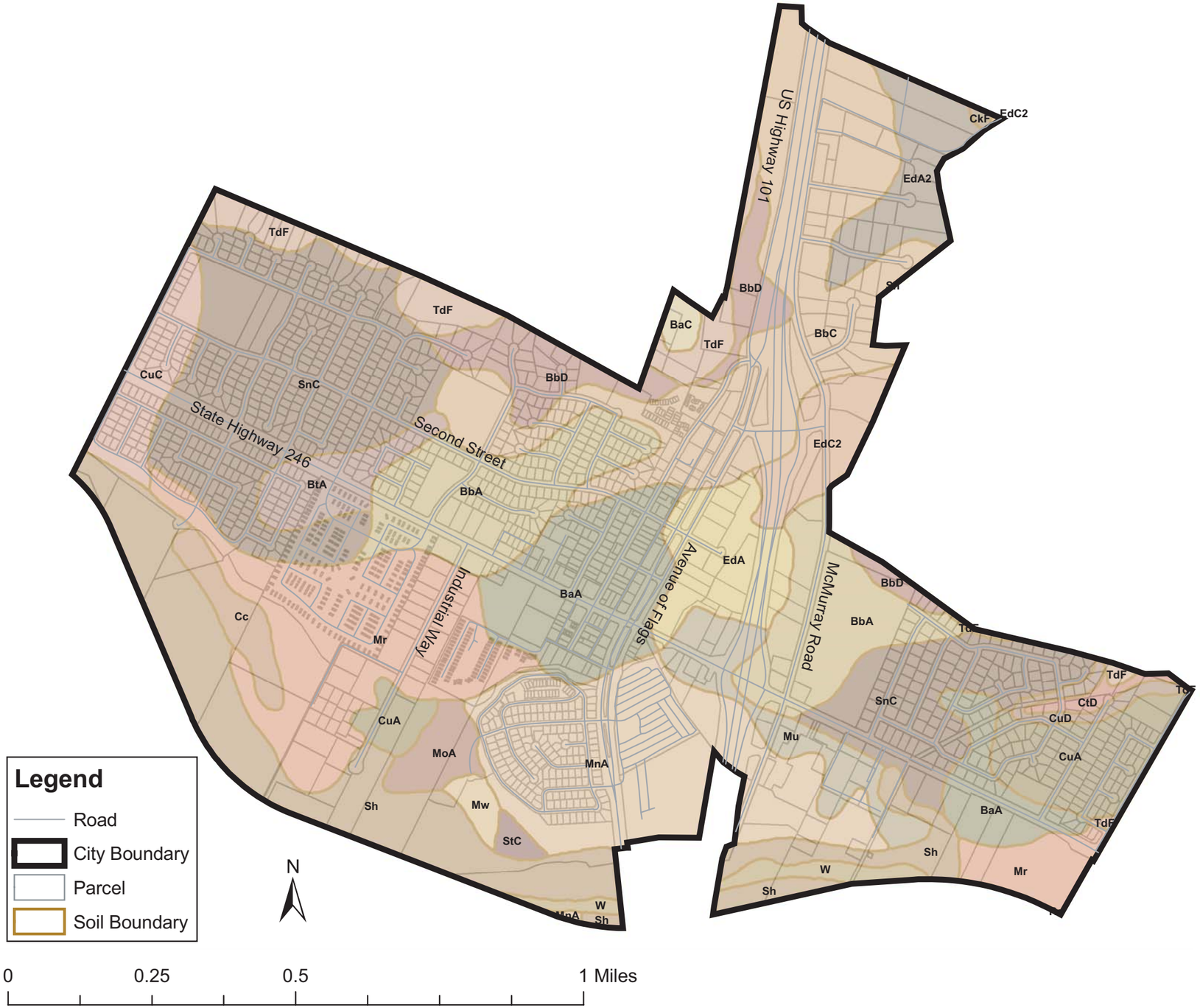
The City is situated in the Santa Ynez Valley and bound by the Santa Ynez River to the south and the foothills of the outer Coast Ranges to the north. The City is primarily characterized by urban land uses. Accordingly, the City supports ornamental, non-native, and native plant and wildlife habitats. Ornamental plant communities are located throughout the residential, commercial and industrial areas of the City. Non-native annual grassland occurs within urban areas and on the fringes of native habitat types. A brief description of these habitats and potential common wildlife that use them follows. Plant communities of special concern are also discussed, and special-status plant and wildlife species potentially occurring within these habitats are further discussed below in the special-status plant and wildlife species section.

Habitat Types

Riparian

Within the City, the riparian habitat type is primarily associated with the Santa Ynez River and is a combination of woodland and scrub. Limited amounts of riparian habitat are also located along Zaca Creek and Thumbelina Creek as this habitat type has been impacted and fragmented by urban development. Limited riparian habitat could also be found in smaller tributary drainages. Typical riparian trees in the City include cotton wood (*Populus spp*.),

Zaca Creek Riparian Habitat



Soil Type:

BaA	**Ballard fine sandy loam, 0 to 2 percent slopes**
BaC	**Ballard fine sandy loam, 2 to 9 percent slopes**
BbA	**Ballard gravelly fine sandy loam, 0 to 2 percent slopes**
BbC	**Ballard gravelly fine sandy loam, 2 to 9 percent slopes**
BbD	Ballard gravelly fine sandy loam, 9 to 15 percent slopes
BtA	**Botella clay loam, 0 to 2 percent slopes**
Cc	**Camarillo very fine sandy loam**
CkF	Chamise clay loam, 30 to 45 percent slopes
CtD	Corralitos sand, 2 to 15 percent slopes
CuA	Corralitos loamy sand, 0 to 2 percent slopes
CuC	Corralitos loamy sand, 2 to 9 percent slopes
CuD	Corralitos loamy sand, 9 to 15 percent slopes
EdA	**Elder sandy loam, 0 to 2 percent slopes**
EdA2	**Elder sandy loam, 0 to 2 percent slopes, eroded**
EdC2	Elder sandy loam, 2 to 9 percent slopes, eroded
MnA	Metz loamy sand, 0 to 2 percent slopes
MoA	Metz loamy sand, overflow, 0 to 2 percent slopes
Mr	**Mocho sandy loam, overflow**
Mu	**Mocho fine sandy loam**
Mw	**Mocho loam, overflow**
Rs	Riverwash
Sh	Sandy alluvial land
SnC	Santa Ynez gravelly fine sandy loam, 2 to 9 percent slopes
StC	**Sorrento sandy loam, 2 to 9 percent slopes**
TdF	Terrace escarpments, loamy
W	Water

*Note: **BOLD** soil types have land capability classes of I or II per the USDA Soil Survey of Northern Santa Barbara County.

Soils Map

Source: MNS Engineers, December 2006

Figure C/OS-2

City of Buellton

willow (*Salix spp*.) and coast live oak (*Quercus agrifolia*). Many of the common shrubs of coastal scrub habitat grow on the upland fringe of riparian species and include coyote brush (*Baccharis pilularis var. consanguinea*) and wild rose species (*Rosa spp*.).

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

Because of its high value for wildlife and overall decline statewide, riparian habitat is considered a plant community of special concern by the California Department of Fish and Game (CDFG). The past losses of riparian habitat throughout central and southern California have resulted in a decline in the population of certain plant and wildlife species that are uniquely associated with this habitat type. Additionally, the national inventory of wetland plants (Reed 1988) lists cottonwoods and willows as facultative wetland (FACW) species, which could potentially indicate a protected wetland resource. The Santa Ynez River riparian corridor is one of the City's major riparian wetland resources. Many migratory bird species are restricted to riparian habitat and depend on it for breeding. Overall wildlife diversity is normally higher in riparian zones than in surrounding habitat. Natural drainages and associated vegetation also function to control water quality and provide local and regional wildlife corridors. Modifications to riparian habitat may require permits and/or authorization from the CDFG, U.S. Army Corps of Engineers (Corps), Regional Water Quality Control Board (RWQCB), or the United States Fish and Wildlife Service (USFWS). Additional regulatory information is provided in the Regulatory Framework section below.

Oak Woodland

Oak woodland elements and occasional oak woodlands occur in the City. Oak woodland is situated in patches that co-mingle with non-native annual grassland and coastal scrub habitat types. The dominant trees observed in these areas were primarily coast live oak, although blue oak (*Quercus douglasii*) occasionally mixes with coast live oak on hillsides. Understory associated with the oak woodlands is either non-native annual grassland or the neighboring coastal scrub elements.

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

Coastal Scrub

Coastal scrub habitat occurs mainly adjacent to riparian habitat within the Santa Ynez River corridor. Coastal scrub habitat consists almost exclusively of coyote brush with occasional blue elderberry (*Sambucus mexicana*) closer to the River.

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

Wetlands

Wetlands include a variety of habitats that are characterized by a prevalence of hydrophytic (water-loving) vegetation, hydric soils, and wetland hydrology. Wetland habitat in the City is likely to exist in areas where drainages and creeks converge with the Santa Ynez River floodplain. Wetlands could also occur further upstream along drainages or in topographic depressions in and around the river floodplain and adjacent agricultural ponds. Uniform stands of bulrushes (*Scirpus spp*.) or cattail (*Typha spp*.) often characterize this habitat, but it can also be characterized by short herbaceous vegetation such as rushes (*Juncus spp*.) and sedges (*Carex spp*.).

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

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

Non-native Annual Grassland

This habitat type occurs in limited amounts within urbanized areas throughout the City. It also occurs in openings of and as an understory within oak woodland and coastal scrub habitats. Non-native annual grassland can also be found interspersed with riparian habitat. Most of the dominant species in the grasslands are a mix of introduced annual grasses of Eurasian origin such as rip-gut brome (*Bromus diandrus*), and broad-leafed exotic plant species such as perennial mustard (*Hirschfeldia incana*), horse weed (*Conyza canadensis*), and white-stemmed filaree (*Erodium moschatum*).

Grasslands on a regional scale provide habitat for small mammals which in turn serve as a prey base for a variety of animals, including snakes, raptors ("birds of prey"), coyotes (*Canis latrans*), and bobcat (*Lynx rufus*). The grasslands within infill areas do not support

as diverse a flora and fauna as grasslands of the region because they are surrounded by urban development and are likely to have been disturbed in the past.

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

Although most of the grassland habitat within the City is non-native annual grassland, patches of native perennial grassland may exist. Native perennial bunch grasses generally occur in small amounts within non-native annual grassland and are included with the non-native annual grassland habitat type description. If occurrences of native perennial bunchgrass habitat of 0.5 acre or greater with 10% or greater coverage are identified, the specific occurrences would be considered native bunchgrass habitat and may be under the scrutiny of the CDFG due to the statewide loss of this habitat type.

Urban Landscape

The City is predominantly urbanized. Urban plant habitat types are primarily composed of ornamental non-native shrubs, trees, and grasses. Some of the plant species present include pine (*Pinus spp*.), eucalyptus (*Eucalyptus spp*.), and juniper (*Juniperus spp*.). These areas provide habitat for a variety of native and non-native wildlife, including northern mockingbird (*Mimus polyglottos*), European starling (*Sturnus vulgaris*), American robin (*Turdus migratorius*), scrub jay, house sparrow (*Passer domesticus*), house finch (*Carpodacus mexicanus*), acorn woodpecker, mourning dove (*Zenaida macroura*), Brewer's blackbird (*Euphagus cyanocephalus*), turkey vulture (*Cathartes aura),* western fence lizard, southern alligator lizard, gopher snake, California ground squirrel (*Spermophilus beecheyi*), and Botta's pocket gopher (*Thomomys bottae*).

Special-Status Species

For the purpose of this report, special-status species are those plants and animals listed, proposed for listing, or candidates for listing as threatened or endangered by the U.S. Fish and Wildlife Service (USFWS) under the federal Endangered Species Act (ESA); those considered "species of concern" by the USFWS; those listed or proposed for listing as rare, threatened, or endangered by the California Department of Fish and Game (CDFG) under the California Endangered Species Act (CESA); animals designated as "Species of Special Concern" by the CDFG; and the CDFG *Special Vascular Plants, Bryophytes, and Lichens List* (September 2004). This latter document includes the California Native Plant Society (CNPS) *Inventory of Rare and Endangered Vascular Plants of California*, *Sixth Edition* (Tibor, 2001) as updated online. Those plants contained on CNPS lists 1B and 2 are considered special status species.

The following species information is based on a review of the California Natural Diversity Database (CNDDB) listings in the Los Alamos, Zaca Creek, Los Olivos, Santa Rosa Hills, Solvang, and Santa Ynez USGS 7.5 minute topographic quadrangle maps. The results of a 5-

mile search radius around the City of Buellton are depicted on Figure C/OS-3. A list of special-status plants and animal species that could potentially occur in the City was compiled using the CNDDB data and available literature cited previously.

Special-Status Plants

The CNDDB contains records of 9 special-status plant species that are known from relatively localized occurrences near the City. Undisturbed, native habitat is limited in the City especially for habitat types other than riparian. Although there is the potential for some of the following species to occur within the City, their occurrences would be limited due to the fragmentation and size of the remaining suitable habitat, with the exception of those found within the Santa Ynez River. The following lists the habitat types that occur within the City and the special-status plant species that could be found within these habitat types.

<u>Riparian</u>

- black-flowered figwort
- late-flowered mariposa lily
- Sonoran maiden fern

<u>Oak Woodland</u>

- Catalina mariposa lily
- round leaved filaree
- Fish's milkwort

<u>Coastal Scrub</u>

- seaside bird's-beak
- Lompoc yerba santa
- sand mesa manzanita
- black-flowered figwort
- Catalina mariposa lily

<u>Non-native Annual Grassland</u>

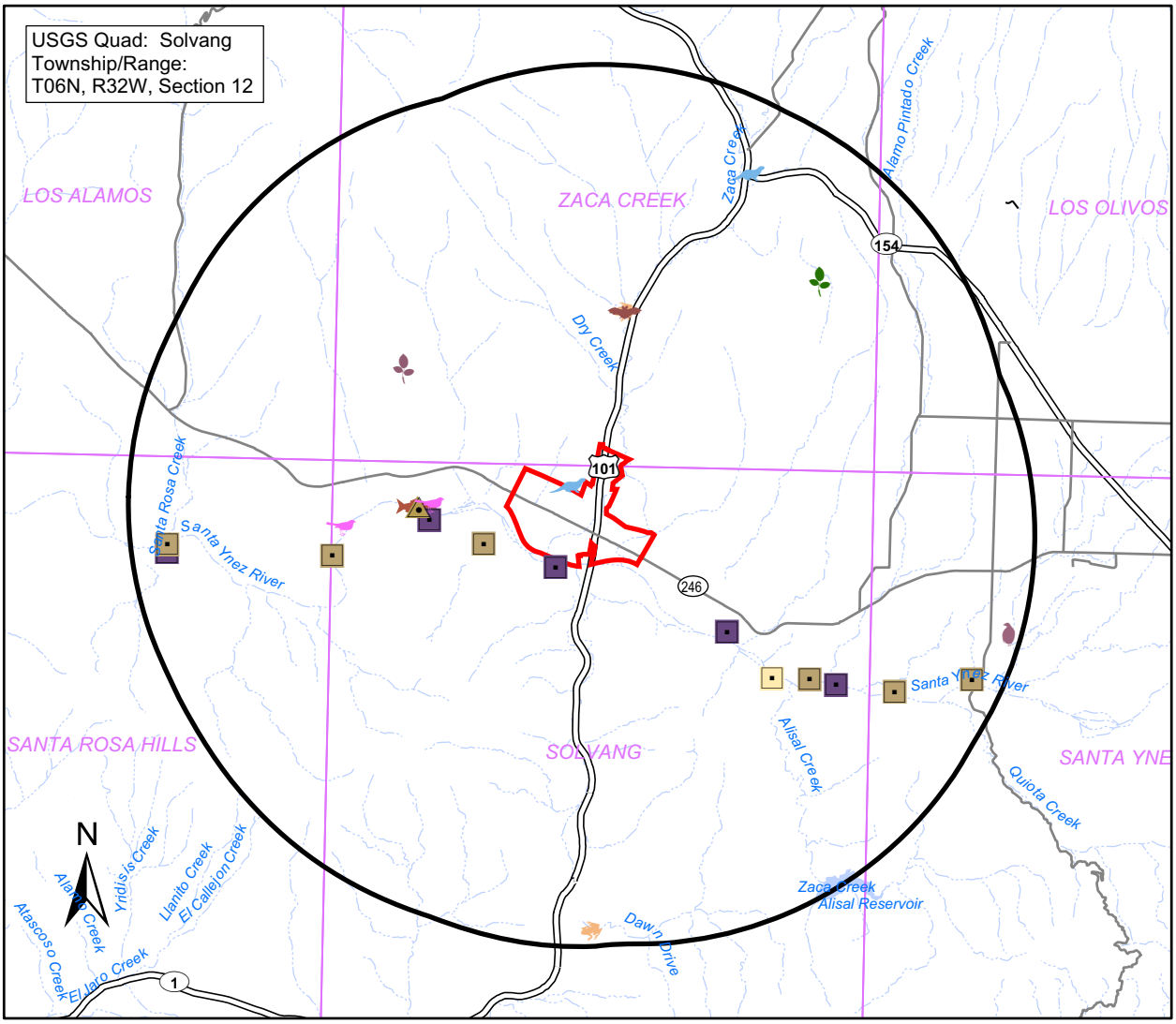
- Round-leaved filaree
- Catalina mariposa lily
- Fish's milkwort

<u>Urban Landscape</u>

It is unlikely that any special-status plant species would occur in areas that have been landscaped.

Special-Status Wildlife

The CNDDB recognizes 25 special-status wildlife species that are known from the vicinity. Potential occurrence is based on the availability and quality of suitable habitat.



0 1 2 3 4 5 Miles

Note: Markers represent approximate locations where species may be found.
Source: California Natural Diversity Database, June 2006.

- City Boundaries
- 5-Mile Buffer
- AAABH01022, California red-legged frog
- ABNKC12040, Cooper's hawk
- ABPAE33043, southwestern willow flycatcher
- AFCHA0209J, southern steelhead - southern California esu
- AMACC08010, Townsend's big-eared bat
- AMAJF04010, American badger
- CARE2310CA, Southern California Steelhead Stream
- CTT61310CA, Southern Coast Live Oak Riparian Forest
- CTT61330CA, Southern Cottonwood Willow Riparian Forest
- CTT63320CA, Southern Willow Scrub
- PDFAB0F2X3, Miles's milk-vetch
- PMPOA040M0, Hoover's bent grass

Sensitive Biological Resources in the Buellton Vicinity

Figure C/OS-3

Amphibians/Reptiles

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

Birds

Several bird species, such as the Cooper's hawk, ferruginous hawk, golden eagle, sharp-shinned hawk, white-tailed kite, loggerhead shrikes, northern harrier, tricolored blackbird, burrowing owl, California horned larks, yellow warblers, yellow-breasted chat, and willow flycatcher could forage, roost, or breed in habitats located in the City, such as oak woodlands, riparian areas, and/or native grasslands.

Least Bell's vireo (LBV), and southwestern willow flycatcher (SWWF) are known to occur within the Santa Ynez River region. One LBV and five pairs of SWWF in addition to ten SWWF nests containing young were observed in the riparian habitat within the Santa Ynez River along the southern boundary of the City of Buellton (Greaves, 2002).

Fish

Steelhead require fast flowing, highly oxygenated, clear, cool fresh water where riffles tend to predominate pools. Steelhead are expected to occur in the Santa Ynez River during times in which it is flowing and is connected to the Pacific Ocean. West coast steelhead populations have been divided into 15 Evolutionary Significant Units (ESUs) based on natural geographic boundaries that foster genetic isolation. Each ESU is treated as a distinct population by the National Marine Fisheries Service (NFMS) for determination on the need for listing as threatened or endangered. The specific geographic area(s) that are essential for the conservation of a threatened or endangered species and that may require special management and protection are designated as

critical habitat by the USFWS and NMFS. The Santa Ynez River is included in critical habitat in Santa Barbara County for the Southern California ESU for steelhead. Critical habitat is designated to include all river reaches accessible to listed steelhead within the range of the ESU up to the first natural or manmade barrier, in this case the Bradbury Dam.

Mammals

American badgers occur most frequently in open grasslands where there is an abundance of ground squirrels and gophers. Although it is unlikely due to the proximity of urban areas to grasslands, this species could occur in grassland habitats on the outskirts of the City. The non-native grasslands in the City could also provide foraging habitat for Pallid bat. Roost sites could be found within oak and riparian woodland adjacent to grasslands, and sometimes in crevices in urban structures.

Wildlife Movement Corridors

An approximate 2-mile section of the Santa Ynez River skirts the southern boundary of the City. Zaca and Thumbelina Creeks and other drainages also wind through the City. The Santa Ynez River is considered an important wildlife dispersal and migration corridor for a variety of wildlife species. As mentioned previously, the River is designated by the CDFG as a Southern California Steelhead Stream and as such is considered to provide habitat for steelhead during times when the river is flowing. Zaca and Thumbelina Creeks provided wildlife corridors of limited quality due to surrounding urban development, especially Thumbelina Creek, which is mainly concrete lined. Past urban development has decreased the aerial extent of riparian habitat adjacent to the Creeks that could provide cover for some species while traversing these corridors. The Creeks are also crossed by roadways, including Highways 246 and 101, which further limit their value as movement corridors.

Visual Resources

The visual character of the Buellton area is a combination of a natural and built environment. The rural County areas adjacent to the City are primarily intact visually as natural or agricultural countryside.

The three major components of the Buellton visual setting are the topography, the vegetation, and the character of its built environment. The parallel ridgelines to the north and south provide a scenic backdrop to the community, while the surrounding fields establish a pastoral feeling. The Santa Ynez River provides a natural visual boundary to the City in the south. The River, as well as Thumbelina and Zaca Creeks, include visually important riparian habitat along their channels.

Recent developments in the City have been constructed in accordance with the City's Community Design Guidelines. In addition, design improvements have been implemented along Avenue of Flags in accordance with the Avenue of Flags/Highway 246 Design Plan. These design documents are described in the paragraphs below.

Community Design Guidelines

The City of Buellton Community Design Guidelines, adopted in November 2005, describe desirable elements encouraged to be incorporated into new developments and redevelopment community-wide within the City of Buellton. The Design Guidelines focus on single-family residential, multi-family residential, commercial and commercial mixed-use and industrial land uses. Fundamentally, the Design Guidelines are intended to aid property owners, designers, and decision-makers by providing a clear statement of the City's expectations for new development.

The Design Guidelines reflect architectural influences of the surrounding farms and ranches of the Santa Ynez Valley, and to a lesser extent, the California Missions. The Design Guidelines provide an architectural focus with a mix of Agrarian, Mission Revival, Ranch, and Contemporary Ranch styles.

Avenue of Flags/Highway 246 Urban Design Plan

The Avenue of Flags/Highway 246 Urban Design Plan, adopted in December 2002, includes recommendations for beautification and enhancement of the Avenue of Flags. The objectives of the Urban Design Plan are: to identify and located "Gateway" improvements to the Avenue and the downtown district; to help unify vehicular signage for the traveling public; to enhance and promote the increase usage of the medians within the right of way; to develop design options for the reconfiguration of the Avenue right of way including increased parking opportunities, widened sidewalks, lane reductions and traffic calming features; and to provide a streetscape "Master Plan" to identify and locate physical improvements on the Avenue. This includes sidewalk widening and improvements, new landscape treatment, lighting, street furniture recommendations, and urban design strategies to emphasize pedestrian use and safety on the Avenue. Several Avenue of Flags design improvements, such as a median sculpture garden, other median landscaping and improvements, and pedestrian and parking improvements, have been implemented.

Commercial buildings constructed prior to 2005 do not reflect a particular unifying style or theme, but rather reflect the individual tastes of owners at the time of construction. The result is a mix of architectural styles, including Victorian, Spanish, contemporary commercial, western storefront, and half-timber. However, recent commercial and industrial projects have been designed and constructed in accordance with the Community Design Guidelines, which provide an architectural focus with a mix of Agrarian, Mission Revival, Ranch, and Contemporary Ranch styles. In addition, while vacant lots and gas stations create gaps in the commercial frontage along Avenue of Flags, the very wide median strip is a strong unifying element to the street and has recently been improved with public art, landscaping, walking paths and benches in accordance with the Avenue of Flags/Highway 246 Urban Design Plan.

Main residential areas within the City include: Sycamore Ranch, Oak Creek, La Pita Hillside, Twin Oaks, and Calor-La Lata neighborhoods west of Avenue of Flags and north of Highway 246; Meadow Ridge, Ranch Club, River Grove, Valley Station, and Rancho de Maria neighborhoods to the west of Avenue of Flags and south of Highway 246; and the Thumbelina

and Ballard Canyon neighborhoods to the east of Freear Drive and north of Highway 246. These neighborhoods are primarily single-family residences on relatively uniform-sized lots. Rectilinear streets and a traditional development pattern provide the framework for these established residential communities. Industrial districts are located in the northeast area of the City along McMurray Road and in the southern area of the City along Industrial Way.

Primary Viewsheds and Gateways

Principal viewsheds and gateways are important to an analysis of aesthetic features because they define the vantage point for the largest number of views. U.S. Highway 101 and State Route 246 are the primary regional highways serving the area and are important gateways to the City. Avenue of Flags is the major north-south arterial roadway located west of and parallel to U.S. Highway 101.

U.S. Highway 101

Highway 101 is the major public viewing corridor traversing the City in a north/south direction (see Figure C/OS-4). It is not considered a locally-designated or State-designated scenic highway or route. Highway 101 approximately bisects the City, with foreground views of predominantly commercial and residential development and background views of hillsides, including the Santa Ynez Mountains, and agriculture to the north and south.

State Route 246

Highway 246 is another major public viewing corridor that traverses the City in a east/west direction (see Figure C/OS-5). It is not considered a locally-designated or State-designated scenic highway or route. Highway 246 is the primary route linking Buellton with Lompoc to the west and Solvang to the east. Highway 246 approximately bisects the City, with foreground views of commercial development near Highway 101, and residential development further from Highway 101, and background views of hillsides and agriculture to the east and west. Much of the residential development along Highway 246 is partially blocked from view by soundwalls and landscaping.

Avenue of Flags

Avenue of Flags is a north-south arterial roadway located west of and parallel to U.S. Highway 101. This roadway extends from Jonata Park Road on the north to Santa Rosa Road south of Buellton. Avenue of Flags is 2 to 4 lanes wide and is divided by a 76-foot–wide landscaped median. Recent design improvements to Avenue of Flags, consistent with the Avenue of Flags/Highway 246 Urban Design Plan, have created a visually appealing median that includes a meandering walking path, native landscaping, public art, and park benches (see Figure C/OS-6). North of State Route 246, prominent visual features include foreground views of primarily commercial buildings and the wide landscaped median and flagpoles, and background views of the hillsides. South of State Route 246, prominent visual features include foreground views of primarily residential buildings and vegetation, and background views of the hillsides.

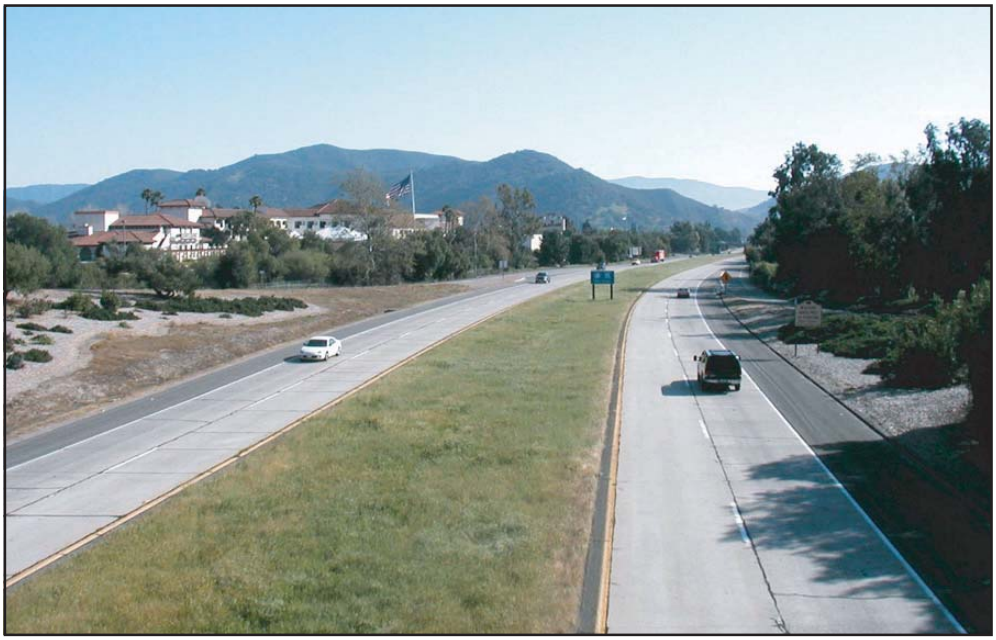


Photo 1A - Highway 101 corridor looking south from the Damassa Road overcrossing. The visual character of this corridor is influenced by the grass highway median and substantial roadside vegetation, which substantially screens views of structures. The Santa Ynez Mountains frame background views from vehicles traveling south on Highway 101.

Photo 1B - Highway 101 view corridor looking north from the Damassa Road overcrossing. As with views to the south, the visual character of this corridor is influenced by the grass median and substantial roadside vegetation.

Highway 101 View Corridor

Figure C/OS-4

Photo 2A - Highway 246 view corridor looking east along East Highway 246, east of McMurray Road. The visual character of this corridor is strongly influenced by adjacent commercial and residential development. Background views include the Santa Ynez Mountains.

Photo 2B - Highway 246 view corridor looking east along West Highway 246, at the western edge of the City. The visual character of this corridor is residential, with sidewalks, soundwalls, and substantial landscaping along the roadway.

Highway 246 View Corridor

Figure C/OS-5

Photo 3A - Avenue of Flags view corridor looking south from the Second Street intersection. The visual character of this corridor is strongly influenced by the large landscaped roadway median as well as adjacent commercial development. The recent implementation of design improvements, including a meandering pedestrian path, flag courtyard sitting area, and substantial mature landscaping, has greatly improved the visual character of this corridor.

Photo 3B - Avenue of Flags view corridor looking north from the First Street intersection. As noted above, the visual character of the corridor is strongly influenced by the large landscaped roadway median as well as adjacent commercial development. The recent implementation of design features, including a sculpture garden, meandering pedestrian path, and substantial mature landscaping, provides a cohesive aesthetic character in the corridor.

Avenue of Flags View Corridor

Figure C/OS-6

Air Quality

Climate and Meteorology

The City of Buellton is part of the South Central Coast Air Basin (SCCAB) which includes all of San Luis Obispo, Santa Barbara, and Ventura counties. The climate of northern Santa Barbara County and all of the SCCAB is strongly influenced by its proximity to the Pacific Ocean and the location of the semi-permanent high pressure cell in the northeastern Pacific. With a Mediterranean-type climate, the City is characterized by warm, dry summers and cool winters with occasional rainy periods. Maximum summer temperatures in the County average about 70 degrees Fahrenheit near the coast, while inland valleys are often in the 90s. Average minimum winter temperatures range from the low 30's along the coast to the low 20's inland.

Airflow around the County plays an important role in the movement and dispersion of pollutants. The speed and direction of local winds are controlled by the location and strength of the Pacific high pressure system and other global patterns, topographical factors, and circulation patterns resulting from temperature differences between the land and the sea. The region is also subject to seasonal "Santa Ana" winds. These are typically hot, dry northerly winds which blow offshore at 15-20 mph, but can reach speeds over 60 mph. Two types of temperature inversions (warmer air on top of cooler air) are created in the area: subsidence and radiational. The subsidence inversion is a regional effect created by the Pacific high in which air is heated as it is compressed when it flows from the high pressure area to the low pressure areas inland. This type of inversion generally forms at about 1,000 to 2,000 feet and can occur throughout the year, but it is most evident during the summer months. Surface inversions are formed by the more rapid cooling of air near the ground during the night, especially during winter. Both types of inversions limit the dispersal of air pollutants within the regional airshed, with the more stable the air (low wind speeds, uniform temperatures), the lower the amount of pollutant dispersion.

The federal and state governments have been empowered by the federal and state Clean Air Acts to regulate the emission of airborne pollutants and have established ambient air quality standards for the protection of public health. The United States Environmental Protection Agency (EPA) is the federal agency designated to administer air quality regulation, while the California Air Resources Board (CARB) is the state equivalent in California. Local control in air quality management is provided by the CARB through county-level or regional Air Pollution Control Districts (APCDs). The CARB establishes air quality standards and is responsible for control of mobile emission sources, while the local APCDs are responsible for enforcing standards and regulating stationary sources. The CARB has established 14 air basins statewide. The City is located in the South Central Coast Air Basin and is within the jurisdiction of the Santa Barbara County APCD.

Federal and state standards have been established for ozone, carbon monoxide (CO), nitrogen dioxide (NO_2), sulfur dioxide (SO_2), particulates less than 10 microns in diameter (PM_{10}), and lead. California has also set standards for sulfates, hydrogen sulfide, vinyl chloride, and visibility reducing particles. The U.S. EPA recently adopted stricter air quality standards for ozone and PM_{10}. These standards are summarized in Table C/OS-1.

Table C/OS-1. Federal and State Ambient Air Quality Standards

Pollutant	Averaging Time	Federal Primary Standards	California Standard
Ozone	1-Hour	0.12 PPM	0.09 PPM
Carbon Monoxide	8-Hour	9.0 PPM	9.0 PPM
	1-Hour	35.0 PPM	20.0 PPM
Nitrogen Dioxide	Annual	0.05 PPM	---
	1-Hour	---	0.25 PPM
Sulfur Dioxide	Annual	0.03 PPM	---
	24-Hour	0.14 PPM	0.04 PPM
	1-Hour	---	0.25 PPM
PM_{10}	Annual	50 µg/m^3	30 µg/m^3
	24-Hour	150 µg/m^3	50 µg/m^3
$PM_{2.5}$	Annual	15 ug/m^3	--
	24-Hour	65 ug/m^3	--
Lead	30-Day Average	---	1.5 µg/m^3
	3-Month Average	1.5 µg/m^3	---

ppm = parts per million
µg/m^3 = micrograms per cubic meter
Source: California Air Resources Board

Ozone

Ozone is produced by a photochemical reaction (triggered by sunlight) between nitrogen oxides (NO_x) and reactive organic gases (ROG). Nitrogen oxides are formed during the combustion of fuels, while reactive organic gases are formed during combustion and evaporation of organic solvents. Because ozone requires sunlight to form, it mostly occurs in serious concentrations between the months of May and October. Ozone is pungent, colorless toxic gases with direct health effects on humans including respiratory and eye irritation and possible changes in lung functions. Groups most sensitive to ozone include children, the elderly, persons with respiratory disorders, and people who exercise strenuously outdoors.

Suspended Particulates

PM_{10} is small particulate matter measuring no more than 10 microns in diameter. It is mostly composed of dust particles, nitrates and sulfates. PM_{10} is a by-product of fuel combustion and wind erosion of soil and unpaved roads, and is directly emitted into the atmosphere through these processes. PM_{10} is also created in the atmosphere through chemical reactions. Fine particulate matter poses a serious health threat to all groups, but particularly to the elderly, children, and those with respiratory problems. More than half of the fine particulate matter that is inhaled into the lungs remains there, which can cause permanent lung damage. These materials can damage health by interfering with the body's mechanisms for clearing the respiratory tract or by acting as carriers of an absorbed toxic substance.

Carbon Monoxide

Carbon monoxide, a colorless, odorless, poisonous gas, is a local pollutant that in high concentrations is found only very near the source. The major source of carbon monoxide is automobile engines. Elevated concentrations, therefore, are usually only found near areas of high traffic volumes. Carbon monoxide's health effects are related to its affinity for hemoglobin in the blood. At high concentrations, carbon monoxide reduces the amount of oxygen in the blood, causing heart difficulties in people with chronic diseases, reduced lung capacity and impaired mental abilities.

Current Ambient Air Quality

The APCD is required to monitor air pollutant levels to assure that the air quality standards are met, and if they are not met, to also develop strategies to meet the standards. Depending on whether or not the standards are met or exceeded, the air basin is classified as being in "attainment" or as "nonattainment." Santa Barbara County is in attainment for all standards except the state Ozone and PM_{10} standards. In August 2003, the U.S. Environmental Protection Agency (EPA) reclassified the County as "Attainment" for the federal one-hour ozone standard. Table C/OS-2 summarizes the annual air quality data for the local airshed.

Table C/OS-2. Ambient Air Quality Data

Pollutant	2003	2004	2005
Ozone (ppm), Worst Hour (Santa Ynez Airport Road)	0.099	0.090	0.91
Number of days of State exceedances (>0.09 ppm)	1	0	0
Number of days of Federal exceedances (>0.12 ppm)	0	0	0
Carbon Monoxide (ppm), Highest 8-Hour Average (Lompoc South H Street)	1.71	1.26	1.07
Number of days of State exceedances (>9.0 ppm)	0	0	0
Number of days of Federal exceedances (>9.0 ppm)	0	0	0
Nitrogen Dioxide (ppm), Worst Hour (Gaviota GTC Site B)	0.042	0.036	0.039
Number of days of State exceedances (>0.25 ppm)	0	0	0
Hydrogen Sulfide (ppm), Worst Hour (Lompoc Odor)	0.065	0.025	0.006
Number of days of State exceedances (>0.03 ppm)	1	0	0
Sulfur Dioxide (ppm), Worst 24-Hour Average (Lompoc South H Street)	0.003	0.002	0.003
Number of days of State exceedances (>0.04 ppm)	0	0	0
Number of days of Federal exceedances (>0.14 ppm)	0	0	0
Particulate Matter <10 microns, $\mu g/m^3$ Worst 24 Hours (Lompoc South H Street)	57.1	52.3	86.6
Number of samples of State exceedances (>50 $\mu g/m^3$)	1	1	1
Number of samples of Federal exceedances (>150 $\mu g/m^3$)	0	0	0
National 3-Year Average ($\mu g/m^3$)	21	21	20
State 3-Year Maximum Average ($\mu g/m^3$)	21	21	21

ND = No Data
Source: California Air Resources Board, Annual Air Quality Data Summaries (2006).
Data was used from one monitoring station in Santa Ynez and two monitoring stations in Gaviota. When available, data from the Airport Road station in Santa Ynez, approximately seven miles east of the site, was used. When data was not available from the Santa Ynez station, data from the Lompoc South H Street station, located approximately 15 miles west of the site, and the Gaviota –GTC Site B station, located approximately eight miles south of the site, was used. Hydrogen sulfide data was taken from the Lompoc odor station, located approximately 13 miles west of the site.

As illustrated by the above data, pollutant levels over the past three years have not exceeded the state and national standards, with the exception of one exceedance of the State ozone

standard in 2003, and one exceedance of the State PM_{10} standard in each of the years 2003, 2004, and 2005.

Ozone is a secondary pollutant that is not produced directly by a source, but rather it is formed by a reaction between nitrogen oxides (NO_x) and reactive organic gases (ROG) in the presence of sunlight. Reductions in ozone concentrations are dependent on reducing the amount of these precursors. The major sources of ozone precursor emissions in Santa Barbara County are motor vehicles, the petroleum industry, and solvent usage (paint, consumer products, and certain industrial processes). The major sources of PM_{10} in the County are mineral quarries, grading, demolition, agricultural tilling, road dust, and vehicle exhaust.

Sensitive Receptors

Ambient air quality standards have been established to represent the levels of air quality considered sufficient, with an adequate margin of safety, to protect public health and welfare. They are designed to protect that segment of the public most susceptible to respiratory distress, such as children under 14; the elderly over 65; persons engaged in strenuous work or exercise; and people with cardiovascular and chronic respiratory diseases. The majority of sensitive receptor locations are therefore schools and hospitals.

Archaeological, Cultural and Historical Resources

Cultural resources include prehistoric resources, historic resources, and Native American resources. Prehistoric resources represent the remains of human occupation prior to European settlement. Historic resources represent remains after European settlement and may be part of a "built environment," including man-made structures used for habitation, work, recreation, education and religious worship, and may also be represented by houses, factories, office buildings, schools, churches, museums, hospitals, bridges and other structural remains. Native American resources include ethnographic elements pertaining to Native American issues and values.

State Senate Bill (SB) 18, passed in 2004, requires cities and counties proposing a General Plan Amendment to provide Native American groups with a direct opportunity for consultation regarding the project. SB 18 requires contact with the Native American Heritage Commission (NAHC), notification to tribal contacts, and consultation with tribes if requested.

Prehistoric Background

The broad patterns of regional prehistory are well known. The earliest habitation of the region is thought to have occurred during the Early Holocene, circa 8000-6000 B.C. (Erlandson,1994). At that time population density was low, technology was simple, and social organization was relatively egalitarian. In Santa Barbara County, small, mobile bands of individuals probably subsisted on plant resources, shellfish foraging, and hunting small mammals. There are very few known archaeological sites representing this period of time.

The population began to increase dramatically after circa 6000 B.C. Sites from the period between 6000-1400 B.C. often contain numerous ground stone implements, specifically manos

and metates, used to mill hard seeds (Glassow, 1996). These larger populations required a more diversified subsistence base that included terrestrial and marine mammals, fish, and shellfish, along with seeds and other plant resources.
Several new technologies were adopted between circa 1400 B.C. to A.D. 1150 (referred to as the Middle Period by King [1981]). The mortar and pestle came into use for acorn processing, and a diverse assemblage of hunting tools became common. Elaborate shell ornaments and beads were increasingly manufactured for trade (Erlandson, 1994). As the population continued to increase between A.D. 1150-1300, social and political hierarchies became established to integrate growing numbers of people (Arnold, 1992).

Several new artifact styles became common after A.D. 1300, including leaf-shaped and triangular concave-based arrow points, "flowerpot" mortars, and circular shell fishhooks (Glassow 1990:2-14). The first European explorers of the region encountered large coastal villages inhabited by the Chumash.

The specific prehistory of the City and the Santa Ynez Valley in general, is as yet poorly known. There is little evidence for occupation of the City during the Early Holocene. Although a few milling stone sites have been discovered along the Santa Ynez River (Woodman et al. 1991), intensive use of the area around Solvang probably did not occur until the Middle Period. Surveys conducted to date indicate that permanent occupations tended to be focused along the river, where resources were more reliable, while short-term, intermittently occupied camps were found along the tributary streams and in the surrounding hills.

Ethnography

At the time of European contact, the Chumash domain included the Santa Barbara Channel Islands and the region stretching from Carpajo Creek in San Luis Obispo County south to Malibu Creek in Los Angeles County (Kroeber 1925; Gibson 1991) and as far east as the Carrizo Plain. Kroeber (1925: 883) estimated that Chumash population exceeded 10,000 individuals by 1770, but by 1910 the population had declined to 1 percent of the aboriginal number. This was largely the result of disease and dietary and lifestyle changes introduced by Europeans.

At the time of Spanish exploration, the upper Santa Ynez Valley was occupied by the Ynezeno, an inland subgroup of the Chumash, the Ynezeno occupied the Santa Ynez River watershed from the mouth of Zaca Creek eastward (Glassow, 1979). Their territory contained 18 villages, the largest of which were home to perhaps 200 individuals. Glassow (1979: 155) estimated that the average village population was about 80 people, and the total Ynezeno population was between 1000 and 1800. With the exception of villages established at the Mission, very few archaeological sites have been directly linked to the Ynezeno.

Historic Resources

Buellton, the newest of the five towns of the Santa Ynez Valley was established in 1920, and later incorporated in 1992. However, looking back into the history of the area, the Buell Ranch was a complete town within itself as far back as 1875. By that date R.T. Buell had established a

Buellton Historical Society Display

general store, a post office, bunkhouses, blacksmith shop and family homes. In 1865 R.T. Buell purchased one quarter of the 26,000 acre Rancho San Carlos de Jonata, a Mexican land grant owned by Jose Maria Covarrubias and Joaquin Carrillo of Santa Barbara. By 1872 R.T had bought the entire Rancho. The Rancho San Carlos de Jonata covered more than 26,000 acres, from the west to mission Santa Ynez, from the middle of the Santa Ynez River on the south to Zaca Station (north on Hwy 101). The Buell ranch became a model of a fine working ranch, as R.T. had the ability to operate a prosperous horse and cattle ranch and dairy farm. Buell Flat, to the East, grew wheat and other grains on 4,200 acres. After a drought in 1876 and 1877 R.T went into debt to bankers in San Francisco, so to pay his bills he sold the choicest part of the ranch to his creditors, the Buell Flat/Llano Grade. R.T. Buell died in 1905 at the family farm at age 78. He was buried in the family plot, now the parking lot of Pea Soup Andersen's Hotel. His body was later moved to Oak Hill Cemetery, in Ballard.

The area of Buellton began to change rapidly after the turn of the century, with more settlers coming to farm and start businesses and with the routing of Highway 101 through Buellton in 1927. By 1911 Danish settlers were spilling over into the Buellton area, and there was a great need for a post office. William Budd opened a post office and it became an official United States Post Office in 1920.

Stores were being built on the main street of the community, and it was Anton and Juliette Andersen who bought a store from William Budd and opened a restaurant in 1924 called the Electrical Cafe. Juliette brought with her from her native France a recipe for pea soup, and this was the beginning of the now famous Pea Soup Andersen's restaurants.

Buellton has always been strategically located as the gateway to the Santa Ynez Valley, feeding traffic north and south, east and west. In the 1930s Highway 101 was improved as more traffic used the road. In the 1940s Avenue of Flags was an eight-lane road through town, four lanes for local traffic, and four for north and south travel on the highway. In the early 1960s Highway 101 was moved to its current location, and Avenue of Flags remains as the main street of Buellton. Buellton became an incorporated city on February 1, 1992.

Chapter 12.20 of the Buellton Municipal Code promotes the economic welfare and prosperity of the City by preserving and protecting those places, sites, buildings, structures, works of art and other objects having a special historical or esthetic character or interest, for the use, education and view of the general public and to remind the citizens of this county and visitors from elsewhere of the historical background of the City. Under an agreement with the City, the Santa Barbara County advisory landmark committee reviews applications to designate such resources as landmarks.

Energy Resources

The main forms of household energy consumption are electricity and natural gas. Transportation energy consumption is comprised primarily of petroleum use. Energy consumption is anticipated to grow proportionately with increasing population and development within the City through buildout.

Given limited supplies of energy resource, energy conservation and use of renewable energy resources will become increasingly important as the City grows. Energy efficient design, construction, and maintenance of buildings (including through the use of "green building" techniques, use of energy efficient appliances, and sustainable use of renewable resources, such as wind and solar energy), can result in substantial energy conservation. Energy conserving building practices, including building orientation, shading, windows and landscaping design, reduce energy consumption.

Land use and associated transportation patterns also affect energy use. Compact urban areas, mixed use (residential/commercial) development, and infill development, reduce trip lengths, affect alternative transportation trip decisions, and reduce associated transportation energy consumption. Vehicle trip reduction programs, including pedestrian and bicycle improvements, ridesharing, and public transportation, directly reduce the amount of petroleum and other transportation energy consumption.

Recycling programs also reduce consumption of resources. In accordance with AB 939, recyclables are sorted from the refuse, and the residual waste is transferred to the landfill. It is estimated that the City currently diverts approximately 40% of its waste stream. In an effort to reduce waste, effectively prolonging the life of Tajiguas Landfill, where City waste is currently disposed, and to comply with the California Waste Management Act of 1989 (California Public Resources Code Section 40000 et. Sec.), the City has adopted City Council Ordinance No. 06-01, adding chapter 17.06 of the municipal code, titled: "Construction and Demolition Materials." The purpose of the ordinance is to reduce landfill waste by requiring an applicant for every "covered project" to divert a minimum of 50% of the construction and demolition materials resulting from that project in compliance with state and local statuary goals and policies and to create a mechanism to secure compliance with the states diversion requirements. Refer to the Public Facilities and Services Element for additional discussion, policies and programs related to solid waste.

