



CITY OF BUELLTON

CITY COUNCIL AGENDA

**Regular Meeting of January 10, 2019 – 6:00 p.m.
City Council Chambers, 140 West Highway 246
Buellton, California**

Copies of staff reports or other written documentation relating to each item of business referred to on this Agenda are on file in the office of the City Clerk and are available for public inspection

CALL TO ORDER

Mayor Holly Sierra

PLEDGE OF ALLEGIANCE

ROLL CALL

Council Members Dave King, Art Mercado, John Sanchez, Vice Mayor Ed Andrisek, and Mayor Holly Sierra

REORDERING OF AGENDA

PUBLIC COMMENTS

Speaker Slip to be completed and turned in to the City Clerk prior to commencement of meeting. Any person may address the Council on any subject pertaining to City business, including all items on the agenda not listed as a Public Hearing, including the Consent Agenda and Closed Session. Limited to three (3) minutes per speaker. By law, no action may be taken at this meeting on matters raised during Public Comments not included on this agenda. Public Speakers using a translator are allotted a total of six (6) minutes to speak, unless simultaneous translation equipment is used.

CONSENT CALENDAR

(ACTION)

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 Any Council Member, the City Attorney, or the City Manager may request that an item be withdrawn from the Consent Agenda to allow for full discussion.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

- 1. Minutes of December 13, 2018 Regular City Council Meeting**
- 2. List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2018/19**
- 3. Quarterly Report for July 1, 2018 through September 30, 2018 from Visit Santa Ynez Valley (VisitSYV)**
❖ (Staff Contact: Finance Director Shannel Zamora)

- 4. Monthly Treasurer’s Report – November 30, 2018**
❖ *(Staff Contact: Finance Director Shannel Zamora)*
- 5. Receive Fiscal Years 2019-20 and 2020-21 Biennial Budget Process Schedule**
❖ *(Staff Contact: Finance Director Shannel Zamora)*

PRESENTATIONS

PUBLIC HEARINGS (POSSIBLE ACTION)

- 6. Resolution No. 19-01 - “A Resolution of the City Council of the City of Buellton, California, Approving a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007”**
❖ *(Staff Contact: Planning Director Andrea Keefer)*

COUNCIL MEMBER COMMENTS/ITEMS

WRITTEN COMMUNICATIONS

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

COMMITTEE REPORTS

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

BUSINESS ITEMS (POSSIBLE ACTION)

- 7. Consideration of Wastewater Treatment Plant Management Agreement with Santa Ynez Community Services District**
❖ *(Staff Contact: Public Works Director Rose Hess)*

CITY MANAGER’S REPORT

ADJOURNMENT

The next meeting of the City Council will be held on Thursday, January 24, 2019 at 6:00 p.m.

CITY OF BUELLTON

CITY COUNCIL MEETING MINUTES
Regular Meeting of December 13, 2018
City Council Chambers, 140 West Highway 246
Buellton, California

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Ed Andrisek, Vice Mayor Dave King, and Mayor Holly Sierra

Excused Absence: Council Member Mercado

Staff: City Manager Marc Bierdzinski, City Attorney Greg Murphy, Public Works Director Rose Hess, Planning Director Andrea Keefer, Finance Director Shannel Zamora, Deputy Jose Alvarez, and City Clerk Linda Reid

PUBLIC COMMENTS

Michael Baker, representing the United Boys and Girls Clubs of Santa Barbara County provided an update regarding the Buellton programs and provided Corks for Kids fundraiser handout scheduled for March 8, 2019.

Caroline Abate, spoke about solving the homeless problem.

Larry Rankin, Buellton, addressed the public comments from the November 8, 2018 Council meeting regarding the letter he mailed to Buellton residents and provided a handout for the record.

Eric Daniels, representing PG&E, apologized for the frustration regarding the non-working lights on the Avenue of Flags and stated that PG&E has been working with City staff to rectify the issues.

CONSENT CALENDAR

- 1. Minutes of November 8, 2018 Special City Council Meeting**
- 2. Minutes of November 8, 2018 Regular City Council Meeting**
- 3. List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2018/19**
- 4. Year 2018 Proposed Calendar of City Council Meetings**
- 5. Growth Mitigation Annual Compliance Report for Fiscal Year 2017-18**
- 6. Monthly Treasurer's Report – October 31, 2018**
- 7. Resolution No. 18-23 – “A Resolution of the City Council of the City of Buellton, California, Declaring and Certifying the Result of the General Municipal Election Held on November 6, 2018”**

MOTION:

Motion by Vice Mayor King, seconded by Council Member Andrisek, approving Consent Calendar Items 1 through 7 as listed.