Mineral Resources

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

Conservation/Open Space Goals, Policies and Programs

Goals

1. Protect the town's natural, cultural, visual, and historical resources.

2. Provide continuing community education that underscores the value of the area's cultural, scenic, and natural resources.

Water Resources and Water Quality

3. Improve and maintain water quality of the region.

Agricultural Lands/Soils and Open Space

4. Provide open space that meet the needs of present and future City residents and visitors.

5. Manage urban development to protect open space areas that provide for public health and safety.

6. Provide a "greenbelt" or open spaces around the City's perimeter to: (a) define the urban limit of Buellton, (b) provide a physical separation between urban communities, (c) protect important agricultural areas from urban uses and maintain agriculture as an economically viable activity, (d) maintain the area's scenic beauty, and (e) protect the community's quality of life.

7. Provide for passive recreation on areas kept open (such as along the Santa Ynez River) where such low intensity uses will not damage the resources that are being protected.

Plant, Animal and Related Habitat Protection

8. Protect resources (such as creeks, sensitive habitat, and agriculture), and be sensitive to the factors which allow these resources to remain viable.

Tree Preservation

9. Preserve and protect important oak trees within the City.

Visual Resources

10. Preserve and protect important views and scenic resources within the City.

Air Quality

11. Improve and maintain healthful air quality in Buellton and the Santa Ynez Valley.

Archaeological, Cultural and Historical Resources

12. Preserve and identify cultural, archaeological, and historic resources that define the historic significance of the City of Buellton and the Santa Ynez Valley.

Energy Resources

13. Conserve non-renewable resources and widely used renewable sources of energy.

14. Encourage increased energy efficiency in the City.

Mineral Resources

15. Manage the mineral resource extraction such that it limits the environmental impacts to biological resources and surrounding residents.

Policies

Water Resources and Water Quality

C/OS-1 Encourage efficient water use by existing and future development.

C/OS-2 Encourage implementation of Best Management Practices to eliminate/minimize the impacts of urban run-off and improve water quality.

Agricultural Lands/Soils and Open Space

C/OS-3 Encourage the preservation of open space within the City.

C/OS-4 Encourage Santa Barbara County to:
a. Maintain agriculturally productive lands for agricultural uses, and require urban uses to locate within the City;
b. Maintain agricultural land use designations on agricultural lands, and agricultural lands in the County's agricultural preserve program; and
c. Locate new highways and other similar linear projects away from agricultural land as feasible, or along the border of agricultural lands rather than dividing viable agricultural land.

C/OS-5 Encourage Santa Barbara County to require public and private development to:
a. Locate urban uses within the City;
b. Maintain large parcel agricultural zoning and prohibit the subdivision of agricultural lands to smaller lots unless such development: (1) is part of a cluster project, (2) the project will not conflict with adjacent agricultural operations; (3) will not substantially hamper or discourage long-term agricultural operations either onsite or on adjacent agricultural lands; and (4) will not substantially impact adjacent agricultural production, individually or cumulatively; and

c. Incorporate design, construction, and maintenance techniques that protect agriculture and minimize conflicts with adjacent uses.

C/OS-6 Encourage activities that support local agriculture, such as farmers markets and other special events.

C/OS-7 Support the County's right-to-farm ordinance and other efforts to reduce potential impacts caused by urban development located contiguous to county agricultural lands. These additional measures may include establishing a buffer on land to be developed between new urban development and surrounding agricultural lands.

Plant, Animal and Related Habitat Protection

C/OS-8 Support state and federal laws and policies to preserve populations of rare, threatened, and endangered species and sensitive habitats by ensuring development does not adversely affect such species or habitats or by mitigating adverse effects in accordance with state and federal regulations.

C/OS-9 Encourage new development to incorporate oak woodlands, native grasslands, wetlands, and riparian habitats into project design.

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

C/OS-11 The City should limit the recreational activities in open space areas with sensitive habitats to those activities that have minimal impact on sensitive habitats, such as hiking and other passive uses.

Tree Preservation

C/OS-12 Promote preservation of native trees to maintain the character of the City, preserve the City's beauty and identity, and protect native habitat.

C/OS-13 Development should be designed to avoid native trees with a trunk diameter at breast height of 8 inches or more. A native tree is defined as a perennial woody plant, such as an oak or sycamore, that is a historical element of a natural California habitat. When considering the approval of activities that result in the removal of mature trees, the following factors shall be considered:

a. The size, age, health and species of tree(s) to be removed.
b. Whether or not the removal of the tree(s) is necessary for the reasonable development and use of the site.
c. Whether the tree(s) to be removed is (are) a native or introduced species.

Scenic Resources

C/OS-14 Encourage new development to protect visual amenities, including hillsides, by implementing the standards in the Community Design Guidelines.

C/OS-15 Arterial approaches to the City, including State Route 246 eastbound approach to the City, shall be redesigned with visual cues, such as landscaping, visual medians, and signage, to indicate the entrance to the City as a means to control traffic speed and improve public safety.

Air Quality

C/OS-16 Encourage the improvement of air quality in Buellton and in the region by implementing the measures described in the Santa Barbara County Air Quality Management Plan. Such measures include, but are not limited to, new or expanded sidewalks, bicycle and pedestrian paths, safe street and parking lot crossings, planting of shade trees, theft proof and well lit bicycle storage facilities, and placement of parking lots and building entrances to favor pedestrians rather than cars.

C/OS-17 The City shall, to the extent practicable, physically separate sensitive land uses from substantial sources of air pollution.

Archaeological, Cultural and Historical Resources

C/OS-18 Encourage the preservation of cultural resources consistent with state and federal requirements by ensuring development does not adversely affect such resources or by mitigating adverse effects in accordance with state and federal regulations.

Energy Resources

C/OS-19 Encourage the conservation of energy resources in new and existing development through the use of "green construction and building practices", as described in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)tm rating system.

C/OS-20 Encourage a City wide recycling effort that reduces waste and promotes the use of recycled paper products in governmental and private offices.

Mineral Resources

C/OS-21 Commercial mining operations should be prohibited within the City due to environmental and aesthetic concerns, as well as neighborhood compatibility issues associated with urban uses adjacent to mining operations.

C/OS-22 Encourage Santa Barbara County to require mining operations to:

a. Provide a buffer between existing or likely adjacent uses and the mining operation to minimize incompatibility with other nearby uses, and environmental and aesthetic impacts associated with that mining operation.
b. Require reclamation plans to mitigate environmental impacts and incorporate an adequate security to guarantee proposed reclamation.
c. Minimize impacts to local residents and City roadways.

C/OS-23 Discourage urban uses adjacent to mining if such uses would be incompatible with mining operations, or would restrict future extraction of significant mineral resources.

Programs

Water Resources and Water Quality

1. Encourage the efficient use of water through the use of reclaimed water, efficient low flow fixtures and irrigations systems, and reducing urban runoff through the use of natural drainage, drought tolerant landscaping, and efficient irrigation systems in major renovation and new development projects.

   Responsible Agency/Department: Planning Department
   Timeframe: Ongoing
   Funding: General fund
   Monitoring: Planning Department

2. Encourage new developments to incorporate stormwater treatment practices that allow percolation to the underlying aquifer and minimize offsite surface runoff utilizing methods such as pervious paving material for parking and other paved areas to facilitate rainwater percolation and retention/detention basins that limit runoff to pre-development levels.

   Responsible Agency/Department: Planning Department
   Timeframe: Ongoing
   Funding: General fund
   Monitoring: Planning Department

Agricultural Lands/Soils and Open Space

3. In assessing the impacts of new urban development on agricultural lands, take into account the soil resource quality of the site, the size of the site, water resource availability, and surrounding agricultural and protected resource lands.

   Responsible Agency/Department: Planning Department
   Timeframe: Ongoing
   Funding: General fund
   Monitoring: Planning Department

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

   Responsible Agency/Department: Planning Department
   Timeframe: Ongoing
   Funding: General fund
   Monitoring: Planning Department

Plant, Animal and Related Habitat Protection

5. Adopt and maintain a creek preservation and management ordinance to be incorporated into the zoning ordinance.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2010
Funding:	General fund, developer fees
Monitoring:	Planning Department

6. The City shall:
   a. Require new development to protect, maintain, and/or restore creeks and riparian habitat to protect the community's water quality, wildlife diversity, aesthetic values, and recreation opportunities, where feasible and where protection or restoration does not interfere with good flood control practices.
   b. Only allow creek alterations if no practicable alternative is available, to protect public health and safety, or to implement good flood control practices. If alterations are allowed the proposed project should utilize natural creek alterations as a first priority (i.e., stabilization methods which maintain an earthen channel and provide additional riparian vegetation). If the first priority method is demonstrated to be infeasible, a second priority would be the utilization of gabions, rocks, and other bank stabilization methods which allow plantings (both trees and shrubs) within the bank protection. If the first and second priority methods are demonstrated to be infeasible, a third priority would be hard bank protection which does not allow for plantings (such as solid walls). Hard bank protection should only occur within existing urbanized areas. If hard bank protection occurs, off-site habitat restoration of natural creek areas shall be provided. Notwithstanding the above priorities, the Planning Commission or City Council may allow other alterations to creeks, in consultation with regional, state, and federal agencies as appropriate, to allow reasonable development of property to achieve other goals, policies and programs of the General Plan.
   c. Require public or private development to locate development outside the 50-foot creek corridor setback area and 200-foot Santa Ynez River setback area except in the following cases: (1) no practicable alternative is available; (2) the proposed location is necessary to protect public health and safety; (3) the location is necessary for the repair of roads, bridges, trails, or similar infrastructure; or (4) the location is necessary for the construction of new roads, bridges, trails, or similar infrastructure where the Planning Director determines the project has minimized environmental impacts through project design and infrastructure placement.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

7. If a project proposes to encroach into a creek corridor or creek setback, the City shall require public and private development to: (1) replace riparian vegetation in accordance

with U.S. Fish and Wildlife Service and California Department of Fish and Game standards, as applicable, (2) restore another section of creek, and/or (3) pay a mitigation fee for restoration elsewhere.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

8. Require public and private development on sites that contain or are located adjacent to creeks and/or riparian habitat to:
   a. Preserve creek corridors and creek setback areas through easements or dedications. Parcel lines (in the case of a subdivision) or easements (in the case of a subdivision or other development) shall be located to optimize resource protection. If a creek is proposed within an open space parcel or easement, allowed uses and maintenance responsibilities within that parcel or easement should be clearly defined and conditioned prior to map or project approval.
   b. Designate such easement or dedication areas (as enumerated in a above) as open space.
   c. Enhance creek corridors and their habitat value by: (1) providing an adequate creek setback, (2) maintaining creek corridors in an essentially natural state, (3) employing creek restoration techniques where restoration is needed to achieve a natural creek corridor, (4) restoring riparian vegetation within creek corridors, and where possible, within creek setback areas, (5) prohibiting the planting of invasive, non-native plants (such as vinca major and eucalyptus), and (6) avoiding tree removals within creek corridors.
   d. Provide recreation and public access near creeks consistent with this Element.
   e. Utilize design, construction, and maintenance techniques that:
      1. Ensure that development near a creek will not cause, or make worse, natural hazards (such as erosion, sedimentation, flooding, or water pollution);
      2. Include erosion and sediment control practices such as: (a) turbidity screens and other management practices. These methods shall be used as necessary to minimize siltation, sedimentation, and erosion. Such erosion and sediment controls shall be left in place until disturbed areas are stabilized with permanent vegetation that will prevent the transport of sediment off site, and (b) temporary vegetation sufficient to stabilize disturbed areas.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

9. Require developers of properties located within 500 feet of watercourses, including Zaca Creek and the Santa Ynez River, to conduct surveys for State and/or federally listed sensitive species (e.g., southwestern willow flycatcher, least Bell's vireo in areas near the Santa Ynez River) and require the provision of appropriate buffers or other mitigation necessary to protect the habitat for listed species.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

10. Landscaping plans for new development shall employ native varieties of plants that are drought tolerant. Invasive species shall be excluded from all landscaping plans.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Tree Preservation

11. When mature non-native trees (i.e., trees with a trunk diameter at breast height of 8 inches or more) are removed to accommodate new development, they shall be replaced at a ratio of at least two new trees for every one tree removed, or such additional number and size of trees as considered appropriate by the reviewing body at the time of approval of such development. Mature native trees with a trunk diameter at breast height of 8 inches or more, including oaks, shall be replaced at a ratio of at least 5 new trees for every one tree removed. Replacement trees for removed native or non-native trees should be native, from locally-sourced stock, using species indicated on the City's approved tree planting list.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

12. Develop and implement a Tree Protection Ordinance that establishes standards and protocol for the protection of trees. The ordinance should include the following components:
    a. Methods to identify and protect the critical root zones of existing trees during construction, including setbacks, fencing, and irrigation requirements.
    b. Prohibitions on tree removal prior to issuance of a grading permit on sites with active development applications.
    c. Identification of the characteristics of protected trees (species, size, age, health, etc.).
    d. Specifications regarding the species and mass of replacement trees.
    e. Required maintenance standards to assure the survival of replacement trees
    f. Penalties for violations
    g. A requirement for developers to post a construction bond to assure financial responsibility for the protection of trees on-site.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2009

Funding: General fund
Monitoring: Planning Department

13. Continue to trim and maintain trees within the public rights-of-way to protect public health and safety. The City will encourage the continued maintenance of trees on private property and, where necessary, may require trees to be trimmed or other maintenance when necessary to protect the public health and safety.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General fund
Monitoring: Planning Department

Scenic Resources

14. Require new public or private development to protect scenic resources by:
    a. Prohibiting structures that silhouette along ridgelines or hilltops from a public viewpoint;
    b. Utilizing natural landforms and vegetation for screening structures, access roads, building foundations, and cut and fill slopes;
    c. Requiring landscaping which provides a landscape transition between developed areas and adjacent open space or undeveloped areas; and is compatible with the scenic resource being protected;
    d. Incorporating sound Natural Resource Conservation Service practices and minimizing land alterations. Land alterations should be minimized by: keeping cuts and fills to a minimum; limiting grading to the smallest practical area of land; limiting land exposure to the shortest practical amount of time; replanting graded areas to insure establishment of plant cover before the next rainy season; and creating grading contours that blend with the natural contours on site or look like contours that would naturally occur;
    e. Designing roads, parking, and utilities to minimize visual impacts. Proposed utilities, as well as existing utilities located on any portion of a development site shall be placed underground, unless determined unreasonable or impractical by the Planning Director. Roadways and parking should fit the natural terrain; and
    f. Designing projects to fit the site's scale and character. Structures should be designed and located so: roof lines and vertical architectural features blend with and do not detract from the natural background or ridge outline; residential density and massing is decreased with increased elevation where it would mar the scenic quality of the scenic resource; they fit the natural terrain, and they utilize building materials, colors, and textures that blend with the natural landscape and avoid the creation of high-contrast situations.
    g. Complying with and implementing the City's Urban Design Plan and Community Design Guidelines, as applicable.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing

Funding: General fund, developer fees
Monitoring: Planning Department

15. Require public or private development to:
    a. Locate structures, accessory structures, paving, and grading at the base of a hill (generally that area below 15 percent slope) unless: (1) no practicable alternative is available, (2) the location on a greater slope or at a greater elevation provides more aesthetic quality, or (3) the location is necessary to protect public health and safety.
    b. Utilize design, construction, and maintenance techniques that: (1) preserve and enhance the hillsides; (2) ensure that development near or on portions of a hill do not cause, or make worse natural hazards (such as erosion, sedimentation, fire, or water quality concerns); (3) include erosion and sediment control practices including temporary vegetation sufficient to stabilize disturbed areas; (4) minimize risk to life and property from slope failure, landslides, and flooding; (5) maintain the character and visual quality of the adjacent hillside.
    c. Incorporate recreation and public access on or near hillsides consistent with this Element and the Parks and Recreation Element and Parks and Recreation Master Plan.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General fund, developer fees
Monitoring: Planning Department

16. Investigate and implement, as feasible, a variety of alternative funding sources to enhance important visual resources, including but not limited to:
    a. Infrastructure financing for improvement and potential maintenance of public landscaping, particularly along streets and other visible public travel routes;
    b. Bond programs such as property acquisition, improvement, and maintenance for corridor visual improvements; and/or
    c. Encourage Caltrans to preserve or enhance existing trees and landscaping along the Highway 101 corridor.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General fund, developer fees
Monitoring: Planning Department

Air Quality

17. Utilize the CEQA process to identify and reduce the potentially significant adverse air quality impacts of new development.

Responsible Agency/Department: Planning Department, APCD
Timeframe: Ongoing
Funding: General fund, developer fees
Monitoring: Planning Department

See also Programs 8, 13, and 14 in the Buellton General Plan Circulation Element regarding air quality.

Archaeological, Cultural and Historical Resources

18. Notify and consult with Native American groups regarding major land use decisions, consistent with Senate Bill (SB) 18.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

19. If development of a site uncovers cultural resources, the guidance of Section 15064.5 of the State CEQA Guidelines (Sections 15000 et seq. of the California Code of Regulations) shall be followed for identification, documentation and preservation of the resource.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

20. Consider developing and implementing a historic preservation program with the following components:
    a. Create and maintain an inventory of potentially historical and/or architecturally important structures. The historic resources inventory shall serve as a resource document which can be used as a foundation for future designation of historic landmarks and/or districts, reviewing and evaluating proposed alterations or removal of structures and proposed development on sites identified therein.
    b. Develop a procedure for designating protected historical and/or architecturally important structures.
    c. Provide information to assist property owners with voluntarily historic preservation contracts with the State that allow for property tax relief in exchange for guarantees of preservation (i.e., Mills Act contracts).
    d. Encourage and facilitate private preservation and restoration efforts.
    e. Establish a program to relocate reusable older buildings from or into redevelopment projects as a means of historic preservation.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2010
Funding:	General fund
Monitoring:	Planning Department

21. Document and record data or information relevant to prehistoric and historic cultural resources which may be impacted by proposed development. Require the preparation of archaeological studies, historical resources studies, and/or preliminary evaluation

reports by qualified professionals for new developments on sites that could potentially contain an important cultural resource.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Energy Resources

22. Encourage new development projects to use building materials and methods that increase efficiency beyond State Title-24 standards, by expediting discretionary and permit processing for projects that employ these practices, and devising a program to publicly acknowledge individuals and businesses that use such practices. The use of solar energy is encouraged.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

23. Encourage developers to implement "green construction and building practices", as described in the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED)tm rating system, by expediting discretionary and permit processing for projects that employ these practices, and devising a program to publicly acknowledge individuals and businesses that use such practices.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Mineral Resources

24. Review mining permit applications within Santa Barbara County which are located near the City of Buellton. Review development applications within the City of Buellton for land use compatibility with adjacent mining operations, as applicable.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Economic Development Element

Economic Development Element

Introduction

The Economic Development Element establishes goals, policies, and programs to guide City efforts to maintain an economically viable community. In this sense, economically viable means providing a range of retail and employment opportunities that meet the needs of residents and workers alike, that attract families and businesses to create demand for planned land uses, and that establish and fund public service levels to preserve Buellton's quality of life.

Economic Sustainability

The American Planning Association defines economic sustainability as "any change in a community that enables greater production, increased employment, and a better distribution of goods and services." In order to achieve a level of "economic sustainability" in Buellton, the City shall endeavor to broaden the range of commercial products and services, target businesses and industries that offer higher paying wage scales, and draw upon the heritage of the Santa Ynez Valley to maximize opportunities.

Business Retention and Expansion

The fundamental purpose of economic sustainability is to create and maintain an economically healthy community. This requires the enhancement of existing economic assets balanced with a diversification of the City's economic base. The City's existing economic assets include automobile dealerships and hospitality establishments.

Business Attraction

In addition to enhancing existing economic assets, such as the hospitality industry, there is a need for the attraction of new businesses in the City of Buellton to both diversify the City's economic base and provide retail and employment opportunities for City residents. Currently, City residents often travel outside of the community for work and retail needs. Industrial or professional businesses that provide high paying jobs are limited, creating a need for local jobs that better meet the skills of the local work force.

Providing high paying jobs and retail opportunities in the City of Buellton would not only increase local sales taxes and other revenues to the City, but also improve the quality of life for Buellton residents. As fewer persons commute to work and shopping destinations, less traffic will be generated on local highways, improving air quality and decreasing congestion.

Tourism and Retail

As a crossroad of Highway 246 and Highway 101 and the entrance to the Santa Ynez Valley, Buellton is well suited for visitor-serving uses. Expanding such businesses and attracting tourism would bring additional revenue to the City.

In addition, an absence of retail opportunities that cater to residents, rather than travelers, results in a leakage of municipal revenues as residents travel to other communities for a variety of retail goods.

Economic Revitalization

Commercial uses in the City are currently arranged to serve travelers on Highways 101 and 246. As a consequence, business activities in the City are spread along Avenue of Flags and Highway 246. Development of vacant commercial land along these roadways would help strengthen the City's tax base and provide jobs. Redevelopment of non-vacant areas in and around the town center may additionally provide retail, employment, and visitor serving opportunities as well as consolidate irregularly configured lots and improve circulation.

The Buellton Redevelopment Plan (or "Improvement Plan") was adopted in 1993 and establishes a redevelopment area of about 180 acres generally bounded by Central Avenue to the west, Freer Drive to the east, the southerly terminus of McMurray Road to the south and the intersection of Avenue of Flags with the U.S. 101 Freeway to the north. The Redevelopment Plan delineates land uses, policies and programs, circulation, access and related features. The Buellton Redevelopment Plan serves as a guide for long term development and improvements that can be funded through redevelopment funds. Redevelopment funds, including housing set-asides, in addition to federal affordable housing home consortium funds, and federal Community Development Block Grant (CDBG) funds, are a major funding source for the City's economic development programs.

As discussed in the Land Use Element, the City seeks to establish a combined City/County government complex within the Avenue of Flags corridor. The Civic Center complex is envisioned to incorporate a new City Hall, leisure and cultural services (e.g., library, senior/community center, etc.) and public services performed by other governmental agencies (e.g., sheriff, fire administration, building and safety, etc.). Implementation of a civic center complex would increase economic activity within the Redevelopment Area. In addition the future reuse of existing civic uses such as City Hall, police, planning department, library and others along Highway 246 can open up new development opportunities within the Redevelopment Area.

Economic Development Goals, Policies and Programs

Goals

1. Maintain and support a healthy and diverse local economy that meets the present and future employment, shopping, recreational, public safety and services needs of Buellton residents.

Business Retention and Expansion

2. Encourage existing business retention and expansion.

Business Attraction

3. Attract new businesses offering high wage jobs.

Tourism and Retail

4. Attract tourism by supporting tourist-serving businesses and promoting Buellton as an attractive destination.

5. Promote development that meets the retail needs of the community.

Economic Revitalization

6. Continue to support and encourage economic revitalization of the Avenue of Flags commercial corridor.

Policies

Business Retention and Expansion

E-1 Support an active business retention and expansion program for existing businesses.

E-2 Leverage redevelopment funds and private funds by targeting federal, state, and local resources to the existing commercial areas.

Business Attraction

E-3 Encourage economic development activities which provide the opportunity for employment of local residents and/or increased municipal revenues.

E-4 Encourage and actively attract institutional and office uses, and business functions (e.g., health care facilities and related businesses) that engage the local pool of high skilled and semi-skilled labor and/or that offer higher paying wage scales.

E-5 Consider incentives for new development that provides a substantial benefit to the community, such as higher-paying jobs or expanded services.

E-6 Support the creation of a Buellton Economic Development Task Force.

Tourism and Retail

E-7 Encourage the expansion of Buellton's hospitality businesses.

E-8 Support expanded and new festivals and special events that draw upon the diversity of Buellton's population and physical landscape through the efforts of the City's Special Events Committee.

E-9 Support regional links between Buellton and tourist destinations in the Santa Ynez and Lompoc Valleys, such as area wineries, parks, trails, and golf courses.

E-10 Promote retention and establishment of retail uses which serve local needs and broaden the selection of conveniently located goods and services.

E-11 Promote the overlap between visitor and resident serving retail uses by encouraging retail goods and services that serve both market segments.

Economic Revitalization

E-12 Provide for and encourage the maintenance and long-term revitalization of existing commercial areas, such as the Avenue of Flags area north of Highway 246 through implementation of the Avenue of Flags/Highway 246 Urban Design Plan. Where appropriate, incentives should be used to encourage and assist the private sector to maintain and revitalize this area. Indicators of successful revitalization include stabilization and enhancement of property values, retention and creation of jobs, and strengthening of the City's tax base.

Refer to the Land Use Element for policies and programs related to establishment of a civic center, combined City/County government complex downtown.

Programs

It should be noted that the program timeframes identified below represent tentative estimates. Actual timeframes for program implementation will depend upon staff and funding availability, and other factors.

Business Retention and Expansion

1. The City of Buellton, in cooperation with the Buellton Business Association/Chamber of Commerce and Buellton Visitor's Bureau, shall form a Buellton Economic Development Task Force. Said Task Force shall be comprised of five members, those being City Manager, the Planning Director, an appointed City Councilmember, and two appointed

members of the Buellton Business Association/Chamber of Commerce and Buellton Visitor's Bureau Board of Directors.

Responsible Agency/Department: City Council
Timeframe: Ongoing
Funding: General Fund
Monitoring: Planning Department

2. Ensure that adequate commercial land along Highway 246 and Avenue of Flags is designated to meet the present and future needs of residents of the City and maintain economic vitality.
Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Monitoring: Planning Department

3. Devise strategies to retain, enhance, and expand the City's existing economic assets (i.e., special events, hospitality establishments and automobile dealerships).

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund and Redevelopment Tax Increment
Monitoring: Planning Department

Business Attraction

4. Establish a business attraction strategy linked to public facility investments (e.g., civic center development, streetscene improvements, and Zaca Creek restoration).

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund and Redevelopment Tax Increment
Monitoring: Planning Department

5. Develop an economic development program to help achieve the economic goals, policies, and programs of the General Plan.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing
Funding: General Fund
Monitoring: Planning Department

6. Actively identify and recruit larger employers in the region, and encourage such employers to create satellite offices in the City.

Responsible Agency/Department: Planning Department
Timeframe: Ongoing

Funding:	General Fund
Monitoring:	Planning Department

Tourism and Retail

7. Develop incentives for new hotels, restaurants, and companies offering travelers' facilities and services.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund and Redevelopment Tax Increment
Monitoring:	Planning Department

Economic Revitalization

8. Use redevelopment to help revitalize Avenue of Flags and other portions of the City within the redevelopment plan area.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund and Redevelopment Tax Increment
Monitoring:	Planning Department

9. Investigate further redevelopment opportunities east of the Buellton Town Center to consolidate irregularly configured lots and improve circulation.

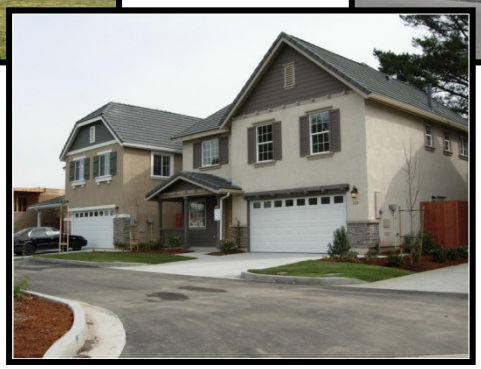
Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund and Redevelopment Tax Increment
Monitoring:	Planning Department

10. Form a task force for establishing an economic development committee.

Responsible Agency/Department:	Chamber of Commerce/City Council
Timeframe:	2007-2009
Funding:	General Fund
Monitoring:	Chamber of Commerce/City Council

Housing Element

City of Buellton
Housing Element, 2015-2023



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CITY OF BUELLTON – HOUSING ELEMENT

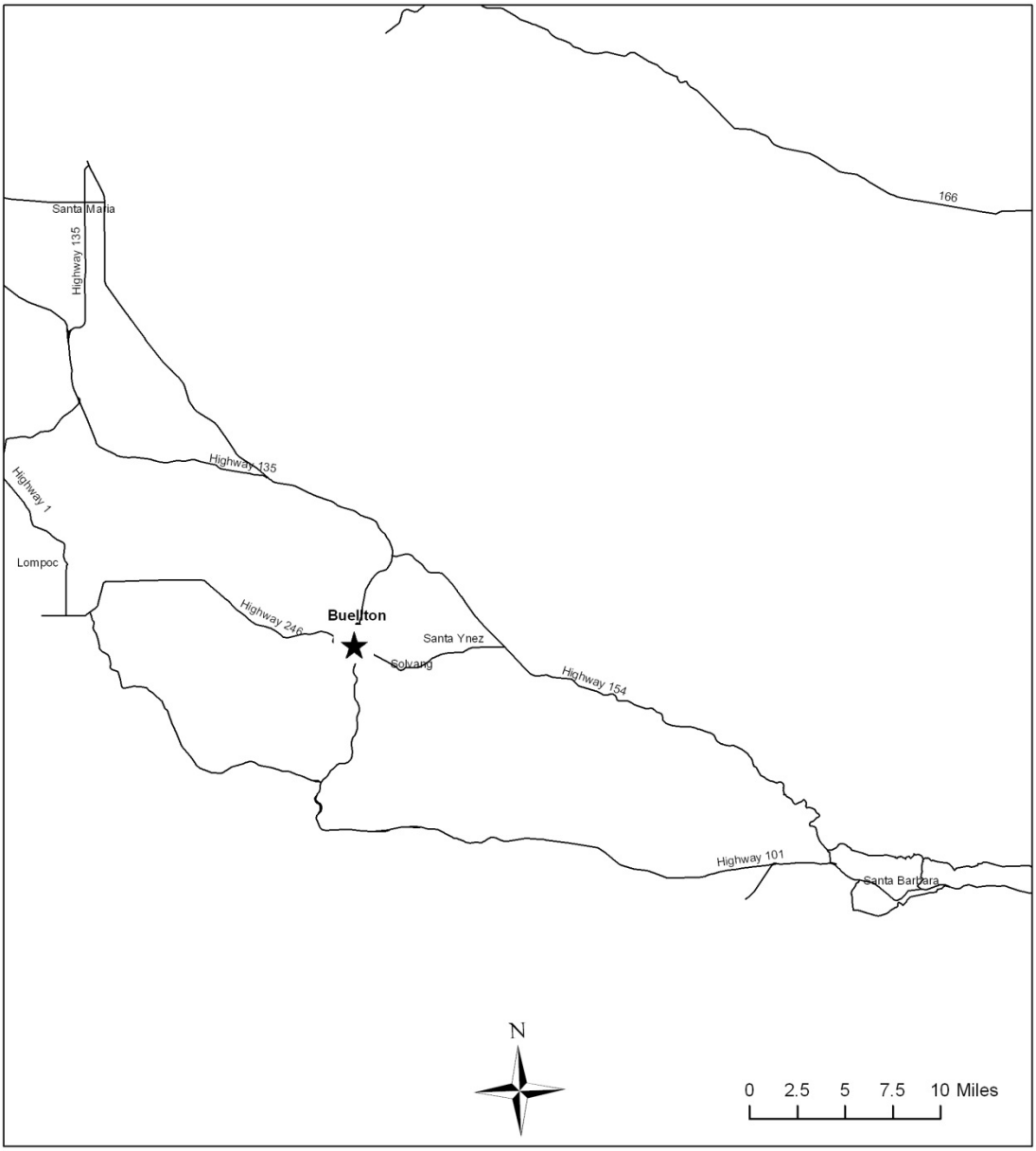
PART ONE: HOUSING GOALS, PROGRAMS, POLICIES AND QUANTIFIED OBJECTIVES

SECTION I: INTRODUCTION

Community Context: The City of Buellton is a California central coast community of 4,893 persons (Department of Finance, January 1, 2014) located on U.S. Highway 101 in the Santa Ynez Valley of Santa Barbara County, approximately mid-way between Santa Barbara and Santa Maria (Figure H-1 – Vicinity Map, on the following page). The City has a mix of residential, commercial, and industrial uses within its 1.6 square miles and is surrounded by equestrian ranches, farms, vineyards and wineries. In the planning period of 2010 to 2014, Buellton experienced a growth of 0.6% in housing and 1.3% in population. Comparatively speaking, Buellton's rate of growth was one of the lowest among the jurisdictions in Santa Barbara County. Buellton's growth rate was slightly higher than Guadalupe and Goleta, which had the lowest growth rates. On November 4, 2008, the citizens of Buellton adopted an Urban Growth Boundary (UGB) that is co-terminus with the City Limits. The UGB requires that all annexations and all extensions of public services outside the City Limits go to a vote of the people within the City of Buellton. Exceptions are included for affordable housing projects and other housing related projects that are the subject of State mandates that cannot be accommodated within the City Limits. The UGB is in place until 2025.

Statutory Overview: Obligations of the City to provide affordable housing are embodied in the California Land Use Law applicable to all local governments. Principal requirements of California Land Use Law applicable to Buellton include: adoption of Housing Elements as part of each community's General Plan; and inducements to provide affordable housing through density bonuses and secondary dwellings.

Figure H-1: Vicinity Map



Housing Element Requirements: Housing Element law is codified in Article 10.6 of the California Government Code commencing with Section 65580. Under these statutes, all communities in California are required to have a Housing Element as part of their adopted General Plan. Furthermore, these Elements are to be updated every five or eight years. State law has permitted some jurisdictions to be updated every eight years. The is permitted if their Metropolitan Planning Organization/Regional Transportation Planning Agency's elect to shift from a 5-year to a 4-year Regional Transportation Plan update by December 26, 2014, and meet requirements as specified in Government Code Sections 65080(b)(2)(M) and 65588(e)(3)(c).

The Santa Barbara County Association of Governments elected the 4-year Regional Transportation Plan. Therefore, Buellton's Housing Element is updated every eight years.

Buellton's original Housing Element was adopted on November 17, 1993, along with the City's first General Plan. The Housing Element was last updated on July 23, 2009 and amended on November 12, 2009. The City is required to update its Housing Element by February 15, 2015, reflecting a Housing Element planning period of February 15, 2015, to February 15, 2023, and a Regional Housing Needs Assessment (RHNA) time period of January 1, 2014 through September 30, 2022. In summary, the Housing Element is required to contain: (i) an identification and analysis of existing and projected housing needs; (ii) a statement of goals, policies, quantified objectives, financial resources, and scheduled programs for the preservation, improvements, and development of housing; (iii) the identification of adequate sites for housing, including rental housing, factory-built housing, mobile homes, and emergency shelters; and (iv) shall make adequate provision for the existing and projected needs of all economic segments of the community. Table H-1 correlates the Sections of the Housing Element to corresponding subdivisions set forth in Section 65583 of the California Government Code.

Table H-1: Statutory Compliance Summary

Government Code Section	Description of Statutory Requirements	Housing Element Section
65583(a)	An assessment of housing needs and an inventory of resources and constraints relevant to the meeting of these needs.	Part Two, Section III Page 56
65583(a)(1)	An analysis of population and employment trends and documentation of projections and a quantification of the locality's existing and projected housing needs for all income levels, including extremely low income households. These existing and projected needs shall include the locality's share of the regional housing need.	Part Two, Sections I and III Pages 41 and 56
65583(a)(2)	An analysis and documentation of household characteristics, including level of payment compared to ability to pay, housing characteristics, including overcrowding, and housing stock condition.	Part Two, Sections II and III Pages 53 and 56
65583(a)(3)	An inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment, and an analysis of the relationship of zoning and public facilities and services to these sites.	Part One, Section III and Part Two, Section V Pages 14 and 85

65583(a)(4)	The identification of a zone or zones where emergency shelters are allowed as a permitted use without a conditional use or other discretionary permit.	Part Two, Section V Page 85
65583(a)(5)	An analysis of potential and actual governmental constraints upon the maintenance, improvement, or development of housing for all income levels and for persons with disabilities, including land use controls, building codes and their enforcement, site improvements, fees and other exactions required of developers, and local processing and permit procedures. The analysis shall also demonstrate local efforts to remove governmental constraints that hinder the locality from meeting its share of the regional housing need, and for meeting the need for housing for persons with disabilities, supportive housing, transitional housing, and emergency shelters.	Part Two, Section IV Page 68
65583(a)(6)	An analysis of potential and actual nongovernmental constraints upon the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction.	Part Two, Section IV Page 68
65583(a)(7)	An analysis of any special housing needs, such as those of the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter. The need for emergency shelter shall be assessed based on annual and seasonal need.	Part Two, Section III Page 56
65583(a)(8)	An analysis of opportunities for energy conservation with respect to residential development.	Part Two, Section IV Page 68
65583(a)(9)	An analysis of existing assisted housing developments that are eligible to change from low income housing uses during the next 10 years due to termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use.	Part Two, Section III Page 56

65583(b)(1)	A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.	Part One, Sections III through VIII Pages 14, 20, 25, 30, 33 and 36
65583(c)	A program which sets forth a five-year schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element through the administration of land use and development controls, the provision of regulatory concessions and incentives, and the utilization of appropriate federal and state financing and subsidy programs when available and the utilization of monies in a low- and moderate-income housing fund of an agency if the locality has established a redevelopment project area.	Part One, Section IX Page 38
65583(c)(1)	Identify actions that will be taken to make sites available with appropriate zoning and development standards and with services and facilities to accommodate that portion of the City's or County's share of the regional housing need for each income level that could not be accommodated on sites identified in the inventory without rezoning. Sites shall be identified as needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobilehomes, housing for agricultural employees, supportive housing, single-room occupancy units, emergency shelters, and transitional housing.	Part Two, Section V Page 85
65583(c)(2)	Assist in the development of adequate housing to meet the needs of extremely low-, very low-, low- and moderate-income households.	Part One, Sections III and IV Pages 14 and 20
65583(c)(3)	Address and, where appropriate and legally possible, remove governmental constraints to the maintenance, improvement, and development of housing, including housing for all income levels and housing for persons with disabilities. The program shall remove constraints to, and provide reasonable accommodations for housing designed for, intended	Part One, Section VII Page 33

	for occupancy by, or with supportive services for, persons with disabilities.	
65583(c)(4)	Conserve and improve the condition of the existing affordable housing stock, which may include addressing ways to mitigate the loss of dwelling units demolished by public or private action.	Part One, Section VI Page 30
65583(c)(5)	Promote housing opportunities for all persons regardless of race, religion, sex, marital status, ancestry, national origin, color, familial status, or disability.	Part One, Section VII Page 33
65583(c)(6)	Preserve for lower income households the assisted housing developments.	Part One, Section VIII Page 36
65583(c)(7)	An identification of the agencies and officials responsible for the implementation of the various actions and the means by which consistency will be achieved with other general plan elements and community goals. The local government shall make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort.	Part One, Section IX Page 38

Adoption Timeline: The final Regional Housing Needs Allocation (RHNA) for jurisdictions within Santa Barbara County was adopted by the Santa Barbara County Association of Governments in July 2013. The allocations submitted to and approved by HCD are noted in Table H-2, while Table H-3, on the following page, displays the breakdown specific to Buellton with the addition of the extremely low income category (50% of the very low income units).

Table H-2: 2014 RHNA Allocations

Jurisdiction	Housing Allocation
Buellton	275
Carpinteria	163
Goleta	979
Guadalupe	50
Lompoc	525
Santa Barbara	4,099
Santa Maria	4,102

Solvang	175
Unincorporated	661
TOTAL	11,030

Table H-3: Buellton RHNA Income Breakdown

RHNA Total	Extremely Low	Very Low	Low	Moderate	Above Moderate
275	33	33	44	41	124

Update Process: The express focus of the 2015 Housing Element update consists of the following: (i) evaluate the implementation and effectiveness of the 2009 Housing Element programs; (ii) review, and revise as necessary, the goals, policies, and programs of the 2009 Housing Element; (iii) will ensure compliance with current statutory requirements; and (iv) will be updated to reflect the current RHNA allocation to the City of Buellton. The 2015 Housing Element consists of a policy document (Part One) accompanied by a technical appendix (Part Two).

Public Participation: The California Government Code expressly requires that diligent efforts be made to engage the public in the process of preparing and adopting Housing Elements. As part of drafting this updated document, a series of public hearings were conducted with the Planning Commission and City Council regarding the 2015 Housing Element. These sessions were noticed to the groups indicated in Table H-4. In addition, a notice was posted on the City's web site, www.cityofbuellton.com, in August 2014. This updated Housing Element has been drafted in consideration of this early outreach, along with direction furnished by the Planning Commission and City Council.

Noticed public hearings were conducted by the Planning Commission and City Council in the time and manner stipulated in Sections 65352, 65353, 65355 and 65589.7 of the California Government Code.

Table H-4: Public Participation Notification List

Notification List	
California Dept. of Housing & Community Development 1800 Third Street P.O. Box 952050 Sacramento, CA 94252-2050	People's Self-Help Housing Attn: John Fowler 3533 Empleo Street San Luis Obispo, CA 93401
Santa Barbara Community Housing Corp. 11 E. Haley Street Santa Barbara, CA 93101	Santa Ynez Valley People Helping People Attn: Dean A. Palius P.O. BOX 1478 Solvang, CA 93464

Cabrillo Economic Development Corp. Attn: Rodney Fernandez 11011 Azahar Street Saticoy, CA 93004	Home Builders Association Attn: Mike Whiteford PO Box 748 San Luis Obispo, CA 93406
Housing Authority of the County of Santa Barbara Attn: John Polanskey 815 West Ocean Avenue Lompoc, CA 93436-6526	California Rural Legal Assistance Attn: Jeannie A. Barrett 2050 South Broadway, Suite G Santa Maria, CA 93454
California Rural Legal Assistance Attn: Ilene Jacobs P.O. Box 2600 Marysville, CA 95901	California Rural Legal Assistance Attn: Mary Jacka 2050 South Broadway, Suite G Santa Maria, CA 93454
County of Santa Barbara Housing and Community Development Department Attn: Dinah Lockhart 105 East Anapamu Street, Room 105 Santa Barbara, CA 93101	Buellton Union School District 595 Second Street Buellton, CA 93427
People's Self-Help Housing Corporation Attn: Karen Seabury 26 East Victoria Street Santa Barbara, CA 93101	Church of Christ 264 La Lata Drive Buellton, CA 93427
Church at the Crossroads 236 La Lata Drive Buellton, CA 93427	Community Church of Santa Ynez Valley P.O. Box 180 Santa Ynez, CA 93460
The Well Church P.O. Box 578 Buellton, Ca 93427	Word of Grace Christian Center 1509 W. Ocean Avenue Lompoc, CA 93436
Legal Aid Foundation Attn: Ellen M. Goodstein 301 East Canon Perdido Street Santa Barbara, CA 93101	Chamber of Commerce P.O. Box 231 Buellton, CA 93427
Buellton is Our Town P.O. Box 423 Buellton, CA 93427	Santa Barbara County Association of Governments Attn: Brian Bresolin 260 N. San Antonio Road, Suite B Santa Barbara, CA 93110
Santa Ynez Valley Union High School District P.O. Box 398 Santa Ynez, CA 93460	Joyce Kaiserlian Crippa P.O. Box 63 Buellton, CA 93427
People's Self-Help Housing Attn: Ken Trigueiro 3533 Empleo Street San Luis Obispo, CA 93401	Ron and Judith Dale 381 Thumbelina Drive Buellton, CA 93427

Candace Signa 331 Valley Dairy Road Buellton, CA 93427	Judi Stauffer 1610 Cougar Ridge Road, Buellton, CA 93427
Leslie Lane 230 Valley Station Circle Buellton, CA 93427	Peggy Brierton 225 Teri Sue Lane Buellton, CA 93427
Mark Preston 237 Teri Sue Lane Buellton, CA 93427	Adam Haws, DDS 593 Avenue of Flags, Suite 101 Buellton, CA 93427
Public Hearings - Preliminary Draft	
Planning Commission August 21, 2014	Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City Planning staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal Planning Commission Agenda (10 days prior to meeting date). No public comments were received prior to the meeting. One representative of a local organization attended the meeting but did not submit any comments. After discussion, the Planning Commission requested that Program 1 (page 16) be revised to include a statement that the City will re-evaluate and re-allocate (AHOZ) sites in 2015.
City Council September 11, 2014	Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal City Council Agenda (10 days prior to meeting date). No public comments were received and no members of the public attended the meeting. City Council did not request any additional changes and directed staff to submit the draft Housing Element to HCD for review.
Public Hearings – Revised Draft	
Planning Commission January 15, 2015	Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City staff; publication and mailing

	occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal Planning Commission Agenda (10 days prior to meeting date).
City Council February 5, 2015	Notice was published in a legal section of the Santa Ynez newspaper, posted at three locations, and mailed to all parties listed in Table H-4 and all others requesting notification. Notification was performed by City staff; publication and mailing occurred a minimum of 10 days prior to the meeting date; notices were posted as part of normal City Council Agenda (10 days prior to meeting date).

Relationship to Other General Plan Elements: General Plan law requires that all component elements, whether mandatory or optional, must be consistent with one another. Moreover, no one element has priority over the other and all implementing actions that follow must be found in conformance with General Plan policies. All Elements of the City's General Plan 2025 are consistent with one another. Implementation of the various programs from the 2009 Housing Element as described in Part Two, Section VI have reconciled the theoretical development potential, environmental carrying capacity, and land use designations necessary to accommodate the City's proportionate share of regional housing needs from the last Housing Element and RHNA cycle. The city will continue to review for consistency when the annual General Plan Report is prepared.

SECTION II: POLICY CONTEXT

Information Sources: The U.S. Department of Commerce, Bureau of the Census, provides the primary data source for evaluating demographic and housing trends for purposes of the Housing Element. Other principal sources include: (i) University of California at Santa Barbara, UCSB Economic Forecast Project; (ii) Santa Barbara County HOME Consortium, 2010 Consolidated Plan (and updates); (iii) City of Buellton's General Plan (including the 2009 Housing Element); (iv) the City of Buellton's Zoning Ordinance (Title 19); and (v) State of California, Departments of Finance, Employment Development and Housing & Community Development. This information is supplemented by public testimony. The format of the updated Housing Element includes the policy document (Part One) accompanied by a technical appendix (Part Two). The information contained in this Section II summarizes pertinent information appearing in Part Two.

Income Profile: Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of extremely low income is 30% of the area-wide median, very low income is at 50%, lower income is at 80%, and moderate income is at 120%. Based on 2010 Census data, target income groups comprise 54% of all households in Buellton with large groupings at each end of the spectrum (very low income at 25% and above moderate income at 46%). Comparatively speaking, Buellton's income distribution falls in the midrange of jurisdictions in Santa Barbara County.

Housing Profile: Buellton experienced an increase of 0.6% in dwelling units from 2010 to 2014. This rate was slightly higher than Goleta and Guadalupe, which had the lowest growth rates. This was second lowest in the actual numeric increase. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings. Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's high median age. The overall vacancy rate of 4.6% is close to the ideal benchmark of 5%. While the growth in multiple family dwellings has outpaced single family homes, the numeric increase is quite modest. As a consequence of the relatively low number of multi-family dwellings, the principal source of rental housing is single family homes that typically rent at rates higher than for apartments.

Existing Housing Needs: Housing affordability represents the single biggest obstacle for Buellton residents (i.e., 35% of all households pay in excess of 30% of their income toward housing). This need is higher for renters, of whom 53% overpay while only 26% of owners overpay. Persons living in overcrowded conditions are skewed toward renters (i.e., approximately 21% for renters and 1% for owners). Field surveys reveal that two dwelling units are in a state of moderate despair, and 14 dwelling units show signs of deferred maintenance. As much as 32% of the City's housing stock may contain lead-based paint based on the most recent Census data. The data also suggests an imbalance in jobs and housing (with the consequence of increased commuting) as well as a mismatch in the size of dwellings (relative to bedroom

counts) and households (relative to number of persons). Finally, disabled, homeless and farmworkers together represent 11% of the City's total population while elderly, large families and female-headed households comprise 52% of all households.

Future New Construction Requirements: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Indeed, a fundamental purpose of RHNA is to assure that adequate sites and zoning exist to address anticipated housing demand. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Buellton for the current Housing Element cycle is 275, of which roughly 55% is assigned to target income groups.

Opportunities and Constraints: Cost inefficient and unpredictable permit processes, counterproductive and inflexible development standards, burdensome fees and untimely collection and under-zoned properties and inadequate densities are the primary constraints to providing affordable housing in Buellton. Comparatively speaking, Buellton has a far less onerous system relative to duration of process. In this regard, the time required to process discretionary land use applications ranges from 9 to 21 months. Based on a survey of the fees charged by the cities of Buellton, Lompoc, Santa Barbara, Santa Maria, and the County of Santa Barbara, the fees charged by the City are lower than the average charged for single-family homes and multi-family construction elsewhere in the County. The City's Zoning Ordinance provides for maximum residential densities ranging from a low of six dwellings per acre to a minimum of 25 units per acre (AHOZ sites). The actual build-out for the AHOZ properties has ranged between 20 and 25 units per acre. The City's land use policies provide allowable densities to stimulate the affordable apartment construction, specifically the AHOZ sites that require a minimum of 25 units per acre for residential projects.

Development Potential: Development capacity is a function of land availability, use designations and environmental thresholds. From a resource standpoint, the City has a build-out potential of 397 dwellings on vacant and underdeveloped properties presently zoned for residential and mixed-use. Another 1,278 dwellings could be built on the Affordable Housing Overlay Zone (AHOZ) properties that were rezoned in 2005 as required by the 2004 Housing Element (at a minimum gross density of 25 units per acre). The City also has the capacity, due to changes in the secondary unit ordinance, to accommodate over 700 secondary dwelling units on single family zoned properties. In total, the City's inventory of available land can yield approximately 1,692 dwelling units. In comparison, the number of units required to achieve RHNA goals is 275. In summary, the City does have sufficient land resources to achieve forecasted housing needs without rezoning additional land, including the potential for 1,278 units on land with a minimum density of 25 units per acre.

Past Performance: Two thirds of the stated objectives within the previous Housing Element have been achieved and need not be continued or have continued relevance and should be retained; and about one third were either not achieved, were partially achieved or require retooling. Overall, the City realized 0.6% of its new construction goals for moderate, low and very low income households. There continues to be a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. The most likely locations for low and very low income units will continue to be on land that is available for mixed use development and AHOZ sites.

SECTION III: ADEQUATE HOUSING SITES

AHOZ Zoning (25 Units Per Acre)

The City's existing Affordable Housing Overlay Zone (AHOZ) has designated certain commercial and industrial properties within the City to be developed with completely residential projects if they are built at a minimum density of 25 units per acre. These properties are shown in Table A-1. As Table A-1 demonstrates, the City has the potential for 1,278 dwelling units on these properties which accommodates the City's total RHNA allocation of 275 units and the requirement for 110 low, very low, and extremely low income units.

Since adoption of the AHOZ overlay in 2005, three projects have taken advantage of this overlay and have demonstrated that the concept is attractive for residential developers.

- In August 2006, the City Council approved the first AHOZ project on AHOZ Site V (not shown in Table A-1 since the site is under construction and no longer vacant). The project consists of 44 condominium units of which four are affordable to very low income persons and three are affordable to low income persons. A $85,635 housing in-lieu fee will also be collected. All of the units have been constructed and are occupied.
- In April 2008, the Zoning Administrator approved a second AHOZ project on AHOZ Site IV. The project consists of 53 apartment units of which five are affordable to very low income persons, three are affordable to low income persons, and the remainder, since they are apartments, would qualify as moderate income units. Unfortunately, this project was not constructed and the Development Plan has expired.
- In September 2013, the City Council approved a third AHOZ project on AHOZ Site X. The project consists of 62 apartment units of which five are affordable to very low income persons, four are affordable to low income persons, and the remainder, since they are apartments, would qualify as moderate income units. An application for a building permit has not been submitted at this time, but construction is expected during the current Housing Element planning horizon.

To further illustrate this point, in the period since the AHOZ ordinance was adopted (January 2005 through December 2013), more housing units have been entitled under the AHOZ program than the City's inclusionary housing program (Source: City of Buellton General Plan Annual Reports to State HCD).

- AHOZ Program: 159 total units (37 market rate, 14 very low, 10 low, and 98 moderate)
- Inclusionary Program: 75 total units (60 market rate, 7 very low, 6 low, and 2 moderate)

The net area shown in Table A-1 takes into account, and removes, all environmentally sensitive and constrained areas of the properties. Therefore, the net buildable area reflects the portions of the sites that are developable. The net area is derived from Table 2-8B of the Final EIR for the

General Plan Update-Land Use and Circulation Elements, August 4, 2005, and codified in Table 5 of Section 19.16.013 of the Buellton Municipal Code (AHOZ Ordinance). Acreage shown is estimated and the actual net acreage will be determined at the time of entitlements.

Based on the Buellton General Plan 2025, the City has adequate water and sewer capacity to meet expected build-out in 2025 (an approximate population of 6,100). This population increase equals an additional 431 dwelling units (2.8 persons per dwelling unit). Therefore, the City has the infrastructure and capacity to serve the 275 unit RHNA allocation. Dry utilities, such as power and gas, are available to all designated sites.

Other Residential and Mixed Use Zoning

Additional housing sites based on other residential and mixed use zoning have been developed using a detailed assessment of parcel data, coupled with field surveys. The results are provided in Tables A-2 through A-5 and shows that the City has the potential for an additional 414 units on properties not designed with the AHOZ overlay. These additional units are located on a combination of vacant residentially zoned land, vacant non-residentially zoned land (mixed use), underdeveloped residentially zoned land, and vacant non-residentially zoned land (mixed use).

The entire City, including these sites, was analyzed in the Final EIR for the General Plan Update-Land Use and Circulation Elements (August 4, 2005). Impacts of a general nature were identified City-wide and standard mitigation measures for all projects were adopted. Each particular parcel is required to undergo specific environmental review pursuant to CEQA in order to address site specific impacts and mitigation. However, major site constraints, such as flood areas and habitat areas, are included with the 2005 Final EIR. All utility infrastructure and capacity are available to the identified parcels.

Secondary Units

Secondary units are an allowed use in the City's single family zoning district and are permitted on all lots of 6,000 square feet or greater. In theory, the potential exists for over 700 secondary dwelling units. However, historically, the City has approved approximately one to two secondary units per year. In the eight year planning period, the City expects to permit about eight to 16 secondary units. The City counts these as moderate income units. Government Code Section 65852.150 acknowledges that secondary dwellings are a valuable form of housing that is provided at below market rates.

Mixed Use

In December 2008 the City Council adopted regulations for mixed use development. Previously, mixed use development was only permitted in General Commercial zones. The updated regulations provide a greater opportunity for mixed use development with a combination, in part or in whole, of residential, commercial, office, industrial, live/work uses within a livable urban environment. In November 2011 the City Council made some amendments to the adopted

regulations for mixed use development. The permitted density is 8 to 12 units per acre in General Commercial, Neighborhood Commercial, Service Commercial, and Industrial zones. Previously, only 5 units per acre were permitted in the Service Commercial and Industrial zones.The City Council decided not to approve a 100 unit limit for mixed use projects.

Summary

The City has eight properties zoned at a minimum density of 25 units per acre. They will provide the capacity for 1,278 dwelling units. This capacity compares favorably to the new construction RHNA goal of 275 units, of which 110 units must be affordable to low, very low, and extremely low income persons and families. In addition, the City has another 36 sites that could accommodate an additional 414 dwelling units at a range of densities from 6 to 16 units per acre. Secondary dwelling units are expected to contribute eight to 16 moderate income units during the planning period. A summary of the potential total build-out is provided in Table H-5. A map identifying these sites is provided as Figure H-2.

Goal: Maintain adequate sites with appropriate zoning, development standards and public infrastructure to facilitate development of the broadest range of housing for all income levels and population segments sufficient to attain compliance with the City's fair share allocation of regional housing needs. This includes the 25 unit per acre AHOZ properties as shown in Table A-1.

Policies:

H-1 The City shall maintain the inventory and development capacity of residential property through zoning designations, density bonuses, and modification of development standards, and shall discourage the conversion or downzoning of existing land currently designated for residential use.

H-2 The City shall promote mixed-use development throughout the City, with particular focus along Avenue of Flags, and shall implement smart growth principals.

H-3 The City shall promote integration of all economic and population segments in each residential project; however, scales of economy and management efficiencies require that certain projects are made exclusive to target groups and such concentration shall not be the sole basis of project denial.

Programs and Actions:

1. Affordable Housing Overlay Zone (AHOZ). The City will keep the existing AHOZ sites in the AHOZ inventory but will re-evaluate and re-allocate sites in 2015. The AHOZ sites shall continue to have a minimum density of 25 units per acre to ensure affordability. If any of those properties is developed with a non-residential project or any development that does not meet the requirements of the AHOZ, a comparable acreage shall be rezoned to the AHOZ designation to offset the loss. In addition, for AHOZ sites in excess of two acres, the City will

encourage and give favorable consideration to land divisions and specific plans resulting in parcel sizes that facilitate the development of affordable housing projects in light of state and federal funding programs that typical favor projects of between 50 and 150 units. The City will facilitate the development of these sites for low income housing using the methods described in Programs 8 and 9 (Targeted Assistance and Public-Private Partnerships).

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Maintaining the AHOZ designated properties, their 20% inclusionary requirement, and their minimum density of 25 units per acre

2. <u>Secondary Units and Underdeveloped Multifamily Infill</u>. The City has the capacity to accommodate secondary dwellings on the majority of single family zoned lots. In addition, 33 multifamily units could be developed on existing under developed multi-family zoned parcels. Intensifying the development of under-built properties would provide for more efficient use of a limited land resource while dispersing affordable housing over a larger geographic area. The City shall: (i) maintain the current secondary unit regulations that allow secondary units on smaller lot sizes and exempts them from the inclusionary housing requirements; (ii) continue to provide a 2:1 density bonus for infill multifamily units up to a maximum increase of 50% above the base density; and (iii) continue to allow a reduction in development standards for infill multifamily units by discretionary review as an additional density bonus incentive under the current affordable housing regulations.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
Expected Outcome:	Additional secondary dwelling units and infill multi-family developments

3. <u>RHNA Allocation</u>. The City shall update its Affordable Housing Ordinance (AHO) to reflect the 2015-2023 RHNA allocation.

Responsible Agency/Department:	Planning Department
Timeframe:	2016
Funding:	General Fund
Expected Outcome:	Update of the AHO to reflect the current RHNA allocation

Figure H-2: Housing Properties

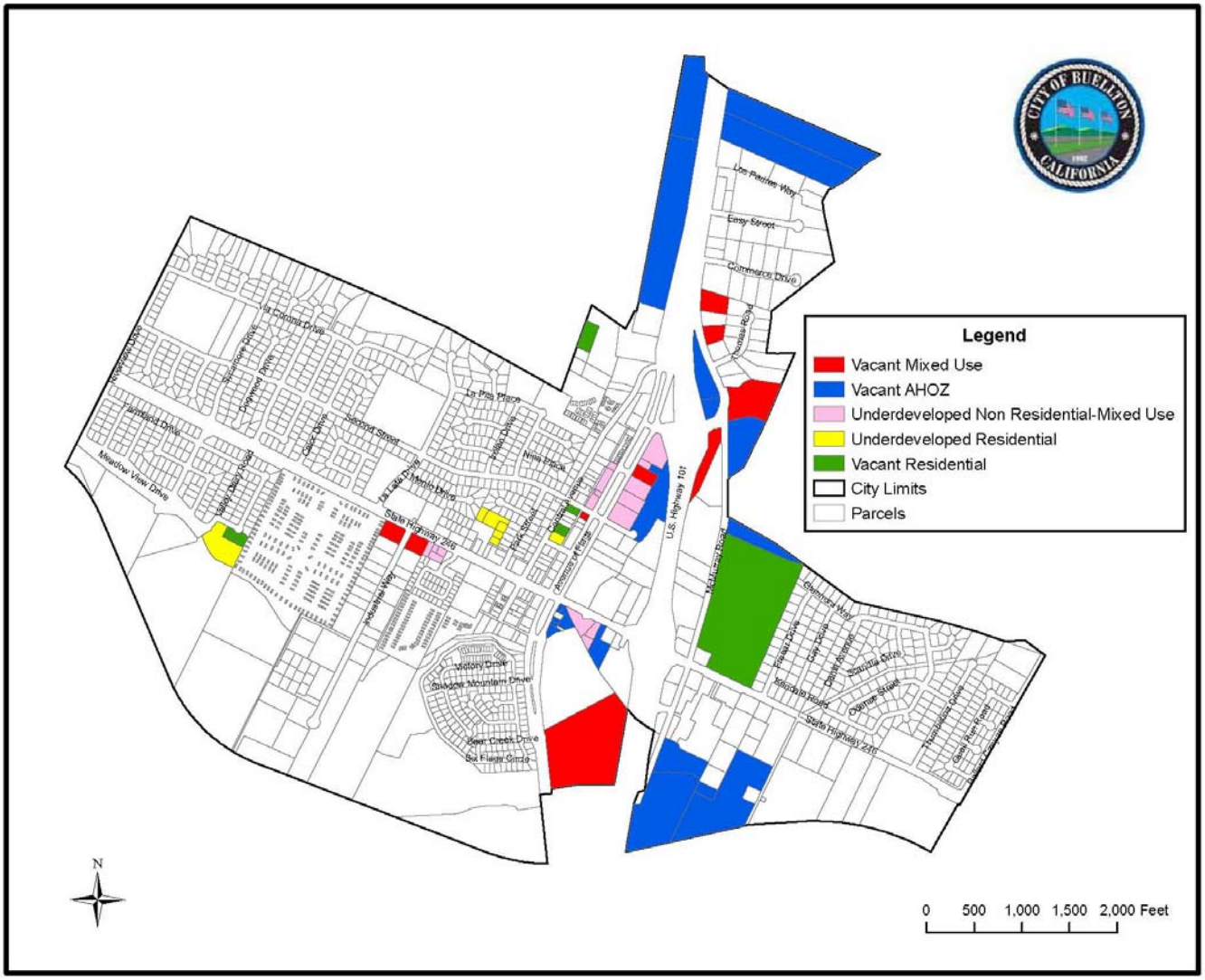


Table H-5: Total Potential Build-Out*

Land Use Category	Housing Capacity
Vacant AHOZ Sites (25 units/acre)	1,278
Vacant Residential Sites	264
Vacant Mixed Use Sites	53
Underdeveloped Residential Sites	33
Underdeveloped Non-Residential Sites	64
TOTAL	**1,692**

*This table is a summary of the individual tabulations appearing in Tables A-1 through A-5.

SECTION IV: AFFORDABLE HOUSING SUPPLY

Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate ("target groups"). These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of extremely low income is 30% of the area-wide median, very low income is 50% of the area-wide median, lower income is at 80%, and moderate income is at 120%. Typically, market rate housing is not affordable for target groups except for moderate income rentals and condominiums; incomes are lowest among minorities and special needs population with the scarcest housing; multifamily rentals require the least subsidization to produce affordable units; and land economics dictate higher overall densities to produce affordable housing. Table H-6 provides the Buellton RHNA income requirements.

Table H-6: Buellton RHNA Income Breakdown

RHNA Total	Extremely Low*	Very Low*	Low	Moderate	Above Moderate
275	33	33	44	41	124

*Broken out as 50% each of the RHNA very low income allocation of 64 units

AHOZ Zoning (25 Units Per Acre)

As noted in Section III (Adequate Housing Sites), the City adopted an Affordable Housing Overlay Zone (AHOZ) over eight sites with a minimum density of 25 units per acre. The AHOZ also requires that at least 20% of the units be made affordable to moderate, low, and very low income categories. The number of units in each income category is based on the percentage breakdown from the current RHNA allocation. The City has the potential for 1,278 dwelling units on these properties which accommodates the City's total RHNA allocation of 275 units and the requirement for 110 low, very low, and extremely low income units. The success of the AHOZ program is demonstrated in Section III (Adequate Housing Sites).

Inclusionary Zoning

The City adopted an inclusionary housing ordinance in 2002 and all residential and residential mixed use projects are subject to the ordinance with limited exceptions. The minimum requirement is 15% of the units be made affordable or that an in-lieu fee be paid, or a combination of both. City sponsored projects must provide 30% of the units as affordable. The required breakdown of the very low, low, and moderate income units required as part of the inclusionary ordinance is based on the RHNA income breakdown percentages. Since adoption of the inclusionary housing program during the prior Housing Element cycle, the City has produced the following housing units:

- 75 total units (60 market rate, 7 very low, 6 low, 2 moderate)

The Housing Authority of Santa Barbara County (Housing Authority) is managing 13 affordable housing apartment units (7 very low, 6 low) within the City which should ensure that these units remain in the City's housing inventory. The Housing Authority is actively seeking other opportunities to partner with the City on additional affordable housing projects.

Summary

During the last Housing Element cycle, the AHOZ and inclusionary housing programs produced the following number of housing units:

- 11 total units (10 market rate, and 1 moderate)

Both the AHOZ and inclusionary housing programs will be maintained as part of this Housing Element update.

Projects approved and built during the prior Housing Element cycle, but prior to the adoption of the inclusionary housing and AHOZ programs, resulted in 325 market rate units and 27 moderate income units. The large number of units was the result of large vacant tracts of land being developed.

Goal: To provide a continuing supply of affordable housing to meet the needs of existing and future Buellton residents in all income categories.

Policies:

H-4 The City shall continue to implement existing policies, programs and procedures to facilitate attainment of its allocated share of new construction goals assigned through the Regional Housing Needs Allocation ("RHNA") process, with particular emphasis placed on the needs possessed by persons and families of extremely low, very low, and low income.

H-5 The City shall actively seek and formulate partnerships with for-profit and non-profit developers to produce affordable housing, and provide reasonable assistance to support and process project applications to achieve development objectives.

H-6 The City shall, on its own or in conjunction with for-profit and non-profit developers, aggressively seek State and Federal funding to support the development of affordable housing and shall explore local funding alternatives to compliment these efforts, including continued participation in the HOME and CDBG Programs administered through the County of Santa Barbara as part of the HOME Consortium and Urban County designation, respectively.

H-7 The City shall continue to support the Housing Authority of Santa Barbara County in the provision of Section 8 rental assistance and shall seek to broaden the program to compliment other affordable housing initiatives (e.g., secondary dwelling production, project-based tenant assistance, etc.).

Programs and Actions:

4. Inclusionary Housing and Density Bonus. The City shall continue to implement the ordinance requiring a 15% inclusionary requirement for all residential projects (except for AHOZ projects which have a 20% inclusionary requirement). The inclusionary requirement shall be accomplished by on-site construction, payment of in-lieu fees, or equivalent actions prescribed in the AHO. The distribution of inclusionary units among target income groups shall be based on the apportionment of RHNA goals. The City shall also continue to implement its ordinance required density bonus requirements that are consistent with State Law and shall review and update its regulations as needed to reflect any State Law changes.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing; 2016 for review/updates to density bonus regulations
Funding:	General Fund
Expected Outcome:	Provision of affordable housing units through inclusionary zoning and density bonuses

5. Affordable Housing Overlay Zone (AHOZ). The City shall maintain the minimum 20% inclusionary housing requirement in the AHOZ zones.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General Fund
	Maintaining the AHOZ designated properties and their 20% inclusionary requirement

6. Secondary Dwelling and Infill Inducements. As previously noted, the City anticipates that eight to 16 secondary dwellings would be constructed during the planning period. These units are affordable to moderate income and rents generally fall within the limits established in connection with the Federal Section 8 Housing Assistance Payments Program ("HAPP"). Secondary units are exempt by ordinance from inclusionary requirements in exchange for agreement by property owners to affirmatively market secondary units to income qualifying tenants under the Section 8 HAPP. In addition, the City shall seek grant funds and establish a rehabilitation/construction loan program to help defray development costs and induce production of secondary units. In exchange for rehabilitation/construction financing, owner/developers of secondary units shall be obligated to affordability covenants for a minimum of 10 years.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing

Funding:	State and Federal Grant Programs for Secondary Dwelling Rehabilitation/Construction Program
Expected Outcome:	Financial Assistance Programs

7. <u>Targeted Assistance</u>. Past performance clearly evidence the need for deeper subsidies, land use incentives, and layered funding to make development of affordable housing possible. This is particularly true of very low income households and special needs populations (including extremely low income, farmworkers, disabled and homeless) where the needs are most acute. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from State, Federal and private sources. Locally, the most significant and immediately available resources include: (i) City's Housing In-Lieu Fee Fund; (ii) HOME Investment Partnership Program; (iii) CDBG Program funding; and (iv) County Housing Trust Funds.

a. <u>Resource Development</u>. To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium and CDBG Urban County and actively pursue CDBG funding for projects; (iii) assist with site identification and support applications for funding for farmworker housing such as the Joe Serna Jr. Farmworker Housing Grant Program; and (v) evaluate other local funding options and implement if deemed feasible. In specific regard to other local funding sources, the City shall expressly evaluate the following: (i) adoption of a non-residential linkage development fee; (ii) imposition of a real estate transfer tax; (iii) dedication of transient occupancy taxes; (iv) CDBG Program funding; and (v) County Housing Trust Funds.

b. <u>Housing Trust Fund</u>. The City shall amend its current AHO, requiring that Housing Trust Funds expenditures be used to assist (as provided in the Ordinance) housing affordable to target income households in the same proportion as the Net RHNA housing need for each of income category represents of the total net RHNA need for extremely low, very low, low and moderate income; provided, further, that no less than 50% of the Fund shall be used to assist extremely low and very low income housing. The higher apportionment of funds relative to the numeric needs possessed by these two income groups recognizes the deeper subsidies required to make housing affordable to extremely low and very low income households (and associated special needs population segments – farmworkers, disabled and homeless).

c. Program Targeting. To affirmatively further the needs of extremely low income households, the City shall amend its current AHO to: (i) acknowledge this particular population segment among the target income households served under the Ordinance; (ii) grant priority occupancy preference to extremely low income households (second only to displaced and disabled persons) in regard to placement in affordable housing developed under the Ordinance; and (iii) provide additional concessions and incentives in regard to the granting of density bonuses beyond those presently stipulated for very low income.

d. Large Lot Development. To facilitate the development of affordable housing on sites in excess of six acres, the City shall: (i) encourage the use of a specific plan process, in combination with land division, to create developable parcels supporting between 50 and 150 dwellings each; (ii) target the incentives identified in Program 9 for the development of such sites and notify residential builders and non-profit housing sponsors of these opportunities; and (iii) advertise the availability of such sites and development incentives in conjunction with the public hearing and annual review process described in Program 21.

Responsible Agency/Department:	City Manager and Planning Department
Timeframe:	• Annual review for Grant Applications and as NOFAs are released; • Project-specific Collaboration with Builders/ Non-Profit Sponsors and Facilitation of Large Lot Developments; and • 2016 for AHO Amendments
Funding:	General Fund
Expected Outcome:	Capitalization of Housing Trust Fund

8. <u>Public-Private Partnerships</u>. The development of affordable housing, particularly for extremely low and very low income households, as well as populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take one of a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proforma and identifying gap financing; (iii) fast tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide necessary land use and zoning; (v) supporting applications submitted to funding agencies; and (vi) providing direct financial or development assistance. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following: (i) continue participation in the County HOME Consortium and CDBG Urban County and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units, shared living arrangements, supportive services and congregate housing needs outlined in the Consolidated Plan; (ii) conduct workshops and advise for-profit and non-profit sponsors of Key Development Sites selected for application of an AHOZ, including dissemination of information on City website; and (iii) avail itself and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and Housing Element, with particular emphasis on the needs of extremely low and very low income households and associated special needs population segments (e.g., farmworkers, disabled, etc.).

Responsible Agency/Department:	City Manager
Timeframe:	• Annual program and funding collaboration with agencies (e.g County HOME Consortium and CDBG Urban County); and • Project-specific assistance, fast tracking and workshops as needed in response to requests from developers and organizations.
Funding:	Multiple Sources
Expected Outcome:	Affordable Housing Projects

SECTION V: HOUSING IMPEDIMENTS

Permit Procedures

The City's permit process is codified in Chapter 19.08 of the Buellton Municipal Code and provides for three levels of approval: (i) ministerial; (ii) administrative; and (iii) discretionary. Comparatively speaking, Buellton has a far less onerous system relative to duration of process in comparison to other Santa Barbara jurisdictions while development standards are similar. Section 19.02.110 of the Buellton Municipal Code lists uses allowed in the various residential and non-residential zone districts and the permit process that is required.

Under the existing Municipal Code, all multi-family housing projects, except for AHOZ projects, require the review and approval of a development plan by the Planning Commission. This adds time and cost to processing of smaller infill residential projects.

Under the existing AHOZ, an AHOZ project, if it meets all of the design requirements of the AHOZ program, is processed at a staff level by the Zoning Administrator thereby saving processing time by not having public hearings. Any exceptions to the AHOZ regulations require review by the Planning Commission and City Council at a public hearing. Of the three AHOZ projects processed by the City (see Section III, Adequate Housing Sites), one was approved by the Zoning Administrator and two were approved by the City Council.

Separate and apart from the Zoning Ordinance, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction.

Special Housing Needs

According to Santa Ynez Valley People Helping People (Dean Palius, Executive Director, July 2014), the special housing needs specific to the Santa Ynez Valley (including Buellton) are as follows:

- Emergency Shelter Needs: 50-60 nights/year (residential motels serve as a common temporary source)

- Transitional Needs: 4-6 year round units, each client typically requiring a 90-120 day stay (clients primarily involve families, translating to a need for 4 two bedrooms; 2 three bedrooms)
- Developmentally Disabled: 6-10 units for developmentally disabled adults, including both assisted and independent living, evenly divided bedroom sizes.
- Foster Care Children: 6-8 beds for children in between placement at a home (the majority of the children are teenagers)

Table H-7 shows Buellton's Municipal Code requirements for special needs housing:

Table H-7: Special Needs Housing Code Requirements

Special Needs Housing	Permit Requirement	Notes
Shared living	Allowed use	Residential zones only
Emergency shelters	Conditional use permit or Allowed Use	Residential, commercial, and industrial zones (an Allowed Use in the General Commercial zone only)
Transitional housing	Conditional use permit or Allowed Use	Residential, commercial, and industrial zones (an Allowed Use in the Residential zones only)
SRO units	Conditional use permit	Residential, commercial, and industrial zones
Congregate care	Conditional use permit	Residential, commercial, and industrial zones
Agricultural housing, 6 or fewer	Allowed use	Residential zones only
Agricultural housing, 7 or more	Minor use permit	Residential zones only
Residential care homes, 6 or fewer	Allowed use	Residential zones only
Residential care homes, 7 or more	Minor use permit	Residential zones only

The requirement for a conditional use permit for most types of special needs housing is an impediment to production of those housing types, and pursuant to changes to State Law, some of these types of housing are an allowed use in at least one zoning district. Since the adoption of the previous Housing Element, changes to the City's regulations were made to permit emergency shelters in the General Commercial zone as an allowed use and permit transitional housing in the Residential zones as an allowed use. As stated in Program 11A, the regulations will be updated to allow transitional and supportive housing in all zones permitting residential uses.

Reasonable Accommodation

State law stipulates that all newly constructed residential buildings consisting of four or more dwelling units must be designed and constructed in a manner that allows access to, and use by, disabled persons. This requirement does not require that physical changes be made at the time of construction; rather, only that the units are designed to accommodate adaptive retrofit at a later date. The City adopted an adaptive retrofit permit process in 2006 (Section 19.08.160). Adaptive retrofit permit requests are processed by the Zoning Administrator through a noticed public hearing.

The City also adopted Universal Design standards (Section 19.04.190) for all residential projects of five or more units. Developers must offer several universal design features to prospective purchasers as part of the sale of the unit. Any features requested would be at the cost of the purchaser.

Inclusionary Housing

In some instances, inclusionary housing requirements are considered an impediment to building housing. Developers frequently feel that they cannot make the numbers work if they have to subsidize affordable housing units. However, in the case of Buellton, this impediment appears not to be present. In the time period prior to adoption of the inclusionary housing ordinance (1993-2001), Buellton's growth rate was 15%. After adoption of the ordinance (2002-2008), Buellton's growth rate was 20%. The housing numbers and growth rate show a steady production of housing units both before and after the adoption of the inclusionary housing ordinance. Buellton's growth rate from 2008-2014 was less than 1%, however that was due to the nationwide housing market crash that began in 2007.

Fees

Development impact fees include fees for water and sewer infrastructure, fees to fund traffic improvements, and school fees. The City of Buellton's development impact fees are less than the median and average for the County of Santa Barbara for both single-family and multi-family dwelling units. The City of Buellton also reduces the traffic fee for affordable and senior housing units by more than one-half from those of a standard multi-family dwelling unit. Therefore, development impact fees are not considered a significant impediment to housing since they are

one of the lowest in the County. School fees are about the same as other cities in the area. Overall, fees for single family and multi-family development are significantly less in Buellton.

Goal: To remove impediments to the provision of affordable housing, group quarters, shared-living, and emergency shelters, and to provide accommodations for persons with disabilities.

Policies:

H-8 The City shall accommodate the full spectrum of housing types in its land use regulations including, but not limited to, mixed-use developments, high density projects, rental and co-op housing, secondary dwellings, in-fill development, and special needs housing (i.e., SROs, group homes, congregate living, and emergency shelters).

H-9 The City shall periodically evaluate and adjust its regulations, ordinances and development fees to ensure that they do not unduly constrain housing production; new regulatory proposals shall be evaluated for compliance with this policy in advance of adoption.

H-10 The City shall encourage the construction or conversion of emergency shelters, transitional housing and single room occupancy units to meet the needs of the homeless population and shall likewise facilitate development of group homes, congregate care and independent living units for persons with disabilities. The zoning ordinance shall be amended to allow emergency shelters, transitional housing, SRO units, and congregate care units by right in at least one zoning district.

H-11 The City shall facilitate development of farm employee housing for up to 12 persons on agriculturally zoned land as a matter of right and as a conditional use elsewhere in the City.

H-12 The City shall maintain its adaptive retrofit permit and universal design programs. The adaptive retrofit permit process shall be streamlined to allow ministerial review.

Programs and Actions:

9. Multi-Family Infill. All residential projects, excluding AHOZ projects, shall require review and recommendation by the Planning Commission and a final decision by the City Council in order to ensure that the design is consistent with the City's policies and ordinances.

Responsible Agency/Department:	Planning Department
Timeframe:	2016-2017
Funding:	General Fund
Expected Outcome:	Amended Municipal Code

10. <u>Special Needs Housing Programs</u>. As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. Information regarding services to assist homeless persons is routinely provided by the City as appropriate. Persons needing such services are typically referred to the County Sheriff (which administers a fund for food, gas and emergency shelter) or to People Helping People (which administers various social services). A substation of the County Sheriff is located adjacent to City Hall and People Helping People operate in nearby Solvang. To address these needs, the City shall: (i) continue its involvement and support of the Consortium of Care and People Helping People Homeless Programs; (ii) continue to disseminate information on services and resources; and (iii) evaluate amnesty provisions for using motels for limited residential purposes (see Program 16).

Responsible Agency/Department:	City Manager
Timeframe:	2017 for Residential Motel Amnesty Program; Ongoing for Balance of Services
Funding:	General Fund
Expected Outcome:	Development of additional special need housing units

11. <u>Persons with Disabilities</u>. The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). Persons with disabilities have the right to use the services of a guide, signal or service dog or other such designated animal and to keep such animals in or around their dwellings. At the request of a person with a disability (or by someone acting on behalf of such person with his or her written consent), a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense or at the expense of someone acting on behalf of such person with his or her written consent) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. In furtherance of these rights, the City has adopted Universal Design regulations codified in Section 19.04.190 of the Municipal Code, adopted an adaptive retrofit permit process codified in Section 19.08.160 of the Municipal Code, and incorporates Fair Employment and Housing Act provisions into each Affordable Housing Agreement governed by the AHO. In addition, the AHO gives priority to disabled persons (second only to displaced persons) in occupying affordable units governed by the AHO. The City shall also: (i) disseminate information on the rights of the disabled as part of the Information and Referral Program listed under Equal Housing Opportunity; (ii) seek grant funds for the adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with

disabilities; and (iii) modify the adaptive retrofit permit process. This will include modifications to the findings and to allow a ministerial approval process by the Planning Director.

Responsible Agency/Department:	Planning Department
Timeframe:	2017 for Code amendment; Ongoing for balance of programs
Funding:	General Fund; State and Federal Grants for Adaptive Retrofit Program (e.g., HOME Funds)
Expected Outcome:	Continuation/Modification of the Adaptive Retrofit and Universal Design Programs

11.A <u>Land Use Modifications – Transitional and Supportive Housing</u>. The City shall amend its existing use regulations (codified at Sections 19.02.110 and 19.02.210 of the Municipal Code) to allow transitional and supportive housing in all zones allowing residential uses. Transitional and supportive housing will not be subject to any restrictions not imposed on similar dwellings in the same zone.

Responsible Agency/Department:	Planning Department
Timeframe:	2016
Funding:	General Fund
Expected Outcome:	Amended Municipal Code

SECTION VI: CONSERVATION AND REHABILITATION

Target groups comprise approximately 54% of all households in Buellton. Of these households, approximately 35% pay in excess of 30% of their income toward housing. This disparity underscores the need to preserve existing affordable housing; in particular, mobile (and manufactured) homes that account for 21% of the City's total housing stock. This need is shared equally between owners and renters, while persons living in overcrowded conditions are skewed toward renters (i.e., approximately 6% for renters and 1% for owners). Field surveys reveal that two dwelling units are in a state of moderate despair, and 14 dwelling units show signs of deferred maintenance. As much as 32% of the City's housing stock may contain lead-based paint based on the most recent Census data. The data also suggests an imbalance in jobs and housing (with the consequence of increased computing) as well as a mismatch in the size of dwellings (relative to bedroom counts) and households (relative to number of persons).

Field surveys conducted in July 2014 suggest that the City's overall housing rehabilitation needs are modest. Only about 1% of the City's housing was deemed substandard. Most of this housing is occupied by renters, presumably by persons of low and moderate income. At present, the City provides annual financial assistance to the Santa Ynez Valley Senior Citizens' Foundation in underwriting the expense of making emergency repairs to mobile homes within Buellton (representing approximately 21% of the City's total housing inventory). According to on-site resident managers, approximately 50 manufactured homes are currently in need of major repair. The City had a Housing Conservation Program (HCP) for low income owner-occupied single family homes. Unfortunately the funding for this program was from redevelopment housing-set-aside funds and the program had to be cancelled because the funds are no longer available.

Goal: To conserve and rehabilitate the City's current stock of affordable housing.

Policies:

H-13 The City shall promote the cooperative repair, rehabilitation and improvement of mobile homes and residential structures that are substandard or in disrepair; blighted conditions and unsafe structures shall be abated and tenants shall be afforded protections in the event of their displacement.

H-14 The City shall require replacement of dwellings that are occupied by, and affordable to, target income groups and removed from the housing inventory due to demolition or conversion; exceptions shall be granted for owner-occupied dwellings, properties undergoing public nuisance abatement and non-conforming uses.

H-15 The City shall allow dwellings to be rehabilitated that do not meet current lot size requirements, building setbacks or other development standards, so long as the non-conformity is not increased and there is no threat to public health or safety; the City may consider amnesty for non-conforming uses in exchange for affordable housing.

H-16 The City shall encourage energy efficient construction in all new and rehabilitated dwelling units in compliance with the California Building Code; new land use patterns resulting from annexation shall encourage energy efficiency; solar access for existing development shall be protected and provided in new development, to the extent feasible.

Programs and Actions:

12. Property Rehabilitation. In response to the need for property rehabilitation, the City shall: (i) continue its financial support of the mobile home repair program; (ii) (iii) evaluate expansion of emergency repair assistance to encompass adaptive retrofit needs of disabled persons and inclusion of energy conservation features; (iv) conduct a focused outreach to owners of substandard rental property to identify interest/willingness to engage in cooperative rehabilitation; (v) establish a budget and seek grant funds to underwrite these endeavors; and (vi) prioritize funds according to the severity of need and link affordable housing covenants to the amount of funds required.

Responsible Agency/Department:	City Manager and Planning Director
Timeframe:	Ongoing for Emergency Mobile Home Repair Program; 2017 for Emergency Mobile Home Repair Program Expansion and Outreach to Rental Properties
Funding:	General Fund and State Grant Funds
Expected Outcome:	Repair and Rehabilitation of Properties

13. Code Enforcement. There are an underdetermined number of motel rooms (concentrated in the area of Avenue of Flags) that may be in violation of zoning regulations by virtue of their long-term residential use. To protect tenants without compromising land use policies or vested property owner rights, the City shall undertake the following action.

a. Transient Occupancy. The City shall amend its Municipal Code to: (i) clarify the definition of hotel and motel uses with respect to duration of occupancy; (ii) allow for a reasonable number of long-term visitor stays; (iii) provide for a reasonable amortization of existing non-conforming use; and (iv) make allowances for relocation payments in the event of tenant displacement. As part of the Municipal Code amendment, the City shall: (i) undertake an analysis of candidate properties; (ii) ascertain the breadth and magnitude of potential non-conforming conditions; and (iii) evaluate the feasibility of an amnesty program whereby limited residential use may be continued in exchange for affordable housing covenants.

Responsible Agency/Department:	City Manager
Timeframe:	2017
Funding:	General Fund and State Grant Funds
Expected Outcome:	Amended Municipal Code and AHO; Residential Motel Amnesty Program
Expected Outcomes:	Development Agreements and Financial Assistance

14. <u>Energy Conservation</u>. The City will continue to collect, maintain and disseminate information from Pacific Gas and Electric ("PG&E") to encourage existing residents to participate in energy efficiency retrofit and rebate programs. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's bi-monthly newsletter that is distributed to all residents. In addition, the City will: (i) post relevant information on its official website; (ii) integrate energy retrofit improvements into its emergency repair ; and (iii) sponsor an energy awareness program, in conjunction with PG&E, to educate residents about the benefits of various retrofit and rebate programs.

Responsible Agency/Department:	City Manager, Planning Department
Timeframe:	Ongoing
Funding:	General Fund/PG&E
Expected Outcome:	Increased Energy Awareness

SECTION VII: EQUAL HOUSING OPPORTUNITIES

The California Fair Employment and Housing Act: (i) prohibits discrimination and harassment in all aspects of housing including sales and rentals, evictions, terms and conditions, mortgage loans and insurance, and land use and zoning; (ii) requires housing providers to make reasonable accommodation in rules and practices to permit persons with disabilities to use and enjoy a dwelling and to allow persons with disabilities to make reasonable modifications of the premises; and (iii) prohibits retaliation against any person who has filed a complaint with the State Department of Fair Employment and Housing, participated in a Department investigation or opposed any activity prohibited by the Act. According to data furnished by the State Department of Fair Employment and Housing, no complaints were lodged during the previous five-year Housing Element planning cycle. While the incidence of complaints is relatively small, the scarcity of vacancies and general lack of affordable housing can lead to more widespread discrimination. In this regard, incomes are lowest among minorities and special needs population with the scarcest housing.

Goal: To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Policies:

H-17 The City declares that all persons regardless of race, creed, age, physical disability or sex shall have equal access to sound and affordable housing pursuant to State and Federal laws.

H-18 The City will promote awareness of the California Fair Housing and Employment Act and actively support enforcement of the policies of the State Fair Employment and Housing Commission.

H-19 The City will encourage the participation of all citizens of Buellton in the development of housing policies for the City.

Programs and Actions:

15. Fair Housing Services. The Federal HOME (Investment Partnership Act) Program provides access to grant funds targeted at low and very low income families. Eligible uses of these funds include homeownership assistance, multifamily rental project assistance, homeowner rehabilitation, and tenant based rental assistance. To enhance their prospects for Federal HOME funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium in cooperation with Santa Barbara County. As a member of the HOME Consortium, the City of Buellton has access to a variety of fair housing services sponsored by the County including the Rental Housing Mediation Task Force, fair housing publications and website information. Due to limited funding, these services are typically restricted to residents and property owners within unincorporated areas of the County. To expand access to these programs and assure their continued availability to Buellton, the City shall enter into discussions

with the County and arrange a transfer or trade of HOME funds or Federal CDBG funds in exchange for access to County-sponsored fair housing counseling, information dissemination and referral services.

Responsible Agency/Department:	City Manager
Timeframe:	2017
Funding:	HOME Program or CDBG Funds
Expected Outcome:	Local Access for Fair Housing Services

16. <u>Information and Referral</u>. The City will continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's bi-monthly newsletter that is distributed to all residents. The City will also: (i) post relevant information on its official website; (ii) conduct a focused mailing of relevant materials to landlords and tenants; and (iii) refer complaints directly to the State Department of Fair Employment and Housing. In addition, the City in partnership with the County of Santa Barbara (acting by and through the HOME Consortium and CDBG Program), and other public and non-profit agencies, will jointly sponsor and avail its facilities to provide an educational seminar on tenant and property owner rights and responsibilities under state and federal fair housing laws, including rights of the disabled for equal access to housing.

Responsible Agency/Department:	City Manager
Timeframe:	2017 for Fair Housing Seminar; 2017 for Mailing and Website; Ongoing for Information Dissemination and Interagency Cooperation
Funding:	General Fund
Expected Outcome:	Distribution of Information Regarding Equal Access to Housing

17. <u>Public Participation and Monitoring</u>. Prior to any public hearing where the City is considering amending or updating the Housing Element, the City will post notices at significant public locations and shall directly notify the entities listed in Table H-4. Notice shall also be given in conjunction with annual review of Housing Element performance.

a. <u>Annual Review</u>. In the time frame mandated by State Law, the City shall prepare its General Plan Annual Report and present said report to the City Council. The report shall then be filed with State HCD in the manner prescribed by law.

b. <u>Program Promotion</u>. As part of the annual review process, the City shall continue to promote the availability of housing assistance programs. No less than once a year, these programs will be advertised in the City's bi-monthly newsletter that is distributed to all residents and posted on the City's official website.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing for Noticing, Advertising, Workshops and Annual Reports
Funding:	General Fund
Expected Outcome:	Integrative Policy Development and Performance Review

SECTION VIII: PRESERVATION OF AT-RISK UNITS

At-risk units are those that are currently in a subsidized housing program and provide housing to target income groups at an affordable housing cost but will soon revert to market-rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. Potential candidates include all multifamily rental units assisted under Federal, State and/or local programs including Federal and State grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses ("covered units"). As of July 1, 2014, the following potential "at-risk" projects have been identified:

- Central Gardens I, a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue. The project was developed in 2000 and has a 55-year deed covenant.
- Vintage Walk, a low and very low income apartment component of a mixed use project operated by the Housing Authority of Santa Barbara County with a total of six affordable apartments. The project was developed in 2003 and has a 55-year deed covenant.
- Valley Station, a low and very low income apartment component of a mixed use project, also operated by the Housing Authority of Santa Barbara County, with a total of seven affordable apartments. The project was developed in 2005 and has a 55-year deed covenant.
- Juliette Walk, a 44 unit for-sale condominium project that includes six affordable for-sale condominiums. The City enters into an affordable housing agreement with a 45-year covenant with each individual owner as the affordable units are purchased. The first affordable units were sold in 2007.

Under Housing Element criteria, these properties are not deemed at risk of conversion.

Goal: Retention and continuation of affordability covenants on all covered units at risk of conversion in Buellton.

Policies:

H-20 The City shall actively monitor covered units and use all reasonable efforts to preserve at risk dwellings including, but not limited to, direct purchase, mortgage refinancing, non-profit partnership acquisition, co-operative tenant conversion and similar preservation techniques.

H-21 At least two years written notice shall be required prior to the conversion of any covered units; such notice shall be given to the City, California Department of Housing and Community Development, and the residents of covered units.

Programs and Actions:

18. Affordable Housing Monitoring. The City shall maintain, in coordination with the Housing Authority, and all other non-profit housing sponsors, a list of all dwellings within the City that are subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. In addition, the City shall document the status of all covered units as part of its year-end report required pursuant to Government Code Section 65400. The City shall also notify the current owner/manager of Central Gardens I of the two year notice requirement in Section 19.16.022(B)(8) of the Municipal Code and record a declaration to this effect upon the title.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing for Annual Year-End Reports, 2016 for Notification to Central Gardens I
Funding:	General Fund
Expected Outcome:	Annually Updated List

SECTION IX: IMPLEMENTATION SUMMARY

TABLE H-8: PROGRAM SUMMARY			HOUSING ELEMENT PROGRAMS			
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
ADEQUATE HOUSING SITES	1	Affordable Housing Overlay Zone (AHOZ)	Maintain AHOZ Sites	Ongoing	General Fund	Planning Department
	2	Secondary Units and Multifamily Infill	Amended Zoning Ordinance	Ongoing for Secondary Units and 2010 for Zoning Ordinance Amendments	General Fund	Planning Department
	3	RHNA Allocation	Amended Zoning Ordinance	2016	General Fund	Planning Department
AFFORDABLE HOUSING SUPPLY	4	Inclusionary Housing and Density Bonus	Affordable Housing Units	Ongoing; 2016 for review/updates to density bonus regulations	General Fund	Planning Department
	5	Affordable Housing Overlay Zone	Maintain AHOZ	Ongoing	General Fund	Planning Department
	6	Secondary Dwelling and Infill Inducements	Financial Assistance Programs	Ongoing	State and Federal Grants for Secondary Units	Planning Department
	7	Targeted Assistance	Capitalization of Housing Trust Funds	2016 for Affordable Housing Ordinance Ongoing for Grant Applications as NOFAs are released Ongoing/project-specific Non-Profit Collaboration and Large Lot Development Facilitation	General Fund	City Manager
	8	Public-Private Partnerships	Affordable Housing Projects	Ongoing program collaboration with agencies and project-specific workshops as needed in response to requests from developers and organizations	Multiple Sources	City Manager

TABLE H-8: (Continued)			HOUSING ELEMENT PROGRAMS			
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
HOUSING IMPEDIMENTS						
	9	Multi-Family Infill	Amended Municipal Code	2016-2017	General Fund	Planning Department
	10	Special Needs Housing	Development of Special Needs Housing Units	2017 for Residential Motel Amnesty Program, Ongoing for other services	General Fund	City Manager
	11	Persons with Disabilities	Continuation of the Adaptive Retrofit and Universal Design Programs	2010 2017 for Code Amendment, Ongoing for other programs	General Fund & State/Federal Grants	Planning Department
	11 A	Land Use Modifications – Transitional and Supportive Housing	Amended Municipal Code	2016	General Fund	Planning Department
CONSERVATION & REHABILITATION	12	Property Rehabilitation	Emergency Repairs & Property Rehabilitation	Ongoing for Emergency Mobile Home Repair Program; 2017 for Program Expansion to Rental Properties and Outreach to Rental Properties	General Fund, State Grants	City Manager and Planning Director
	13	Code Enforcement	Amended Municipal Code and Affordable Housing Ordinance & Residential Motel Amnesty Program	2017	General Fund, State Grants	City Manager
	14	Energy Conservation	Increased Energy Awareness	Ongoing	General Fund & Pacific Gas and Electric	City Manager & Planning Department

TABLE H-8: (Continued)			HOUSING ELEMENT PROGRAMS			
Housing Program			Five-Year Objective	Implementation Time Frame	Funding Sources	Responsible Entity
EQUAL HOUSING OPPORTUNITIES	15	Fair Housing Services	Local Access to Fair Housing Services	2017	HOME or CDBG Program	City Manager
	16	Information & Referral	Distribution of Information Regarding Equal Access to Housing	2017 for Fair Housing Seminar; 2017 for Mailing & Website; Ongoing for Information Dissemination & Interagency Cooperation	General Fund	City Manager
	17	Public Participation and Monitoring	Integrative Policy Development and Performance Review	Ongoing	General Fund	Planning Department
PRESERVATION OF AT RISK UNITS	18	Affordable Housing Monitoring	Annually Updated "At Risk" Units List and Notification of Central Gardens I	Ongoing for Annual Year-End Reports, 2016 for Notification of Central Gardens I	General Fund	Planning Department

Table H-8A: Quantified Objectives	No. of Dwellings by Household Income					
	Extremely Low	Very Low	Low	Moderate	Other	Total
Housing Construction (Net RHNA Goals)	33	33	44	41	124	275
Housing Rehabilitation (Loans and Rebates)	17	17	12	12	0	58
Housing Conservation (Affordable Covenants)	7	7	5	5	0	24
Total	56	56	64	63	122	361

CITY OF BUELLTON – HOUSING ELEMENT

PART TWO: TECHNICAL APPENDIX

SECTION I: HOUSING AND DEMOGRAPHIC CHARACTERISTICS

Population Profile: Population growth for the City of Buellton and surrounding jurisdictions is presented in Table H-9. During the previous Housing Element cycle, from 2009 to 2014, Buellton experienced a growth rate of 1.3%. Comparatively speaking, Buellton's rate of growth and actual numeric increase were among the lowest of all jurisdictions in Santa Barbara County. Noteworthy is the fact that Buellton has the least amount of population in group facilities (i.e., congregate care) and is third highest in median age (Table H-10). This demographic is accompanied by a dramatic increase in children in the 13 to 17-year age bracket, young adults in the 18 to 29 year group and adults in the 50 to 59-year range (Table H-11). The Hispanic and Latino population (Table H-12) now comprises 30% of the City's total, up from 26% during the previous Housing Element cycle.