VOTE:

Motion passed by a roll call vote of 3-0.

Council Member Andrisek – Yes

Vice Mayor King – Yes

Mayor Sierra – Yes

PRESENTATIONS

- 8. Recognition of Retirement – Joe Meehan – 30 Years of Service to the City of Buellton**
- 9. Recognition of Retirement – Ray Ochoa – 10 Years of Service to the City of Buellton**
- 10. Recognition of Retirement – John Sanchez – 36 Years of Service to the City of Buellton**

Mayor Sierra presented Joe Meehan, Ray Ochoa, and John Sanchez with proclamations recognizing their service to the City of Buellton and wishing them much happiness in retirement. Each retiree was also given a gift certificate to the Hitching Post in Buellton.

PUBLIC HEARINGS

None

COUNCIL MEMBER COMMENTS/ITEMS

Council Member Andrisek requested and the Council agreed by consensus to agendize discussion of hiring a camera operator to videotape Council meetings.

Vice Mayor King stated that the Winterfest event was well attended and turned out great.

Mayor Sierra requested finance information regarding vehicle repairs.

- 11. Council Reorganization**
 - A. Oath of Office for Newly Elected Officials**
 - Mayor
 - Council Members
 - B. Appointment of Vice Mayor**

City Clerk Reid issued the Oath of Office to Mayor Holly Sierra (Two-Year Term) and to Council Members Ed Andrisek, Dave King (Four-Year Terms), and John Sanchez (Two-Year Term). City Clerk Reid previously issued the Oath of Office to Council Member Art Mercado.

NOMINATION:

Vice Mayor King nominated Council Member Mercado as Vice Mayor. Council Member Sanchez nominated Council Member Andrisek as Vice Mayor. Mayor Sierra nominated Council Member Andrisek as Vice Mayor. The Council agreed by consensus to nominate Council Member Andrisek as Vice Mayor for 2019.

WRITTEN COMMUNICATIONS

None

COMMITTEE REPORTS

Vice Mayor Andrisek provided an oral report regarding water issues.

Mayor Sierra announced that she attended the Santa Barbara County Association of Governments board meeting and provided an oral report regarding the meeting.

Mayor Sierra announced that there was a Library Advisory Committee meeting this week and resident Judith Dale attended the meeting on Buellton's behalf.

BUSINESS ITEMS**12. Consideration of Appointments to the Planning Commission**

- A. Interviews of Applicants**
- B. Consideration of Appointments**

RECOMMENDATION:

That the City Council make appointments to the Planning Commission with the terms of office expiring December 2022.

STAFF REPORT:

City Manager Bierdzinski presented the staff report.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

DISCUSSION:

The Council thanked all the applicants for their desire to serve on the Planning Commission and asked each applicant to state why they would like to be appointed to the Commission. Diane Craig, Michael Eglin, and Marcilo Sarquilla each spoke about how they could contribute to the Planning Commission.

Mayor Sierra announced that applicant Bob Blokdyk met with her and expressed his interest in serving on the Planning Commission and stated he could not attend the Council meeting due to prior vacation plans.

DIRECTION:

The City Council agreed by consensus to appoint Bob Blokdyk, Michael Eglin, and Marcilo Sarquilla to the Planning Commission with terms of office expiring December 2022.

13. Appointments to Boards, Commissions, and Committees

- A. Central Coast Water Authority (CCWA)**
- B. County Library Advisory Committee**
- C. Santa Barbara County Association of Governments (SBCAG)**
- D. Air Pollution Control District (APCD)**
- E. California Joint Powers Insurance Authority (CJPIA)**
- F. League of California Cities (LOCC) – Voting Delegate**
- G. Buellton Chamber of Commerce Board of Directors (Ex Officio Member)**
- H. Multi-Jurisdictional Solid Waste Task Group**
- I. Economic Development Task Force**
- J. City/School District Joint Use Committee**
- K. Home for Good SBC**
- L. Association of California Water Agencies/Joint Powers Insurance Authority**
- M. Central Management Area Committee for the Sustainable Groundwater Management Act (SGMA)**