Table H-9: Historical Population Growth

COUNTY / CITY	April 2000	April 2010			January 2014		
Santa Barbara County	**Population #**	**Population #**	**Increase (Decrease)**	**Change %**	**Population #**	**Increase (Decrease)**	**Change %**
Buellton	**3,828**	**4,828**	**1,000**	**26%**	**4,893**	**65**	**1.3%**
Carpinteria	14,194	13,044	(1,150)	-8%	13,442	398	3.1%
Goleta (1)	0	29,888	--	--	30,202	314	1.1%
Guadalupe	5,659	7,080	1,421	25%	7,144	64	0.9%
Lompoc	41,103	42,434	1,331	3%	43,314	880	2.1%
Santa Barbara	89,606	88,410	(1,196)	-1%	90,385	1,975	2.2%
Santa Maria	77,423	99,553	22,130	29%	101,103	1,550	1.6%
Solvang	5,332	5,245	(87)	-2%	5,363	118	2.2%
Cities - Sub-Total	237,145	290,482	53,337	22%	295,846	5,364	1.8%
Unincorporated County (2)	162,202	133,413	(28,789)	-18%	137,552	4,139	3.1%
County of Santa Barbara Total	399,347	423,895	24,548	6%	433,398	9,503	2.2%

Source: City of Buellton Planning Department, 2009 Housing Element; State of California, Dept. of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State - January 1, 2011- 2014. Sacramento, California, May 2014.

(1) The City of Goleta was not an incorporated City in 2000.

(2) The loss of population in the Unincorporated County is due to the incorporation of the City of Goleta.

Table H-10: Population Attributes

Jurisdiction	Households		Group Quarters	Age Profile		
	Family	Unrelated		Children	Adults	Age
Buellton	**71%**	**29%**	**0%**	**25%**	**75%**	**39**
Carpinteria	66%	34%	<1%	21%	79%	40
Goleta	62%	38%	<1%	21%	79%	37
Guadalupe	85%	15%	0%	34%	66%	28
Lompoc	70%	30%	9%	26%	74%	34
Santa Barbara City	51%	49%	2%	19%	81%	37
Santa Maria	76%	24%	1%	31%	69%	29
Solvang	64%	36%	1%	21%	79%	45
County of Santa Barbara Total	65%	35%	4%	23%	77%	34

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports, DP-1.

Note: Family is defined as two or more persons residing together and related by birth, marriage, or adoption. Unrelated is defined as one or more unrelated persons residing in a single household. Group is defined as institutional or non-institutional congregate living. Children are defined as persons under the age of 18 years. Age is shown as the median age.

Table H-11: Age Groupings – City of Buellton

	Population		Growth Trend	% of 2000 Pop'n		Population	Growth Trend	% of 2010 Pop'n
	1990	2000				2010		
0-5 Years	349	340	-3%	9%		382	12%	8%
6-12 Years	298	451	51%	12%		461	2%	10%
13-17 Years	245	255	4%	7%		385	51%	8%
18-29 Years	474	432	-9%	11%		625	45%	13%
30-39 Years	752	604	-20%	16%		629	4%	13%
40-49 Years	411	630	53%	16%		740	17%	15%
50-59 Years	298	426	43%	11%		719	69%	15%
60-70 Years	298	340	14%	9%		447	31%	9%
70-79 Years	292	190	-35%	5%		252	33%	5%
80+ Years	89	164	84%	4%		188	15%	4%
TOTALS	**3506**	**3832**	**9%**			**4828**	**26%**	
Male	--	1,900	--	50%		2,359		49%
Female	--	1,932	--	50%		2,469		51%

TOTALS		**3,832**	**--**			**4,828**		

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 and 2010 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Table H-12: Ethnic Composition – City of Buellton

	Population		**Growth Trend**	**% of 2000 Pop'n**		**Population**	**Growth Trend**	**% of 2010 Pop'n**
	1990 (a)	**2000**				**2010**		
RACE								
Caucasian	2,722	2,675	-2%	70%		3912	46%	81%
Hispanic or Latino (b)	666	1,005	48%	26%		--	--	--
Multiple Races	n.a.	49	n.a.	1%		237	384%	5%
Asian	59	38	-29%	1%		137	261%	3%
American Indian or Alaska Native	50	44	-36%	1%		76	73%	2%
Black/African American	9	5	33%	0.1%		37	640%	0.8%
Other Races	n.a.	16	n.a.	0.4%		429	2581%	9%
TOTALS		**3,832**				**4828**		
ORIGIN								
Hispanic or Latino (b)	--	--	--	--		1,451	--	30%
Not Hispanic/Latino	--	--	--	--		3,377	--	70%
TOTALS	**--**	**--**	**--**	**--**		**4,828**	**--**	**--**

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 and 2010 Census Reports.

Notes:

(a) The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

(b) Between the 2000 and 2010 Census, the U.S. Dept. of Commerce change the manner in which Hispanic/Latino ethnicities are reported. In 2010, population counts for Hispanic/Latino "origin" are reported as a separate category, whereas in 2000, the Hispanic/Latino population was reported within the "race" category.

Household Profile: While the majority of Buellton's population resides in family settings (71% of all persons per Table H-10), persons living alone or with unrelated individuals comprise 29% of all households; Table H-13 summarizes the actual number of persons that reside in family and non-family arrangements. The average number of persons per family household is 3.23, while

that average household size city-wide 2.74 persons (Tables H-14 and H-15). It is noteworthy that household size and occupancy are positively correlated; that is, as household size increases so too does the proportion of renter-occupied households. Conversely, the proportion of owner occupancy decreases with reductions in household size. As shown in Table H-15, Hispanics/Latinos and Multiple Races have the largest household size of all ethnic groups. Finally, Table H-16 evidences the dramatic increase of householders in the 45 to 64-year age bracket; together with householders 65 years or older, total householders over the age of 45 years represent 67% of all households in the City.

Table H-13: Household Composition – City of Buellton

	Families				Non-Families				Totals
	w/Children		No Children		One Person		Two or More		
	#	%	#	%	#	%	#	%	
NON-FAMILY HOUSEHOLDS					385	22%	119	7%	**504**
Group Quarters					--	--	0	0%	
FAMILY HOUSEHOLDS									**1257**
Husband-Wife Family	497	28%	511	29%	--	--	--	--	1008
Male Householder	45	3%	36	2%	--	--	--	--	81
Female Householder	74	4%	94	5%	--	--	--	--	168
TOTAL HOUSEHOLDS	**616**	**35%**	**641**	**36%**	**385**	**22%**	**119**	**7%**	**1761**

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.

Notes:

1. Family is defined as two or persons residing together and related by birth, marriage or adoption.
2. Group Quarters is defined as institutional or non-institutional congregate living.
3. Children are defined as persons under the age of 18 years.

Table H-14: Population Distribution

	Household Size (Number of Persons)							Average Household Size
	1	2	3	4	5	6	7+	
Household Type (a)								
Family	n.a.	38%	22%	23%	11%	5%	2%	3.23%
Non-Family	76%	18%	3%	1%	1%	0%	0%	n/a (c)
Occupancy Type (b)								

Owner-Occupied	70%	74%	69%	69%	64%	57%	44%	2.66%
Renter-Occupied	30%	26%	31%	31%	36%	43%	56%	2.93%

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.
Notes:
a. Percentage distributions for Household Type are separately calculated for Family and Non-Family.
b. Percentage distributions for Occupancy Type are calculated relative to each Household Size.
c. Comparable average household size data not available for Non-Families.

Table H-15: Ethnicity, Household Size and Tenure

		Population - 2010		Persons per
	Households	**Persons**	**Distribution**	**Household**
RACE				
White	1,520	3,912	81%	2.57
Black/African American	14	37	0.8%	2.64
American Indian or Alaska Native	24	76	2%	3.17
Asian	44	137	3%	3.11
Other Race (Alone)	109	429	9%	3.94
Multiple Races	50	237	5%	4.74
ORIGIN				
Hispanic or Latino	381	1,451	30%	3.81
Not Hispanic or Latino	1,380	3,377	70%	2.45
OCCUPANCY TYPE (Tenure) - BUELLTON CITY-WIDE HOUSEHOLDS				
Owner	1,226	3,262	70%	2.66
Renter	535	1,566	30%	2.93
TOTALS - BUELLTON	**1,761**	**4,828**	**100%**	**2.74**
OCCUPANCY TYPE (Tenure) - HISPANIC HOUSEHOLDS				
Owner	186	--	49%	--
Renter	195	--	51%	--
TOTALS - HISPANIC HOUSEHOLDS	**381**	**--**	**100%**	**--**

Source: U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.

Table H-16: Age and Tenure Profile

	1990	2000			2010		
	House-holds #	**House-holds #**	**Change %**	**% of House-holds**	**House-holds #**	**Change %**	**% of House-holds**
Owner-Occupied							
15 to 24 Years	7	5	-29%	0.3%	12	140%	0.7%
25 to 44 Years	354	328	-7%	23%	302	-8%	17%
45 to 64 Years	280	410	46%	29%	544	33%	31%
65 Years and Over	309	312	1%	22%	368	18%	21%
Total	**950**	**1055**	**11%**	**74%**	**1,226**	**16%**	**70%**
Renter-Occupied							
15 to 24 Years	35	29	-17%	2%	25	-14%	1.4%
25 to 44 Years	227	195	-14%	14%	261	34%	15%
45 to 64 Years	73	123	68%	9%	187	52%	11%
65 Years and Over	45	31	-31%	2%	62	100%	4%
Total	**380**	**378**	**-1%**	**26%**	**535**	**42%**	**30%**
Total Households	**1,330**	**1,433**	**8%**	**100%**	**1,761**	**22.9%**	**100%**

Source: U.S. Department of Commerce, Bureau of the Census, 1990, 2000 and 2010 Census Reports.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect but do not exactly coincide with the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Housing Profile: Housing growth for the City of Buellton and surrounding jurisdictions is presented in Table H-17. Paralleling population trends, Buellton experienced very little growth in dwelling units from 2010 to 2014. This limited growth rate was comparable among all County jurisdictions. In terms of housing type and occupancy, Buellton has the highest percentage of owner-occupied housing of any jurisdiction and the lowest percentage of multiple family dwellings (Table H-18). Buellton also has the highest percentage of mobile homes that, due to a predominance of older householders, contributes to the City's relatively high median age. The overall vacancy rate of 4.6% falls close to the ideal benchmark of 5%. Buellton's housing growth occurred in single-family dwellings, with an increase of 1 detached and 10 attached units (Table H-19). As a consequence of the relatively low number of multi-family dwellings, the principal source of rental housing is single family homes that typically rent at rates higher than for apartments.

Table H-17: Historical Housing Growth

Santa Barbara County	2010	2014		
Jurisdiction	**Dwelling Units #**	**Dwelling Units #**	**Increase (Decrease)**	**Change %**
Buellton	**1,845**	**1,856**	**11**	**0.6%**
Carpinteria	5,431	5,555	124	2.3%
Goleta	11,473	11,508	35	0.3%
Guadalupe	1,887	1,890	3	0.2%
Lompoc	14,416	14,594	178	1.2%
Santa Barbara	37,820	38,393	573	1.5%
Santa Maria	28,294	28,525	231	0.8%
Solvang	2,485	2,522	37	1.5%
Cities - Sub-Total	103,651	104,843	1,192	1.2%
Unincorporated County	49,183	49,890	707	1.4%
County of Santa Barbara Total	152,834	154,733	1,899	1.2%

Source: California Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State — January 1, 2011-2014, Sacramento, California, May 2014

Table H-18: Housing Profile

Jurisdiction	Housing Type*			Occupancy**		
	Single	**Mobile**	**Multi**	**Owner**	**Renter**	**Vacant**
Buellton	**72%**	**21%**	**7%**	**67%**	**29%**	**4.6%**
Carpinteria	47%	15%	38%	43%	45%	12.3%
Goleta	55%	5%	39%	51%	44%	5.0%
Guadalupe	78%	0.5%	21%	50%	46%	4.1%
Lompoc	59%	7%	34%	45%	48%	7.4%
Santa Barbara	56%	1%	43%	36%	57%	6.3%
Santa Maria	67%	5%	27%	49%	46%	4.9%
Solvang	64%	5%	31%	51%	37%	12.6%

Sources:
*State of California, Dept. of Finance, E-5 Population & Housing Estimates for Cities, Counties & the State — January 1, 2011- 2014.
**U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports, Table QT-H1.

Table H-19: Buellton Dwelling Profile

	Units 2008	Growth Trend	Units 2010	Growth Trend	Units 2014	Growth Trend
Single Family						
Detached	1,149	29%	1,242	8%	1,243	0.1%
Attached	120	90%	79	-34%	89	13%
Multi-Family						
2-4 Units	48	60%	13	-73%	13	0%
5+ Units	104	21%	114	10%	114	0%
Mobile Homes	419	12%	397	-5%	397	0%
TOTAL UNITS	1,840	24%	1,845	0.3%	1,856	1%

Source: City of Buellton Planning Department, 2009 Housing Element; State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, January 1, 2011- 2014. Sacramento, California, May 2014.

Economic Profile: Under Housing Element law, needs analysis and programming is geared toward four target income groups: extremely low, very low, lower and moderate. These terms are benchmarked against the median income defined for each of the State's 58 counties. The upper limit of extremely low income is 30% of the area-wide median, very low income is 50%, lower income is 80%, and moderate income is 120%. The current income limits for Santa Barbara County are displayed in Table H-20. The number of households in each category for Buellton is provided in table H-21. Based on 2010 Census data and income distributions provided by SBCAG Regional Housing Need Allocation (RHNA) Plan 2014-22, target income groups comprise 54% of all households in Buellton (Table H-21) with the largest group being very low income at 25%. Buellton's RHNA breakdown for each income category is shown in Table H-22.

On closer examination in Table H-23, ethnic groups which possess the least income are Black/African American, American Indian/Alaska Native and Multiple Races, with Black households being the most susceptible to living in poverty. Employment Rates, Job Profiles, and Wage Profiles are provided as tables H-24, H-25, and H-26, respectively.

Table H-20: 2014 Income Limits

Santa Barbara County	Household Size (Number of Persons)			
	1	2	3	4
Extremely Low (30% of AMI)	16,750	19,150	21,550	23,900
Very Low (50% of AMI)	27,900	31,850	35,850	39,800
Lower (80% of AMI)	44,600	51,000	57,350	63,700
Median (AMI)	51,300	58,650	65,950	73,300
Moderate (120% of AMI)	61,550	70,350	79,150	87,950

4-Person, Area Median Income (AMI): $73,300
Source: State of California, Housing and Community Development Department (2014) Santa Barbara County (http://www.hcd.ca.gov/hpd/hrc/rep/state/inc2k14.pdf)

Table H-21: Household Income Profile

Buellton	Households	
	Number	% **
Very Low	440	25%
Low	264	15%
Moderate	247	14%
Above Moderate	810	46%
Total *	1,761	100%

Source:
* U.S. Department of Commerce, Bureau of the Census, 2010 Census Reports.
** 2006-2010 American Community Survey (ACS), per SBCAG RHNA Plan 2014-2022.
Note: Total number of households from US Census was multiplied by "percentage of household income distribution" from ACS to arrive at number of households by income.

Table H-22: Regional Housing Need Income Allocation (%)

	Household Income Categories				RHNA
	Very Low	Lower	Moderate	Above Moderate	Total Need
Buellton	**66**	**44**	**41**	**124**	**275**
Carpinteria	39	26	34	64	163
Goleta	235	157	174	413	979
Guadalupe	12	8	13	16	49
Lompoc	126	84	95	221	526
Santa Barbara	962	701	820	1617	4100
Santa Maria	985	656	730	1731	4102
Solvang	42	28	30	75	175
Unincorporated County	159	106	112	284	661
Santa Barbara County Total	2626	1810	2049	4545	11030

Source: Regional Housing Needs Allocation (RHNA) Plan, 2014-2022, Santa Barbara County Association of Governments, July 2013.

Table H-23: Income and Ethnic Profile

	Households Median Income (a)	Persons per Household (b)	Per Capita Income	% of Persons Below Poverty Level (c)
RACE				
White	$75,997	2.57	$29,571	3.1%
Black/African American	$14,999	2.64	$5,681	100.0%
American Indian or Alaska Native	$22,647	3.17	$7,144	23.3%
Asian	$75,000	3.11	$24,116	0.0%
Some Other Race (Alone)	$103,333	3.94	$26,227	15.2%
Multiple Races	$25,000	4.74	$5,274	12.8%
ORIGIN				
Hispanic or Latino	$64,120	3.81	$16,829	11.3%
White Alone, Not Hispanic/Latino	$77,841	2.45	$31,772	2.5%
BUELLTON - CITY-WIDE	$74,198	2.74	$27,080	6.8%

Sources:
(a) UC Santa Barbara Economic Forecast Project, 2014 Santa Barbara County Economic Summit, North Santa Barbara County Report.
(b) U.S. Dept. of Commerce, Census Bureau, 2010 Census Reports.
(c) U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates (S1701).

Table H-24: Employment Rate

	2014 Employment Data – Persons Employed			
	Labor Force	Employed	Unemployed	Rate
County of Santa Barbara	225,900	214,500	11,300	5.0%

Source: State of California, Department of Employment Development, May 2014.

Table H-25: Buellton Job Profile
(Civilian Employed Population, 16 Years and Over)

	Persons Employed		Growth Trend	Current Profile
	2000	2010		
Agriculture & Mining	106	81	-24%	3%
Construction	136	224	65%	9%

Manufacturing	258	233	-10%	9%
Transportation & Warehousing, and Utilities *	100	82	-18%	3%
Information **	--	30	--	1%
Wholesale Trade	89	35	-61%	1%
Retail Trade	242	248	2%	10%
Finance & Real Estate	89	160	80%	6%
Professional Services	494	402	-19%	15%
Education Services, Health Care & Social Assistance **	--	434	--	17%
General Services	284	458	61%	18%
Other Services **	--	118	--	5%
Public Administration	74	92	24%	4%
Total	1,872	2,597	39%	100%

Source: U.S. Department of Commerce, Bureau of the Census, 1990 & 2000 Census Reports and American Community Survey, 2010.

Notes:
* In 2000, "Transportation" and "Comm. & Utilities" were reported as separate line items. However, in 2010, reporting category line items changed to those shown above, thus growth trends may not be accurately represented.

** In 2010, new line items were added to reporting categories.

Table H-26: Wage Profile/Santa Barbara-Santa Maria MSA

Occupation by Income Categories (Based On State Income Limits 2010, for 1-person Household)	**Mean Wage**	**Jobs in 2009**	
	2010 - 1st Qtr	**Number**	**Percentage** (Rounding May Skew Sub-totals)
Very Low Income			
Farming, Fishing & Forestry	$20,806	6,870	4%
Food Preparation & Serving-Related	$22,187	18,510	11%
Building, Grounds & Maintenance	$25,288	7,480	4%
Personal Care & Service	$27,745	4,060	2%
Subtotal			22%
Lower Income			
Healthcare Support	$31,190	4,380	3%
Transportation & Material Moving	$31,767	7,730	5%
Production	$36,896	7,130	4%
Office & Administrative Support	$36,372	30,830	18%
Sales and Related	$33,980	16,600	10%
Subtotal			39%

Moderate Income			
Installation, Maintenance & Repair	$45,369	4,900	3%
Community & Social Services	$44,380	2,430	1%
Construction & Extraction	$48,201	8,840	5%
Protective Services	$56,506	3,400	2%
Education, Training & Library	$58,468	12,160	7%
Arts, Design, Entertainment, Sports & Media	$58,740	2,010	1%
Subtotal			20%
Workforce/Upper Income			
Life, Physical & Social Science	$69,441	1,860	1%
Business & Mathematical	$71,759	6,540	4%
Computer & Mathematical	$75,089	4,180	2%
Architecture & Engineering	$83,181	4,340	3%
Healthcare Practitioners & Technical	$86,112	6,820	4%
Management	$106,214	8,930	5%
Legal	$84,398	780	0.5%
Subtotal			20%
Total All Occupations	**$45,837**	**170,790**	**100%**

Source: State of California, Department of Employment Development, Occupational Employment (May 2009) & Wage (2010-1st Quarter) Data, Revised May 2010, for the Santa Barbara-Santa Maria-Goleta MSA.

(http://www.calmis.ca.gov/file/occup$/oeswages/satb$oes.xls).

Income categories are based on State income limits for 2010.

SECTION II: HOUSING AFFORDABILITY

Housing Cost Profile: For sale housing costs for the City of Buellton and surrounding jurisdictions are presented in Table H-27. Rental rates for the City of Buellton are provided in Tables H-28 and H-29. Buellton remains one of the more affordable communities in Santa Barbara County. While median home prices have generally been declining since 2005, data for 2013 shows a slight increase.

Based on available data, Buellton's median rental rates are lower than the closest neighboring jurisdiction of Solvang, and significantly lower than the south coast area of Santa Barbara County. However, the rate is higher than those of the other north Santa Barbara County jurisdictions. A rental survey conducted in Buellton and the surrounding communities showed that the rental rates for studio and 1-bedroom apartments are less than the HUD Fair Market Rate while the rents for 2, and 3-bedroom rentals exceed the HUD standard. It is important to note that during the survey period of June – July 2014, there were relatively few rentals available in the City of Buellton

Table H-27: For Sale Housing Cost Profile (Median Home Price)

Market Area/Year	2008	2009	2010	2011	2012	2013
Buellton	**$511,875**	**$450,104**	**$396,646**	**$397,500**	**$378,333**	**$412,727**
Lompoc	$251,708	$211,729	$214,167	$195,083	$187,271	$223,729
Santa Maria	$275,083	$234,000	$240,333	$218,250	$221,813	$268,125
Solvang	$693,438	$579,458	$588,583	$524,254	$523,879	$554,042
Northern Santa Barbara County	$297,958	$255,213	$258,453	$236,304	$245,939	$304,509
Santa Barbara County South Coast	$1,070,500	$830,792	$846,104	$788,554	$787,817	$946,551
Source: 2014 North Santa Barbara County Economic Outlook, UC Santa Barbara Economic Forecast.						

Table H-28: Rental Housing Cost Profile (Median Rent)

Jurisdiction/Year	1990	2000	2012
Buellton	**$667**	**$689**	**$944**
Solvang	$688	$798	$1,211
Santa Barbara City	$715	$886	$1,389
Santa Barbara County	$654	$767	$1,239
Santa Maria	$548	$613	$1,031
Lompoc	$514	$562	$826

Guadalupe	$431	$509	$841

Source: U.S. Department of Commerce, Bureau of the Census: 1990 & 2000 Census Reports and 2008 - 2012 American Community Survey estimates.

Note: The City of Buellton was incorporated in 1992. Census data for 1990 includes unincorporated areas of the County that generally reflect, but do not exactly correspond to the City's actual municipal boundaries. As such, data comparisons between 1990 and 2000 are approximate.

Table H-29: City of Buellton and Surrounding Area Rental Rates (June – July 2014)

	Studios	1 Bedroom	2 Bedroom	3 Bedroom
HUD Fair Market Rate (Santa Barbara County) *	$1,007	$1,124	$1,262	$1,662
RENTAL SURVEY **				
Average	$833	$1,045	$1,350	$2,038
Median	$850	$1,050	$1,325	$2,100

Sources:
* Fair Market Rents for Federal Fiscal Year 2014, Federal Housing and Urban Development Department.
** Craigslist, Santa Ynez Valley News, Rentals.com, RPL Property Management

Note: The rental survey, conducted June and July 2014, was based on Buellton and surrounding communities (Solvang, Lompoc, Santa Maria):
- 3 listings for studios (one from Buellton),
- 5 listings for one bedrooms (none in Buellton),
- 11 listings for two bedrooms (one from Buellton),
- 6 listings for three bedrooms (four from Buellton).

Affordability Gap: Affordability is a function of household income and housing costs, with adjustments for family size and bedroom count. Affordability gap constitutes the difference between the financial capacity of target income groups and the actual cost of market rate housing.

Table H-30 sets forth affordable rents and maximum purchase prices for target income groups, based on the HCD income limits for Santa Barbara County. As shown in Table H-30, the maximum affordable rent for a very-low income four-person household is $995 monthly. As shown in Table H-29, only studio apartments were renting at a rate affordable to very-low income households. Rental rates for the larger units, which would be needed for a family of four, are beyond the hypothetical means of very-low income households. Low income households, with a maximum monthly rent of $1,593, would be able to afford one- and two-

bedroom apartments, while moderate income households, with a maximum monthy rent of $2,199, would be able to afford a three-bedroom apartment.

As set forth in Table H-27, the median sales price in 2013 for a single-family home in Buellton is $412,727, reflecting a slight increase over 2012 (which was the lowest sales price year since the height of the market in 2005.) Table H-30 shows that for-sale housing in Buellton is out of the financial reach of all target income categories without subsidies or other assistance programs.

Table H-30 - Housing Affordability by Income Level

Santa Barbara County 4-Person Household Area Media Income (AMI): $73,300	**Income Level**		
	Very Low (50% of AMI)	Low (80% of AMI)	Moderate (120% of AMI)
Annual Income	$39,800	$63,700	$87,950
Monthly Income (Gross)	$3,317	$5,308	$7,329
Maximum Monthly Gross Rent (a)	$995	$1,593	$2,199
Maximum Purchase Price (b)	$157,480	$236,220	$314,961

Sources:

- Annual Income Limits (2014), Santa Barbara County: State of California, Housing & Comm'ty Devt Dept.
- Maximum Purchase Price Calculation: http://www.realtor.com/home-finance/financial-calculators/home-affordability-calculator.aspx

Notes:

(a) Affordable housing cost for renter-occupied households assumes 30% of gross household income, not including utility costs.

(b) Affordable housing sales prices are based on the following assumed variables: approx. 10% down payment plus 3% closing costs, 30-year fixed rate mortgage, 4% annual interest rate, 30% housing expense-to-income ratio.

SECTION III: NEEDS ASSESSMENT

Needs Summary: Housing needs, for Housing Element purposes, are driven by five basic factors: (i) expansion to accommodate increased population; (ii) replacement and rehabilitation due to deterioration or removal; (iii) housing relief for overcrowded conditions and persons paying more than they can afford; (iv) accommodation of persons with special housing needs; and (v) preservation of assisted units at risk of conversion. The requirement for accommodating future growth is covered in Part Two, Section V, while the needs of the existing population are discussed below. As shown in Table H-31, persons paying in excess of 30% of their income for housing represents the single biggest obstacle for Buellton residents, particularly for renters.. Similarly, the need for persons living in overcrowded conditions is skewed more toward renters. Due to data limitations, the percentages of persons in need are not additive; that is, some of the persons living in overcrowded conditions may also be overpaying for housing. However, in relative terms, the needs of renters overshadow those of owners.

Table H-31: Indicators of Need

	Overpaying		Overcrowding	
	#	%	#	%
Owner	314	26.1%	16	1.5%
Renter	321	53.7%	100	21.1%

Source: U.S. Department of Commerce, Bureau of the Census, 2008-2012 American Community Survey 5-Year Estimates: Overpaying - Table B25106, Overcrowding - Table B25014.

Notes:

1. Definitions: (i) Overpaying - more than 30% of income is expended on housing costs; and (ii) Overcrowding - more than one person occupies each room.

2. Due to the size of Buellton, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics (Andrew Ruppenstein, Research Program Specialist, Demographic Research Unit, State Census Data Center, California Department of Finance). Consequently, the numeric tabulation in Table 33 may actually overstate needs due to double counting of population segments and including persons with incomes that exceed target group thresholds.

Housing Conditions: Independent field surveys were conducted during July 2014 to better assess the condition of housing in Buellton. Survey data was collected by Planning staff. The results are depicted in Table H-32 with a comparison to 2008 data from the 2009 Housing Element. The data suggests similar overall need in 2014. The survey data also suggests that approximately 42% of the total are candidates for rehabilitation (deferred maintenance and moderate despair) and the balance are candidates for removal and redevelopment (functionally obsolete).

Table H-32: 2014 Housing Conditions Survey

	Owner-Occupied		Renter-Occupied		Total	
	2008	2014	2008	2014	2008	2014
Deferred Maintenance	10	7	1	7	11	14
Moderate Disrepair	2	1	2	1	4	2
Extensive Deterioration	0	0	0	0	0	0
Dilapidated	0	0	0	0	0	0
Functional Obsolescence	0	0	24	22	24	22
Total	12	8	27	30	39	38

Source: 2008 Data - City of Buellton Planning Department, Windshield Surveys, September through October 2008; 2014 Data - City of Buellton Planning Department, Windshield Surveys, July 2014; County of Santa Barbara, Assessor's Office, Parcel Data Base, Rolls for 2008 and 2013.

Notes:

1. Ratings reflect visual assessment of exterior conditions relative to major and minor structural elements and general property maintenance.

2. Functional obsolescence reflects the qualitative judgment of lots and building configuration, availability of off-street parking and on-site amenities, compatibility with adjacent land uses, and conformity to current zoning.

Lead Based Paint: Prior to 1978, lead-based paint was used almost universally in homes and apartment units until it was found to have detrimental impacts on human health, especially in children. In children, lead poisoning can cause irreversible brain damage, impair mental functioning, retard mental and physical development and reduce attention span. In adults, it can cause irritability, poor muscle coordination, nerve damage, decreased sperm count and fetal impairment. Young children, fetuses, infants, and adults with high blood pressure are the most vulnerable to the effects of lead. The incidence of lead based paint (and potential hazard it creates through deterioration of paint surfaces) correlates most directly to the age of a given structure. The extent of the potential hazard, as it applies to Buellton, is summarized in Table H-33. As is true for other identified housing needs, the potential hazard of lead based paint affects a higher percentage of renter-occupied dwellings than those that are owner-occupied.

Table H-33: Lead Based Paint Hazard

	% of Lead Based Paint	Owner-Occupied		Renter-Occupied	
		Total Units	LBP Units	Total Units	LBP Units
Built After 1980	0%	n/a	n/a	n/a	n/a
Built between 1960-1979	62% +/- 10%	551	341	135	84
Built between 1940-1959	80% +/- 10%	51	41	101	81
Built before 1940	90% +/- 10%	0	0	24	23
Estimated Units With LBP			382		188
% of LBP Units			22%		35%
Total Occupied Housing Units		1761		535	

Source: U.S. Department of Commerce, Bureau of the Census, 2000 and 2010 Census Reports; City of Buellton Planning Department, 2009 Housing Element.

Notes:

1. The probabilities of lead based paint occurrence according to the age of the dwelling unit are derived from the U.S. Department of Housing and Urban Development.

2. LPB means units with probable presence of lead based paint.

Jobs – Housing Balance: Achieving an ideal geographic relationship between the provision of jobs and housing can produce a myriad of measurable and perceived benefits including reduced congestion, improved air quality, more efficient utilization of resources and enhanced quality of life. Achieving such a balance requires a match not only in quantity of jobs and housing but also in quality (relative to income and cost). Available data does not allow for an in-depth analysis but does lend insight into the subject. Table H-34 provides the input factors utilized as part of the RHNA methodology in allocating regional housing needs to local jurisdictions. Only modest growth is anticipated through this housing cycle. As also shown in Table H-34, jobs held by Buellton residents are expected to average 1.20 per household in 2012, down from 1.65 in the prior Housing Element cycle. Comparatively speaking, this ratio is comparable to the Countywide average and is favorably positioned amongst other jurisdictions in the North County region. Similarly, the percentage of Buellton residents commuting to jobs outside the City is evenly positioned between other jurisdictions in the region. However, as shown in Table H-35, Buellton residents are third after Solvang and Lompoc in average travel time. It is unclear whether this is due to imbalances in the local employment base or the lack of affordable housing.

Table H-34: Projected 2010 Jobs-Housing Ratio

Santa Barbara County Jurisdiction	2010 Jobs	Jobs 2014-2022 Growth	Households 2014-2022 Growth	Zoning Capacity	Jobs Housing Ratio
SOUTH COAST	113,993	6,402	244	7,108	1.43
Carpinteria City	5,896	517	74	202	1.09
Santa Barbara City	60,659	1,475	128	5,074	1.60
Unincorporated	16,828	800	4	620	1.02
Goleta City	25,290	3,610	39	1,212	1.93
NORTH COUNTY	73,227	18,211	2,991	11,178	1.00
Santa Ynez Valley	12,423	2,234	250	760	1.27
Solvang City	3,206	152	31	448	1.29
Buellton City	**2,210**	**1,744**	**217**	**297**	**1.20**
Unincorporated	7,007	338	3	15	1.28
Lompoc Valley	19,474	1,173	4	1,423	0.96
Lompoc City	10,697	837	4	1,317	0.74
Unincorporated	8,777	336	-	106	1.51
Santa Maria Valley	40,977	14,803	2,737	8,995	0.96
Santa Maria City	33,944	13,534	2,608	8,673	1.20
Guadalupe	677	32	124	105	0.36
Unincorporated	6,356	1,237	5	217	0.51
Cuyama Valley	353	-	-	-	0.53
Unincorporated Total	47,783	2,711	11	958	0.97
COUNTY-WIDE TOTAL	**187,220**	**24,613**	**3,235**	**18,286**	**1.22**

Source: SBCAG 2014-2022 Regional Housing Needs Allocation Plan

Table H-35: Commute Patterns

	Labor Force	Commuters	Local	
	Population 16+ Years Old in Labor Force	Commute by Car, Truck, Van, or Public Transportation	Work at Home, Walk or Other Means of Transportation	Mean Travel Time (Minutes)
Buellton	**2,946**	**89%**	**11%**	**23**
Carpinteria	7,535	85%	15%	20
Goleta	17,011	85%	15%	16
Guadalupe	3,298	93%	7%	22
Lompoc	18,744	92%	8%	26
Santa Barbara City	50,707	79%	21%	16
Santa Maria	46,653	95%	5%	22
Solvang	2,699	79%	21%	39
Santa Barbara County	216,374	85%	15%	21

Sources: U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates (DP03); SBCAG State of the Commute Summary Pamphlet August 2014.

Housing Inventory Match: As noted in Table H-31, overcrowding affects 21% of all renter-occupied households in Buellton. The problem is less acute for owner-occupants at 1.5% of the total. Greater insight into this problem is provided by comparing the inventory of total housing, irrespective of actual occupancy, against total households. How well the City's housing inventory matches household needs is accomplished by aligning bedroom counts with household sizes (using State occupancy criteria). The resulting analysis appears in Table H-39. In short, there is a far greater supply of owner-occupied units in the 2 to 4-bedroom range than are necessary to satisfy needs. The imbalance suggests a need for more smaller-sized units (e.g., for sale condominiums, for instance). For renters, there is a similar need for smaller-sized units as well as units with 5+ bedrooms.

Table H-36: Housing Inventory Match

	Owner-Occupied Housing			
	HH Size	**Dwellings** (a)	**Households** (b)	**Difference**
Studio	1	0	180	**-180**
1 Bedroom	2	12	419	**-407**
2 Bedrooms	3	246	183	**63**
3 Bedrooms	4	585	132	**453**
4 Bedrooms	5	152	113	**39**

5+ Bedrooms	6	97	65	**32**
Total		1,092	1,092	**0**
	Renter-Occupied Housing			
	HH Size	**Dwellings** (a)	**Households** (b)	**Difference**
Studio	1	0	66	**-66**
1 Bedroom	2	111	190	**-79**
2 Bedrooms	3	128	118	**10**
3 Bedrooms	4	172	33	**139**
4 Bedrooms	5	63	11	**52**
5+ Bedrooms	6	0	56	**-56**
Total		474	474	0

Source: U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates; (a) Table B25042, (b) Table B25009.

Note: Number of persons and bedrooms are matched according to criteria specified in Section 50052(c) of the California Health and Safety Code.

At Risk Units: As part of the Housing Element update, jurisdictions must evaluate the potential for deed-restricted low income housing units to covert from affordable to market rate status. The inventory includes all multi-family rental units assisted under federal, state and/or local programs including federal and state grants, bond programs, redevelopment projects, local in-lieu fees, housing trusts funds, inclusionary housing and density bonuses. The inventory covers all units that are eligible for conversion to market rate housing due to termination of subsidy contracts, mortgage prepayment, or expiring use restrictions. This inventory was compiled by City staff. The following projects were identified:

- Central Gardens I, a 12-unit very low income project developed by the Santa Barbara Community Housing Corporation under the California Tax Credit Program located at 590 Central Avenue. The project was developed in 2000 and has a 55-year deed covenant.
- Vintage Walk, a low and very low income apartment component of a mixed use project operated by the Housing Authority of Santa Barbara County with a total of six affordable apartments. The project was developed in 2003 and has a 55-year deed covenant.
- Valley Station, a low and very low income apartment component of a mixed use project, also operated by the Housing Authority of Santa Barbara County, with a total of seven affordable apartments. The project was developed in 2005 and has a 55-year deed covenant.
- Juliette Walk, a 44 unit for-sale condominium project that includes six affordable for-sale condominiums. The City enters into an affordable housing agreement with a 45-year

covenant with each individual owner as the affordable units are purchased. The first affordable units were sold in 2008.

Under Housing Element criteria, units are considered at risk if they have the potential to convert from affordable to market rate status within 10 years. The properties listed above are not deemed at risk of conversion during this Housing Element cycle.

Special Needs Population: Certain segments of the population have a more difficult time finding decent and affordable housing due to special circumstances particular to these groups. Those segments possessing special needs, as defined in California Government Code Section 65583(a)(6), consist of "the elderly, persons with disabilities, large families, farmworkers, families with female heads of households, and families and persons in need of emergency shelter." Table H-37 provides a quantitative summary of these various population segments. In sum total, disabled (non-elderly), homeless and seasonal farmworkers together represent 6% of the City's total population while elderly (non-female headed), large families and female-headed (with children) households comprise 39% of all households. Due to the size of Buellton, confidentiality laws preclude the City from obtaining detailed cross tabulations of income and household characteristics (Andrew Ruppenstein, Research Program Specialist, Demographic Research Unit, State Census Data Center, California Department of Finance). Consequently, the numeric tabulation in Table H-37 may actually overstate needs due to double counting of population segments and including persons with incomes that exceed target group thresholds. Furthermore, estimates of farmworkers and homeless are based on proportional assignments of regional data insofar as counts specific to Buellton are not indicative of total needs.

Table H-37: Special Needs Population

	Households			Persons		
	Gross	**Adjusted**	**Net %**	**Gross**	**Adjusted**	**Net %**
A. Disabled				**433**		**9%**
Non-Elderly					228	5%
Elderly					205	4%
B. Elderly	**455**		**26%**			
Non-Female Household		337	19%			
Female-Headed Family		118	7%			
C. Large Families	**245**		**14%**			
D. Female Headed Families	**205**		**12%**			
With Children (<18)		96	5%			
Without Children		109	6%			
E. Farmworkers				**62**		**1%**
Year-Round						
Migrant/Seasonal					41	0.8%

F. Homeless				**27**		**0.6%**
Individuals					22	0.5%
Families w/ Children					5	0.1%
G. TOTALS		**678**	**39%**		**296**	**6.1%**
	Total Households		1761	Total Population		4828

Sources:

A thru D. U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates; A= S1810; B= B09020; C= B11016; D= B19131.
E. U.S. Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, DP03; USDA, Nat'l Agricultural Statistics Service, 2012 Census of Agriculture, County Data.
F. Continuum of Care Homeless Populations Data, California Dept. of Housing & Comm'ty Devt., Housing Element Data Package.

G. Total Household and Population Counts: U.S. Census Bureau, 2010 Census.

Notes:

1. Gross figures represent the total number of persons and households in each category. Adjusted figures deduct persons and households that appear in more than one category. To avoid double counting, the figures denoted in gray are used in computing the percentage each particular population segment represents relative to the City's total number of persons and households.

2. Migrant/Seasonal Farmworkers is an estimate based on a proportional assignment of total estimated number of farmworkers Countywide. The proportional assignment is based on employment in Farming, Fishing, and Forestry Occupations as reported in the U.S. Census Bureau 2008-2012 American Community Survey 5-Year Estimates, Economic Characteristics Fi le DP03. Buellton's proportionate share is 0.36% of total County-wide workers in the "Agriculture, forestry, fishing, hunting, and mining" industry; this percentage was applied to County-wide seasonal farm-workers to estimate number of workers for Buellton. This computation is made for planning purposes only and does not presuppose that this population segment either resides in Buellton or have unmet needs.

3. Homeless is an estimate based on a proportional assignment of total estimated number of homeless Countywide with unmet needs (as defined by Continuum of Care for Santa Barbara County. The proportional assignment is based on total population as of 2010 US Census. Buellton's proportionate share is 1.14% of total County-wide population; this percentage was applied to County-wide homeless number to estimate number of homeless for Buellton. This computation is made for planning purposes only and does not presuppose that this population segment resides in Buellton or requires housing services.

a. <u>Elderly</u>. The special needs of elderly result primarily from their lower, fixed incomes, physical disabilities, dependent care and transit-dependent needs. According to the US Census, 2008-2012 American Community Survey 5-Year Estimates, 455 households (26%) within the City are headed by elderly persons, , including 337 households (19%) headed by males. The disabled elderly population is estimated at 205 persons, roughly 4% of the total city population; disability characteristics of the population are shown in Table H-38. Typically, the housing needs of the elderly are addressed through the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, a characteristic peculiar to Buellton is the large percentage that mobile homes comprise of the City's total housing stock. Mobile homes represent an important source of affordable housing. Comparing the needs of current home buyers to those already living in the community (Table H-

30), the affordability gap is significant. As noted in Table H-18, of all the jurisdictions in Santa Barbara County, Buellton has the highest percentage of mobile homes, which comprise 21% of the housing stock; its close rival is the City of Carpinteria where mobile homes comprise 15% of the community's housing shock, while the percentage within all other Santa Barbara jurisdiction is less than 10%. The City's two largest mobile home parks both have age restrictions, resulting in a large concentration of the elderly population segment in these neighborhoods.

b. Disabled Persons. The special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. According to the US Census, 2008-2012 American Community Survey 5-Year Estimates, 433 persons in Buellton possess one or more disabilities, the equivalent 9% of the population. Approximately one-half of these individuals are also elderly. Disability characteristics by age group are set forth in Table H-38. Data obtained from KidsData.org indicate that there are 73 school-aged Buellton residents enrolled in special education programs within the Buellton Union School District. Of this total, 10 students have either cognitive or self-care difficulties, as shown in Table H-38. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. Furthermore, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

Table H-38: Disability Characteristics

	NUMBER OF PERSONS BY AGE GROUP				
	0-5	**5-17**	**18-64**	**65+**	**Total**
TOTAL PERSONS	**0**	**10**	**218**	**205**	**433**
Disability Type					
Hearing Difficulty	0	10	66	53	129
Vision Difficulty	0	0	34	16	50
Cognitive Difficulty	--	10	94	16	120
Ambulatory Difficulty	--	0	94	104	198
Self-Care Difficulty	--	10	76	16	102
Independent Living Difficulty	--		122	101	223
TOTAL DISABILITIES	**0**	**30**	**486**	**306**	**822**

Source: U.S. Dept. of Commerce, Census Bureau, 2008-2012 American Community Survey 5-Year Estimates, Table S1810.

c. Large Households. The special needs of large families result primarily from the limited availability of adequately sized, affordable dwellings. Large families are often of lower income, frequently resulting in the overcrowding of smaller dwellings. According to the US Census, 2008-2012 American Community Survey 5-Year Estimates, 245 households within the City qualify as large families, the equivalent of 14% of all households. As further noted in Table H-15, Hispanic and Latino households together with multiple race households have the highest household size of any ethnic group. Furthermore, a higher percentage of Hispanic and Latino households are renters as compared to the City's population at large (51% as compared to 30%). As noted in Table H-31, overcrowding is far more common in rental units. This finding, coupled with the housing imbalance discussed above (Table H-36), suggests that: (i) the needs of large families are particularly acute for Hispanic and Latino households; and (ii) an overall need for larger units in the 4+ bedroom range.

d. Farmworkers. The special needs of farmworkers result primarily from their extremely low incomes and seasonal occupation. As noted in Table H-37, only 62 farmworkers were believed to reside in Buellton according to the US Census, 2008-2012 American Community Survey 5-Year Estimates. Insofar as the City neither has land designated for agricultural use nor housing specifically constructed for agricultural employees, the Census understates the City's proportionate share of Countywide needs. For planning purposes, the "adjusted" total in Table H-37 reflects a proportional assignment of seasonal farmworkers Countywide. This computation is made for planning purposes only and does not presuppose that this population segment either resides in Buellton or have unmet needs. In total, the proportional assignment of 41 seasonal farmworkers represents less than 1% of the City's overall population. The needs of farmworkers generally fall within one of two categories: (i) seasonal workers whose jobs are temporary, but stationary and recurring each year; and (ii) migrant workers whose temporary assignments are accompanied with changes in geographic location. Migrant farmworkers needs are complex; they need housing in multiple locations, often for short periods of time. The situations of seasonal farmworkers, on the other hand, are similar to those of other very low income persons. These findings underscore the need for more a more plentiful supply of affordable housing together with non-traditional living arrangements such as dormitory-style housing.

e. Female-Headed Households. The special needs of female-headed households result primarily from lower incomes and the need for accessible child care, health care and supportive services. Child care, in particular, is both scarce and costly. According to data compiled by KidsData.org for Santa Barbara County, the cost of child care has risen 11% from 2009 to 2012. Moreover, the current supply of licensed care meets only 30% of the estimated need for all ages. In Buellton, there are 2 accredited child care facilities for children ages 2 - 5. According to the US Census, 2008-2012 American Community Survey 5-Year Estimates, 96 households with children in the City are headed by females, the equivalent of 5% of all households. A comparable number, 109 households, are headed by females but without the presence of children, while 118 elderly households are female-headed. This latter population segment may have other dependency needs such as in the areas of home maintenance, household finance and other routine activities. In summary, the housing needs of female-headed households

are addressed through the provision of affordable housing in combination with supporting services.

f. Developmentally Disabled. According to State law (Section 4512 of Welfare and Institutions Code), a "developmental disability" means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism. This term also includes disabling conditions found to be closely related to mental retardation or to require treatment similar to that required for individuals with mental retardation, but does not include other handicapping conditions solely physical in nature.

Many developmentally disabled persons can live and work independently within a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult.

The U.S. Census does not record developmental disabilities. As of June 2012, the State Department of Developmental Services (DDS) provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. Buellton is served by the Tri-Counties Regional Center 3 (TCRC) which is based in Santa Barbara, and has a field office in Santa Maria. TCRC serves approximately 11,500 clients and has 280 staff persons, with 29 clients living in Buellton. Any resident who has a developmental disability that originated before age 18 is eligible for services. Services are offered to people with developmental disabilities based on Individual Program Plans and may include: Adult day programs; advocacy; assessment/consultation; behavior management programs; diagnosis and evaluation; independent living services; infant development programs; information and referrals; mobility training; prenatal diagnosis; residential care; respite care; physical and occupational therapy; transportation; consumer, family vendor training; and vocational training. TCRC also coordinates the state-mandated Early Start program which provides services for children under age three who have or are at substantial risk of having a developmental disability.

According to DDS data received from HCD as part of the 5th cycle Housing Element update, of the 29 developmentally disabled persons living in Buellton, 25 live in their own home while 4 are in independent/supported living facilities. The age breakdown is reflected below:

00-14 yrs	**15-22 yrs**	**23-54 yrs**	**23-54 yrs**	**65+ yrs**	**Total**
Own Hm	Own Hm	IL/SL	Own Hm	Own Hm	---
13	8	4	3	1	29

Housing opportunities for people with disabilities can be maximized through housing assistance programs and providing universal design features such as widened doorways, ramps, lowered countertops, single-level units and ground floor units. Buellton residents with disabilities benefit from:

- universal design provisions and reasonable accommodation requirements (per State and Federal law) as set forth in the City's Municipal Code
- priority in occupying affordable units governed by the AHO
- information and referral program regarding housing programs and rights of the disabled for equal access to housing.

Homeless: Homelessness is a County-wide concern and arises from the lack of affordable housing, increasing numbers of persons whose incomes fall below the poverty level, reductions in public subsidies to the poor and de-institutionalization of the mentally ill. As with the estimate of farmworker needs, the number of homeless in Buellton appearing in Table H-37 (i.e., 27 persons) is an estimate based on a proportional assignment of the total estimated number of homeless Countywide with unmet needs. This computation is made for planning purposes only and does not presuppose that this population segment resides in Buellton or requires housing services. As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. According to People Helping People, the needs specific to the Santa Ynez Valley include: (i) Emergency Shelter Needs – 50 to 60 nights/year (residential motels serve as a common temporary source); (ii) Transitional Needs – 4 to 6 year round units, each client typically requiring a 90-120 day (clients primarily involve families, translating to a need for four 2-bedroom two 3-bedroom units); (iii) Developmentally Disabled -- 6 to 10 units for developmentally disabled adults, including both assisted and independent living, evenly divided between 2 and 3-bedroom units; and (iv) Foster Care Children: 6-8 beds for children in between placement at a home (the majority of the children are teenagers)

Table H-39: Extremely Low Income (Existing Needs)

Households by Income Category Paying in Excess of 30% of Income Toward Housing Cost

$ 73,300 (Area Median Income)	City of Buellton						
Household	**Extreme Low**	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**	**Lower income**
Ownership Households	**71**	**127**	**268**	**134**	**605**	**1,205**	**466**
Overpaying owner households	49	11	30	46	178	314	90
Percentage of overpaying owners	68.5%	8.9%	11.3%	34.2%	29.4%	26.1%	19.4%
Renter Households	**135**	**115**	**193**	**19**	**136**	**598**	**443**
Overpaying renter households	131	78	60	33	19	321	269
Percentage of overpaying renters	96.7%	67.9%	31.0%	176.1%	14.0%	53.7%	60.6%
Total Households	**207**	**242**	**461**	**153**	**741**	**1,803**	**909**
Overpaying households	180	89	90	79	197	635	359
Percentage of overpaying households	87.0%	36.9%	19.5%	51.9%	26.6%	35.2%	39.5%

Source: ACS 2008-2012 B25106

Extremely Low Income: AB 2634, passed during the 2006-07 California Legislative Session and effective January 1, 2007, requires quantification and analysis of existing and projected housing needs of extremely low-income households (defined as 30 percent of area median and below). The needs of extremely low income are not dissimilar to those discussed for other special population groups resulting primarily from their limited financial capacity to acquire affordable housing. This is proven out by statistics garnered from census data used by the U.S. Department of Housing and Urban Development in connection with its Comprehensive Housing Affordability Strategy ("CHAS") process. As shown Table H-39, 87% of all extremely low income households, both owners and renters are currently paying in excess of 30% of income toward housing. While the number of such households is the least of all income groups (11%), the overall needs possessed by this target group is by far the most acute (over twice the need possessed by the population at large: 87% vs. 35%). And while the needs of extremely low income renters is greater than those possessed owner-occupants, the needs are equally profound (96% or renters are in need compared to 68% of owners). As discussed in connection with the Regional Housing Needs Allocation process (Tables H-2, H-3, H-48), the needs of 33 extremely low income households have been added to the current population baseline for purposes of the Housing Element planning period of February 15, 2015 to February 15, 2023. In summary, the housing needs of extremely low income households are addressed through the provision of non-traditional and affordable housing (e.g., shared living arrangements, single room occupancy and government-assisted housing), requiring deeper subsidies in combination with supportive services.

SECTION IV: OPPORTUNITIES AND CONSTRAINTS

Market Constraints: The main constraint to providing affordable housing in Buellton is the ability for a developer or a potential owner of an affordable home to obtain financing. With the changes in the lending services, more money has to be placed as a down payment and/or the borrower's credit rating must be much higher than was required in the past.

Government Constraints: Several sources, including the 2009 Housing Element, the State of California, and the local Home Builders Association of the Central Coast, have identified various governmental constraints to producing affordable housing. These constraints include: (i) cost inefficient and unpredictable permit processes; (ii) counterproductive and inflexible development standards; (iii) burdensome fees and untimely collection; and (iv) under-zoned properties and inadequate densities.

a. Existing Permit Process. The City's permit process is codified in Chapter 19.08 of the Buellton Municipal Code and provides for three levels of approval, listed in order of processing time and complexity (from least to most with approximate time frames): (i) approvals by the Zoning Administrator (i.e., Planning Director) for Zoning Clearances, Minor Use Permits and Development Plans (one to six months); (ii) approvals by the Planning Commission for Development Plans and Conditional Use Permits (three to twelve months); and (iii) approvals by the City Council when projects entail tentative maps, zone changes or other legislative acts (six to 18 months). Noticed public hearings are required for all land use approvals except Zoning Clearances. Permit requirements for different residential uses are listed in Table H-40. If more than one type of permit is required for a project, the permits will be processed concurrently. Many of the residential uses require a Development Plan, which is reviewed by the Planning Commission. The findings required for a Development Plan, Minor Use Permit, or Conditional Use Permit include that the site is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed, adverse impacts are mitigated, streets are adequately designed, public services are adequate, project conforms with the general plan and community design guidelines, the project will not conflict with any easements and will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood. AHOZ projects that conform to the following criteria are allowed by Zoning Clearance under the jurisdiction of the Planning Director: (i) the Residential Project consists of no more than twenty-five (25) units per acre (inclusive of density bonus units) on sites with an underlying zone district of general commercial (CR) or residential multifamily (RM); and (ii) the physical attributes of design conform to the development standards of the underlying zone district (i.e. building height, lot coverage, setbacks, etc.) and adopted community design guidelines of the city.

Table H-40 displays the typical processing time frame for discretionary projects for residential projects processed since 2009. It is not uncommon for projects to take three years or longer to obtain entitlements in Santa Barbara County. Comparatively speaking, Buellton has a far less onerous system relative to duration of process. As shown in Table H-40, the time required to process discretionary land use applications ranges from nine to 21 months, with an

average of 15 months. However, there were no single family subdivisions or condominium projects processed during this time. In fact, only two residential projects were processed since the last Housing Element was approved.

Table H-40: Existing Buellton Permit Requirements

	RESIDENTIAL ZONE DISTRICTS				NON-RESIDENTIAL	
	RS	**RM**	**PRD**	**MHP**	**CN/CR**	**CS/M**
Agricultural Employee Housing, 6 or fewer persons	A	A	A	A		
Agricultural Employee Housing, 7 or more persons	MUP	MUP	MUP	DP		
Affordable Housing Overlay-Residential					A, DP, or CUP	A, DP, or CUP
Caretaker Housing	MUP	MUP	MUP	MUP		MUP
Condos, Co-ops & Apts		DP, A	DP, A		CUP	
Duplexes		DP, A	DP, A		CUP	
Dwellings - Mixed Use		DP			DP	DP
Emergency Shelters		CUP			A	CUP
Mobile Home Parks				DP		
Mobile Homes	A	DP, A	DP, A	A	CUP	
Multifamily Dwellings		DP, A	DP, A		CUP	
Res. Care Homes < 7	A	A	A	A		
Res. Care Homes > 6	MUP	MUP	MUP	DP		
Secondary Dwellings	A				CUP	
Shared Living Arrangements	A	A	A	A		
Single Family Dwellings	A	A	A		CUP	
Special Needs Housing	CUP	CUP	CUP	CUP	CUP	CUP

Source: City of Buellton, Planning Department, Title 19 (Zoning) of the Buellton Municipal Code.

1. Notes:

1. Discretionary approvals consist of the following: DP – Development Plan; CUP – Conditional Use Permit; MUP – Minor Use Permit.
2. Ministerial (Zoning Clearance) approvals are denoted by the letter "A".

Table H-41: Typical Permit Processes

	DISCRETIONARY APPROVAL		PROCESSING TIME	
	Filing Date	**Final Approval**	**Months**	**Mean**
Apartments & Mixed Use				
Meritage Senior Living Project*	01/5/12	10/24/13	21	
Buellton Apartments	12/10/12	9/12/13	9	
Subtotal				15
Total – All Projects				**15**

Source: City of Buellton, Planning Department, Projects submitted from January, 2009 through April, 2014.

Note: Discretionary Approval includes, as applicable, Tentative Tract Map, Development Plan, Conditional Use Permit or equivalent. The types of discretionary approvals vary from project to project but are typically processed concurrently.

*The Meritage Senior Living Project consisted of assisted living, a skilled nursing building, a memory building, and independent senior apartments.

b. <u>Fees and Improvements</u>. Various fees and off-site improvement requirements are levied by the City (as well as other agencies) to cover processing costs, provide services and construct facilities such as utilities, schools and supporting infrastructure. These fees and public improvements are assessed through a pro rate share system based on the magnitude of the project's impact or the extent of benefit that will be derived. Table H-42 provides a comparative analysis of fees charged for hypothetical single and multiple family projects. Comparatively speaking, the fees charged by the City of Buellton are some of the lowest charged for single family and multi-family development elsewhere in the County. The City has not increased fees since the last Housing Element was adopted. The fees shown in Table H-42 include building department fees. The City of Buellton contracts with the County of Santa Barbara for building department services. The increase in Buellton fees is due to an increase in the County's building department fees. Differing rates between communities can be explained by a number of possible factors including capital cost recovery for newly constructed infrastructure, scales of economy in larger jurisdictions, different fees for development impacts, etc. Buellton's development impact fees seem to be significantly less than in other areas. The City's traffic fee is significantly lower for senior or affordable units. The City's park fees are not required for residential projects that do not have a Tentative Map. This doesn't include school fees, which are similar in all areas. The City's on and off-site improvement requirements generally follow Public Works Standards utilized by the County of Santa Barbara (i.e., street widths, curbs, gutters, sidewalks, etc.). Improvement costs are not extraordinary. The right-of-way for residential streets is required to be at least 56-60 feet wide. Landscape standards are also comparable to other cities in the County. Multi-family residential zones are required to have at least 40% open space and single family residential sites are required to have 50% of the front yard area be landscaped. The landscape requirement for mixed use projects in general commercial zones is much less at 5%. Insofar as

the inventory of land potentially available for residential development is located within an existing urbanized area, improvements costs will likely be less than those incurred in rural and suburban-fringe locations.

Table H-42: Fee Comparisons

	TOTAL FEES AND EXACTIONS					
	Single Family			Multiple Family		
Jurisdictions	**City Fee**	**Schools**	**Total**	**City Fee**	**Schools**	**Total**
Santa Barbara	$ 15,428	$ 6,400	$ 21,828	$ 4,931	$ 2,520	$ 7,451
Santa Maria	$ 20,801	$ 6,720	$ 27,521	$ 11,088	$ 2,520	$ 13,608
Lompoc	$ 19,314	$ 6,400	$ 25,714	$ 13,509	$ 2,400	$ 15,909
Buellton	$ 5,476	$ 6,720	$ 12,196	$ 3,545	$ 2,520	$ 6,065
Unincorp. County	$ 8,015	$ 6,500	$ 14,515	$ 5,725	$ 2,438	$ 8,163
Mean	$ 13,807	$ 6,548	$ 20,355	$ 7,760	$ 2,480	$ 10,239
Median	$ 15,428	$ 6,500	$ 21,828	$ 5,725	$ 2,520	$ 8,163

CITY OF BUELLTON – PROCESSING FEES ONLY			
Environmental		**Land Use Entitlement**	
Staff Prepared Mitigated Negative Declaration	$2,960	Zoning Clearance*	$45
Staff Prepared Negative Declaration	$445	Development Plan (Prelim.)	$3,900
Consultant EIR/Mitigated Negative Declaration	5% of contract	Development Plan (Final)	$1,000
Policy Document Amendment		Development Plan (Combined)	$4,500
General Plan Text	$2,700	Conditional Use Permit (Major)	$3,900
General Plan Map	$6,400	Conditional Use Permit (Minor)	$1,000
Zoning Ordinance Text	$2,700	Variance	$1,600
Zoning Ordinance Map	$6,400	Specific Plan	$8,700
Miscellaneous		Annexation	$8,700

Home Occupation Permit*	$25	Appeals	$660
Minor Temporary Use Permit*	$155	Time Extension*	$390
Major Temporary Use Permit*	$480	Permit Modification	$1,000
Sign Permit*	$390		
Permit to Correct a Zoning Ordinance Violation	$270	**Subdivision Maps**	
Certificate of Compliance*	$500	Lot Line Adjustment	$3,000
		Tentative Parcel Map	$3,600
		Tentative Tract Map	$4,600
		Final Map	$3,600

CITY OF BUELLTON – DEVELOPMENT IMPACT FEES ONLY			
	Single Family Residential	Multi-Family Residential	Senior/Affordable
Traffic Fees**	$466 per unit	$278 per unit	$105 per unit
Park Fees***	$2,068.44 per unit	$2,068.44 per unit	n/a
Water Connection Fees	$3,640 per unit	$3,640 per unit	n/a
Sewer Connection Fees	$2,640 per unit	$2,420 per unit	n/a

Source: City of Buellton, Planning Department, Planning and Engineering Fee Schedules, October 2006 and Survey completed by Planning Department Staff in December 2008.

Note: Fees are generally a deposit. Any further costs incurred during processing are required to be paid.

*This is a one time fixed fee, not a deposit.

**There is a lower fee for residential units that are senior or affordable units. The other development impact fees do not have a specific fee for senior/affordable units.

***Park fees are only required for residential projects that have an approved tentative map. If multi-family residential projects do not have a tentative map, they would not pay a park fee.

c. <u>Development and Building Standards</u>. As is typical for most California jurisdictions, Buellton has adopted a variety of development standards for all of its zone districts. These standards are codified in Title 19 of the Buellton Municipal Code and include requirements for lot area, off-street parking, lot coverage, density, building height and setbacks. These requirements are shown in Table H-43. With the exception of density (discussed below), the City's development standards are not dissimilar to those imposed in other Santa Barbara County jurisdictions. Of the eight zone districts that allow residential construction, two of the non-residential zones (CR and CN) provide the most flexibility as far as setbacks and parking reductions. Separate and apart from the Zoning Ordinance, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. By law, the City is required to adopt the CBC. By operation of the Municipal Code, the City adopts the CBC concurrent with its adoption by the County of Santa Barbara. Since its incorporation in 1992, the City has not initiated changes to the CBC on its own. Such changes, if any have been made, are wholly the result of the County.

TABLE H-43: ZONING STANDARDS	MINIMUM LOT AREA (Sq.Ft.)	OFF-STREET PARKING (Spaces)	LOT COVERAGE		MAXIMUM DENSITY (DU/Acre)	HEIGHT LIMIT (Feet)
			Dwelling Units	Open Space		
RS Single Family Res.	6,500	2 Covered	None	None	6.7	35
RM Multifamily Res.	10,000	1-3 (Varies)	30% Net	40% Net	16	35
PRD Planned Res. Devt.	None	1-3 (Varies)	50% Net	40% Net	8 (Varies)	35
MHP Mobilehome Park	43,560	2.3	60% Net	15% Net	7	25
CR General Commercial	None	1-3 (Varies)	None	None	10	35

	SETBACKS					
	Front	Side	Street Side	Rear	Interior	Parking
RS Single Family Res.	20 Ft.	10% of Lot Width (5 Ft. Min. & 10 Ft. Max.)	20% of Lot Width (No Less than 10 Ft.)	25 Ft. (15 Ft. if Rear Yard Street Access Denied	5 Feet	Same as All Other Setbacks
RM Multifamily Res.	20 Ft.	10 Feet	20% of Lot Width (No Less than 10 Ft.)	10 Feet	5 Feet	5-15 Feet (Varies)
PRD Planned Res. Devt.	Determined by Development Plan					
MHP Mobilehome Park	10 Ft.	5-10 Feet (Varies)	15-20 Feet (Varies)	10 Feet	10 Feet	None
CR General Commercial	None	None	None	10% of Lot Width (25 Ft. Next to Res.)	5 Feet	None

SOURCE: City of Buellton, Planning Department, Title 19 (Zoning) of the Buellton Municipal Code.

d. <u>Density</u>. As shown in Table H-44, the City's Zoning Ordinance provides for maximum residential densities ranging from six dwellings per acre for single family zones to 25 dwellings per acre on sites with an Affordable Housing Overlay (AHOZ). As shown in Table H-45, almost all residentially zoned properties have been developed to approximately 75% of their allowed density. The exceptions have been the two AHOZ projects as noted in Table H-45. Moreover, the as-built density of single residential neighborhoods totals less than five dwellings units per acre. This particular statistic magnifies the disparity between land use designations (and emphasis placed on low density single family) as provided in the City's General Plan. This disparity is further reflected in comparative data that shows Buellton (along with Solvang) as having the least residential density of all Santa Barbara communities (Table H-46). The City's land use policies allow density of up to a minimum of 25 units per acre on the AHOZ sites. The more recent residential developments do have higher densities. The highest densities occur in the Juliette Walk project and Buellton Apartments, on AHOZ sites, and the Vintage Walk project, a mixed use development on the Avenue of Flags.

Table H-44: Residential Density

Zoning	Maximum Density
Single Family (RS)	6 units/acre

Multi-Family (RM)	16 units/acre
Affordable Housing Overlay Zone (AHOZ)	25 units/acre**
Planned Residential Development (PRD)	8 units/acre
Mobile Home Park (MHP)	7 units/acre
Commercial (CR, CN)	15 units/acre (existing) 8 units/acre with a 100 unit limit (proposed)
Industrial (CS, M)*	5 unit/acre

*Live-Work/Work-Live Units

**The density in the AHOZ is a minimum density, not a maximum density as is used in all other zones in the City.

Table H-45: Land Use Intensity

	NO. OF DWELLINGS		CALCULATED INTENSITY	
	Actual	**Potential**	**Capacity**	**Density**
Oak Creek Hillside	9	84	11%	1.09
Sycamore Ranch North	22	67	33%	2.20
Sycamore Ranch NW	28	81	35%	2.33
Ballard Canyon	43	86	50%	3.33
Thumbelina	192	233	82%	3.59
La Pita Hillside	51	92	56%	3.59
Calor - La Lata	217	224	97%	4.21
Twin Oaks	28	30	92%	5.01
Sycamore Ranch	128	171	75%	5.03
Oak Creek	48	61	78%	5.25
Meadow Ridge	145	183	79%	5.30
Central Avenue	83	112	74%	5.43
Rancho De Maria	169	227	75%	5.97
Ranch Club	232	256	91%	6.35
River Grove	86	91	95%	8.38
Zaca Street	26	44	60%	8.47
West Highway 246	38	53	72%	9.38
Juliette Walk (AHOZ)	44	58	76%	24.7
Valley Station	43	47	91%	7.5
Vintage Walk	17	8	213%	21.25
Burgundy Hills	28	46	61%	7.18
Golden Meadows	20	21	95%	11.17
Central Avenue Condos	10	10	100%	12

Buellton Apartments (AHOZ)	62	62	100%	25
Total	1,769	2,346	75%	7.65

Source: County of Santa Barbara, Assessor's Office, Parcel Data Base, Roll for 2013.

2. Notes:

1. Capacity defines the percent to which property has been developed according to its underlying zone classification and is computed as follows: Actual Units Developed/Total Allowed Units.
2. Density defines the number of dwellings units developed per acre of gross land, except for AHOZ projects.. Section 19.16.013(B)(1) of the Buellton Municipal Code states that the density for AHOZ projects is based on net buildable area.

Table H-46: Population and Housing Density

	TOTAL COUNT		DENSITY (Per Sq. Mile)	
	Population	**Dwellings**	**Population**	**Dwellings**
Solvang	5,363	2,522	2,234.6	1,050.8
Buellton	4,893	1,856	3,262	1,237.3
Lompoc	43,314	14,594	3,702.05	1,247.4
Santa Maria	101,103	28,525	4,513.5	1,273.4
Goleta	30,202	11,508	3,823.04	1,456.7
Guadalupe	7,144	693	5,495.4	1,453.8
Santa Barbara	90,385	38,393	5021.4	2,132.9
Carpinteria	13,442	5,555	5,170	2,136.5
Unincorporated County	137,552	49,890	n.a.	n.a.

Source: State of California, Department of Finance, Population and Housing Estimates, January 2014.

e. <u>Affordable Housing Ordinance</u>. A comprehensive Affordable Housing Ordinance ("AHO") was adopted by the City Council on September 12, 2002. The Ordinance broadened density bonus, inclusionary housing and replacement housing provisions beyond the minimum prescribed by State law. The single most important feature of the Ordinance is the

requirement that at least 15% of all new residential units constructed within the City be comprised of affordable housing for persons and families of low and moderate income. While this inclusionary requirement could potentially serve as a constraint to new construction, it is offset by the open-ended structure of density bonuses embodied in the AHO that enables projects within the City to be built at whatever threshold the City Council, at its discretion, deems appropriate to accomplish affordable housing and revitalization objectives. This innovation was immediately applied in the Council's subsequent approval of Vintage Walk two weeks following the Ordinance's adoption. In approving Vintage Walk, the Council granted a density bonus in excess of 100%, allowing a mixed-use project at a density of 21 units per acre, well above the zone district limit of 10 units per acre. In exchange, six of the 17 total units were dedicated as affordable housing equal to 35% of the total. Another project which provided inclusionary housing units, but did not take advantage of any of the other incentives, is the Valley Station project. This project consists of 36 single family units and 7 affordable multi-family units. In addition, since adoption of the inclusionary housing program during the prior Housing Element cycle, the City has produced the following housing units under this program (does not include any AHOZ projects):

- 75 total units (60 market rate, 7 very low, 6 low, 2 moderate)

In the time period prior to adoption of the inclusionary housing ordinance (1993-2001), Buellton's growth rate was 15%. After adoption of the ordinance (2002-2008), Buellton's growth rate was 20%. Buellton's growth rate from 2008-2014 was less than 1%. Other cities have experienced similar low growth rates in recent years. The housing numbers and growth rate show a steady production of housing units both before and after the adoption of the inclusionary housing ordinance.

f. <u>Affordable Housing Overlay Zone</u>. An Ordinance establishing an Affordable Housing Overlay Zone (AHOZ) on nine sites in Buellton was approved in October 2005. The sites have an underlying zoning designation of commercial or industrial. The AHOZ allows a residential project to be developed on the property. The project must have at least 25 units per acre and 20% of the units must be designated for households with low, very low, or moderate incomes. One of the sites was approved and constructed. Juliette Walk is a for sale condominium project that consists of 44 condominiums. Four of the condominiums are for households with very low incomes and three of the condominiums are for households with low incomes. Another site was approved, but has subsequently expired prior to construction. Polo Village is a 53 unit rental apartment project. The units will consist of one and two bedroom units. Five of the units will be for households with very low incomes, three units will be for households with low incomes, and three will be for households with moderate incomes. This project was approved in April 2008 and expired before it was constructed. A third site was approved. Buellton Apartments is a 62 unit rental apartment project. The units will consist of one, two, and three bedroom units. Five of the units will be for households with very low incomes, four units will be for households with low incomes, and the remainder since they are apartments, would qualify as moderate income units.

AHOZ Sites I and II are the two largest sites in the AHOZ. They are 17.10 and 15 acres and have the capacity for 428 and 375 units respectively. This could be a deterrent to the development of affordable housing for extremely low and low income households. This is because most assisted housing developments utilizing State or federal financial resources include 50 to 150 units. However, these sites could be subdivided or a specific plan could be approved for the sites. These tools would allow the sites to be configured for smaller projects if a developer felt that was appropriate. As provided in Program 1, the City will encourage and give favorable consideration to such land divisions in the interest of facilitating the development of affordable housing.

In the period since the AHOZ ordinance was adopted (January 2005 through July 2014), more housing units have been entitled under the AHOZ program than the City's inclusionary housing program (Source: City of Buellton General Plan Annual Reports to State HCD). Although, 53 of these units are part of the Polo Village project, which expired in April 2014.

- AHOZ Program: 159 total units (37 market rate, 14 very low, 10 low, and 98 moderate)
- Inclusionary Program: 75 total units (60 market rate, 7 very low, 6 low, and 2 moderate)

g. <u>Design Review</u>. Community Design Guidelines were adopted by the City of Buellton in November 2005 and apply to all new development in the City. These Guidelines set forth clearly defined standards for site design, architecture, parking and driveways, landscaping, lighting, signs and utilities. They also provide four different architectural styles that are permitted in the City. The Guidelines prescribe the process by which the standards are invoked, contain generous graphics to illustrate intended outcomes and reserve onto the Planning Commission and City Council the right to waive the standards when warranted. Unlike other County jurisdictions which defer design review to separately appointed decision making bodies, Buellton's Guidelines are melded into the overall permit process; that is, projects are evaluated for consistency with the Community Design Guidelines in connection with the permits and approvals otherwise required for a particular project. In short, the Guidelines provide definitive standards to guide applicants, do not compound or protract entitlements by adding a separate review requirement and grant flexibility to decision makers in determining how and when they are applied.

<u>Development Capacity</u>: Development capacity is a function of land availability, use designations and environmental thresholds. As discussed in Part Two, Section V, the City has a land inventory sufficient to yield a total of 1,692 units under zoning. This includes units on residential zoned land (vacant and underdeveloped land), AHOZ sites, and non-residentially zoned land (as part of a mixed use project). From an environmental vantage point, the City's General Plan EIR anticipated build-out at a total of 3,575 units. Deducting for units already built (1,856), units under construction (0) and projects with entitlements (62), the City's residual land use capacity is 1,657 units. In December 2008 the City Council expanded the mixed use regulations to CN, CS, and M zoned land. This removed some limitation on the development of future mixed use projects.

Table H-47: Development Capacity

	NO. OF DWELLINGS		
	Baseline	**Gen. Plan Capacity**	**Balance Available**
Total Dwelling Units - January 1, 2014	1,856	3,575	1,719
Development Potential	**Baseline**		
Under Construction	0		0
Entitled Projects	62		62
CR, RM & RS Zones	1,692		1,692

Source: January 1, 2014 Baseline: (i) State of California, Department of Finance, Population and Housing Estimates, 2014. January 1, 2014 General Plan Capacity: City of Buellton, General Plan EIR, September 29, 2005.

Note: See Tables 44 – 48 for calculations and explanation of: (i) units Under Construction and Entitled Projects; and (ii) Development Potential.

Public Infrastructure. As noted in Part Two, Section V, the City's RHNA allocation is 275 housing units. Based on the Buellton General Plan 2025, the City has adequate water and sewer capacity to meet expected build-out in 2025 (an approximate population of 6,100). This population increase equals an additional 431 dwelling units (2.8 persons per dwelling unit). Therefore, the City has the infrastructure and capacity to serve the 275 unit RHNA allocation. Dry utilities, such as power and gas, are available to all designated sites.

- The entire City was analyzed in the Final EIR for the General Plan Update-Land Use and Circulation Elements (August 4, 2005). Impacts of a general nature were identified City-wide and standard mitigation measures for all projects were adopted. Each particular parcel is required to undergo specific environmental review pursuant to CEQA in order to address site specific impacts and mitigation. However, major site constraints, such as flood areas and habitat areas, are included with the 2005 Final EIR. All utility infrastructure and capacity are available to the identified parcels.

The following provides a brief analysis of public infrastructure and its relationship to the Housing Element.

a. Public Services. Police protection in the City of Buellton is furnished under contract through the County of Santa Barbara Sheriff's Department. A Sheriff substation is located within the Buellton Civic Center complex at 140 W. Hwy 246. The present level of service entails a full time deputy with backup support on an "as needed" basis. Additional police protection is available through all Santa Barbara County law enforcement agencies by virtue of City membership in the State of California County Law Enforcement Region 1-A Mutual Aid Agreement. Fire protection is furnished by the Santa Barbara County Fire Department and is funded through a special countywide district. Station 31, also located in the Buellton Civic Center complex, serves the area. The station is equipped with two fire engines, a brush truck and

hazardous material tractor/trailer vehicle. The station employs twelve full-time staff with four on-duty at all times (including one paramedic/fire fighter). Future residential development would increase the need for additional public safety protection and may require improvements to existing facilities or increases in staffing and equipment. However, no major constraints are known to exist that would impede a required expansion of services.

b. Traffic and Transportation. The City's Circulation Element establishes a standard for a Level of Service (LOS) LOS C or better for all intersections but accepts lower LOS during peak traffic times. At present, all intersections operate within established guidelines, however several intersections are forecasted to operate at an unacceptable LOS D or worse at City buildout in 2025. Santa Barbara County's Congestion Management Plan (CMP) sets standards for environmental review of projects that generate a total trip increase of 50 peak hour or 500 daily trips. Through the City's development review process, future residential development projects will be required to maintain consistency with General Plan Circulation Element policies and all other applicable guidelines and regulations related to alternative transportation. Furthermore, proposed projects would be required to conform to site-specific traffic and safety regulations that specify adequate emergency access measures. Transportation deficiencies, if any were found to exist, would be offset through a combination of development fees, project design and off-site improvements.

Utilities and Service Systems. The City's water is obtained from two primary sources: (i) Groundwater - four wells that draw from the Santa Ynez River Underflow and one that draws from the Buellton Upland Groundwater Basin; and (ii) State Water - entitlement to 578 acre-feet per year ("AFY") of water from the State Water Project. The City had an average delivery of approximately 1,220 acre-feet over the last four years (2010-2013). Over the next five years, the City has the supply necessary to deliver 2,900 acre-feet of water annually during the normal weather years through a combination of City-owned wells (via groundwater supply - Santa Ynez River Underflow/Buellton Uplands) and State Water Project entitlements, compared to 1,371 acre-feet delivered in 2008. Over the next five years, during single dry years, total projected City water supplies are 2,300 acre feet and during multiple dry years, 1,840 acre-feet (based on a 20% reduction). In summary, water demand (1,737 acre-feet per the 2005 General Plan Update EIR) from General Plan build-out is roughly 100 acre-feet below the estimated supply from all sources during multiple year drought conditions. Overall capacity of the City's existing wastewater treatment facility is 650,000 gallons per day ("gpd"). The city currently treats an average of 500,000 gpd of wastewater. The City's Wastewater Treatment Plant Facilities Evaluation (Wallace Group in conjunction with Kennedy/Jenks Consultants, September 2007) states that the City's treatment plant facilities are adequate to meet existing wastewater flows and projected wastewater flows for the year 2027, however plans for expansion will need to be considered once the wastewater treatment plant capacity reaches 75%. The protection of water quality in the region is under the jurisdiction of the Regional Water Quality Control Board, Central Coast Region (RWQCB) that sets standards for water contaminant levels by way of adopted Basin Plans. Through the City's development review process, future development projects are required to maintain consistency with the Basin Plan as well as City standards. In summary, the city is at a transition point where existing facilities are nearing their capacities in water, sewer or storm

drain systems and require further evaluation. Facility improvement fees and associated mitigation measures would be required on a project-specific basis to offset associated impacts. Pursuant to California Government Code 65589.7 and as stated in Program No. 5 of the city's Public Facilities and Services Element, a priority is granted for the provision of water and sewer services to proposed developments that include housing affordable to lower income households.

c. Solid Waste Disposal. Solid waste disposal and material recycling for the City is provided by Marborg Industries of Santa Barbara. Waste is ultimately disposed at Tajiguas Sanitary Landfill, located approximately 15 miles southeast of the City of Goleta. The landfill serves waste disposal needs for the unincorporated areas of the south coast of Santa Barbara County, the City of Santa Barbara, Santa Ynez Valley and the Cuyama Valley. The landfill has a permitted peak throughput of 1,500 tons per day. On August 13, 2002, the Santa Barbara County Board of Supervisors approved an expansion of the Tajiguas Landfill in order to extend its waste disposal capacity. The expansion allows for approximately 8.2 million cubic yards of additional capacity. Because of increased recycling and reduced trash disposal, the landfill currently has waste disposal capacity for at least 12 years. In addition, the County is currently reviewing a Resource Recovery Project for the landfill. If approved, this facility would extend the capacity of the landfill. New residential development will produce solid waste at a rate of approximately 2.2 pounds per resident per day. However, this growth factor (and the corresponding eight-year time horizon of the current Housing Element planning cycle) is well within the 12-year capacity at Tajiguas.

d. Schools. The City's school-aged population is served by the Buellton Union School District and Santa Ynez Valley Union High School District. The Buellton Union School District operates Jonata Middle School and Oak Valley Elementary School, both located in the City of Buellton, with current enrollment capacities of 192 and 447 students, respectively. The Santa Ynez District operates Santa Ynez High School located near the neighboring community of Solvang with a design capacity of 959. Both Districts are at or near their designed capacity and rely upon portable classroom facilities to accommodate expanded enrollment. All developers are required to pay school impact fees to offset the need for new facilities. Under Section 65995(3)(h) of the California Government Code (Senate Bill 50, chaptered August 27, 1998), the payment of statutory fees "…is deemed to be full and complete mitigation of the impacts of any legislative or adjudicative act, or both, involving, but not limited to, the planning, use, or development of real property, or any change in governmental organization or reorganization."

Transient Occupancy: The City's inventory of hotel and motel properties totals 591 rooms. Of this total, 178 rooms are located along Avenue of Flags. Approximately one-half of these rooms are believed to be occupied as primary residences; most by target income groups and many by farmworker households. While these rooms may serve as a source of affordable housing, their use is contrary to underlying zoning and could potentially impede revitalization efforts on the Avenue of Flags. On the other hand, aggressive enforcement under the City's land use police powers may have the unintended consequence of displacing persons with limited means of finding replacement housing. One approach toward solving this dilemma is to amend the City's Zoning Ordinance by: (i) establishing the limit of what constitutes transient occupancy; (ii)

establishing an amortization schedule for converting non-conforming uses, linked to change of occupancy by current resident occupants; (iii) instituting relocation assistance payments for resident occupants displaced by actions of the owner; and (iv) instituting an amnesty program, allowing a limited number of motels rooms to be used for limited residential purposes in furtherance of Housing Element goals.

Energy Conservation: Energy efficiency is important not only for conserving natural resources, it has the added benefit of keeping incidental housing costs in check. It also has public policy ramifications relative to underwriting the cost of providing affordable housing. As noted in Part Two, Section II, and codified in Title 25, Section 6920 of the California Code of Regulations, utility expenses are part of the formula used in computing of maximum rents and sales prices that may be charged for housing that is made available to target income groups. High utility costs translate to lower the rent and price thresholds, which in turn result in larger financial gaps between market rate and affordable housing. Simply put, as residential energy costs rise, housing affordability declines. As such, it is in the shared interest of the consumer and City to promote energy conservation. In this regard, there are three principal means by which to promote efficient use of energy resources: (i) by building regulation; (ii) by land use practice; and (iii) by education and inducement.

a. Building Regulation. As earlier noted, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A component of the California Building Code is Title 24 of the California Code of Regulations that prescribes minimum energy conservation features and requires the adoption of energy budgets for all new development. Beyond the requirements of the CBC (particularly in regard to existing homes), the City has the opportunity to promote energy conservation as a condition of receiving financial assistance for housing rehabilitation programs it may choose to underwrite. One such approach would be to employ the standards prescribed in the Code of Federal Regulations (24 CFR 39.7). Property improvements undertaken pursuant to 24 CFR 39.7 encompass: (i) exterior weatherization consisting of weather-stripping, caulking and water heater insulation blankets; (ii) interior weatherization consisting of attic insulation, duct wrap and flow restrictors for showerheads and sink aerators; (iii) energy-efficient retrofit consisting of water saver toilets, wall insulation, floor insulation, space conditioning equipment, set back thermostats, pipe insulation, electronic ignition of forced air furnaces and gas cooking appliances; and (iv) energy-efficient lighting.

b. Land Use Practices. The goal of promoting compact development has continued relevance in the Housing Element update, in particular, mixed use development policies that foster smart growth principles by: (i) creating affordable housing near employment, thereby reducing automobile dependency; and (ii) concentrating growth in existing urbanized areas, thereby maximizing existing infrastructure.

c. Education and Inducement. According to Pacific Gas and Electric Company, 44% of residential energy costs is attributed to heating and cooling systems, 33% is attributed to lighting and appliances, 14% is attributed to water heaters and 9% is attributed to refrigerators.

PG&E further notes that residential consumers can realize significant savings by a variety of relatively simple practices including insulating water pipes, weather stripping, cleaning refrigerator coils, using compact fluorescent light bulbs, repairing leaky faucets, sealing heating and cooling ducts, servicing furnace filters and installing programmable thermostats. To both assist and incentivize consumers to conserve, PG&E offers a variety of programs; most notable, energy audits, performance incentives, equipment rebates, design and construction assistance, and technical advice. The City routinely distributes information available through PG&E; however, City has not, however, actively promoted energy awareness programs either on its own or in concert with utility companies. The City can better leverage its own resources by including PG&E incentives in housing rehabilitation programs it may choose to underwrite.

Persons with Disabilities: The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). As noted in Part Two, Section III, the special needs of the disabled result primarily from their lower, fixed incomes, mental and physical impairments, health and dependent care needs and transit-dependency. The general housing needs of the disabled are not dissimilar to those possessed by the elderly; that is, the provision of congregate housing, secondary units, shared living arrangements and government-assisted housing. However, the special needs particular to disabled persons include accessibility for wheelchairs, railings, ramps and adaptive retrofit of interior living spaces. As also noted in Part Two, Section III, care educators and care providers emphasize the need for community assimilation, socialization and accommodations for shared, assisted and independent living arrangements.

a. Code Adaptations. As earlier noted, the City is subject to the California Building Code ("CBC") that establishes minimum standards for all classes of construction. A component of the CBC are regulations that implement the provisions of the Americans with Disabilities Act ("ADA"). In general, these regulations apply to all multifamily apartment and condominium buildings that contain three or more dwellings, along with special occupancy types such as lodging houses, congregate residences, homeless shelters, dormitories and time share dwellings. For these "covered" projects, a variety of accessibility routes and adaptable design features must be incorporated into all new construction. Examples of adaptable design features include backing for grab installation and removal base cabinets at the kitchen sink. Such features need not be installed until requested by an occupant. These requirements, along with all other CBC provisions, are aggressively enforced as part of the plan check and inspection process.

b. Reasonable Accommodations. At the request of a person with a disability, a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense) to reasonably modify existing premises if the modifications are necessary to

afford the disabled person full enjoyment of the premises. Section 19.08.160 of the City's Zoning Ordinance allows for an adaptive retrofit permit when modifications require an exception in development standards of the underlying zone district. The Zoning Administrator has jurisdiction over adaptive retrofit permits, except in the case where another part of the application requires Planning Commission or City Council review. In that case, the Planning Commission or City Council would have jurisdiction. A public hearing is currently required. It is recommended that the adaptive retrofit permit process be modified to allow a ministerial approval process by the Planning Director. In addition, in 2007, Section 19.04.190 was added to the Municipal Code. It requires developers of for sale single family and multifamily developments with five or more units to offer universal design features to prospective buyers.

c. Zoning and Other Land Use Regulations. There are other ways in which the City facilitates housing for persons with disabilities through its regulatory and permitting processes. The city allows some variation from the application of its parking standards. Section 19.04.140(F)(3) of the Zoning Ordinance titled "Uses Not Listed" would allow, for example, the reduction of parking spaces for a unique use such as a senior housing project or other special needs. In addition, Section 19.04.140(G) allows modifications to the parking requirements. All of the residential zones allow shared living arrangements with a zoning clearance. Shared living arrangements include supported living (e.g., in-home supportive services) and licensed community care facilities, which may be occupied without regard to familial status, disability or other population segment stipulated in fair housing statutes. The City does not restrict occupancy of unrelated individuals in group homes and a family is defined as "one or more persons occupying premises and living as a single nonprofit housekeeping unit". The Land Use Element of the General Plan does not restrict the siting of special need housing.

d. <u>Occupancy Standards</u>. The City's Zoning Ordinance does not distinguish between related and unrelated members of families and households, nor does it contain numeric limits on occupancy. Section 19.12.020 defines "family" as meaning: "…one or more persons occupying premises and living as a single nonprofit housekeeping unit, as distinguished from a group occupying a boarding or lodging house, hotel, club, or similar dwelling for group use. A family shall not include a fraternal, religious, social or business group. A family shall be deemed to include domestic servants employed by the family." Amendments to the Municipal Code were adopted in August 2006 that implemented many of the programs described in the previous Housing Element. These changes embodied changes to the inclusionary zoning requirements, replacement housing and density bonuses provisions to induce the production and promote the preservation of affordable housing. The AHO expressly provides the City with the right of first refusal to occupy deed-restricted units with income-qualified tenants and that preference be given in the order listed: (i) Displaced Persons whose dislocation involves a Residential Project within the city; (ii) Disabled Persons; (iii) population groups with special needs as identified in the city's Housing Element (e.g., handicapped, elderly, farm workers, and single family Households); and (iv) all other Very Low, Lower and Moderate Income Households. Within these categories, preference is also given to current residents of the City and priority will be assigned based on date of application.

Group Homes. Residential care facilities with six or fewer clients are allowed by simple zone clearance in all residential zones within the City. Facilities serving more than six clients are allowed by discretionary authority of the Planning Director through either a Minor Use Permit or Development Plan. As defined in Section 19.12.020 of the Buellton Municipal Code, the term "residential care home" means: "…facilities providing residential, social and personal care for children, the elderly, and people with some limits on their ability for self-care, but where medical care is not a major element." Residential care homes expressly include: "…children's homes, halfway houses, orphanages, rehabilitation centers and self-help group homes." In September 2006 a definition for "special needs housing" was added to Section 19.16.012 of the Municipal Code. "Special needs housing" means emergency shelters, transitional housing, single room occupancy units, farmworker housing, congregate care facilities and similar types of special living arrangements for persons and families who possess extraordinary housing needs by reason of economic, social, mental or physical disability." Special needs housing are allowed by conditional use permit in all zone districts. The development standards for projects requiring a conditional use permit shall be those that are specified for the underlying zone district where the project is located, provided, however, that such development standards may be modified or waived by development plan (as provided in Section 19.08.120.G.1).

SECTION V: DEVELOPMENT POTENTIAL

RHNA Allocation: The Regional Housing Needs Allocation ("RHNA") process is part of a statewide mandate to address housing issues related to future growth in the State. The needs assessment process sets numeric targets with the overriding goal of assuring an equitable geographic distribution of needs and responsibilities. The numbers are first generated by HCD and then refined by regional planning agencies in cooperation with local government. While the methodology takes into account land use and zoning, the numbers are not necessarily constrained by institutional limits. Consequently, it is not inconceivable that housing numbers assigned to a particular jurisdiction exceed its theoretical carrying capacity. The number assigned to the City of Buellton for 2014-2022 is 275, of which roughly 55% is assigned to target income groups (Table H-48). These numbers are about the same amount assigned for the planning period from 2007 to 2014. Table H-49 shows the units completed and currently entitled.

Table H-48: RHNA Allocation

		NO. OF DWELLINGS			
	1993 - 2001	**2001 - 2008**	**2007-2014**	**2014 - 2022**	**% Change From 2007-2014 RHNA Allocation**
Extremely Low	0	0	32*	33	(.01%)
Very Low	44	129	32*	33	
Lower	35	91	47	44	(48%)
Moderate	43	88	46	41	(48%)
Above Moderate	101	228	122	124	(47%)
Total	223	536	279	275	(48%)

Source: Santa Barbara County Association of Governments, RHNA Allocations for 1993, 2001, 2007, and 2014.
*Extremely low equals 50% of the very low income allocation.

Table H-49: New Construction

		SINGLE FAMILY			MULTIPLE	
	TOTAL UNITS	**Detached**	**Attached**	**2nd Units**	**2 to 4**	**5+**
Units Completed						
State DoF Estimate	11	1	11			
Miscellaneous	1			1		
Juliette Walk	11		11			
Under Construction						
Juliette Walk						
Miscellaneous						

Entitled Projects						
The Village Specific Plan	244*					
Buellton Apartments	62					62
Meritage Senior Living Project	92**					92

Source: California State Department of Finance, Population and Housing Estimates, 2009-20014. City of Buellton, Planning Department, Building Permit Issuances and Approved Projects List.

Note: Completed Units consist of: (i) units reported by the State Department of Finance constituting the difference between numbers for January 1, 2009 and January 1, 2014. Gray highlighting denotes projects, in whole or part, that may be counted toward RHNA goals for target income groups.

*The Village Specific Plan specifies a maximum number of residential units, but does not specify the type of units. The units may consist of single family, multi-family or assisted living units.

** The Meritage Senior Living Project consists of assisted living, a skilled nursing, building, a memory building, and 92 independent apartments for seniors.

Land Inventory: A detailed assessment of parcel data, coupled with field surveys, reveals a build-out potential of 1,692 dwellings on properties presently zoned for residential and mixed-use (Table H-52). This inventory includes: (i) AHOZ sites; (ii) vacant residential and non-residential (mixed use) sites; and (iii) under developed residential and non-residential sites. Some of the acreage is constrained by one or more land use or environmental factors including flooding, noise, slopes, access, land use compatibility and competing projects, but these have been factored into the analysis. Please refer to Part One, Section III (Adequate Sites) for a complete discussion. A map of these sites is provided in Figure H-2.

Table H-50: Total Potential Build-Out

Land Use Category	Housing Capacity
Vacant AHOZ Sites (25 units/acre)	1,278
Vacant Residential Sites	264
Vacant Mixed Use Sites	53
Underdeveloped Residential Sites	33
Underdeveloped Non-Residential Sites	64
TOTAL	**1,692**

Source: Part One, Section III (Adequate Sites), of this Housing Element (Table H-11).