The City Council nominated the following Council Members to the following Boards, Commissions, and Committees for 2019:

- A. Central Coast Water Authority (CCWA)**
Council Member Ed Andrisek
Council Member Art Mercado (Alternate)
Council Member John Sanchez (Alternate)

- B. County Library Advisory Commission**
Mayor Holly Sierra
Council Member John Sanchez (Alternate)

- C. Santa Barbara County Association of Governments (SBCAG)**
Mayor Holly Sierra
Council Member Ed Andrisek (Alternate)

- D. Air Pollution Control District (APCD)**
Mayor Holly Sierra
Council Member Ed Andrisek (Alternate)

- E. California Joint Powers Insurance Authority (CJPIA)**
Council Member Ed Andrisek
Council Member Art Mercado (Alternate)

- F. League of California Cities (LOCC)**
Mayor Holly Sierra (Voting Delegate-Annual Conference)
Council Member Ed Andrisek (Alternate Voting Delegate-Annual Conference)

- G. Chamber of Commerce Board of Directors (City Liaison Member)**
Council Member Art Mercado

- H. Multi-Jurisdictional Solid Waste Task Group**
Council Member John Sanchez
Council Member Art Mercado

- I. Economic Development Task Force**
Mayor Holly Sierra
Council Member Dave King

- J. City/School District Joint Use Committee**
Council Member Art Mercado

- K. Home for Good SBC (Formerly Central Coast Collaborative on Homelessness)**
Council Member John Sanchez

- L. Association of California Water Agencies/Joint Power Insurance Authority
Council Member John Sanchez**
- M. Central Management Area Committee for the Sustainable Groundwater
Management Act (SGMA)
Council Member Ed Andrisek
Council Member John Sanchez (Alternate)**

DIRECTION:

The City Council agreed by consensus to appoint the Council Members as listed above to the respective Boards, Commissions, and Committees for 2019.

- 14. Discussion and Direction Regarding Library Zone Change from Zone 1 (Santa Barbara) to Zone 4 (Goleta)**

RECOMMENDATION:

That the City Council accept the transfer of the Buellton Library from Zone 1 (Santa Barbara) to Zone 4 (Goleta) subject to approval by the Goleta City Council and authorize the City Manager to send a letter to the City of Goleta regarding the change and use the library fund budget surplus for the one-time start-up costs.

STAFF REPORT:

City Manager Bierdzinski presented the staff report.

SPEAKERS/DISCUSSION:

Whitney Uyeda, discussed the Library zone change and read a letter into the record for his wife Sherry Uyeda expressing her support for the City of Buellton moving to Zone 4 and that this will be a positive change for the Buellton Library.

Dana Grossi, representing the City of Goleta spoke about Library Zone 4 and the cost models associated with Buellton's move to Zone 4.

DOCUMENTS:

Staff report with attachments as listed in the staff report.

MOTION:

Motion by Council Member King, seconded by Council Member Sanchez, approving the transfer of the Buellton Library from Zone 1 (Santa Barbara) to Zone 4 (Goleta) subject to approval by the Goleta City Council and authorize the City Manager to send a letter to the City of Goleta regarding the change and use the library fund budget surplus for the one-time start-up costs.

VOTE:

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

Council Member King – Yes

Council Member Sanchez – Yes

Vice Mayor Andrisek – Yes

Mayor Sierra – Yes

15. Discussion and Direction on Sharrows and Decorative Crosswalks in the area of Jonata and Oak Valley Schools

RECOMMENDATION:

That the City Council discuss and provide direction on adding sharrows and decorative crosswalks in the areas of Jonata and Oak Valley Schools.

STAFF REPORT:

Public Works Director Hess presented the staff report.

SPEAKERS/DISCUSSION:

The City Council discussed the following issues:

- Safety concerns regarding the installation of decorative crosswalks
- Cap of \$6,500 per crosswalk to be paid by the City
- Liability issues associated with decorative crosswalks
- Requesting input from school officials as to safety and liability

DOCUMENTS:

Staff report with attachments as listed in the staff report.

MOTION:

Motion by Council Member Mayor Sierra, seconded by Council Member King, directing staff to install sharrows along Second Street as identified in the staff report.

VOTE:

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

Council Member King – Yes

Council Member Sanchez – Yes

Vice Mayor Andrisek – Yes

Mayor Sierra – Yes

MOTION:

Motion by Mayor Sierra directing staff to install decorative crosswalk in front of Second Street and Arden Avenue, with a cost not to exceed \$6,500. Motion failed for lack of a second.

CITY MANAGER'S REPORT

City Manager Bierdzinski provided an informational report to the City Council.

ADJOURNMENT

Mayor Sierra adjourned the regular meeting at 7:55 p.m. The next regular meeting of the City Council will be held on Thursday, January 10, 2019 at 6:00 p.m.

Holly Sierra
Mayor

ATTEST:

Linda Reid
City Clerk

CITY OF BUELLTON
City Council Agenda Staff Report

City Manager Review: MPB
Council Agenda Item No.: 2

To: The Honorable Mayor and City Council

From: Shannel Zamora, Finance Director

Meeting Date: January 10, 2019

Subject: List of Claims to be Approved and Ratified for Payment to Date for Fiscal Year 2018/19

BACKGROUND

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

The check register for the period 12/05/2018 through 12/31/2018 has been prepared in accordance to Government Code 37202 and City Code 3.08.070. The check register lists all vendor payments for the specified period above, along with claimant's name, a brief description of the goods or service purchased, amount of demand, check number, check date and the account number(s) associated with each payment.

The total amount of checks, 12/05/2018 through 12/31/2018, and electronic fund transfers issued for the period of 12/05/2018 through 12/31/2018 was \$476,136.15.

FISCAL IMPACT

Payments made to the various vendors were consistent with the approved City's Biennial Budget for FY 2017/18 and FY 2018/19. Cash is available for the payment disbursements of the above liabilities.

RECOMMENDATION

That the City Council review and accept the check register for the period 12/05/2018 through 12/31/2018.

ATTACHMENTS

Attachment 1 – Claims

CONSOLIDATED CLAIMS DISBURSEMENT

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

The following is a list of claims to be ratified and approved for payment by the City Council at the **January 10, 2019** Council Meeting.

Listed below is a brief summary of the attached claims:

EXHIBIT A *	A/P Packet #APPKT00919	12,172.47
	A/P Packet #APPKT00915	75,267.83
	A/P Packet #APPKT00911	6,062.27
	A/P Packet #APPKT00907	134,146.81
	A/P Packet #APPKT00905	82,067.41
	A/P Packet #APPKT00902	11,354.94
	Total A/P Packets:	\$321,071.73 (11 pages)
	Utility Packet #UBPKT01390	45.64 (1 page)
	Payroll Packet #PYPKT00392 **	9,810.48 (1 page)
	Total Packets:	\$330,927.85
EXHIBIT B		\$41,974.68
Staff Payroll	12/7/2018	46,478.34
CC Payroll	12/20/2018	2,301.13
Staff Payroll	12/21/2018	46,021.90
Staff Payroll **	12/26/2018	8,432.25
	Total Payroll:	\$103,233.62
TOTAL AMOUNT OF CLAIMS:		\$476,136.15

* The A/P Packets above will be approved on Council Agenda date of 01/10/2019

Checks to be signed on 01/10/2019 tie to A/P Packet #APPKT00919

Checks previously signed by staff to avoid late fees relate to:

A/P Packet # APPKT00902, APPKT00905, APPKT00907, APPKT00911 and APPKT00915

Utility Packet # UBPKT01390X

Payroll Packet # PYKT00392 (Final Payroll)

** Staff Payroll - Special PR Packets - Retired Employees

88 1/2/19

Payments via Electronic Fund Transfer (EFT):
From 12/05/2018 through 12/31/2019

Bank Fees	12/5/2018	12.00
The Hartford	12/6/2018	554.43
CalPERS - Classic	12/10/2018	6,549.28
CalPERS - PEPR	12/10/2018	2,796.49
Payroll Tax - EDD	12/10/2018	2,757.83
Payroll Tax - IRS	12/10/2018	8,005.71
AFLAC	12/11/2018	662.45
Payroll Tax - IRS	12/24/2018	8,005.71
CalPERS - Classic	12/24/2018	6,504.17
Payroll Tax - EDD	12/24/2018	2,866.16
CalPERS - PEPR	12/24/2018	2,771.71
CalPERS - Classic	12/24/2018	150.94
Payroll Tax - EDD	12/24/2018	106.11
Payroll Tax - IRS	12/24/2018	69.82
CalPERS - PEPR	12/24/2018	60.57
Bank Fees	12/24/2018	12.00
Bank Fees	12/31/2018	65.00
Bank Fees	12/31/2018	24.30