Secondary Dwellings: Apart from vacant and underdeveloped properties, the City also has the capacity to accommodate over 700 secondary dwellings on properties zoned for single family residential uses. However, historically only one to two secondary dwelling units have been constructed per year. In May 2006 the City's Municipal Code was revised to allow secondary dwelling units on lots that are at least 6,500 square feet. Previously, lots had to be at least 7,000 square feet in order for an attached secondary dwelling unit to be permitted and at least 10,000

square feet for a detached secondary dwelling unit to be permitted. The City considers secondary units towards meeting its moderate income goals.

Special Needs Allocation: In May 2006, the Municipal Code was updated to include special needs housing as an expressly authorized land use (see Table 41) with the issuance of a CUP. Special needs housing includes emergency shelters, transitional housing, single room occupancy units, farmworker housing, congregate care facilities and similar types of special living arrangements for persons and families who possess extraordinary housing needs by reason of economic, social, mental or physical disability. According to Santa Ynez Valley People Helping People, there is a need for approximately 50-60 nights per year of emergency shelter needs for the Santa Ynez Valley. There are currently no emergency shelters in Buellton, however the residential motels serve as a common temporary source. In July 2010, the Municipal Code was updated to permit emergency shelters in the CR zone as an allowed use, transitional housing in the RM and RS zones as an allowed use. The update also included allowing emergency shelters to be permitted in the RM zone with a CUP and transitional housing to be permitted in the CR and CS zones with a CUP.

SB2 also requires that supportive housing be treated as a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone. Section 19.02.140(B) of the Buellton Municipal Code states that "Shared living arrangements, including supported living (e.g., in-home supportive services) and licensed community care facilities, may be occupied without regard to familial status, disability or other population segment stipulated in fair housing statutes (e.g.. individuals with Alzheimer's. AIDS/HIV, and homeless)". As shown in Table H-41, single family dwellings, as well as shared living arrangements are permitted with a Zoning Clearance. The regulations will be updated to allow transitional and supportive housing in all zones where residential uses are permitted.

SECTION VI: PERFORMANCE ASSESSMENT

Past Performance: As part of the update process, communities are required to assess the achievements realized under their current adopted Housing Element. The analysis is both quantitative and qualitative relative to specific numeric goals and defined actions set forth in the Element. Significant deviations between policy objectives and actual results lend insight into crafting policies and programs for the future. For Buellton, the existing adopted Housing Element contains both qualitative and quantitative measures; relevant programs are summarized below while housing production goals appear in Tables 53 and 54. Shortfalls in goal achievement along with programmatic ramifications are summarized below.

Programs – Adequate Housing Sites

Goal: Maintain adequate sites with appropriate zoning, development standards and public infrastructure to facilitate development of the broadest range of housing for all income levels and population segments sufficient to attain compliance with the City's fair share allocation of regional housing needs. This includes the 25 unit per acre AHOZ properties as shown in Table A-1.

Program 1 - Affordable Housing Overlay Zone (AHOZ). *The City will consider removing certain properties from its AHOZ program in accordance with the reduced housing goals of the 2007 RHNA allocation. The remaining AHOZ sites shall be able to accommodate a total of 785 residential units. The AHOZ sites shall continue to have a minimum density of 25 units per acre to ensure affordability. If any of those properties is developed with a non-residential project or any development that does not meet the requirements of the AHOZ, a comparable acreage shall be rezoned to the AHOZ designation to offset the loss. In addition, for AHOZ sites in excess of two acres, the City will encourage and give favorable consideration to land divisions and specific plans resulting in parcel sizes that facilitate the development of affordable housing projects in light of state and federal funding programs that typical favor projects of between 50 and 150 units. The City will facilitate the development of these sites for low income housing using the methods described in Programs 8 and 9 (Targeted Assistance and Public-Private Partnerships).*

The identification of the AHOZ sites to be removed will be determined as part of a comprehensive review and update of the City's zoning ordinance in 2016. At this time, it appears that the following three AHOZ sites are candidates for removal from this program (as identified in Table A-1):

1. *AHOZ Site III, 3.20 acres, 80 units (adjoins Highway 101)*
2. *AHOZ Site VII, 1.15 acres, 29 units (small, fragmented sites)*
3. *AHOZ Site XI, 4.04 acres, 101 units (100-year flood plain)*

Removal of these three sites would result in a capacity of 1,068 residential units which is above the minimum RHNA requirement of 785 residential units. The actual sites to be removed will be determined by the City Council in 2016 and the Housing Element will be amended concurrently with the zoning ordinance amendment to fully identify the adequate sites requirement of State Law.

Status: Objective not accomplished. The City has approved development on several of the existing AHOZ sites. Staff decided not to implement this program because if the development is built then sites would have to be added to the AHOZ.

Recommendation: Eliminate program from the 2015-2023 Housing Element.

Program 2 - Mixed Use Development. *The City Council shall review the mixed use concept, re-evaluate the density and establish a 100 unit limit for mixed use projects. Implement the updated mixed use regulations. Mixed use projects have the potential to provide 100 dwelling units (Tables A-3 and A-5). Fostering mixed-use development serves multiple objectives including: (i) implementation of the land use strategy set forth in the Avenue of Flags Urban Design Plan; (ii) recycling blighted and underutilized property; (iii) producing affordable housing; and (iv) promoting smart growth and new urbanism principles. If a limit for mixed-use residential units is established, the Housing Element will be amended to analyze the limit as a potential constraint on affordable housing, and if necessary, include programs to address the constraint. The limit will not become effective until or unless concurrent amendment of the Housing Element has been completed.*

Status: Objective accomplished. Chapter 19.18 of the City's Municipal Code was amended. A 100 unit limit for mixed use projects was not established.

Recommendation: Eliminate Program from the 2015-2023 Housing Element.

Program 3 - Secondary Units and Underdeveloped Multifamily Infill. *The City has the capacity to accommodate secondary dwellings on the majority of single family zoned lots. In addition, 33 multifamily units could be developed on existing under developed multi-family zoned parcels. Intensifying the development of under-built properties would provide for more efficient use of a limited land resource while dispersing affordable housing over a larger geographic area. The City shall: (i) maintain the current secondary unit regulations that allow secondary units on smaller lot sizes and exempts them from the inclusionary housing requirements; (ii) continue to provide a 2:1 density bonus for infill multifamily units up to a maximum increase of 50% above the base density; and (iii) continue to allow a reduction in development standards for infill multifamily units by discretionary review as an additional density bonus incentive under the current affordable housing regulations.*

Status: Ongoing. The City has maintained the secondary dwelling unit regulations and provides a density bonus and development standard reductions for multi-family development.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Program 4 - RHNA Allocation. *The City shall update its Affordable Housing Ordinance (AHO) to reflect the 2007-2014 RHNA allocation.*

Status: Objective not accomplished.

Recommendation: Restate and continue program in the 2015-2023 Housing Element. Revise it to reflect the 2015-2023 RHNA allocation.

Programs – Affordable Housing Supply

Goal: To provide a continuing supply of affordable housing to meet the needs of existing and future residents in all income categories.

***Program** 5 **- Inclusionary Housing** and Density Bonus.* *The City shall continue to implement the ordinance requiring a 15% inclusionary requirement for all residential projects (except for AHOZ projects which have a 20% inclusionary requirement). The inclusionary requirement shall be accomplished by on-site construction, payment of in-lieu fees, or equivalent actions prescribed in the AHO. The distribution of inclusionary units among target income groups shall be based on the apportionment of RHNA goals. The City shall also continue to implement its ordinance required density bonus requirements that are consistent with State Law and shall update the regulations as State Law changes.*

Status: Ongoing.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Program 6 – Affordable Housing Overlay Zone (AHOZ). *The City shall modify its AHOZ zones in accordance with Housing Element Program 1 and maintain the minimum 20% inclusionary housing requirement.*

Status: Objective not accomplished.

Recommendation: Eliminate the portion of the program that modifies the AHOZ zones. Restate and continue the portion of the program that maintains the 20% inclusionary requirement in the 2015-2023 Housing Element.

Program 7 - Secondary Dwelling and Infill Inducements. *As previously noted, the City anticipates that seven to 14 secondary dwellings would be constructed during the planning period. These units are affordable to moderate income and rents generally fall within the limits established in connection with the Federal Section 8 Housing Assistance Payments Program ("HAPP"). Secondary units are exempt by ordinance from inclusionary requirements in exchange for agreement by property owners to affirmatively market secondary units to income qualifying tenants under the Section 8 HAPP. In addition, the City shall seek grant funds and establish a rehabilitation/construction loan program to help defray development costs and induce production of secondary units. In exchange for rehabilitation/construction financing, owner/developers of secondary units shall be obligated to affordability covenants for a minimum of 10 years. In specific regard to multifamily infill projects, the City shall develop and implement a financial assistance program, subsidizing multifamily infill projects within the Buellton Improvement Project Redevelopment Area by refunding all tax increment derived from construction of affordable units, less pass through payments to other tax agencies.*

Status: Objective not accomplished. The City has not established a rehabilitation/construction loan program to help defray development costs and induce production of secondary units.

Recommendation: Restate the part of the program that relates to the rehabilitation/construction loan program for secondary units. Eliminate the part of the program that refers to projects in the Buellton Improvement Project Redevelopment Area because this no longer exists.

Program 8 - Targeted Assistance. *Past performance clearly evidence the need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low income and special needs populations (including extremely low income, farmworkers, disabled and homeless) where the needs are most acute. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from State, Federal and private sources. Locally, the most significant and immediately available resources include: (i) Redevelopment Housing Set Aside; (ii) City's Housing In-Lieu Fee Fund; (iii) HOME Investment Partnership Program; (iv) CDBG Program funding; and (v) County Housing Trust Funds.*

a. Resource Development. *To augment local funding sources, the City shall: (i) actively pursue grant and loan funding to finance the various housing initiatives listed in the Housing Element; (ii) work cooperatively with for-profit and non-profit housing sponsors to leverage resources (e.g., State and Federal tax credits); (iii) continue participation in the HOME Consortium, and CDBG Urban County and actively pursue CDBG funding for projects; (iv) assist with site identification and support applications for funding for farmworker housing such as the Joe Serna Jr. Farmworker Housing Grant Program; and (v) evaluate other local funding options and implement if deemed feasible. In specific regard to other local funding sources, the City shall expressly evaluate the following: (i) adoption of a non-residential linkage development fee; (ii) imposition of a real estate transfer tax; and (iii) dedication of transient occupancy taxes; (iv) CDBG Program funding; and (v) County Housing Trust Funds.*

b. ***<u>Redevelopment Agency</u>.*** *As a complimentary action to updating the Housing Element, the City shall amend the Redevelopment Plan and update the 5-Year Implementation Plan for the Buellton Improvement Project.*

c. ***<u>Housing Trust Fund</u>.*** *To align Redevelopment Plan and Housing Element policies, the City shall amend its current AHO, requiring that Housing Trust Funds expenditures be used to assist (as provided in the Ordinance) housing affordable to target income households in the same proportion as the Net RHNA housing need for each of income category represents of the total net RHNA need for extremely low, very low, low and moderate income; provided, further, that no less than 50% of the Fund shall be used to assist extremely low and very low income housing over the current ten year implementation period for the Buellton Improvement Project redevelopment area established and required pursuant to Health and Safety Code §33413.the higher apportionment of funds relative to the numeric needs possessed by these two income groups recognizes the deeper subsidies required to make housing affordable to extremely low and very low income households (and associated special needs population segments – farmworkers, disabled and homeless).*

d, ***Program Targeting.*** *To affirmatively further the needs of extremely low income households, the City shall amend its current AHO to: (i) acknowledge this particular population segment among the target income households served under the Ordinance; (ii) grant priority occupancy preference to extremely low income households (second only to displaced and disabled persons) in regard to placement in affordable housing developed under the Ordinance; and (iii) provide additional concessions and incentives in regard to the granting of density bonuses beyond those presently stipulated for very low income.*

e. ***Large Lot Development.*** *To facilitate the development of affordable housing on sites in excess of six acres, the City shall: (i) encourage the use of a specific plan process, in combination with land division, to create developable parcels supporting between 50 and 150 dwellings each; (ii) target the incentives identified in Program 9 for the development of such sites and notify residential builders and non-profit housing sponsors of these opportunities; and (iii) advertise the availability of such sites and development incentives in conjunction with the public hearing and annual review process described in Program 21.*

Status: Ongoing and objective not accomplished. The actions in item a and e are ongoing. The remaining items have not been completed.

Recommendation: Restate item a, eliminate everything in item b, and restate items c, d and e in the 2015-2023 Housing Element. Eliminate the Redevelopment Housing Set Aside funds as an available resource. Eliminate the references to the Redevelopment Plan and Buellton Improvement Project redevelopment area in item c.

Program 9 - Public-Private Partnerships. *The development of affordable housing, particularly for extremely low and very low income households, as well as populations with special needs, generally requires collaboration among multiple parties (e.g., developers, non-profit housing sponsors, local government, etc.). In this regard, the City's contribution can take one of a number of forms: (i) assisting in the review and preparation of concept drawings; (ii) analyzing development proforma and identifying gap financing; (iii) fast tracking the environmental review and entitlement permit process; (iv) utilizing the City's police powers to provide necessary land use and zoning; (v) supporting applications submitted to funding agencies; (vi) providing direct financial or development assistance; and (vii) employing the Redevelopment Agency to assemble land for development. Recognizing the collaborative nature of affordable housing development, the City shall undertake the following: (i) continue participation in the County HOME Consortium and CDBG Urban County and similar collaborative efforts to affirmatively further emergency shelter, transitional housing, single room occupancy units, shared living arrangements, supportive services and congregate housing needs outlined in the Consolidated Plan; (ii) conduct workshops and advise for-profit and non-profit sponsors of Key Development Sites selected for application of an AHOZ; and (iii) avail itself and offer all reasonable assistance to facilitate the development of affordable housing consistent with the General Plan and updated Housing Element, with particular emphasis on the needs of extremely low and very low income households and associated special needs population segments (e.g., farmworkers, disabled, etc.).*

Status: Ongoing. The City continues to confer with developers and non-profit housing sponsors on affordable housing opportunities.

Recommendation: Restate and continue program in the 2015-2023 Housing Element. Remove the reference to the Redevelopment Agency.

Programs – Housing Impediments

Goal: To remove impediments to the provision of affordable housing, group quarters, shared-living, and emergency shelters, and to provide accommodations for persons with disabilities.

Program 10 - Land Use Modifications. *The City shall amend its existing use regulations (codified at Sections 19.02.110 and 19.02.210 of the Municipal Code) to: (i) allow emergency shelters as an allowed use, which only requires a Zoning Clearance, in the CR zoning district and as a conditional use in the RM, CS, and M zoning districts; (ii) allow SRO and congregate units as an allowed use in the RM and CR zoning districts; (iii) allow transitional housing as an allowed use in the RS and RM zoning district and as a conditional use in the CR and CS zoning districts; and (iv) Allow farm employee housing as an allowed use with up to 36 beds in a group quarters or 12 units or spaces in the OS zone and a conditional use in all other zones. Emergency shelters shall be subject to the same development and management standards that apply to all other uses allowed within the CR zone. Transitional housing shall only be subject to restrictions that apply to other residential uses allowed within the RS and RM zones.*

Objective accomplished. Sections 19.02.110, 19.02.210, 19.02.310, 19.04.142, and 19.16.012 of the City's Municipal Code have been updated to include these provisions. Also, section 19.06.260 was added to the Municipal Code.
Recommendations: Eliminate Program from 2015-2023 Housing Element.

Program 11 – Multi-Family Infill. *All residential projects, excluding AHOZ projects, shall require review and recommendation by the Planning Commission and a final decision by the City Council in order to ensure that the design is consistent with the City's policies and ordinances.*

Status: Objective not accomplished.

Recommendations: Restate and continue program in the 2015 – 2023 Housing Element.

Program 12 - Development Constraints. *The sites identified for potential residential development and shown in Figure H-2 fall within one of three land use designations: (i) Residential Multifamily; (ii) General Commercial; and (iii) AHOZ. As proposed, development standards within the AHOZ are open-ended and provide the most flexibility. Of the zone districts that presently exist, the CR General Commercial district is the least restrictive. Within Residential Multifamily Zones, development standards are more traditional and may require modification in order to achieve infill affordable housing objectives. The City, in consultation with the Home Builders Association of the Central Coast, shall undertake a study of the multifamily zone district with the specific objective of determining the necessity and appropriateness of modifying relevant development standards (including Community Design Guidelines) to maximize the build-out of multifamily properties at base densities with allowance for bonus units. The identification of constraints will be included in the City's upcoming Public Visioning process that will occur in 2010. To the extent that constraints are identified, corresponding revisions shall be made to the City's land use regulations (i.e., subdivision and zoning ordinances) as a result of this process. The expected date for any ordinance amendments is late 2010 or early 2011. An exact date cannot be set as the actual time frame for the Public Visioning process can vary depending on the comments received and the changes required to the land use documents of the City.*

Status: Not completed. Constraints were not identified in the Public Visioning process.

Recommendations: Eliminate Program from the 2015 - 2023 Housing Element

Program 13 - Special Needs Housing. *As a member of the Santa Barbara County HOME Consortium, the City actively supports the County in administering a Continuum of Care Homeless Assistance Program. In addition, the City provides financial assistance to Santa Ynez Valley People Helping People in furnishing food and emergency services to Buellton residents. Information regarding services to assist homeless persons is routinely provided by the City as appropriate. Persons needing such services are typically referred to the County Sheriff (which administers a fund for food, gas and emergency shelter) or to People Helping People (which*

administers various social services). A substation of the County Sheriff is located adjacent to City Hall and People Helping People operate in nearby Solvang. To address these needs, the City shall: (i) continue its involvement and support of the Consortium of Care and People Helping People Homeless Programs; (ii) continue to disseminate information on services and resources; (iii) evaluate amnesty provisions for utilizing motels for limited residential purposes (see Program 16).

Status: Objective partially accomplished. Items i and ii are ongoing. Item iii was not completed.

Recommendations: Restate and continue items i and ii. Restate item iii.

Program 14 - Persons with Disabilities. *The Fair Employment and Housing Act prohibits discrimination in all aspects of housing (rental, lease, terms and conditions, etc.) because of a person's disability. Disability is defined as: (i) physical or mental impairment that limits one or more of a person's major life activities; or (ii) a record of having, or being perceived as having, a physical or mental impairment. It does not include current illegal use of, or addiction to, a controlled substance (as defined by Section 102 of the Federal Controlled Substance Act, 21 U.S.C. Sec. 802). Persons with disabilities have the right to use the services of a guide, signal or service dog or other such designated animal and to keep such animals in or around their dwellings. At the request of a person with a disability (or by someone acting on behalf of such person with his or her written consent), a housing provider must make reasonable accommodations in rules, policies, practices or services when these accommodations may be necessary to afford a disabled person equal opportunity to use and enjoy a dwelling. A housing provider must allow a person with a disability (at the tenant's expense or at the expense of someone acting on behalf of such person with his or her written consent) to reasonably modify existing premises if the modifications are necessary to afford the disabled person full enjoyment of the premises. In furtherance of these rights, the City has adopted Universal Design regulations codified in Section 19.04.190 of the Municipal Code, adopted an adaptive retrofit permit process codified in Section 19.08.160 of the Municipal Code, and incorporates Fair Employment and Housing Act provisions into each Affordable Housing Agreement governed by the AHO. In addition, the AHO gives priority to disabled persons (second only to displaced persons) in occupying affordable units governed by the AHO. The City shall also: (i) disseminate information on the rights of the disabled as part of the Information and Referral Program listed under Equal Housing Opportunity; (ii) seek grant funds for the adaptive retrofit program to underwrite the expense of modifying dwellings to accommodate the needs of persons with disabilities; and (iii) modify the adaptive retrofit permit process to allow a ministerial approval process by the Planning Director.*

Status: Objective partially accomplished. The adaptive retrofit permit process has not been modified to allow a ministerial approval process. The other items are ongoing.

Recommendations: Restate and continue program in the 2015-2023 Housing Element.

Programs – Conservation and Rehabilitation

Goal: To conserve and rehabilitate the City's current stock of affordable housing.

Program 15 - Property Rehabilitation. *In response to the need for property rehabilitation, the City shall: (i) continue its financial support of the mobile home repair program; (ii) continue its financial support of the low income single family home repair program (the Housing Conservation Program); (iii) evaluate expansion of emergency repair assistance to encompass adaptive retrofit needs of disabled persons and inclusion of energy conservation features; (iv) conduct a focused outreach to owners of substandard rental property to identify interest/willingness to engage in cooperative rehabilitation; (v) establish a budget and seek grant funds to underwrite these endeavors; and (vi) prioritize funds according to the severity of need and link affordable housing covenants to the amount of funds required.*

Status: Ongoing and partially accomplished. The City supported its Housing Conservation Program until it had to cancel it because it was funded by Redevelopment money. The City shall seek funding to re-establish this program. The City has not expanded the emergency repair assistance program. The City has not conducted outreach to owners of substandard rental property. Outreach was last done in 2007 and there was not much response from owners.

Recommendation: Restate and continue program in the 2015-2023 Housing Element. Remove item ii.

Program 16 - Code Enforcement. *There are an underdetermined number of motel rooms (concentrated in the area of Avenue of Flags) that may be in violation of zoning regulations by virtue of their long-term residential use. To protect tenants without compromising land use policies or vested property owner rights, the City shall undertake the following action.*

a. Transient Occupancy. *The City shall amend its Municipal Code to: (i) clarify the definition of hotel and motel uses with respect to duration of occupancy; (ii) allow for a reasonable number of long-term visitor stays; (iii) provide for a reasonable amortization of existing non-conforming use; and (iv) make allowances for relocation payments in the event of tenant displacement. As part of the Municipal Code amendment, the City shall: (i) undertake an analysis of candidate properties; (ii) ascertain the breadth and magnitude of potential non-conforming conditions; and (iii) evaluate the feasibility of an amnesty program whereby limited residential use may be continued in exchange for affordable housing covenants.*

Status: Objective not accomplished.

Recommendation: Restate program in the 2015-2023 Housing Element.

Program 17 - Energy Conservation. *The City will continue to collect, maintain and disseminate information from Pacific Gas and Electric ("PG&E") to encourage existing residents to*

participate in energy efficiency retrofit and rebate programs. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. In addition, the City will: (i) post relevant information on its official website; (ii) integrate energy retrofit improvements into its emergency repair and housing rehabilitation programs; and (iii) sponsor an energy awareness program, in conjunction with PG&E, to educate residents about the benefits of various retrofit and rebate programs.

Status: Ongoing.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Programs – Equal Housing Opportunities

Goal: To affirmatively further fair housing and assure equal access to sound, affordable housing for all persons regardless of race, creed, age or sex.

Program 18 - Fair Housing Services. *The Federal HOME (Investment Partnership Act) Program provides access to grant funds targeted at low and very low income families. Eligible uses of these funds include homeownership assistance, multifamily rental project assistance, homeowner rehabilitation, and tenant based rental assistance. To enhance their prospects for Federal HOME funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium in cooperation with Santa Barbara County. As a member of the HOME Consortium, the City of Buellton has access to a variety of fair housing services sponsored by the County including the Rental Housing Mediation Task Force, fair housing publications and website information. Due to limited funding, these services are typically restricted to residents and property owners within unincorporated areas of the County. To expand access to these programs and assure their continued availability to Buellton, the City shall enter into discussions with the County and arrange a transfer or trade of HOME funds or Federal CDBG funds in exchange for access to County-sponsored fair housing counseling, information dissemination and referral services.*

Status: Ongoing. The City has not transferred or traded funds with the County, but because the City is a member of the HOME Consortium its residents have access to fair housing services.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Program 19 - Information and Referral. *The City will continue to collect, maintain and disseminate information from the County, Housing Authority and State Department of Equal Housing and Employment regarding housing and tenant rights. This information will be maintained at City Hall and relevant topics will be periodically featured in the City's semi-annual newsletter that is distributed to all residents. The City will also: (i) post relevant information on its official website; (ii) conduct a focused mailing of relevant materials to landlords and tenants; and (iii) refer complaints directly to the State Department of Fair*

Employment and Housing. In addition, the City in partnership with the County of Santa Barbara (acting by and through the HOME Consortium and CDBG Program) and other public and non-profit agencies, will jointly sponsor and avail its facilities to provide an educational seminar on tenant and property owner rights and responsibilities under state and federal fair housing laws.

Status: Ongoing.

Recommendation: Restate and continue program in the 2015-2023 Housing Element.

Program 20 - Public Participation and Monitoring. *Prior to any public hearing where the City is considering amending or updating the Housing Element, the City will post notices at significant public locations and shall directly notify the entities listed in Table H-4. Notice shall also be given in conjunction with annual review of Housing Element performance. In addition, the City, acting by and through its Redevelopment Agency, shall amend the 5-Year Implementation Plan to fully integrate and incorporate of the affordable housing policies and programs set forth in the Housing Element.*

a. Annual Review. *In the time frame mandated by State Law, the City shall prepare its General Plan Annual Report and present said report to the City Council. The report shall then be filed with State HCD in the manner prescribed by law.*

b. Program Promotion. *As part of the annual review process, the City shall promote the availability of housing assistance programs. No less than once a year, these programs will be advertised in the City's semi-annual newsletter that is distributed to all residents and posted on the City's official website.*

Status: Ongoing. The City continues to post and provide notices as described when amending or updating the Housing Element. The City has conducted annual reviews to access housing performance. The promotion of the programs in the Housing Element is ongoing. Information is provided to the public and developers as requested and articles have been published in the City's newsletter.

Recommendation: Restate and continue program in the 2015-2023 Housing Element. Eliminate the part of the program that requires that the Buellton Improvement Project Redevelopment Plan be updated.

Programs – Preservation of At-Risk Units

Goal: Retention and continuation of affordability covenants on all covered units at risk of conversion in Buellton.

Program 21 - Affordable Housing Monitoring. *The City shall maintain, in coordination with the Housing Authority, and all other non-profit housing sponsors, a list of all dwellings within the City that are subsidized by government funding or low income housing developed through local regulations or incentives. The list shall include, at a minimum, the number of units, the type of government program, and the date at which the units may convert to market-rate dwellings. In addition, the City shall document the status of all covered units as part of its year-end report required pursuant to Government Code Section 65400. The City shall notify the current owner/manager of Central Gardens I of the two year notice requirement in Section 19.16.022(B)(8) of the Municipal Code and record a declaration to this effect upon the title.*

Status: Ongoing and objective partially accomplished. A list of all affordable dwellings is posted on the City's web site. Central Gardens was not notified of the noticing requirement. The status of all covered units has been and will continue to be a part of the year-end report.

Recommendations: Restate and continue program in the 2015-2023 Housing Element.

Affordable Housing Overlay Zone and Inclusionary Housing: An Ordinance establishing an Affordable Housing Overlay Zone (AHOZ) on nine sites in Buellton was approved in October 2005. The sites have an underlying zoning designation of commercial or industrial. The AHOZ allows a residential project to be developed on the property. The project must have at least 25 units per acre and 20% of the units must be designated for households with low, very low, or moderate incomes. Projects have been approved on three of the AHOZ sites. Juliette Walk is a for sale condominium project that consists of 44 condominiums. Four of the condominiums are very low income units and three of the condominiums are low income units. This project was constructed and is fully occupied. In addition, an affordable housing in-lieu fee of $85,635 was required for Juliette Walk for the fractions of affordable units that were not built. Polo Village is a 53 unit rental apartment project. The units consist of one and two bedroom units. Five of the units are for households with very low incomes, three units will be for households with low incomes, and three will be for households with moderate incomes. This project was approved in April 2008and subsequently expired in April 2014. Buellton Apartments is a 62 unit rental apartment project. The units consist of one, two, and three bedroom units. Five of the units are for households with very low incomes, four are for households with low incomes, and the remainder, since they are apartments, would qualify as moderate units.

An Ordinance which updated the City's inclusionary housing requirements was approved in September 2006. Some of the revisions included allowing residential projects that met specific requirements to be approved by the Planning Director with a Zoning Clearance, requiring at least 15% of the units in new residential projects to be designated for households with very low, low, or moderate incomes, and instituting a density bonus and other incentives for developers of residential projects. Several projects have been approved and constructed that met these requirements. The Vintage Walk project is a mixed use project that includes 17 residential units and 10 commercial units. Four of the residential units are for very low income households and two of the units are for low income households. The affordable units are rental apartments that are managed by the Housing Authority of the County of Santa Barbara. The Valley Station

project consists of 36 single family homes, a commercial building, and a mixed use building. The mixed use building includes commercial space and affordable rental apartments. The affordable apartments consist of three very low income units and four low income units, including one that meets the accessibility requirements in the Americans with Disabilities Act. These apartments are also managed by the Housing Authority of the County of Santa Barbara. In addition, the Golden Meadows project is a condominium project that includes 20 units. An affordable housing in-lieu fee of $35,000 was required for this project.

Goal Attainment: Between 2010 and 2014, a total of 11 dwellings were added to the City's inventory of housing. An additional 398 units are presently approved but not yet started construction. According to City records, 10 of the units built since 2001 were condominiums and 1 of the units was a secondary dwelling unit. The secondary dwelling unit qualifies as a moderate income unit. The balance of the units that were constructed, 10 in total, was constructed as market rate housing. The match between Housing Element goals and actual production appear in Tables 53 and 54. In summary, steady progress has been made in the areas of assisted housing and market rate housing; less so in the areas of secondary units, density bonus, mixed use, mobile homes, redevelopment and rehabilitation. The match between types of housing is generally consistent with established goals, while tenure changes are undeterminable.

Table H-51: 2009-2014 Goal Allocation

	INCOME CATEGORIES			
	Very Low	**Low**	**Moderate**	**Above Mod.**
PROGRAM/APPROACH				
New Construction				
Under Construction	9	6	0	58
Entitled Projects	5	3	45	10
AHOZ Potential	66	49	42	628
Secondary Dwellings			14	
Multifamily Infill	25	18	16	238
Mixed Use	48	7	5	80
Total	153	83	122	1,014

Source: City of Buellton, Planning Department, 2009 Housing Element Programs and Goals.

Table 52: 2009-2014 Performance

Income Groups	ACTUAL CONSTRUCTION				
	Under Construction	Entitled Projects	Secondary Dwellings	Multifamily Infill	Mixed Use
Very Low		5			
Low		4			
Moderate		53	1	10	
Above Moderate	0	92			
Total	0	154	1	10	0

Sources: City of Buellton, Planning Department, 2009 Housing Element, Programs and Goals. City of Buellton, Planning Department, General Plan Annual Reports, Reporting Period - January 1, 2009 to December 31, 2013

Program Ramifications: A qualitative assessment of existing housing programs along with recommended actions for the future has been completed. In summary, almost two thirds of the stated objectives within the previous Housing Element have been achieved and need not be continued or have continued relevance and should be retained; and about one third were either not been achieved, were partially achieved or require retooling. Tables 51 and 52 provide a quantitative assessment of numeric goals. The City realized approximately 0.6% of its new construction goals for moderate, low and very low income households. There is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible.

Resource Inventory: The City realized less than 1% of its new construction goals for moderate, low and very low income households in the past Housing Element cycle. To reiterate an earlier statement, there is a clear and convincing need for deeper subsidies, land use incentives and layered funding to make development of affordable housing possible. This is particularly true of very low income where the needs are the greatest and the numeric RHNA goals the highest. Local funds alone are insufficient to meet that need. Instead, the City will need to draw upon a variety of existing and potential funding resources available from state, federal and private sources. A partial listing of funding sources appears in Table H-53. Locally, the most significant and immediately available resources are summarized below:

a. HOME Investment Partnership Program. Federal HOME can be used for a variety of activities that promote affordable rental housing and homeownership for low and very low income households. Funds may be used for building acquisition, new construction, reconstruction, moderate or substantial rehabilitation, first-time homebuyer assistance, and tenant-based assistance. Grant recipients must provide a local match ranging between 25 and

50% depending on program activity. To enhance their prospects for funding, the Cities of Buellton, Carpinteria, Goleta, Lompoc, Santa Maria and Solvang have formed a consortium formed in cooperation with Santa Barbara County. Since forming this alliance, the HOME Consortium has succeeded in securing funds in each of the annual application cycles dating back to 1999. Buellton's proportionate share of funds totals approximately $187,000. Rather than spend small amounts incrementally, the City has opted to accrue its allocation until a single project warrants their expenditure. Based on the Consortium's track record in the past, the City anticipates receiving an additional $91,000 in HOME funds for Buellton during the remaining Housing Element planning period, bringing the total available to $278,000.

b. Community Development Block Grant Program. The City of Buellton is eligible to receive Community Development Block Grant funding annually through the Urban County Program. Santa Barbara County was deemed an urban county in 2007. Under the Urban County Program, member jurisdictions are entitled to annual CDBG allotments directly through the U.S. Department of Housing and Urban Development. The program is administered for the City by the County of Santa Barbara. A portion of these proceeds are available for affordable housing projects and public facilities serving low income residents, including new housing construction, ownership and rental rehabilitation, infrastructure improvements and the provision of public facilities and services for low income residents. The balance of this funding can be utilized for economic development and planning activities. This is a competitive program, requiring the preparation of an annual application to the State in response to a Request for Proposals. The first year that the City received a CDBG allotment was 2007, however it did not distribute funds until the following year. The City has not distributed funds every year. In 2008 a total of $9,134.00 in Human Services Funding was distributed to People Helping People and the Legal Aid Foundation. In 2009 a total of $4,480 in Human Services Funding was distributed to People Helping People and the Legal Aid Foundation. In 2011 a total of $12,252 in Human Services Funding was distributed to People Helping People and the Bethania Preschool & After School Program. In 2013 a total of $4,500 in Human Services Funding was distributed to People Helping People. The City has approximately $100,000 available for capital projects funding, however none has been distributed.

c. County Housing Trust Funds. Santa Barbara County receives fees assessed on developers and project owners to support the production and maintenance of affordable housing. These funds are disbursed to private and non-profit developers and public agencies for the provision of the range of housing alternatives, including moderate, low and very low income ownership and rental housing, special needs and farmworker housing, and transitional housing. These funds are most often used to supplement projects already receiving federal, state or other local funding support. At present, there is an unencumbered balance of approximately $216,000 specifically earmarked for the Santa Ynez Valley planning area. These funds are available on an on-going basis. The County also has the ability to supplement this geographic reservation through an annual application process. In each case, funds are awarded on a case-by-case basis.

d. Non-Profit Housing Organizations. In addition to direct funding, Buellton has access to indirect resources through alliances with local non-profit housing organizations. The

organizations most active in Santa Barbara County include: (i) Housing Authority of Santa Barbara County, a political subdivision of the State responsible for providing affordable housing through rent subsidy programs or by occupancy in one of its housing developments; (ii) Peoples' Self-Help Housing Corporation (PSHHC), a non-profit housing developer providing design, implementation, technical assistance and property management of low income ownership and rental housing; (iii) Santa Barbara Community Housing Corporation, specializing in housing finance and providing information, education, property management and technical assistance to persons and organizations who want to develop low income housing; (iv) Cabrillo Economic Development Corporation (CEDC), offering construction, property management, homeownership, counseling and community building services; and (v) Habitat for Humanity, a non-profit which administers the City of Buellton's Housing Conservation Program which provides financial assistance to owner-occupants of single family homes to undertake needed repairs and improvements.

Table 53: State Funding Programs

PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Rental Programs	**Program Description**	**Total Funds Available**
Local Housing Trust Fund Program	Matching grants to local agencies who operate local housing trust funds.	$8.1 million
Transit-Oriented Development Housing Program (TOD)	Provides funding for infrastructure and higher-density housing near qualifying transit stations.	$ 60 million
Predevelopment Loan Program (PDLP)	Provides predevelopment capital in the form of short-term loans to finance the start of low income housing projects.	$7 million
HOME Drought –Related TBRA Program	Grants to local government agencies to provide Tenant Based Rental Assistance (TBRA) to drought victims	$6 million
CDBG Drought-Related Subsistence Rent Program	Grants to local government agencies to provide Subsistence payments for rent and utilities to drought victims	$5 million
State Drought-Related Rental Assistance Program	Grants to nonprofit organizations and local government to provide rental assistance to drought victims	$10 million
Homeownership Programs	**Program Description**	**Total Funds Available**

CalHome	Grants and loans by HCD to local public agencies and nonprofits to fund local homeownership programs and developments.	$43 million
PROGRAMS ADMINISTERED BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT		
Transitional and Supportive Housing	**Program Description**	**Total Funds Available**
Emergency Housing Assistance Program (EHAP)	Grants for development of emergency shelters (no operating subsidy), transitional housing facilities and safe havens to convert their existing facilities to permanent supportive housing.	$10 million
PROGRAMS ADMINISTERED BY THE CALIFORNIA HOUSING FINANCE AGENCY (CalHFA)		
Program Name	**Description**	**Total Available Funds**
California Homebuyers Downpayment Assistance Program (CHDAP)	Deferred payment down payment assistance loans for first-time moderate income homebuyers.	$110 million
Extra Credit Teachers Home Purchase Assistance (Extra Credit Teacher Program)	Provides up to 100% financing to eligible teachers, administrators and staff members working in low performing schools	$6 million
Governor's Homeless Initiative	Assists with the development of permanent supportive housing for persons with severe mental illness who are chronically homeless	$1.1 million
Section 811 Project Rental Assistance	Project-based rental subsidies provided to owners of rental units occupied by non-elderly Medicaid beneficiaries with disabilities who are either exiting nursing homes or are at-risk of institutionalization.	$11+ million
Source: State of California, Department of Housing and Community Development and California Housing Finance Agency, July 2014.		

Appendix A

Table A-1: Vacant AHOZ Properties*

AHOZ Site	Net Acres**	APN	General Plan	Zoning	Housing Units
I	17.10	137-090-006, -007	Industrial	M - AHOZ	428
II	15.00	099-400-064, -065	General Commercial	CR - AHOZ	375
III	3.20	137-170-059, -060	General Commercial	CR - AHOZ	80
IV	1.60	137-090-067	General Commercial	CR - AHOZ	40
VII	1.15	137-190-013, -017, -024, -026, -032, -033	General Commercial	CR - AHOZ	29
IX	6.00	137-200-077, -078, -087, -094	General Commercial	CR - AHOZ	150
X	3.00	137-170-053	General Commercial	CR - AHOZ	75
XI	4.04	137-170-067	General Commercial	CR - AHOZ	101
				TOTAL	**1,278**

*Pursuant to Section 19.16.013 of the Municipal Code, these commercially/industrially zoned properties may be developed entirely as residential at a minimum density of 25 units per net acre with a minimum of 20% of the units required to be affordable

**Net acres is based on the definition of Net Buildable Area and is derived from Table 2-8B of the Final EIR for the General Plan Update-Land Use and Circulation Elements, August 4, 2005, and codified in Table 5 of Section 19.16.013 of the Buellton Municipal Code (AHOZ Ordinance). Acreage shown is estimated and the actual net acreage will be determined at the time of entitlements

Table A-2: Vacant Residential Properties*

APN	Acres	General Plan	Zoning	Housing Units	Notes
137-090-045	12	Specific Plan	CR-SP	244	Part of The Village Specific Plan, Ordinance No. 07-07
099-283-001	0.26	Multi-Family Residential	RM-16	4	
099-283-005	0.17	Multi-Family Residential	RM-16	3	
099-283-006	0.17	Multi-Family Residential	RM-16	3	
099-300-023	1.00	Low Density Residential	RS-6	6	
099-660-032	0.33	Low Density Residential	RS-6	2	
099-660-033	0.16	Low Density Residential	RS-6	1	
099-660-034	0.19	Low Density Residential	RS-6	1	
			TOTAL	**264**	

*Does not include any density bonus or other modifications to the base density;15% inclusionary housing requirement for all projects

Table A-3: Vacant Mixed Use Properties

APN	Acres	General Plan	Zoning	Housing Units	Notes
099-690-011	0.82	Service Commercial	CS	4	
099-690-027	0.97	Service Commercial	CS	5	
137-170-011	0.77	General Commercial	CR	6	
137-170-068	4.25	General Commercial	CS	21	
137-560-001	1.37	Service Commercial	CS	7	
137-170-047	1.72	General Commercial	CR	8	Based on one net acre of buildable area
099-283-010	0.24	General Commercial	CR	2	
			TOTAL	**53**	

Table A-4: Underdeveloped Residential Properties*

APN	Acres	General Plan	Zoning	Net Housing Units**	Notes
099-283-007	0.34	Multi-Family Residential	RM-16	3	1 existing dwelling unit
099-271-034	0.28	Multi-Family Residential	RM-16	4	1 existing dwelling unit
099-271-035	0.64	Multi-Family Residential	RM-16	10	1 existing dwelling unit
099-271-003	0.23	Multi-Family Residential	RM-16	3	1 existing dwelling unit
099-271-004	0.17	Multi-Family Residential	RM-16	2	1 existing dwelling unit
099-271-005	0.17	Multi-Family Residential	RM-16	2	1 existing dwelling unit
099-660-035	2.44	Low Density Residential	RS-6	9	1 existing dwelling unit – due to site configuration, assumes 70% of maximum density can be developed
			TOTAL	**33**	

*Does not include any density bonus or other modifications to the base density;15% inclusionary housing requirement for all projects

**Assuming build-out at maximum density minus the existing onsite units

Table A-5: Underdeveloped Non-Residential Properties (Mixed Use)*

APN	Acres	General Plan	Zoning	Housing Units*	Notes**
137-170-006	1.2	General Commercial	CR	10	Existing retail building
137-170-007	0.91	General Commercial	CR	7	Existing motel
137-170-008	0.95	General Commercial	CR	8	Existing motel
099-690-031	0.23	General Commercial	CR	2	1 existing dwelling unit
099-690-028	0.11	General Commercial	CR	1	1 existing dwelling unit
099-690-029	0.18	General Commercial	CR	1	1 existing dwelling unit
099-690-030	0.27	General Commercial	CR	2	1 existing dwelling unit
137-170-062	0.22	General Commercial	CR	2	Existing motel
137-170-063	1.40	General Commercial	CR	11	Existing motel
099-292-019	0.15	General Commercial	CR	1	Existing storage yard
099-282-008, -009, -013	0.65	General Commercial	CR	5	Existing retail building – one property owner
099-282-010	0.32	General Commercial	CR	3	Existing restaurant
137-190-022	0.90	General Commercial	CR	7	Existing small retail buildings
137-190-007, -015	0.49	General Commercial	CR	4	1 existing dwelling unit
			TOTAL	**64**	

*Assuming build-out at maximum density minus the existing onsite units if applicable

**Assumes replacement of existing use with a mixed use project to further the City's Avenue of Flags Urban Design Plan and/or Mixed Use Regulations

Noise Element

Noise Element

Introduction

Noise is of special concern to the State with respect to General Plans. It is one of the seven topics required to be addressed in a specific Element under state planning law. The State Office of Planning and Research Noise Element Guidelines require that major noise sources be identified and quantified through the preparation of generalized noise contours for current and projected conditions. The major noise source in the Buellton area is traffic, especially along Highway 101 and Highway 246. Industrial operations are an additional, but less intrusive, noise source in Buellton.

Overview of Noise & Sound Measurement

Noise level (or volume) is generally measured in decibels (dB) using the A-weighted sound pressure level (dBA). The A-weighting scale is an adjustment to the actual sound power levels to be consistent with that of human hearing response, which is most sensitive to frequencies around 4,000 Hertz (about the highest note on a piano) and less sensitive to low frequencies (below 100 Hertz). In addition to the actual instantaneous measurement of sound levels, the duration of sound is important since sounds that occur over a long period of time are more likely to be an annoyance or cause direct physical damage or environmental stress. One of the most frequently used noise metrics that considers both duration and sound power level is the equivalent noise level (Leq). The Leq is defined as the single steady A-weighted level that is equivalent to the same amount of energy as that contained in the actual fluctuating levels over a period of time. Typically, Leq is summed over a one-hour period.

The sound pressure level is measured on a logarithmic scale with the 0 dB level based on the lowest detectable sound pressure level that people can perceive (an audible sound that is not zero sound pressure level). Decibels cannot be added arithmetically, but rather are added on a logarithmic basis. Based on the logarithmic scale, a doubling of sound energy is equivalent to an increase of 3 dB. Because of the nature of the human ear, a sound must be about 10 dB greater than the reference sound to be judged as twice as loud. In general, a 3 dB change in community noise levels is noticeable, while 1-2 dB changes generally are not perceived. Quiet suburban areas typically have noise levels in the range of 40-50 dBA, while those along arterial streets are in the 50-60+ dBA range. Normal conversational levels are in the 60-65 dBA range, and ambient noise levels greater than that can interrupt conversations.

Noise levels typically attenuate at a rate of 6 dBA per doubling of distance from point sources such as industrial machinery. For example, a person standing 25 feet from an industrial machine may experience noise levels of 75 dBA, while a person standing 50 feet from the same noise source would experience noise levels of 69 dBA, and a person standing 100 feet from the source would experience noise levels of 63 dBA. Noise from lightly traveled roads typically attenuates at a rate of about 4.5 dBA per doubling of distance. Noise from heavily traveled roads typically attenuates at about 3 dBA per doubling of distance.

The actual time period in which noise occurs is also important since noise that occurs at night tends to be more disturbing than that which occurs during the daytime. The Day-Night average level (Ldn) recognizes this characteristic by weighting the hourly Leqs over a 24-hour period. The weighting involves the addition of 10 dBA to actual nighttime (10 PM to 7 AM) noise levels, accounting for the greater amount of disturbance associated with noise during that time period.

Figure N-1 presents the California Department of Health, Office of Noise Control, noise compatibility guidelines for various land uses. The compatibility table illustrates the ranges of community noise exposure in terms of what is "normally acceptable," "conditionally acceptable," "normally unacceptable," and "clearly unacceptable." For the most sensitive uses such as single family residential, 60 dBA Ldn is the maximum normally acceptable exterior level.

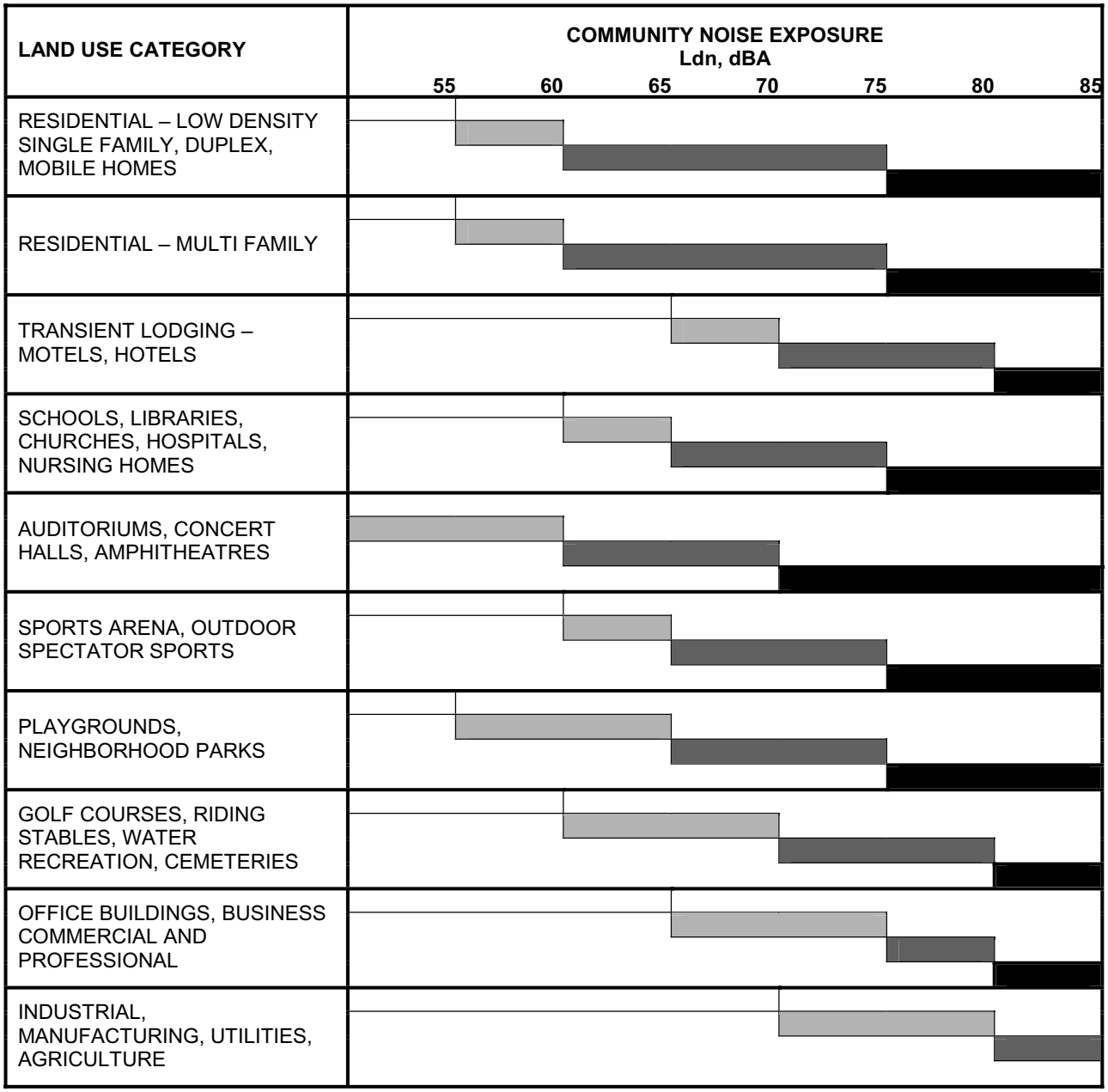
The City maintains an exterior noise standard of 60 dBA Ldn and an interior standard of 45 dBA Ldn for residential uses (both single-family and multi-family) and an exterior standard of 65 dBA Ldn for hospital and nursing home, church, school, and library uses.