Total

41,974.68



Claims Disbursement - City Council - January 10, 2019

By Payment Number

Payment Dates 12/05/2018 - 12/31/2018

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
37173	12/6/2018 12615472	000090 12/1-15/2018 - CalPERS Long Term C	CalPERS LONG-TERM CARE PROGRAM	001-22166		84.25 84.25
37174	12/6/2018 20735 20735 20750	000655 11/14&28/2018 - CC - IT Services 11/3-12/3/2018 - FIN - IT Services 11/3-12/3/2018 - Guardian Desktop	COAST NETWORKX, INC.	001-410-60210 001-420-60210 001-410-60210		1,110.00 210.00 105.00 795.00
37175	12/6/2018 INV0010013	000122 11/29-12/28/2018 - WWTP - Internet	COMCAST CABLE	005-701-60210		236.01 236.01
37176	12/6/2018 INV0010015	000122 11/25-12/24/2018 - REC - Internet/P	COMCAST CABLE	001-511-61290		176.40 176.40
37177	12/6/2018 INV0010014	000122 11/26-12/25/2018 - CH - Internet Ser	COMCAST CABLE	001-410-61292		286.01 286.01
37178	12/6/2018 INV0010012 INV0010012 INV0010012	000172 12/2018-Answ Srvc - 11/2018-Msg Sr 12/2018-Answ Srvc - 11/2018-Msg Sr 12/2018-Answ Srvc - 11/2018-Msg Sr	ECHO COMMUNICATIONS	001-558-60800 005-701-60800 020-601-60800		128.70 42.90 42.90 42.90
37179	12/6/2018 08082 08083 08083	000176 Jan-Mar2019 - CH Monitoring Elec Se Jan-Mar2019 - Plng - Monitoring Elec Oct-Dec 2018 - PlngMonitoring Elec S	EXCLUSIVE ALARMS INC	001-558-60800 001-558-60800 001-558-60800		324.00 120.00 102.00 102.00
37180	12/6/2018 2018-1204-buel 2018-1204-buel	000835 November 2018 - Planning - Professio November 2018 - Planning - Professio	METRO VENTURES LTD	001-22416 001-565-60800	90052-070	8,059.50 526.50 7,533.00
37181	12/6/2018 3966	000353 Nov 2018 - Monthly Website Mainte	MICHAEL J. BOGGESS dba	001-410-61292		100.00 100.00
37182	12/6/2018 18K0029022365 18K0029022381 18k0029154614	000032 10/27-11/26/2018 - CH - Water Servi 10/27-11/26/2018 - LIB - Water Servi 10/27-11/26/2018 - Planning - Water	READY REFRESH BY NESTLE	001-410-60800 001-410-60800 001-410-60800		136.50 69.12 40.45 26.93
37183	12/6/2018 AI12180051	000706 Srvcs->11/30/2018 - Iridium SIM Card	SATCOM GLOBAL, INC.	001-410-60014		51.34 51.34
37184	12/6/2018 INV0010011	000507 10/24-11/26/2018 - COC - Utility Gas	SoCalGas	001-510-61230		6.73 6.73
37185	12/6/2018 INV0010010	000507 10/25-11/27/2018 - CH - Utility Gas S	SoCalGas	001-510-61230		38.44 38.44
37186	12/6/2018 INV0010009	000507 10/25-11/27/2018 - LIB/CCC - Utility	SoCalGas	001-510-61230		30.72 30.72
37187	12/6/2018 372000281	000904 11/20-12/20/2018 - Planning - Copier	US BANK EQUIPMENT FINANCE	001-565-60310		482.34 482.34
37188	12/6/2018 00011792-122018	000582 Dec 2018 - HOA Dues 597 AOF #101	VINTAGE WALK, LLC OWNERS ASSOC.	001-410-60900		104.00 104.00
37191	12/13/2018 71382	000326 9/1-30/2018 - City Engineer/Public W	MNS ENGINEERS, INC.	025-554-60800		76,202.41 3,780.00

Payment Number	Payment Date	Vendor #	Description	Vendor Name	Account Number	Project Account Key	Payment Amount
	Payable Number						Item Amount
	71383		9/1-30/2018 - City/Transportation Pl		029-557-60800		1,407.50
	71384		9/1-30/2018 - City/Traffic Safety Stud		025-554-67265		437.50
	71385		9/1-30/2018 - City Storm Water Mgm		001-551-60800		12,667.41
	71386		9/1-30/2018 - City/Misc Planning Sup		001-565-60830		3,040.00
	71387		9/1-30/2018 - Eng Srvc - CrssRdsCntr		001-22416	90010-070	150.00
	71388		9/1-30/2018 - Eng Srvc - NghbrhdPr		001-22416	90017-070	150.00
	71389		9/1-30/2018 - Backflow Prevention P		020-601-60830		1,125.00
	71390		9/1-30/2018 - Eng Srvc - Village Tow		001-22416	90021-070	360.00
	71391		9/1-30/2018 - Eng Srvc - Fig Mtn Bre		001-22416	90037-070	240.00
	71392		9/1-30/2018 - Calor ADA Sidewalk		092-313-60800		550.00
	71393		9/1-30/2018 - 2017/18 Road Maint &		092-316-60800		1,745.00
	71394		9/1-30/2018 - Rd Maint & Citywide C		092-317-70000		1,512.50
	71588		10/1-31/2018 - City Engineer/Public		025-554-60800		10,977.50
	71589		10/1-31/2018 - City/Transportation P		029-557-60800		3,997.50
	71590		10/1-31/2018 - City/Easement Mappi		020-601-60830		660.00
	71591		10/1-31/2018 - City/Traffic Safety Stu		025-554-67265		350.00
	71592		10/1-31/2018 - City Storm Water Mg		001-551-60800		12,690.00
	71593		10/1-31/2018 - City/Update Water		020-601-60830		3,897.50
	71594		10/1-31/2018 - City/Misc Planning Su		001-565-60830		525.00
	71595		10/1-31/2018 - Eng Srvc - CrssrdsCnt		001-22416	90010-070	360.00
	71596		10/1-31/2018 - Various Water Studie		092-603-60800		262.50
	71597		10/1-31/2018 - Eng Srvc - NghbrhdP		001-22416	90017-070	330.00
	71598		10/1-31/2018 - Backflow Prevention		020-601-60830		4,750.00
	71599		10/1-31/2018 - Eng Srvc - Village To		001-22416	90021-070	600.00
	71600		10/1-31/2018 - Eng Srvc - Fig Mtn Br		001-22416	90037-070	330.00
	71601		10/1-31/2018 - Calor ADA Sidewalk		092-313-60800		137.50
	71602		10/1-31/2018 - 2017/18 Rd Maint &		092-316-60800		262.50
	71603		10/1-31/2018 - 2018-19 Rd Maint &		092-317-70000		8,907.50
37193	12/13/2018	001111		TETRA TECH, INC.			5,865.00
	51374547		->10/26/2018 - Encroachment Permit		025-557-60800		2,030.00
	51374548		->10/26/2018 - Engineering Services		001-22416	90010-070	1,946.25
	51374549		->10/26/2018 - Engineering Services		001-22416	90021-070	886.25
	51374550		->10/26/2018 - Engineering Services		001-22416	90037-070	47.50
	51374551		->10/26/2018 - Engineering Services		001-22416	90044-070	955.00
37194	12/13/2018	000005		ABALONE COAST ANALYTICAL, INC.			927.50
	4334		NOV 2018 - CHEMICALS/ANALYSIS		005-701-61111		522.50
	4334		NOV 2018 - CHEMICALS/ANALYSIS		020-601-61111		12.50
	4338		NOV 2018 - CHEMICALS/ANALYSIS		020-601-61111		392.50
37195	12/13/2018	000820		ACWA/JPIA			3,194.89
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-401-50400		548.18
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-402-50400		115.02
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-403-50400		69.02
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-410-50400		112.67
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-420-50400		200.47
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-511-50400		431.91
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-558-50400		565.86
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		001-565-50400		182.14
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		005-701-50400		484.81
	0587825		JAN-2018 - DENTAL/VISION/EAP PRE		020-601-50400		484.81
37196	12/13/2018	000957		Adam Enticknap dba			3,411.00
	1873		11/15/2018 - WTP - FENCE REPAIR		020-601-60250		445.00
	1874		11/15/2018 - CH - VINYL FENCE INST		092-216-74100		2,966.00
37197	12/13/2018	011105		ADRIENNE WALTER			36.00
	INV0010039		11/14-12/11/2018 - CYCLE TRAINING		001-511-67140		36.00