The City's noise standards have been refined to address differences in noise perception due to small and large changes to ambient noise conditions. Accordingly, and as shown in Table N-1, smaller changes in ambient noise levels result in normally unacceptable conditions at higher existing noise levels.

Table N-1. Standards for Changes in Operational Roadway Noise Exposure

Existing Ambient Noise Level Without Development Project (Ldn)	Normally Unacceptable Change With Development Project (Ldn)
< 60 dB	Noise Levels Exceed Standards and Noise Increases by 5.0 dB or more
60 – 65 dB	Noise Levels Exceed Standards and Noise Increases by 3.0 dB or more
> 65 dB	Noise Levels Exceed Standards and Noise Increases by 1.5 dB or more

Table N-2 shows the City's standards for long-term increases in operational roadway noise levels caused either by a development project alone or by cumulative development.



CLEARLY ACCEPTABLE – Specified land use is satisfactory, based on the assumption that any buildings involved are of normal conventional construction, without any special noise insulation requirements

NORMALLY ACCEPTABLE – New construction or development should be undertaken only after a detailed analysis of the noise reduction requirements is made and needed noise insulation features included in the design. Conventional construction, but with closed windows and fresh air supply systems of air conditioning will normally suffice.

NORMALLY UNACCEPTABLE – New construction or development should generally be discouraged. If new construction or development does proceed, a detailed analysis of the noise reduction requirements must be made and needed noise insulation features included in the design.

CLEARLY UNACCEPTABLE – New construction or development should generally not be undertaken.

Noise Compatibility Standards Figure N-1

City of Buellton

Table N-2. Standards for Changes in Long-Term Noise Exposure at Noise Sensitive Land Uses

Long term projected annual average noise levels, including General Plan Buildout	Development Project Standards	Overall Cumulative Standards	Standards for Project Contributions to Cumulative Normally Unacceptable Conditions
Less than 60 dBA Ldn	Not significant for any change in noise level	Not significant for any change in noise level	Not significant for any change in noise level
60-65 dBA Ldn	Noise Levels Exceed Standards and Increase by 3.0 dBA or More	Noise Levels Exceed Standards and Increase by 3.0 dBA or More	Noise Levels Exceed Standards and Increase by 1.0 dBA or More
65-70 dBA Ldn	Noise Levels Exceed Standards and Increase by 1.5 dBA or More	Noise Levels Exceed Standards and Increase by 1.5 dBA or More	Noise Levels Exceed Standards and Increase by 0.5 dBA or More
Greater than 70 dBA Ldn	Noise Levels Exceed Standards and Increase by 1.0 dBA or More	Noise Levels Exceed Standards and Increase by 1.0 dBA or More	Noise Levels Exceed Standards and Increase by 0.5 dBA or More

Sensitive Receptors

Noise exposure goals for various types of land uses reflect the varying noise sensitivities associated with those uses. Residences, hospitals, schools, guest lodging, libraries, and parks are most sensitive to noise intrusion and therefore have more stringent noise exposure targets than manufacturing or agricultural uses that are not subject to impacts such as sleep disturbance. Noise sensitive residential areas are located throughout the community.

Sources of Noise in the City

Roadway Noise

Roadway traffic is the primary source of noise in the City. Highways 101 and 246 carry by far the most traffic through the area, and are consequently the major noise contributors. The existing 60 dBA Ldn contour from Highway 101 ranges from 1,212 to 1,231 feet from centerline, while the existing 60 dBA Ldn contour from Highway 246 ranges from 209 to 294 feet from centerline. However, these distances are likely less than modeled, because of topographic attenuation and intervening buildings. Existing noise contours are described in Table N-3, and expressed graphically in Figure N-2. Projected future noise contours are described in Table N-4, and expressed graphically in Figure N-3.

The Avenue of Flags is the only other roadway in the City that currently carries sufficient traffic to produce audible noise at a substantial distance. The existing 60 dBA Ldn contour for the avenue is approximately 57 feet from the centerline and less where there are intervening structures. Other roads in the City carry low to moderate traffic (500-2,500 ADT), but not sufficient to produce far-reaching noise contours. The noise model predicts that the 60 dBA Ldn contour would be less than 50 feet from the center of those roadways under existing and future conditions. Table N-3 provides more detailed roadway noise information.

2005 Noise Contours

Source: MNS Engineers, 2007; Traffic volumes from ATE (April 2005) and Traffic and Vehicle Data Systems Unit, Caltrans (2005).

Figure N-2

2025 Noise Contours

Source: MNS Engineers, 2007; Traffic volumes from ATE (April 2005) and Traffic and Vehicle Data Systems Unit, Caltrans (2005).

Figure N-3

Table N-3. Existing Traffic Noise Levels (2005)

Roadway Segment	Traffic (ADT)	Distance to CNEL Contour from Centerline (feet)		
		70 dB	65 dB	60 dB
Highway 101				
Highway 246 to Damassa Road	20,000	261	562	1212
Highway 246 to Santa Rosa Road	22,400	265	572	1231
Highway 246				
Ballard Canyon Road to Highway 246 East	18,390	59	128	275
McMurray Road to Ballard Canyon Road	18,910	60	130	280
Highway 101 Exit to McMurray Road	20,310	63	136	294
Highway 101 Northbound Onramp to Highway 101 Southbound Onramp	17,280	57	122	264
Highway 101 Exit to Avenue of Flags	15,890	54	116	249
Avenue of Flags to Industrial Way	13,770	48	105	227
Industrial Way to Highway 246 West	12,170	43	97	209
City Roadways				
Avenue of Flags (Highway 246 to Central Avenue)	3,550	RW	RW	57

RW: Noise contour falls within roadway right-of-way.
Source: Traffic volumes from ATE (April 2005) and Traffic and Vehicle Data Systems Unit, Caltrans (2005)

Table N-4. Future Traffic Noise Levels (2025)

Roadway Segment	Traffic (ADT)	Distance to CNEL Contour from Centerline (feet)		
		70 dB	65 dB	60 dB
Highway 101				
Highway 246 to Damassa Road	33,550	346	746	1606
Highway 246 to Santa Rosa Road	34,350	352	757	1632
Highway 246				
Ballard Canyon Road to Highway 246 East	22,350	67	144	311
McMurray Road to Ballard Canyon Road	25,000	72	155	334
Highway 101 Exit to McMurray Road	31,400	83	180	387
Highway 101 Northbound Onramp to Highway 101 Southbound Onramp	31,900	84	181	389
Highway 101 Exit to Avenue of the Flags	26,700	75	161	347
Avenue of the Flags to Industrial Way	25,800	73	157	338
Industrial Way to Highway 246 West	15,400	52	112	242
City Roadways				
Avenue of the Flags (Highway 246 to Central Avenue)	9,400	RW	48	105

RW: Noise contour falls within roadway right-of-way.
Source: Traffic volumes from ATE (April 2005) and Traffic and Vehicle Data Systems Unit, Caltrans (2005)

Commercial and Industrial Operations

Industrial and commercial operations can be substantial sources of noise, depending on the type and hours of operation. Stationary noise sources of concern typically include generators, pumps, air compressors, outdoor speakers, motors, heavy equipment and similar machinery. These are usually often associated with trucking companies, tire shops, auto mechanic shops, metal shops, shopping centers, drive-up windows, car washes, loading docks, athletic fields, and electric generating stations.

Existing or planned commercial/industrial operations may result in noise impacts when they are adjacent to noise sensitive land uses. Noise generation within an industrial or commercial facility or in close proximity to many types of agricultural equipment is controlled indirectly by Federal and State employee health and safety regulations (e.g., OSHA and Cal-OSHA), but exterior noise emissions from such operations have the potential to exceed locally acceptable standards and nearby noise-sensitive land uses. Typical commercial and industrial noise sources include loading dock operations, parking lot activity, on-site equipment (including heating and air conditioning), and heavy truck idling.

As the industrial and service commercial land uses continue to develop, the potential for land use compatibility problems associated with noise also increase. The sand, gravel, and rock extraction facilities in the Santa Ynez River bed near Buellton (Granite Construction and the Buellflat Rock Company) also produce substantial operational noise. However, no sensitive noise receptors in the City are located in the immediate vicinity of these operations.

Commercial uses also generate operational noise, including noise generated by vehicles using commercial facilities. Operation of the commercial and retail uses often generate noise associated with mechanical equipment (such as generator, heating, ventilation and air conditioning (HVAC) units), deliveries, trash hauling activities, and customer and employee use of the facilities. The highest concentrations of commercial uses in the City are located along Highway 246 and the Avenue of Flags. In some areas, residential uses are located immediately adjacent to commercial uses.

Municipal Code Section 19.02.220(E)(3) requires that for commercial and industrial operations, the volume of sound measured outside during calm air conditions, generated by any use on the property shall not exceed 75 dB at or beyond any point along the property boundary upon which such use is located. However, in no case shall the volume of sound exceed 65 dB at the location of any nearby noise sensitive uses.

Agricultural Operations

Assorted agricultural operations are located outside the City Limits. Agricultural operations produce noise associated with the following equipment: wind machines, diesel engines, aerial application aircrafts (crop dusters), and tractors. In some locations, agricultural operations are located immediately adjacent to residential uses within the City Limits. Santa Barbara County has a Right-to-Farm Ordinance (Chapter 3, Article V, Section 3-23) the purpose of which is to protect agricultural lands from conflicts with nonagricultural land uses that may result in financial hardships to agricultural operations or the termination of their operation. The County's Right-to-Farm Ordinance states that no agricultural activity, operation, or facility shall be deemed or become a nuisance due to any changed condition in the locality, after the agricultural use has been in operation for at least three years.

Construction Noise

In general, the grading phase of development project construction tends to create the highest noise levels because of the operation of heavy equipment. Noise levels associated with heavy equipment typically range between 75–95 dBA at 50 feet from the source (EPA, 1971). Continuous operation of this equipment during a nine-hour workday can cause high noise levels above the present ambient levels. Municipal Code Section 12.04.410 requires that during the hours of seven p.m. to seven a.m. weekdays, and during Saturdays or Sundays, tools, appliances or equipment producing noise of sufficient volume to disturb the sleep or repose of occupants of the neighboring property shall not be used, except with the express written permission of the Planning Director, or in case of an emergency.

Noise Goals, Policies and Programs

Goal

1. Maintain acceptable noise levels for sensitive and non-sensitive land uses consistent with City standards (refer to Figure N-1).

2. Protect noise sensitive uses from areas with high ambient noise levels.

3. Integrate noise considerations into the community planning process to prevent noise/land use conflicts.

4. Regulate construction-related noise to reduce impacts on adjacent land uses.

Policies

N-1 Noise/land use compatibility shall be as determined by Figure N-1. In general, areas within Buellton shall be considered impacted by noise if exposed to noise levels on the exterior of a building that exceeds 65 dB, and on the interior of a building exceeding 45 dBA. New development producing stationary noise levels that exceed 65 dB will not be permitted in areas containing residential or other noise sensitive land uses.

N-2 New residential development should maintain appropriate setbacks from Highways 246 and 101 that include landscaping, berms and sound mitigation walls, as generally illustrated by Photo 1, as needed to reduce noise levels to acceptable levels, as determined by a qualified consultant.

Photo 1: Appropriate Noise Abatement in the City, Employing a Combination of Roadway Setbacks, Vegetative Screening, Berms, and Sound Walls

N-3 New residential development shall comply with the State Noise Insulation Standards.

N-4 New commercial and industrial development should incorporate design elements to minimize the noise impact on surrounding residential neighborhoods.

N-5 New mixed-use developments should be designed to prevent transfer of noise and vibration from the commercial or industrial use to the residential use.

N-6 New mixed-use developments should locate balconies of residential units away from the primary street and commercial or industrial noise sources.

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.

Programs

1. Enforce the standards contained in the Noise Element.

Responsible Agency/Department:	Planning, Police and Building Departments
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

2. Enforce development guidelines and setback requirements as part of the zoning ordinance that include design standards for sound mitigation. The City will use the Community Design Guidelines in the review of sound mitigation design.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

3. Require acoustical analyses for new residential developments within the mapped 60 decibel (dBA) Ldn or greater contour, or for a residential development within any area designated for commercial or industrial use, and require noise abatement with the following goals:

   - Exterior noise in private exterior spaces of new residences and other noise sensitive uses that are used for recreation (such as patios and gardens) normally does not exceed 60 dBA Ldn, except in unusual circumstances or for good cause, and in no case exceeds 70 dBA Ldn,
   - Exterior noise in common open space areas normally does not exceed 65 dBA Ldn, except in unusual circumstances or for good cause, and in no case exceeds 70 dBA Ldn; and
   - Interior noise in habitable rooms of new residences does not exceed 45 dBA Ldn with all windows closed.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

4. Encourage developers to incorporate acoustical site planning into their projects. Recommended measures include:

    - Incorporating buffers and/or landscaped earth berms;
    - Orienting windows and outdoor living areas away from unacceptable noise exposure;
    - Incorporating state-of-the-art structural sound attenuation and setbacks.

    Responsible Agency/Department: Planning Department
    Timeframe: Ongoing
    Funding: General fund
    Monitoring: Planning Department

5. Encourage, where feasible, alternative sound attenuation measures other than the traditional wall barrier. These may include berms, a combination of berms and landscaping, or locating buildings away from the roadway or other noise source.

    Responsible Agency/Department: Planning Department
    Timeframe: Ongoing
    Funding: General fund
    Monitoring: Planning Department

6. The operation of tools or equipment used in construction, drilling, repair, alteration or demolition should be limited to between the hours and days allowable in the City's standard conditions of approval. No heavy equipment related construction activities should be allowed on Sundays or holidays, except with the express written permission of the Planning Director, or in case of an emergency.

    Responsible Agency/Department: Planning Department
    Timeframe: Ongoing
    Funding: General fund
    Monitoring: Planning Department

Parks and Recreation Element

Parks and Recreation Element

Introduction

The Parks and Recreation Element is an optional element that assesses community parks and recreation needs and resources. By defining existing needs and resources and forecasting future needs and resources, the City can develop and implement realistic policies for the long-term provision of park facilities. This element thus provides a framework for Buellton to measure the effectiveness of current and future parks and recreation programs, and establish a balanced supply of parks and recreation facilities that satisfy the needs of all residents.

Parks and Recreation Resources

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

Two fully developed parks currently exist in the City of Buellton. Oak Park, is located at the northwest corner of Sycamore Drive and Second Street. Oak Park consists of 1.75 acres of gently sloping lawn with several picnic tables, individual barbecue grills, play structure and tot lot, restroom, trees, and light landscaping. River View Park, located at 151 Sycamore Drive, consists of approximately 11 usable acres with extensive landscaping. Amenities include a ceremonial pavilion, walking pathways, individual and group picnic areas, a large play structure, a smaller tot lot, two basketball courts, a grass volleyball court, horseshoe pits, two restrooms, and a large grassy playing field. At the western edge of the park, an approximately 2 acre area is planned to be developed into a native botanic garden in conjunction with a local non-profit foundation.

The Avenue of Flags medians are also used as landscaped open space. Facilities include a pedestrian walkway, exhibit areas for sculpture and art, extensive landscaping, community gathering areas and kiosk, and space for community events such as car shows and farmers markets.

Sharon Place Park, a 3.3-acre area located north of Sharon Place, was originally planned as a park site by Santa Barbara County prior to Buellton's incorporation. The range of recreation activities that could be provided on this site is limited by the size, shape, and topography of the property. A plan for a passive use Sharon Place Park with pedestrian pathway, several benches, and landscaping has been prepared.

In addition, Buellton residents have access to several County park facilities nearby. Nojoqui Falls County Park and Santa Rosa Park provide hiking and picnicking opportunities. The Zaca Creek Golf Course is part of the Rancho de Maria residential development. The course is open to the public. The Rancho de Maria subdivision homeowners' association also owns and

maintains an approximately 6.35 acre park on Shadow Mountain Drive adjacent to the Zaca Creek Golf Course. The park amenities include play equipment and picnic areas; however, Rancho de Maria Park is a privately owned park administered by the homeowner's association and intended for the use of its residents (Kyle Abello, Buellton Recreation Coordinator, City of Buellton, Written Communication, April, 2004).

Jonata School has children's play equipment, sports fields, and tennis and basketball courts. These fields are actively used for organized sports throughout the year. The school yard is generally open to the public all day during weekends, holidays and summer vacation; and during school days from approximately 3:00 pm to dusk. Construction of a Joint Use Gymnasium at Jonata School is currently underway.

Oak Valley Elementary School also has a play structure, basketball courts, and a large playing field with soccer goals and a backstop. This playing field, known as Oak Valley Field, operates under a joint use agreement between the Buellton Union School District and the City whereby the City retains priority use of the field for the public outside of school hours. The field is used extensively for organized sports throughout the year.

Recreation programs in the City of Buellton are provided through a cooperative agreement with the City of Solvang. Recreation programs include a youth day camp, sports leagues, after-school programs, trips to museums and concerts, and several large community events.

Figure PR-1 identifies the locations of public parks and recreation facilities in Buellton. An inventory of public parks and recreational facilities in Buellton is provided in Table PR-1.

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

Facility	Amenities	Acreage	Location
CURRENT CITY PARKS			
Oak Park	Playground, picnic tables, individual barbecue grills, play structure and tot lot, restroom, trees, and light landscaping	1.75	Northwest corner of Sycamore Drive and Second Street.
Avenue of Flags Median	Open space and landscaping	0.5	Avenue of Flags
River View Park	Ceremonial pavilion, walking pathways, individual and group picnic areas, a large play structure, a smaller tot lot, two basketball courts, a grass volleyball court, horseshoe pits, two restrooms, and a large grassy playing field	11.0	Southern end of Sycamore Drive, between Meadow View Drive and the Santa Ynez River.
FUTURE CITY PARKS			
Oak Springs Village Specific Plan Area	Water feature, picnic tables, benches and pedestrian paths.	1.8	Oak Springs Village Specific Plan Area, east of McMurray Road, north of State Route 246.
Sharon Place Park	Benches, walking paths, decorative trees, native landscaping.	3.3	North of Sharon Place.
COUNTY PARKS IN THE VICINITY			
Nojoqui Falls County Park	Ball fields, BBQ grills, picnic areas, hiking trails, and playground.	80.0	Approximately seven miles south of Buellton, 1 1/2 miles east of Highway 101 near Gaviota Pass on Alisal Road.
Santa Rosa Park	BBQ grills, picnic areas, and horseshoe pits.	21.0	Approximately nine miles southeast of Buellton off of Highway 101 on Santa Rosa Road.
Total Acreage		**119.3**	

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

Parks and Recreation Facilities

Figure PR-1

Source: MNS Engineers, December 2006

The City's standard for park provision is five acres of park area per 1,000 residents. The current population of Buellton is 4,548 (Department of Finance, January 2006). The current useable parkland in the City is 13.25 acres. Therefore, the City currently provides approximately 2.91 acres of park area per 1,000 population, which is below the City's standard, and current (year 2006) developed parkland need of approximately 23 acres.

Linear Park

A linear park is often developed along natural or human-made corridors, such as creeks, rivers, drainage facilities or roads. The size of a linear park may vary, but should be of sufficient width to protect sensitive resources and to accommodate a trail. Facilities provided with linear parks are usually limited to seating, picnic tables and in some instances, a tot-lot. The Avenue of Flags median would be considered a linear park.

Avenue of Flags Median

Pocket Park or Mini Park

A pocket park is a small facility designed to serve a limited population or group (such as seniors or small children) within about a one-quarter mile radius. Such parks are typically between 0.25 to 2 acres in size, and provide limited amenities that may include play equipment, seating, picnic areas and landscaping. There are currently no pocket parks in Buellton.

Neighborhood Park

Neighborhood parks serve primarily one neighborhood and provide active and passive facilities for all age groups. Such parks may range in size of 2 to 15 acres and provide open turf areas, picnic areas, play equipment, multi-use game courts, drinking fountains, restrooms, parking and landscaping. Neighborhood parks serve an area within one-quarter to one-half mile of the site. Oak Park would be considered a neighborhood park.

Oak Park

Community Park

A community park serves multiple neighborhoods or an entire community. These parks are usually developed on large sites (15 to 30 acres) and provide a wide range of facilities and activities such as larger play areas for children, picnic areas, play fields and courts (tennis, basketball, baseball, etc.), and open turf areas, as well as parking, lighting, landscaping and restrooms. River View Park is considered a community park in the City of Buellton.

Regional Park

Regional parks serve multiple communities and provide larger facilities and amenities non sites ranging in size from 100 to 200 acres. Regional parks may provide large open areas, group picnic facilities, trails, campgrounds, sports fields, a golf course, courts for tennis and volleyball, and other amenities such as parking, landscaping and restrooms. The communities served by a regional park should be within one hour driving distance, and may be subject to user fees. Buellton does not currently have a regional park.

Trails and Bikeways

Trails provide an accessible place to walk, jog, or ride a bicycle in a location that is free of the safety concerns, noise, and air contaminants associated with roadways. Trails may also help reinforce Buellton's rural character by providing places from which to view the surrounding hills and valleys. Trails also reduce dependence on motor vehicles for access within the community.

Currently, no trails are located within the City. Informal trails have been established in open space areas, such as along the Santa Ynez River and portions of Zaca Creek. Trails are planned along the Santa Ynez River and around the periphery of the City that connect to Jonata School and other open space areas. In addition, Santa Barbara County has adopted a plan for a regional trail system to connect Santa Ynez Valley communities with regional parks and recreation facilities, as well as the Los Padres National Forest.

It should be noted that Land Use Element Policy L-37 encourages "a redesignation of land use for the 24-acre parcel located east of Industrial Way and south and east of Zaca Creek (south half of APN 099-690-32) to commercial recreational use subject to the following: (i) the redesignation must be accompanied with, and be tied to, a specific Development Plan for the site; (ii) issues of access and integration with adjacent parcels must be addressed and resolved to the City's satisfaction; (iii) resource values and environmental impacts must be evaluated and appropriately mitigated; and (iv) provision must be made for future development of a linear park along the Santa Ynez River, in fee or by easement. The land use redesignation will not occur until all policy parameters are satisfied."

Bikeways

The Parks and Recreation Commission recommended approval of an update to the Parks and Recreation Master Plan, which incorporates a bikeway plan in 2006. This plan illustrates a number of proposed bike trails including the "Buellton Loop Trail" which would run along State Route 246 and link Second Street, Central Avenue, McMurray Road, and Freear Drive. The McMurray Road section has been constructed. The City categorizes bikeways into the following distinct classes:

State Route 246 Bikeway

- *Class I*: Bike Path, completely separate travelway;
- *Class II*: Bike Lane, striped lane in flow of highway traffic; and
- *Class III*: Bike Route, denoted by sign, shared with traffic.

Parks and Recreation Master Plan

The Buellton Parks and Recreation Master Plan, which was adopted in 1995, provides goals, policies and programs for the acquisition and development of parks and recreation facilities through General Plan buildout. The Parks and Recreation Commission recommended approval of an update to the Parks and Recreation Master Plan in 2006. The purpose of the Master Plan is to provide new parkland in the Buellton area, including neighborhood and community parks, maximize the use of existing facilities through joint use agreements with public and private agencies, consider providing neighborhood and community recreation, sustain the community's involvement in park and recreation projects and activities, and provide adequate funding for a viable park and recreation system. The Master Plan also discusses programs and facilities that may be provided in conjunction with other communities in the Santa Ynez Valley.

Parks and Recreation Goals, Policies and Programs

Goal

1. Provide ample, safe, affordable and accessible parks, recreation, and trail facilities and programs to meet the current and future needs of Buellton's various age and interest groups.

Policies

Parks and Recreation Resources

PR-1 Strive to achieve a ratio of five acres of parkland per 1000 residents.

PR-2 Neighborhood or mini-parks should be developed on the east and west sides of Highway 101.

PR-3 Work with Santa Barbara County, the City of Solvang, and other public or private individuals to provide a community park located east of Highway 101 within Buellton or within 10 miles of the City.

PR-4 The City should encourage the development of a public swimming pool in conjunction with the Buellton Union School District or a private entity.

PR-5 Encourage the development of a community center within the City of Buellton.

PR-6 Make all parks, greenbelts, open space areas and recreation facilities attractive, safe and easy to maintain.

PR-7 Require creation of parks, and/or greenbelts by new project developers in all residential projects. Where it is infeasible to include these elements in a project, the developer shall be required to pay parkland in lieu fees ("Quimby" fees) for the acquisition, design, and construction of new parks and pedestrian/bicycle trails throughout the City, and toward a new community center.

PR-8 In such cases where parkland is being dedicated as part of new development, park fees which would otherwise be charged to the new development shall be adjusted.

PR-9 Recreation programs for persons of all age groups should continue to be expanded in Buellton.

PR-10 Encourage the creation and expansion of private recreation programs and facilities, especially for youths, and consider such uses in commercial and industrial zones.

PR-11 Encourage the use of school facilities for community recreation programs, with the cooperation of the school district.

PR-12 Land dedicated or otherwise acquired for park development shall be suitable in size, shape, and topography, and free of unacceptable hazards in accordance with the City's Parks and Recreation Master Plan.

Trails and Bikeways

PR-13 Explore the possibility of creating a physical link for pedestrian and bicycle traffic between parks and recreation facilities.

PR-14 Work to provide a trail and/or linear park along the Santa Ynez River, following the entire length of the Santa Ynez River within the City limits, a trail along portions of the Zaca Creek corridor, a loop trail around the City, and connections to future regional trails.

PR-15 Develop and Implement a Buellton Bikeway Plan.

Refer also to Land Use Element Policy L-37 regarding the planned Santa Ynez River trail.

Parks and Recreation Master Plan

PR-16 Encourage the implementation of an updated Buellton Parks and Recreation Master Plan.

Programs

Parks and Recreation Resources

1. Continue to apply a parkland in-lieu fee and/or a parks and recreation impact fee and use the fees to help install the facilities described in the Parks and Recreation Master Plan and this General Plan Element.

Responsible Agency/Department:	Planning Department,
Timeframe:	Ongoing
Funding:	General fund; in lieu fees
Monitoring:	Planning Department

2. Review the long term use of City-owned land and consider using such land for a community center. Included in such consideration will be the possibility of exchanging vacant or underutilized city land in locations not suitable for this use for other parcels which may be more appropriate for the use. Continue to encourage the use of the Joint Use Gymnasium at Jonata School for community center functions.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2010
Funding:	General fund
Monitoring:	Planning Department

3. Continue to redevelop the Avenue of Flags medians into a linear park with a pedestrian walkway, areas for sculpture and art displays, community gathering areas, space for community events, and landscaping, in accordance with the adopted Urban Design Plan.

Responsible Agency/Department:	Administration, Planning and Public Works
Timeframe:	Ongoing
Funding:	General fund; Redevelopment funds; fees
Monitoring:	Planning Department

4. Establish an impact fee for new development to pay, in addition to any applicable parkland in lieu fee or parkland dedication, to offset the development's proportional share of the cost of a new community center.

Responsible Agency/Department:	Planning Department
Timeframe:	2006-2008
Funding:	General fund
Monitoring:	Planning Department

Trails and Bikeways

5. Plan trails that link urban centers in the City with open space and natural areas, and require development projects to include trails when appropriate.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund; fees
Monitoring:	Planning Department

6. Acquire and develop river trails along the Santa Ynez River corridor and portions of the Zaca Creek corridor by requiring land dedication or easements, or otherwise acquiring land along the waterway corridors.

Responsible Agency/Department:	Planning Department
Timeframe:	2006-2012
Funding:	General fund; fees
Monitoring:	Planning Department

7. Work with Santa Ynez Valley communities, the Buellton Union School District, Santa Barbara County and other agencies to provide regional trail connections throughout the Santa Ynez Valley.

Responsible Agency/Department:	Planning Department
Timeframe:	2006-2012
Funding:	General fund
Monitoring:	Planning Department

8. Establish and update as necessary a Buellton Bikeway Plan.

Responsible Agency/Department:	Administration, Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Parks and Recreation Master Plan

9. Maintain and update as necessary the Parks and Recreation Master Plan. The master plan should include but not be limited to the following:

- A funding, budgeting and capital improvement program to provide, expand, maintain and operate the parks and recreation facilities and programs in Buellton;
- Criteria for selecting park sites;
- Specific plans for recreational facilities to be included in parks;
- A program for the development and implementation of recreation programs to meet the present and future needs of Buellton residents of all ages; and
- A plan for infrastructure improvements necessary to accommodate needed park facilities
- Maintenance and operations plans for park and recreational facilities and programs which may include a "joint use" agreement with the Buellton Union School District.

Responsible Agency/Department:	Administration, Planning Department
Timeframe:	Ongoing
Funding:	General fund; fees
Monitoring:	Planning Department

Public Facilities and Services Element

Public Facilities and Services Element

Introduction

Government Code Section 65302(b) requires the general plan to contain a description of the general location and extent of existing and proposed "local public utilities and facilities, all correlated with the land use element of the plan." Although these issues are frequently included in a circulation element, this 2025 General Plan treats them separately in this Public Facilities and Services Element.

Summary of Services

Some public services and facilities in the City, such as parks and recreation, water supply, wastewater treatment, and storm water drainage, are provided directly by the City. Other public services in the City are provided on a contract basis with other jurisdictions, such as the City of Buellton Police Department, which is provided by the Santa Barbara County Sheriff's Department, and fire protection services, which are contracted from the Santa Barbara County Fire Department.

Water Supply

The City of Buellton Public Works Department provides water to a population of 4,213 customers through 1402 active service connections (Albrecht; September 2005). The City is the sole provider of water service within the city limits; there is only one residence that receives domestic water from a private well rather than the City. The City does not provide water service for agricultural uses, and there are some private agricultural wells within the city boundaries.

Water furnished by the City is supplied from the Buellton Uplands Groundwater Basin, the Santa Ynez River Riparian Basin, and State Water Project. The filtered water is pumped to three reservoirs located in the hills northwest of the City. The three reservoirs have capacities of 100,000 gallons, 300,000 gallons, and 850,000 gallons, with an overall storage capacity of 1.25 million gallons. The City has the supply necessary to deliver 2,300 acre-feet of water annually compared to 1,146 acre-feet delivered in 2003 (Albrecht; September 2005). The City had an average delivery of approximately 1,150 acre-feet over the last five years. Figure PF-1 shows the water facility features within the City

California Senate Bill (SB) 1087 (California Government Code 65589.7), adopted in October 2005, requires that public agencies adopt written policies and procedures with specific objective standards for provision of water and sewer services such that provider of water or sewer services may not deny or condition the approval of an application for services, or reduce the amount of the services applied for, if the proposed development includes housing affordable to lower income households, except upon making specified findings. Refer to Public Facilities and Services Element Program 4-5.

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Water Facilities

Source: MNS Engineers, December 2006

Figure PF-1

City of Buellton

Since 1993, the City has implemented the following improvements to the water system:

- With the availability of State Water, the City constructed a new turnout to take the supply from the Central Coast Water Authority pipeline.
- The City added enhancements to the booster pump station on McMurray Road. The project created a better supply for the high pressure zone and supports the water level in Reservoir #3.

System Deficiencies and Planned Improvements

According to the City of Buellton Public Works Department, the entire water system was recently modeled using currently available water system software. While certain areas of the system are now about 50 years old, the majority of the pipe network is relatively young. Fire flows are adequate and, other than routine maintenance, the system does not need any foreseeable upgrades.

Wastewater Treatment

The City of Buellton operates a wastewater treatment plant that serves the City. The City of Buellton Public Works Department maintains the sewage delivery and treatment facilities for about 1,525 connections and collects, treats, and disposes an average of 400,000 gallons of wastewater per day (Albrecht, December 2006). The overall capacity of the City's existing wastewater treatment facility is 650,000 gallons per day (gpd) (Albrecht; December 2006). The City maintains one lift station and approximately 20 miles of collection sewers. All of the water is treated to secondary treatment levels and discharged to percolation basins located on the westerly side of the facility. Figure PF-2 shows the collection system and wastewater treatment facilitates within the City.

The wastewater treatment plant currently meets or exceeds all permit requirements. The City conducts routine flushing of the collection system every two years and preventative maintenance on a regular basis for older portions of the system. Identified trouble spots are then scheduled for repair. At this time, the City has only a few minor industrial discharges and does maintain a set of requirements for pretreatment for these facilities (City of Buellton, Storm Water Management Program, October 24, 2003).

Since 1993, the City has implemented the following improvements to the wastewater system:

- An additional aerator was placed in the Flow Equalization Basin to improve the level of oxygen available for the influent BOD.
- An additional clarifier has also been implemented. The new clarifier increased available detention times and provided for operational flexibility.

System Deficiencies and Planned Improvements

According to the City of Buellton Public Works Department, the wastewater collection system has been modeled using SewerCAD networking software. However, the City will replace or rehabilitate some of the old brick manholes in the system, as needed.

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Wastewater Facilities

Figure PF-2

Source: MNS Engineers, 2006

City of Buellton

Over time, the BOD levels in the typical sewage flowing into the plant have risen. This can be attributed to additional restaurants and food processing businesses as well as changes in the residential flow characteristics in the City. The City has recently enacted a new industrial discharge ordinance that restricts levels of contaminants in the sewage to manageable levels. A permit system was adopted and is being implemented to regulate the businesses that produce sewage with undesirable characteristics. It is anticipated that another aeration tank may be added or that the aeration stage of the treatment process will be otherwise improved.

The City will be conducting further evaluation of the wastewater treatment plant and each treatment process to determine specific immediate and future needs. In addition, the wastewater treatment plant is anticipated to require additional future improvements to meet tertiary treatment permitting standards from the Regional Water Quality Control Board (RWQCB). Such improvements could potentially necessitate the acquisition of land for future treatment facilities adjacent to the existing facilities. These improvements would create an additional water source of reclaimed water for the City. In addition, tertiary treatment improvements would reduce reliance on imported State Water and existing groundwater wells, and would allow for direct discharge of treated water to the Santa Ynez River.

Storm Drainage

The City of Buellton has developed a Storm Water Management Program (SWMP) prepared in response to State Water Resources Control Board Water Quality Draft Order for National Pollutant Discharge Elimination System (NPDES) Phase II. The goal of the SWMP is to protect the health of the recreational areas and the natural environment, meet Clean Water Act mandates through compliance with Phase II NPDES Permit requirements and applicable regulations, and encourage public involvement and awareness.

Under state planning law and the California Environmental Quality Act (CEQA), the City is responsible for evaluating new development and redevelopment projects and, therefore, has a key role in implementing the NPDES Phase II construction runoff control measures. As part of the Santa Barbara County Flood Control District, the approved projects in the City of Buellton, must meet guidelines regarding flood control as detailed in the Standard Conditions of Project Plan Approval.

Although none of the streams in the City have been identified as "impaired," Zaca Creek and Thumbelina Creek flow into the Santa Ynez River, which is listed as "impaired" by the State of California for nutrients, salinity (TDS, chlorides) and sedimentation /siltation. The City's storm water quality program has been derived from ongoing City activities and the County of Santa Barbara's non-point source control program (Project Clean Water, "PCW") (City of Buellton, Storm Water Management Program, October 24, 2003).

Storm drains typically flow into creeks that have already passed through a variety of land uses, including natural, agricultural, urban and industrial, and often through more than one permit jurisdiction. The City is faced with the challenge of requiring and implementing controls to reduce the discharge of pollutants in storm water runoff to the technology-based standard of

"Maximum Extent Practicable" (MEP) as required by § 402(p)(3)(B)(iii) of the Clean Water Act, 33 U.S.C. § 1342(p)(3)(B)(iii).

Storm Drain and Swale

The City of Buellton is in the process of developing a Master Drainage Plan. This plan may be an opportunity to include new development strategies to protect water quality. The City currently has an atlas of its underground storm drains that shows major pipes and outfall locations of the City's storm drain system; however, additional research is necessary to confirm the completeness of the storm drain system map, in particular storm drain inlet locations, particularly in most recently developed areas (City of Buellton, Storm Water Management Program, October 24, 2003).

Currently, the storm drain system, including pipelines, catch-basins, and drop inlets, is cleaned as needed to maintain capacity. Minor maintenance is conducted by hand, prior to the rain season each year, to remove fallen leaves and other debris collected in the system. Overall, the storm drain system operates without blockages and therefore maintenance is on an as-needed basis (City of Buellton, Storm Water Management Program, October 24, 2003).

The City has an agreement with the Santa Barbara County Flood Control District (SBCFCD) to provide ongoing support when reviewing proposed development projects. SBCFCD also maintains two detention basins located north of La Pita Place that intercept runoff from the farming operation on the mesa above the City. In addition, SBCFCD provides for maintenance and emergency support in Zaca Creek and Santa Ynez River watersheds.

Since 1993, the City has implemented the following improvements to the drainage system:

- An additional pipe was installed along Second Street, east of Avenue of Flags.
- New piping was extended up Second Street from Avenue of Flags to Central Avenue.
- Individual catch basins throughout the City were modified as needed to improve flow.

- With the developments on the west end of the City an entire network of drainage piping was installed to manage storm flows in that area.
- Caltrans replaced the box culvert that crosses Highway 246 at Thumbelina Creek and the City installed new piping along the highway to allow for widening of the road.

- A detention basin and piping system were installed at the east end of the City with the residential tract that was developed along Ballard Canyon Road.

  System Deficiencies and Planned Improvements

  With the upcoming Drainage Master Plan, any drainage system deficiencies will be identified. One location that is known to need additional capacity is the intersection of Avenue of Flags with Second Street. Previous projects set up the system to be improved, however the portion of the system across Avenue of Flags was postponed until the master planning of the Avenue of Flags streetscape could be completed. Other system upgrades to improve the quality of the runoff discharged will be identified in the upcoming master plan study.

Solid Waste Disposal

Weekly garbage collection and disposal for the City is currently provided by Health Sanitation Services of Santa Maria, a division of Waste Management. Recyclable materials (including aluminum, cardboard, rigid plastics, household glass, tin, newspaper, used latex paints, motor oil, used batteries, and used oil filters) collection services are also provided by Health Sanitation Services. Commercial and residential waste from the City of Buellton is initially taken to the Santa Ynez Valley Recycling and Transfer Station. The transfer station is a County operated facility located on 4004 Foxen Canyon Road in Los Olivos, California and has a permitted maximum daily tonnage of 212 tons per day. Unrecyclable solid waste from the City of Buellton is transferred to the Tajiguas Sanitary Landfill, located in unincorporated Santa Barbara County, approximately 15 miles south of the City of Buellton. The Tajiguas landfill is a Class III facility owned and operated by the County of Santa Barbara Public Works Department. The landfill is approximately 357 acres with 118 acres of disposal area.

The landfill has a permitted design capacity of 23,300,000 cubic yards, with a remaining capacity of 8,462,335 cubic yards, as of May 1, 2005. An average of approximately 720 tons of waste is landfilled daily, with a permitted maximum daily tonnage of 1,500 tons per day. The facility is estimated to close on January 1, 2020 (California Integrated Waste Management Board, SWIS Database, July 27, 2006). During the fiscal year 2005-06 (July 1, 2005 to June 30, 2006), approximately 236,152 tons of waste was disposed of at the landfill (Colleen Hankins, Accounting, County of Santa Barbara Public Works Department, August 2006).

The California Integrated Waste Management Board and the City of Buellton indicate that average waste generation in the region is 15.32 pounds per person per day. Approximately 28% of waste is generated from residential uses and 72% of waste is generated from commercial/industrial uses. The City's base year waste diversion rate is 44%.

While the demographics of the City have remained relatively stable, the growth of the wine and hotel industries has substantially increased the amount of waste material generated by the City. With approximately 4,200residents and 72% of waste generated by the non-residential sector, the waste created by out-of-town guests at the nearly 800 hotel rooms and 5 winery crushing facilities in the City increases the pounds per day average waste generation. With a

comprehensive residential recycling program in place, the City continues to work with local business to divert waste through composting (wineries) and recycling (hotels) .

The City has recently adopted a Construction and Demolition Materials Recycling Ordinance that requires the diversion or recycling of at least 50% of construction debris.

Police Services

The City is presently served by the City of Buellton Police Department, which is provided by the Santa Barbara County Sheriff's Department. The Buellton police substation is located at 140 West Highway 246. The City contracts with the County to have a deputy on duty at all times. Backup support is available on a regular basis from other sheriff deputies that patrol the County. The Buellton Police Department staffs (1) Lieutenant, (1) Deputy (per 12 hour shift), (1) Community Resource Deputy, and (1) Detective (approximately 13 hours/week each). The City of Buellton Police Department maintains a minimum standard of one officer for approximately every 1,200 residents. In addition to traffic enforcement, approximately 3,827 calls were taken last year. The most common calls involve drugs, burglaries, and domestic problems. Via the Santa Barbara County Sheriff's Department, the Buellton Police Department has mutual aid agreements with all Santa Barbara County law enforcement agencies and is a member of the State of California Law Enforcement Region 1-A Mutual Aid Agreement. The Department presently provides surveillance along Avenue of Flags. The Sheriff, through Chumash grant money from the City, has purchased a motorcycle for use in traffic enforcement in the City. The Department maintains a response-time goal of five minutes for 90% of all High Priority (i.e., life threatening) calls (Lt. Leland Bentley, Station Commander, Buellton Police Department, Telephone Communication, September 2005). Response time is measured from the time the first available patrol unit is dispatched to the call to the time the first patrol unit arrives on the scene.

City of Buellton Police Department

The Buellton branch of the California Highway Patrol (CHP) has a force of 21 officers, 2 sergeants, and 1 lieutenant. The primary responsibility of the CHP is traffic control and accident investigation along Highway 101 and Highway 246. The CHP and Sheriff's Department have reciprocal agreements to assist in cases of emergencies. Emergency response times range from 10 to 15 minutes. The number of CHP officers stationed at the Buellton branch is based on a combination of total street mileage and population.

Fire Protection Services

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

The emergency response time within the City limits is within five minutes (Adam Estabrook, Engineer Inspector, County of Santa Barbara Fire Department, City of Buellton, Telephone Communication, December 2005). On larger incidents, fire departments from the Los Alamos, Santa Ynez, and/or the Lompoc area respond to the City of Buellton with a total of three engines for 1st alarm occurrences. Station 31 responds to a variety of emergencies. In 2003 the Station 31 responded to approximately 500 calls, including: medical emergencies; public assists; fires; and hazardous materials calls (Estabrook, December 2005).

The City of Buellton has a mutual aid agreement with every fire protection agency in the County of Santa Barbara including: Solvang Fire; City of Lompoc; City of Santa Barbara; City of Santa Maria; and Montecito Fire. Currently, the desired level of emergency service resources is stated as 1 to 1.3 firefighters per 1,000 population. The City of Buellton currently staffs twenty-one full and part-time firefighters. The current firefighter per 1,000-population ratio, considering a staff of twelve full-time employees, for the Buellton station is 3.5.

School Services

Elementary and Middle Schools

The Buellton Union School District (BUSD) serves grades K-8, and is the only public school system that serves the City. Jonata Middle School provides public education for sixth through eighth grade students from a large geographic area, accepting inter-district students from Los Olivos, Solvang, Lompoc, and Gaviota. The BUSD also includes Oak Valley Elementary School, located near Jonata Middle School on Second Street in the City of Buellton, which serves grades K-5 (Tom Cooper, Superintendent, BUSD, Oral Communications, February 8, 2006). The locations of BUSD elementary school facilities are shown in Table PF-1. The facilities and enrollments within the district are described below.

Table PF-1. Buellton School Facilities

Facility	Location
A. Oak Valley Elementary School	595 Second Street, Buellton, CA
B. Jonata Middle School	301 Second Street, Buellton, CA
C. Santa Ynez High School	2975 East Highway 246, Santa Ynez, CA

Oak Valley Elementary School

Elementary School Expansion

In March 2006, the BUSD completed a Phase 2 expansion of Oak Valley Elementary School to relieve enrollment pressure on the Elementary School. The expansion included the construction of ten additional classrooms at the existing Oak Valley Elementary School site and increased capacity from 240 to 500 students.

Santa Ynez Valley Union High School

BUSD does not contain a high school. Santa Ynez Valley High School in the Santa Ynez Valley Union High School District serves the City of Buellton and is located six miles east of the city. Current enrollment at Santa Ynez Valley High School is 1,211 students. The school is over capacity, however the size of the facility provides room for portable classrooms as needed to accommodate additional students.

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

Current Enrollment

Student enrollment in the BUSD, which includes Jonata and Oak Valley Elementary schools, and enrollment at Santa Ynez High School, is reported to the State Department of Education each fall. The following 2005-06 student enrollment data is cited from the annual California Department of Educational Demographics Unit :

K-5	Enrollment =	417 students
6-8	Enrollment =	245 students
9-12	Enrollment =	1,171 students
Total	Enrollment =	1,833 students

Enrollment Capacity

The Santa Ynez Valley Union High School facility is currently over-capacity. Jonata Middle School is over capacity, and Oak Valley Elementary School retains substantial excess capacity. Current (2005-2006 school year) capacity and enrollment at each of these schools is shown in Table PF-2.

Table PF-2. Planning Area Public School Capacity and Enrollment

School	Capacity	Enrollment (2005-06)	Percent of Capacity
Oak Valley Elementary School	500*	201**	40.2%
Jonata Middle School	340*	461**	135%
Santa Ynez Valley Union High School	950***	1,171**	123%

*Source: * Tom Cooper, Superintendent, BUSD, Verbal Communications, February 8, 2006*
*** California Department of Education, Educational Demographics Unit, DataQuest, 2005*
**** Superintendents Office, Verbal Communication, October 4, 2006*

Facilities Funding

Revenue for facilities construction comes from both state and local sources, including developer fees. Some local funding alternatives include community approval of a general obligation bond for school construction. The General Obligation (GEO) Bond election process requires two-thirds voter approval. From 1986 to June 2000, only 55% of the school districts that held GEO Bond elections successfully earned the two-thirds voter approval for school facility funding. Measure U, passed in March 2004, has created a $6.5 million GEO bond and has made the District eligible for $3.7 million in State grants. The funding provided for the construction of ten additional classrooms at Oak Valley Elementary School, completed March 2006. In addition, some of the funding will be used to remodel or "modernize" portions of Jonata Middle School (Cooper, February 8, 2006).