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
37198	12/13/2018 25557	000509 NOV 2018 - Monthly Landscape Main	ALAN NEEDHAM dba	001-552-60800		18,350.00 11,200.00
	25557	NOV 2018 - Mnthly Lndscp Maint - Fa		001-556-60800		3,960.00
	25641	11/30/2018 - Drainage Cleanout		001-552-60258		3,190.00
37199	12/13/2018 INV0010041	001184 NOV 2018 - CITY MGRS MTNG REFRE	ALBERTSONS/SAFEWAY	001-402-60900		62.26 23.53
	INV0010041	NOV 2018 - MISC SUPPLIES		001-410-61130		38.73
37200	12/13/2018 9881	000444 12/10/2018 - PLNG COMMISSION - R	ALFREDO J. BELLO dba	001-410-60910		163.13 163.13
37201	12/13/2018 35534	001206 12/4&5/2018 - PD PHONE REPAIR	ALLIANT MEDIA GROUP, INC.	001-558-60250		401.25 401.25
37202	12/13/2018 0325296-IN	000019 11/19/2018 - MISC MATERIALS/SUPP	AMERICAN INDUSTRIAL PIPE & SUPPLY	005-701-61140		331.64 331.64
37203	12/13/2018 INV0071689	000661 11/19/2018 MISC MATL/SUPPLIES	AQUA-METRIC SALES, CO.	020-601-61240		8,297.36 8,297.36
37204	12/13/2018 18093.00-0000001	000035 10/16-11/15/2018 - PROF SRVCS - TR	ASSOC TRANSPORTATION ENGINEERS	001-22416	90055-070	7,500.00 7,500.00
37205	12/13/2018 2248	000718 11/30/2018 - IN FIELD TECH SERVICE	AUTOSYS, INC.	020-601-60800		2,520.00 1,215.00
	2249	11/29/2018 - IT PROGRAMMING		005-701-60800		1,305.00
37206	12/13/2018 1801	001087 7/1/18-6/30/18 - TECH SUPPORT - A	BPMS Software	020-601-60210		232.00 232.00
37207	12/13/2018 10342	001163 11/26/2018 - REC - VEHICLE MAINT	BUELLTON GARAGE INC	001-511-60270		474.02 271.26
	10406	12/6/2018 - VEHICLE MAINTENANCE		001-511-60270		202.76
37208	12/13/2018 JPIA18-06052018-0	000072 6/5/2018 - RISK MGMNT - EVENT RE	CA JOINT POWERS INS AUTHORITY	001-401-60710		475.00 475.00
37209	12/13/2018 INV0010029	000091 4/1-6/30/2019 - CCWA QTRLY VARIA	CENTRAL COAST WATER AUTHORITY	020-601-67635		6,115.94 6,115.94
37210	12/13/2018 23211932	000112 12/10/2018 - CH - PEST CONTROL	CLARK PEST CONTROL	001-558-60800		282.00 123.00
	23211969	12/5/2018 - PD/LIB - PEST CONTROL		001-558-60800		159.00
37211	12/13/2018 INV0010030	000142 NOV 2018 - CH - JANITORIAL SERVICE	DANIEL FITZGERALD dba	001-558-60800		300.00 300.00
37212	12/13/2018 INV0010037	011169 11/15-12/11/2018 - BEGINNING VIOL	DIANE BYINGTON dba	001-511-67140		28.00 28.00
37213	12/13/2018 8BX00004	000598 NOV 2018 - WASTE HANDLING BIO S	ENGEL & GRAY, INC.	005-701-60800		6,660.22 6,660.22
37214	12/13/2018 08235	000176 JAN-MAR 2019 - USPS - MONITORING	EXCLUSIVE ALARMS INC	001-558-60800		414.00 414.00
37215	12/13/2018 35029	000187 12/4/2018 - UNIFORMS - PANTS	FARM SUPPLY COMPANY	005-701-60131		145.30 145.30
37216	12/13/2018 INV0010019	000193 K Abello - CC through 11/16/2018	FIRST NATIONAL BANK OF OMAHA	001-511-60250		7,860.64 34.30
	INV0010019	K Abello - CC through 11/16/2018		001-511-60800		79.95
	INV0010019	K Abello - CC through 11/16/2018		001-511-60900		199.00
	INV0010019	K Abello - CC through 11/16/2018		001-511-67135	54015-040	584.00