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

Private Schools

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

Library Services

The City of Buellton provides space and utilities to the Buellton branch of the Lompoc Library. The Buellton Library is located at 140 West Highway 246. The library is open Monday and Tuesday from 11:00 A.M – 8:00 P.M, Wednesday-Friday 10:00 A.M-6:00 P.M and Saturday 12:30 P.M- 5:30 P.M. The library is closed on Sundays. The Buellton Library is currently staffed with one full-time librarian, three part-time weekday employees, and several volunteers. The library offers movies on both video and DVD for rental as well as books on tape. There are six computers available with high-speed internet connection, two of which are set aside for children's use. The library also offers free wireless internet service to visitors.

Other Public Facilities and Services

Gas and Electricity

The Pacific Gas and Electric Company (PG&E) supplies electricity to the City of Buellton and the Southern California Gas Company (SCGC) supplies natural gas to customers in the Buellton area. PG&E generates electrical energy from various sources including oil, natural gas, wind, cogeneration, solid waste, hydroelectric, geothermal, and nuclear power. SCGC buys gas from out-of-state and from the San Joaquin Valley, and transports it to its customers. PG&E has one substation serving the Buellton area, the Easy Street substation.

Telephone

Verizon currently provides phone service to homes and businesses throughout Buellton and is responsible for maintaining telephone infrastructure in the area. However, many alternative local and long-distance companies are available to provide service using Verizon's network of phone lines.

Emergency Medical Services

The Santa Ynez Valley Hospital, located in Solvang, offers complete general medical services for Buellton residents. (Some specialized services are referred to larger hospitals.) There are about 40 doctors on staff who maintain private offices near the hospital. American Medical Response provides ambulance service to the Santa Ynez Valley and Buellton.

Other Emergency Services

Buellton residents can use the emergency care or counseling services of many other organizations. Santa Ynez Valley People Helping People, a local non-profit organization, supplies emergency and short-term social services to Buellton residents. The organization is dedicated to improving the lives of men, women and children in the Santa Ynez Valley, Los Alamos and Gaviota Coast by addressing emergency and basic needs and furnishing comprehensive integrated family and individual support services. People Helping People began its operation in 1992. Today there are seven locations throughout the Santa Ynez Valley with one facility at the Jonata School campus and one at the Oak Valley Elementary School campus in the City of Buellton. The Santa Ynez Valley People Helping People organization

offers various student services, parenting and family services, family need programs such as rent and food assistance, and health services.

Additional emergency care or counseling services available to Buellton residents are located outside of the City. The Battered Women's Shelter and the Child Abuse Center both have offices in Lompoc and Santa Maria. The Good Samaritan Shelter (located in Santa Maria) is the nearest homeless shelter that operates year-round. The Santa Maria Salvation Army also operates a shelter during the winter months. Rape Crisis centers are located in Santa Barbara, Santa Maria, and Lompoc. Special emergency services for teenagers are provided through the Klein Bottle Youth Programs in Santa Barbara and Santa Maria. (Klein Bottle Youth programs provide crisis counseling and family counseling for teenagers, and the organization is connected to a runaway hot-line program.)

Public Facilities and Services Goals, Policies and Programs

Goals

1. Provide the level of public facilities and services desired by the residents at an equitable cost.

2. Ensure the provision of public facilities and services keeps pace with new development.

Water Supply

3. Provide a water distribution and storage system adequate for existing and future development.

Wastewater Treatment

4. Provide adequate sanitary sewer and wastewater treatment plant capacity adequate for existing and future development.

Storm Drainage

5. Provide stormwater drainage facilities to facilitate recreational, habitat, safety, and aesthetic benefits that accommodate existing and future needs.

Solid Waste Disposal

6. Ensure the provision of adequate solid waste disposal services and facilities to meet the disposal demands of the City through buildout and ensure protection of the public's health, safety and welfare.

Police and Fire Protection Services

7. Ensure the provision of adequate police and fire facilities and staffing levels in the City through buildout.

School Services

8. Work with the schools to help ensure the provision of high quality education facilities and resources for community members in the City through buildout.

Library Services

9. Ensure the provision of adequate library services to meet the educational, informational, and cultural needs of community members in the City through buildout.

Policies

PF -1 When deemed appropriate by the City, fiscal impact analyses may be required to determine possible fiscal effects on the City and other affected public agencies; the studies may be used to formulate conditions of approval for new projects.

PF -2 New development should not be allowed until adequate public services and facilities to serve such development are provided.

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

PF -4 Public facilities, such as wells, pumps, tanks, and yards shall be located and designed so that noise, light, odors, and appearances do not substantially affect nearby land uses.

PF -5 User fees will be charged to recover the costs of City-provided services, except when administration of such fees makes them not cost effective, or fees are waived or reduced to explicitly promote some other public benefit.

Water Supply and Wastewater Treatment

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

PF -7 Gravity flow for sewer service shall be employed wherever feasible.

PF -8 New development shall be required to maintain a minimum of 20% available sewage collection capacity in affected City sewage collection systems.

Storm Drainage

PF-9 Engineered drainage plans may be required for development projects which: (a) involve greater than one acre, (b) incorporate construction or industrial activities or have paved surfaces which may affect the quality of stormwater runoff, (c) affect the existing drainage pattern, and/or (d) has an existing drainage problem which requires correction. Engineered drainage plans shall incorporate a collection and treatment system for stormwater runoff consistent with applicable federal and State laws.

Solid Waste Disposal

PF-10 Encourage applicants for discretionary development projects to employ practices that reduce the quantities of wastes generated and engage in recycling activities to further reduce the volume of waste disposed of in landfills.

Police and Fire Protection Services

PF-11 Encourage site planning which helps reduce crime surveillance through appropriate lighting, access, ease of features such as alarms and security systems as may be required by the police department.

PF-12 Ensure optimum firefighting and emergency response capabilities.

School Services

PF-13 Cooperate with the Buellton Union School District and Santa Ynez Valley Union High School District to plan new schools and support facilities to assure that the number, type and location of school facilities is commensurate with planned City growth. Such cooperation will include but not be limited to notifying the school districts of subdivision applications and other residential development proposals, and encouraging residential developers to confer with the school districts regarding school capacity and timing issues. The City will require the payment of school impact fees in accordance with State law.

Library Services

PF-14 Expand library services as needed to meet the educational, informational, and cultural needs of community members, continuing to take advantage of advances in information technology.

Programs

1. Maintain, and revise as necessary, master plans for sewer, water, and storm drainage.

Responsible Agency/Department:	Public Works Department, City Engineer
Timeframe:	Ongoing
Funding:	General fund, developer fees
Monitoring:	Public Works Department, City Engineer

2. Adopt and update annually a capital improvement program for sewer, water, drainage, fire, police and other facilities. Such CIP shall indicate capital projects, estimated costs, time frames, responsible agencies or departments, and possible funding sources.

Responsible Agency/Department:	Public Works Department, City Engineer, Sheriff's Department, Fire Department
Timeframe:	Ongoing
Funding:	General fund, developer fees
Monitoring:	Public Works Department, Administration

3. Review public facilities such as sewer collection and wastewater treatment annually for capacity issues and forecasting of needs concurrent with the City's growth projections.

Responsible Agency/Department:	Public Works Department, City Engineer
Timeframe:	Ongoing
Funding:	General fund, developer fees
Monitoring:	Public Works Department, City Engineer

4. Continue to require and apply development impact fees to offset the cost of needed public facilities and services generated by new development.

Responsible Agency/Department:	Public Works Department, City Engineer, Planning Department
Timeframe:	Ongoing
Funding:	General fund, developer fees
Monitoring:	Public Works Department, City Engineer, Planning Department

Water Supply and Wastewater Treatment

5. Pursuant to California Government Code 65589.7, grant a priority for the provision of water and sewer services to proposed developments that include housing affordable to lower income households. The City shall not deny water or sewer service to, or reduce the amount of water or sewer service applied for, such proposed developments, except upon making specified findings that the denial, condition, or reduction is necessary due to the existence of one or more of the following:
   - The City does not have sufficient water supply, or is operating under a water shortage emergency, or does not have sufficient water treatment or distribution capacity, or does not have sufficient sewer treatment or collection capacity, to serve the needs of the proposed development, as demonstrated by a written engineering analysis and report;
   - The City is subject to a compliance order issued by the State Department of Health Services that prohibits new water connections, or is under an order issued by a Regional Water Quality Control Board that prohibits new sewer connections; or
   - The applicant has failed to agree to reasonable terms and conditions relating to the provision of service generally applicable to development projects seeking service from the City, including, but not limited to, the requirements of local, state, or federal laws and regulations or payment of a fee or charge imposed.

Responsible Agency/Department:	Public Works Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Public Works Department

Storm Drainage

6. Improve drainage systems throughout the City, including facilities carrying storm flows along Highway 101 to the Santa Ynez River, to provide adequate drainage as determined necessary by Caltrans and the City Engineer, in accordance with the Storm Water Management Plan.

Responsible Agency/Department:	Public Works Department, City Engineer
Timeframe:	2007-2010
Funding:	General Fund
Monitoring:	Public Works Department, City Engineer

Solid Waste Disposal

7. Work with the Santa Barbara County Association of Governments and the California Integrated Waste Management Board to expand solid waste disposal capacity and encourage recycling, source reduction, waste composting, and public information programs.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Police and Fire Protection Services

8. Continue and update as necessary police and fire protection service standards to help ensure that adequate service levels are maintained.

Responsible Agency/Department:	Administration, Sheriff's Department, Fire Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Administration

9. Continue to refer development plans to the Fire Department to assure adequacy of structural fire protection, access for firefighting, water supply, and vegetation clearance, and to the Sheriff's Department to assure adequacy of defensible space and patrol access.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

School Services

10. Work with the school district to evaluate the feasibility of implementing a new high school in the Sphere of Influence.

Responsible Agency/Department:	Santa Ynez Union High School District/City Council
Timeframe:	2007-2010

Funding:	General fund
Monitoring:	Santa Ynez Union High School District

Library Services

11. Work with the Zone II Library System to investigate the need for expansion of and/or improvements to the Buellton Library and to identify funding sources, partnerships, and capital strategies to implement such improvements

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

See also Policy 30 and Program 13 in the Buellton General Plan Conservation and Open Space Element regarding recycling.

Safety Element

Safety Element

Introduction

The purpose of the Safety Element is to reduce deaths, injuries, property damage, and economic and social dislocation resulting from natural hazards including flooding, mud slides and soil creep, tsunamis and seiches, land subsidence, earthquakes, avalanches, other geologic phenomena, levee or dam failure, certain types of urban and wildland fires, and building collapse. It is the primary vehicle for identifying the hazards that municipalities must consider when making land use decisions.

Natural Hazards

Buellton is located on an alluvial terrace of the Santa Ynez River making it susceptible to flooding; and, as with most communities in California, it is subject to seismic activity.

Flood Hazards

Buellton is located on an alluvial terrace of the Santa Ynez River making it susceptible to flooding. Zaca Creek, Thumbelina Creek and Petersen Creek all flow through Buellton to the Santa Ynez River which borders the City to the south. The Santa Ynez River, Zaca Creek, and Thumbelina Creek all produce flooding during a 100-year storm (a storm with a statistical probability of occurring once during a 100-year period). The City of Buellton sustained flood damage in February 1993 and February 1998 following heavy rainstorms.

A Local Emergency was declared on February 5, 1998, following substantial storm flooding. Following the 1998 storm, Buellton had significant flooding on La Pita Place, Irelan Drive and Second Street due to an overflowing flood control basin in the area. Thumbelina Creek overflowed its banks onto Kendale Road and there was substantial foothill flooding on Via Corona Drive and Calor Drive with two feet of mud in this residential area.

The Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM; September 30, 2005) indicate there is substantial flooding potential from the Santa Ynez River and Zaca Creek, and to a lesser extent from Thumbelina Creek. The extent of potential flooding as established by FEMA for the downtown area is so widespread that no specific floodway has been determined for that area. The primary flooding problem in the central portion of the City is from Zaca Creek. During a 100-year storm, the creek overflows its channel and floodwaters flow down Highway 101 and through the Avenue of Flags/Highway 246 area. The culverts under Highway 101 and Highway 246 through the Avenue of Flags and Pea Soup Andersen property are currently restricted in handling the 100-year flow. Figure S-1 shows the FEMA mapped flood hazard areas.

Dam Inundation

Buellton could also be affected by flooding as a result of a failure of the Bradbury Dam (Lake Cachuma) located about twelve miles to the east. If the dam were to fail, the inundated area

would extend over a large portion of the City. Areas of Buellton that could be affected would be the Thumbelina neighborhood, and the areas south of Highway 246 (refer to Figure S-2).

Seismic and Geological Hazards

Two potentially active faults that could cause groundshaking in Buellton are the San Andreas, located about 50 miles to the northwest, and the Santa Ynez Fault, located about six miles to the south. The San Andreas would generate a very large earthquake which would cause some groundshaking in Buellton. However, the damage resulting from such an earthquake is not expected to be severe. The likelihood of an earthquake on the Santa Ynez Fault is low by comparison. The Santa Ynez Fault is active, but its history is relatively unknown. Some estimates place the likelihood of a major earthquake on this fault at once in several hundred years to perhaps a thousand years.

The largest upper level earthquake (ULE) in Buellton would be an approximate 7.8 magnitude earthquake on the San Andreas Fault. Such an event could produce peak horizontal ground acceleration on the order of 0.16g[1].

Due to the relative location of the Los Alamos-Baseline (approximately 8 kilometers south), Santa Ynez (approximately 9 kilometers northeast), and North Channel Slope (approximately 24 kilometers east) faults, higher ULE accelerations may be expected from these faults. Although higher accelerations may be experienced on the site 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.

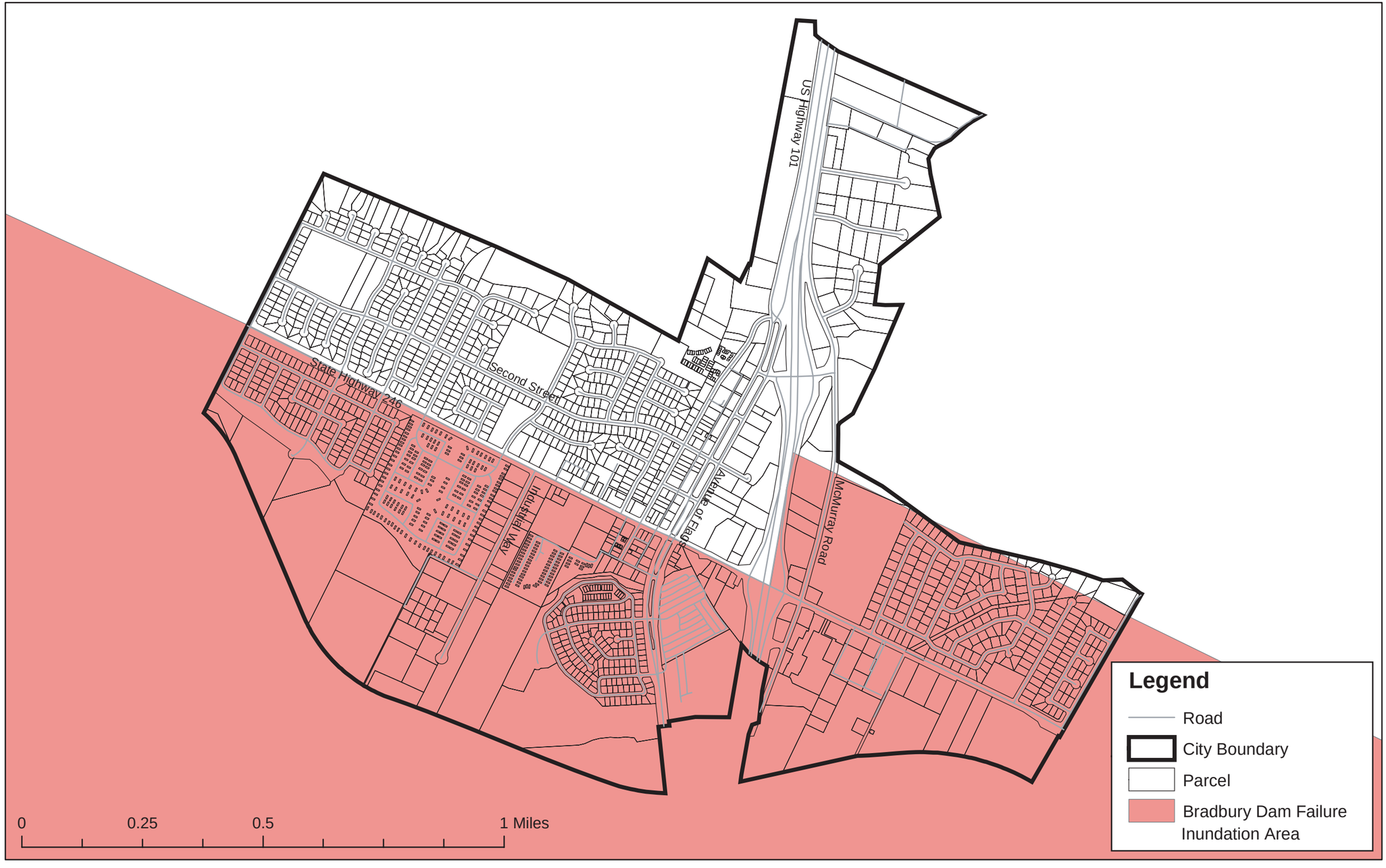
The nearest fault, the Santa Ynez Fault, is located approximately six miles south of the City limits. The west segment of this fault has left lateral strike-slip motion. This fault is considered active but its earthquake history is relatively unknown, although displacement along the Santa Ynez Fault occurred in Holocene time (within the last 11,000 years). Offset relationships along the South Branch of the Santa Ynez Fault suggest the recurrence of movements adequate to generate a major earthquake (Richter magnitude +/-7) is once in several hundred years to, perhaps, a thousand years. Therefore, while groundshaking would probably be severe during a major earthquake on this fault, the likelihood of occurrence is low in comparison to potential major earthquakes along the San Andreas Fault which is considered likely within the next 30 years. Figure S-3 shows the regional faults in the area.

Groundshaking

The most serious direct earthquake hazard is the damage or collapse of buildings caused by groundshaking, which, in addition to property damage, can cause injury or death. Groundshaking is the vibration that radiates from the epicenter of an earthquake. The severity of groundshaking and its potential to cause damage to buildings is determined by several factors, including: the nature of the underlying soil and geology, the location

[1] 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.

US Highway 101
State Highway 246
Second Street
Industrial Way
Avenue of Flags
McMurray Road
Legend
Road
City Boundary
Parcel
FEMA 100 Year Boundary
FEMA 500 Year Boundary
0
0.25
0.5
1 Miles
Flood Data Source: Federal Emergency Management Agency (2005)

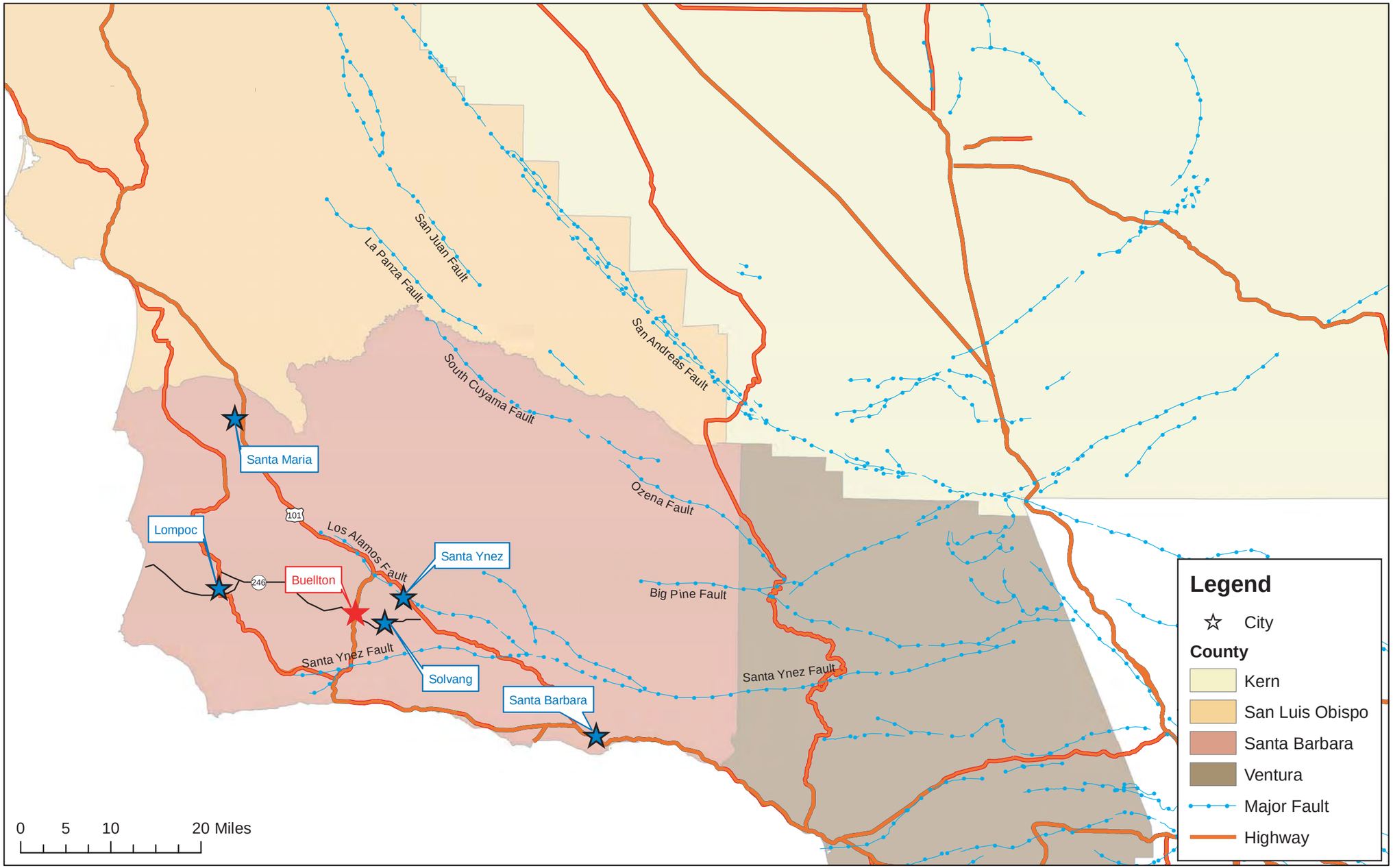


Dam Inundation Areas

Figure S-2

Source: MNS Engineers, 2006

City of Buellton



Regional Fault Map

Figure S-3

Source: MNS Engineers, 2006

of the epicenter of the earthquake, the duration and character of the ground motion, the structural characteristics of a building, and the quality of workmanship and materials used in buildings.

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

In a strong earthquake, any type of structure may experience some level of damage resulting from ground shaking. Certain types of construction materials generally perform better in earthquakes than others, and almost any material can be designed in such a manner so as to be safe during an earthquake. For example, modern structures made with wooden and steel frames, or reinforced concrete blocks, will typically withstand moderate to strong earthquake ground shaking with little threat of building failure or major damage. Buildings made of unreinforced masonry, however, typically provide little earthquake resistance. The City of Buellton does not contain any unreinforced masonry buildings (Seismic Safety Commission, "Status of the Unreinforced Masonry Building Law", June 9, 2005). Many of Buellton's buildings are one or two stories high, and of wood frame construction, which is considered relatively resistant to earthquake damage.

Ground Failure

In addition to structural damage caused by groundshaking, there are other ground effects caused by such shaking. These ground failure effects include liquefaction, subsidence, lurch cracking, and lateral spreading. The potential for these hazards to occur in Buellton is discussed below. No areas of abnormally high risk due to secondary seismic/geologic hazards have been identified within the City.

Liquefaction

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

Liquefaction during a major earthquake could occur in Buellton. Liquefaction occurs during an earthquake when groundwater migrates upward into sandy soils, which then become liquefied and lose their cohesiveness and their ability to support structures. The

potential for liquefaction is highest in areas with sandy, alluvial soil and shallow groundwater, such as areas of the City nearest the Santa Ynez River and Zaca Creek. The terrace deposits on which the major portion of the City is located can be considered as having a low to moderate liquefaction potential in the presence of shallow groundwater (less than 30 feet). Consolidated rock areas of the City are characterized by low to non-existent liquefaction potential. Liquefaction hazards can be avoided with proper foundation engineering based on an analysis of the soils on a given building site.

Subsidence

Subsidence is the compaction of soils and alluvium caused by groundshaking. It occurs irregularly and is largely a function of the underlying soils. Depending on the event, the amount of compaction can vary from a few inches to several feet. In Buellton, the potential for subsidence is greatest in areas underlain by alluvium or other soft water-saturated soils. However, no substantial subsidence problems have been identified in the City.

Lurch Cracking and Lateral Spreading

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

Landslides

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

Erosion is a composite of all processes by which earth or rock materials are loosened or dissolved and moved from place to place. Natural erosion activity depends on the steepness of slopes, amount and intensity of rainfall and soil types. Only about 30% of all erosion is due to natural causes. The remaining 70% is the result of human activity. Erosion prevention measures are covered in grading plans and include recommended slope drainage provisions, slope protection and planting. Slopes along the bank of the Santa Ynez River pose a threat of landslide hazard if structures are built to close to the edge. The City of Buellton currently requires all development to be at least 200 feet from the bank of the Santa Ynez River. Other slopes in the City are geologically stable and are not subject to major landslides.

Erosion

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

Soils with high shrink-swell potential, rapid runoff rates, and high erosion hazard are generally located in the hills to the northeast of Buellton while those with those with rapid permeability are located in lower lying areas in the center of Buellton and associated with drainage features near the eastern edge of the City (refer to Figure C/OS-2 [Soils Map] in the Conservation and Open Space Element).

Wildland and Urban Fire Hazards

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

Wildland Fires

The outbreak and spread of wildland fires outside the City is a potential danger, particularly during the dry summer and fall months. The buildup of understory brush, which under natural conditions would be periodically burned off, provides fuel to result in larger more intensive fires.

Various factors contribute to the intensity and spread of wildland fires: humidity, wind speed and direction, vegetation type, the amount of vegetation (fuel), and topography. Most wildland fires are the result of arson or simple carelessness.

The topography, climate, and vegetation outside of the City are conducive to the spread of wildland fires. It contains grasslands and oak woodlands in rolling terrain. The area is subject to hot, dry summers. Figure S-4 shows the high fire hazard areas around the City.

Urban Fires

Urban fires are primarily those associated with structures and the activities in and around them. Most urban fires are caused by human activity. Over the years, development standards have become more stringent to reduce the frequency and severity of such events. Building codes now require fire walls for adjacent structures. Local ordinances often prohibit the use of fire-prone materials, such as shake-shingle roofs. Electrical standards have also changed to reduce fire risk inside structures. Smoke detectors are now commonly required.

Urban fire hazards are greatest in areas containing older buildings that do not meet current building codes. Buellton contains many such structures, even though the City requires that such buildings be brought up to code when made aware of such buildings.

Utility facilities also present a potential urban fire hazard. Earthquakes or floods may rupture buried gas lines, while high winds or accidents could cause overhead electric lines to break. Either condition could result in a fire. Catastrophic earthquakes could cause widespread urban fires, as multiple gas and electrical lines could be broken or disrupted.

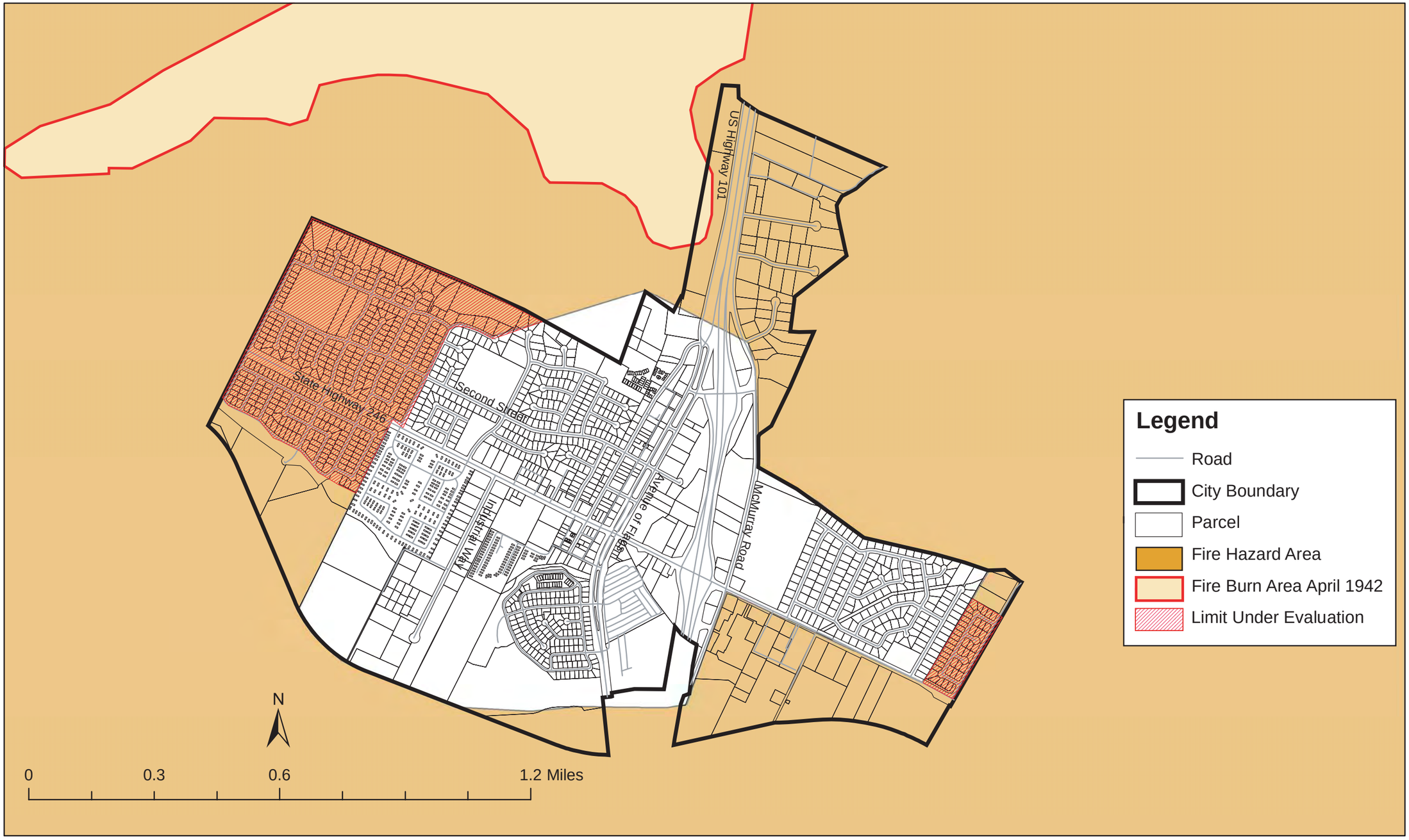
Once an urban fire starts, fast emergency response is critical to ensure that the fire does not spread. Urban fires by their nature occur in areas with a high density of human occupation and property. The threat to life and property is high. While Buellton has had urban fires, most have been relatively small and easily contained. No catastrophic fires have been recorded in recent history, particularly since emergency response and building codes have been improved.

Hazardous Materials and Risk of Upset

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

Household Products

By far the most common hazardous materials are those found or used in the home. Waste oil is a common hazardous material that is often improperly disposed of and can contaminate surface water through runoff. Other household hazardous wastes (used paint, pesticides, cleaning products and other chemicals) are common and often improperly stored in garages and homes throughout the community. Because of their prevalence and proximity to residents, household products constitute the most pervasive health hazard facing residents of the community. The City participates in a semi-annual Household Hazardous Waste and Electronics Collection and Recycling Day, when such materials are accepted free of charge at the Santa Ynez Valley Recycling and Transfer Station, located at 4004 Foxen Canyon Road in Los Olivos.



High Fire Hazard Areas

Source: MNS Engineers, January 2007
Fire Hazard Data: Santa Barbara County Comprehensive Plan Land Use Element, Amended October 1991.

Figure S-4

Asbestos

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

Buellton contains many older structures with the potential to contain asbestos. Pre-1979 construction often included asbestos and it should be assumed that the demolition of older structures in the City might present this hazard. Proper asbestos abatement and disposal procedures are required to be undertaken whenever the demolition of older structures is considered.

The Santa Barbara County Air Pollution Control District (APCD) has identified serpentine rock as a source of naturally-occurring asbestos. Asbestos is a known carcinogen and inhalation of asbestos may result in the development of lung cancer or mesothelioma. Serpentine rock is not known to occur in the City of Buellton (Dibblee, 1988).

Lead-Based Paint (LBP)

Prior to the enactment of federal regulations limiting their use in the late 1970s, LBP was often used in residential construction. Lead is a highly toxic metal that was used for many years in products found in and around homes. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. The primary source of lead exposure in residences is deteriorating LBP. Lead dust can form when LBP is dry scraped, dry sanded, or heated. Dust also forms when painted surfaces bump or rub together. Lead-based paint that is in good condition is usually not a hazard.

Aerially-Deposited Lead (ADL)

ADL is lead deposited by vehicle emissions of leaded gasoline on roadways with historically high volumes of traffic (i.e., before 1975), within unpaved areas or formerly unpaved areas. Aerially deposited lead is typically found within the top 0.6-m of material in unpaved areas within the highway right of way. Lead may cause a range of health effects, from behavioral problems and learning disabilities, to seizures and death. ADL could potentially occur along Highway 101.

Hazardous Waste Management Plan

Counties are required by state law to prepare hazardous waste management plans. Santa Barbara County's Hazardous Waste Management Plan (HWMP), which was incorporated into the County's Comprehensive Plan as the Hazardous Waste Element, addresses the treatment, storage, and disposal of such materials. Review of the HWMP indicates that in 1986, 6118.32

tons of hazardous wastes were generated in the County. Nearly all of this was transported outside of the County for treatment or disposal since the County's one permitted hazardous waste treatment, storage or disposal facility, the cold Canyon Landfill, accepts only asbestos-containing hazardous waste. The 1990 HWMP projected that up to 10,910 tons of hazardous waste could be generated in the County by the year 2000.

Hazardous Materials Releases

The City currently contains six leaking underground storage tank (LUST) sites, five sites identified on the Cortese list of hazardous releases, and one site identified on the Resource Conservation and Recovery Information System (RCRIS) database (Environmental Data Resources, Inc, 2006). The majority of these sites are commercial uses located along Highway 246. These sites could potentially contain contaminants associated with undocumented on- or off-site hazardous materials releases in soil and/or groundwater. Improper handling and disposal of contaminated soils or groundwater would result in a health risk to people.

Highway Accidents

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

Traffic accidents involving large trucks hauling hazardous materials on the highways passing through the City of Buellton could result in a public safety hazard. In addition to traffic related incidents, hazardous materials spills could be caused by ground shaking associated with a large earthquake or other soil related hazards. Hazardous material containers not properly secured could be tipped over and/or ruptured. Improperly segregated materials could result in toxic or explosive reactions. Although standard accident and hazardous materials recovery procedures are enforced by the state and followed by private transportation companies, the City of Buellton is at relatively high risk because of its location along highway corridors.

Radon Hazards

Radon is an extremely toxic, colorless gas that can be condensed to a transparent liquid or an opaque, glowing solid. Radon is derived from the radioactive decay of radium and is a naturally occurring gas produced by the breakdown of uranium in soil, rock, and water. Sources of radon include earth and rock beneath homes, well water, and building materials. Accumulations of this gas inside structures can become a serious health hazard.

The U.S. EPA and the U.S. Geological Survey have evaluated the radon potential in the U.S. and have developed a map to assist National, State, and local organizations to target their resources and to assist building code officials in deciding whether radon-resistant features are applicable in new construction. The map assigns each of the counties in the U.S. to one of three zones based on radon potential. Each zone designation reflects the average short-term radon

measurement that can be measured in a building without the implementation of radon control methods. The county of Santa Barbara is designated within Zone 1 which has the highest potential of radon and is of the highest priority (U.S. Environmental Protection Agency). However, the California Department of Conservation, Division of Mines and Geology has conducted research on geology and radon in Santa Barbara County and found that the Buellton area has low potential for radon levels above 4.0 pCi/L per liter, the standard threshold recognized by federal and state agencies (California Department of Conservation, December 1997).

Chemical Release Hazards

The City of Buellton's Water Treatment Facilities, located at the southern terminus of McMurray Road and at 140 West Highway 246 use both chlorine and sulfur dioxide in the water treatment system. An Offsite Consequences Analysis (OCA; May 2006) and Prevention Program Manual (July 2006) were prepared for the water treatment facilities to satisfy the requirements of the California Accidental Release Prevention (Cal-ARP) Program. The OCA followed the overall guidance provided by EPA in the Model RMP for Water Treatment Facilities (EPA, 1999), and the RMP OCA Guidance (EPA, 1996). The OCA developed a worst case scenario and an alternative case scenario for chemical releases of chlorine and sulfur dioxide from the facilities. The worst case scenario is considered a low frequency event that would involve the total release of the system contents over a short period of time. The alternative case is a smaller release over a longer period of time and would be anticipated to occur at a higher frequency.

Distance to the toxic endpoint for the worst case scenario releases of chlorine and sulfur dioxide are 0.4 and 0.3 miles, respectively, with the potential to expose a total population of up to 745 people from a release of chlorine at the West Highway 246 water treatment facility and up to 246 people from a release of chlorine at the McMurray Road facility. The alternative case scenario would expose up to 24 people from a release of chlorine at the West Highway 246 water treatment facility and up to 8 people from a release of chlorine at the McMurray Road facility. The actual number of people exposed to gas release is a function of the wind direction and is expected to be less than modeled.

The results of the OCA indicate that the worst case release of chlorine or sulfur dioxide for the City of Buellton water treatment facilities could extend offsite and into the local community. However, it is important to emphasize that a worst case release is extremely unlikely to occur, and it takes no account for safety features inherent in the design and operation of the system that prevent such releases from happening. The alternative release scenarios are based on more credible assumptions, but if they were to occur, the affected area would be substantially less than for the worst case release scenario. However, there are still residential and business receptors located within the alternative case scenario.

Implementation of the CalARP Prevention Program is an important consideration that helps to prevent a release or to minimize the impacts of a release that may occur. The Prevention Program includes risk management measures, operating procedures, training requirements, equipment maintenance and inspection practices, and emergency planning and response methods for the water treatment facilities. Also, the City of Buellton has emergency response

procedures that address notifying response agencies and initiating on-site response measures. This plan is coordinated with the local response agencies.

National Incident Management System

In 1993, California was the first state to adopt a statewide Standardization Emergency Management System (SEMS) for use by every emergency response organization. More recently, at the direction of the President, the Department of Homeland Security developed the National Incident Management System (NIMS) to provide a consistent nationwide approach for federal, state, local, and tribal governments to work together more effectively and efficiently to prevent, prepare for, respond to and recover from disasters, regardless of the cause, size or complexity.

The California SEMS program meets the objectives of the NIMS program. Therefore, the Governor of the State of California had directed the Office of Emergency Services and Office of Homeland Security in cooperation with the Standardized Emergency Management System Advisory Board to develop a program to integrate the National Incident Management System unto the state's emergency management system.

Passage of a local government Resolution related to NIMS integration is one of the requirements for compliance in Federal Fiscal Year 2006 (FFY 2006).

The City has complied with the requirements of SEMS and in doing so, had submitted and received approval of its SEMS Multi-Hazard Functional Plan and its Multi-Jurisdictional Hazard Mitigation Plan. The City adopted Resolution No. 06-25 –"A Resolution of the City Council of the City of Buellton, California, Integrating the National Incident Management Systems (NIMS) into the Emergency Management System." All City employees have taken the required NIMS courses.

2017 Local Hazard Mitigation Plan

The City's Multi-Hazard Local Hazard Mitigation Plan (LHMP) was adopted by the Buellton City Council on July 27, 2017, by City Council Resolution No. 17-13. The Federal Emergency Management Agency (FEMA) has approved the LHMP. The LHMP identifies the hazards applicable to the jurisdiction and allows the jurisdiction to apply for Federal disaster grants and to obtain reimbursements for damage caused by a disaster.

Safety Goals, Policies and Programs

Goals

1. Identify hazardous areas and to discourage to the maximum extent feasible development of areas subject to hazards. The LHMP shall be used to assist in determining hazards and hazardous areas.

Flood Hazards

2. Protect the lives and property of the residents and visitors of Buellton from unnecessary risk due to flooding.

Seismic and Geological Hazards

3. Protect the lives and property of the residents and visitors of Buellton from unnecessary risk due to seismic and geological hazards.

Wildland and Urban Fire Hazards

4. Protect the lives and property of the residents and visitors of Buellton from unnecessary risk due to wildland and urban fires.

Hazardous Materials and Risk of Upset

5. Protect the lives and property of the residents and visitors of Buellton from unnecessary risk due to hazardous materials, risk of upset, and other man-made hazards.

6. Maintain an emergency preparedness plan in accordance with the National Incident Management System (NIMS) / Standardization Emergency Management System (SEMS) in order to respond to natural and man-made disasters.

Policies

Flood Hazards

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.

S-2 All direct disturbance from new development, including grading and structures shall be set back at least 50 feet from the top of bank of creeks, including Zaca Creek and

Thumbelina Creek, except where culverted. Passive use trails may be allowed within setback areas.

S-3 New development in mapped flood prone areas shall be subject to the requirements of the Federal Emergency Management Agency.

S-4 As a condition of approval, continue to require any new development to minimize flooding problems identified by the National Flood Insurance Rate Program.

S-5 Recognize the risk of dam inundation and have evacuation plans in place.

Seismic and Geological Hazards

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

S-8 Restrict development of critical facilities, such as hospitals, fire stations, emergency management headquarters, and utility lifelines, including sewage treatment plants, and places of large congregations, in areas determined as high risk geologic hazard zones, as feasible.

S-9 Geologic studies shall be required as a condition of project approval for new development on sites with slopes greater than 10%, and in areas mapped by the Natural Resource Conservation Service (NRCS) as having moderate or high risk of liquefaction, subsidence and/or expansive soils.

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.

S-11 Maintain and enforce applicable codes and other regulations to minimize the loss of life and damage to structures during an earthquake or other geologic disaster.

S-12 New development should minimize erosion hazards by incorporating features into site drainage plans that would reduce impermeable surface area, increase surface water infiltration, and/or minimize surface water runoff during storm events. Such features may include:

- Additional landscape areas,
- Parking lots with bio-infiltration systems,
- Permeable paving designs, and
- Storm water detention basins.

S-13 Continue to participate in the National Flood Insurance Rate Program and continue to consult with the Santa Barbara County Flood Control District with regard to land use planning in flood prone areas of the City.

Wildland and Urban Fire Hazards

S-14 Work with the Santa Barbara County Fire Department to ensure that existing and future development is not exposed to unnecessary risk due to wildland and urban fire hazards.

Hazardous Materials and Risk of Upset

S-15 Enforce the applicable provisions of the Santa Barbara County Hazardous Waste Management Plan and all other applicable State, federal and local regulations dealing with the use, storage, disposal and transportation of hazardous materials.

S-16 Continue to comply with the emergency management standards outlined by the National Incident Management System (NIMS) / Standardization Emergency Management System (SEMS), and maintain an up to date emergency preparedness plan that identifies the authority, responsibility, function, and operation of the City during an emergency.

S-17 Maintain mutual aid agreements with County and other jurisdictions for assistance in emergencies.

S-18 Support the efforts of the County Fire Department, the County Environmental Health Department, the County Sheriff, and the California Highway Patrol to require the proper use, transportation, treatment, and disposal of hazardous materials.

S-19 Manage contaminant release risks associated with the City's municipal water treatment facilities.

Programs

1. Update the Impact Fee Schedule on a regular basis to ensure that public safety facilities and services required by new development are paid for by those developments.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Flood Hazards

2. Amend the zoning ordinance to require new development (habitable structures including commercial and industrial buildings) to maintain a minimum 200 foot setback from the banks of the Santa Ynez River, and a minimum 50 foot setback from Zaca and Thumbelina Creeks, except where a hydro-geologic study prepared by a qualified professional certifies 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.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2010
Funding:	General fund
Monitoring:	Planning Department

3. Continue to participate in the National Flood Insurance Rate Program.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

4. The Police and Fire Departments will maintain a dam failure evacuation plan with guidance for public officials on emergency notification and evacuation instructions, including use of the emergency alert system to notify the public.

Responsible Agency/Department:	Fire and Police Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

Seismic and Geological Hazards

5. Review and update the Subdivision Ordinance and Grading Ordinance as needed to reflect the policies of the General Plan.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2009
Funding:	General fund
Monitoring:	Planning Department

6. With development applications, the City will require the submission of a geological report that addresses liquefaction hazards, as well as soils and other geological constraints, or a request for a waiver of such a report if the proposed development is located within 1,000 feet of the Santa Ynez River, Zaca Creek, or Thumbelina Creek and the development proposal is one of the following:

    a. Any subdivision of land subject to the Subdivision Map Act for which the eventual construction of a structure for human occupancy is contemplated; or
    b. Structures for human occupancy, except single-family dwellings and mobile homes, to be built or placed on lots previously approved through the building permit process.

Structures for human occupancy may only be constructed or placed on the site if the approved geological report shows that no undue hazard would be created. Mitigation measures may be required for human occupancy structures, based on the recommendation in the geological report.

Waiver of the geological report is allowed in certain situations where it can be shown as follows: (1) that groundwater or geologic conditions do not constitute a liquefaction hazard; or (2) that satisfactory mitigation of the potential hazard is possible, as submitted by a qualified engineer or geologist.

Responsible Agency/Department:	Public Works Department/City Engineer
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Public Works Department/City Engineer

Wildland and Urban Fire Hazards

7. Require new development to provide fire flow, emergency access, hydrants, fire breaks and/or fire resistant vegetation consistent with Fire Department requirements for the fire hazard severity of the site.

Responsible Agency/Department:	Planning Department, Fire Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department, Fire Department

Hazardous Materials and Risk of Upset

8. Maintain all City water treatment facilities in accordance with the 2006 Offsite Consequence Analysis (OCA), California Accidental Release Prevention Program (Cal-ARP), including studying the possibility of using solid chlorine pellets rather than gas, and respond to the unlikely event of a contaminant release from such facilities in accordance with City's emergency response procedures.

Responsible Agency/Department:	Planning Department
Timeframe:	Ongoing
Funding:	General fund
Monitoring:	Planning Department

9. Adopt new municipal code provisions that ensure commercial and industrial uses in mixed use projects do not pose substantial health risks to residential components.

Responsible Agency/Department:	Planning Department
Timeframe:	2007-2010
Funding:	General fund
Monitoring:	Planning Department

10. Require proponents of development projects on or immediately adjacent to lands historically used for commercial, industrial, or agricultural purposes to perform hazardous materials assessment for soil and groundwater contamination, in accordance with the American Society for Testing and Materials (ASTM) standards. If contamination is identified that exceeds regulatory action levels, the City will require the project proponent to undertake remediation procedures prior to grading and development under the supervision of the County Fire Department, Department of Toxic Substances Control, and/or Regional Water Quality Control Board, depending on the nature of the contaminant release.

    Responsible Agency/Department: Planning Department
    Timeframe: Ongoing
    Funding: General fund
    Monitoring: Planning Department

11. Work with the California Department of Transportation (Caltrans) to require all transportation of hazardous materials to follow Caltrans approved routes.

    Responsible Agency/Department: Public Works Department
    Timeframe: Ongoing
    Funding: General fund
    Monitoring: Planning Department