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
	INV0010019	K Abello - CC through 11/16/2018		001-511-67140		4.86
	INV0010020	M Bierdzinski - CC through 11/16/2018		001-410-60022		46.26
	INV0010021	R Hess - CC through 11/16/2018		001-558-60210		10.57
	INV0010021	R Hess - CC through 11/16/2018		001-558-60250		29.08
	INV0010021	R Hess - CC through 11/16/2018		001-558-60270		11.00
	INV0010021	R Hess - CC through 11/16/2018		001-558-60710		15.88
	INV0010021	R Hess - CC through 11/16/2018		001-558-60900		14.99
	INV0010021	R Hess - CC through 11/16/2018		005-701-61130		49.81
	INV0010022	A Keefer - CC through 11/16/2018		001-410-60014		43.50
	INV0010023	B Knecht - CC through 11/16/2018		001-511-60250		420.03
	INV0010023	B Knecht - CC through 11/16/2018		001-511-60800		90.00
	INV0010023	B Knecht - CC through 11/16/2018		001-511-67135	54008-040	3,765.65
	INV0010023	B Knecht - CC through 11/16/2018		001-511-67135		116.90
	INV0010023	B Knecht - CC through 11/16/2018		001-511-67140		92.46
	INV0010024	L Reid - CC through 11/16/2018		001-401-60900		137.10
	INV0010024	L Reid - CC through 11/16/2018		001-403-60710		1,731.68
	INV0010024	L Reid - CC through 11/16/2018		001-410-60800		265.00
	INV0010025	S Zamora - CC through 11/16/2018		001-420-60650		110.00
	INV0010025	S Zamora - CC through 11/16/2018		001-420-60710		8.62
37218	12/13/2018 F17726 W17564	000649 OCT-DEC 2018 - QUARTERLY MAINT S 10/18/2018 - PLANT MAINT/REPAIR	FLUID RESOURCE MANAGEMENT, INC.	005-701-60800 092-706-74100		4,608.37 870.40 3,737.97
37219	12/13/2018 INV0010038	011236 10/10-12/11/2018 - GYMNASTICS	GARY GENE JOHNSON dba	001-511-67140		1,390.50 1,390.50
37220	12/13/2018 INV0010040	001089 11/15-12/11/2018 - FLOW YO-YOGA	GINA SIGMAN	001-511-67140		90.00 90.00
37221	12/13/2018 SI-1445	001084 12/5/2018 - REC - PREV MAINT	James Porter Tilley, Jr. dba	001-511-60250		225.00 225.00
37222	12/13/2018 INV0010018 INV0010018	001119 9/7/2018 - TCKT SALES - CRAB FEAST 11/4/2018 - TCKT SALES - PASTA W/A	Jonata-Oak Valley PTSA	001-511-67140 001-511-67140	52000-040	1,515.00 795.00 720.00
37223	12/13/2018 577	001173 10/29/2018 -MISC MAINT/REPAIR	JV Outdoor Power Equipment	001-558-60250		102.18 102.18
37224	12/13/2018 INV0010035	011300 11/15-12/11/2018 - KUNDALINI YOG	KAREN PALMER	001-511-67140		28.00 28.00
37225	12/13/2018 INV0010032	011306 9/10-12/11/2018 - SOCCER CAMP	KARLIN LADERA	001-511-67140		1,634.50 1,634.50
37226	12/13/2018 INV0010034	011321 11/15-12/11/2018 - CYCLE TRAINING	LAURA COGAN	001-511-67140		30.00 30.00
37227	12/13/2018 INV0010017 INV0010017 INV0010017	000280 11/6&8/2018 - #133924-1 - Thanksgi 11/27&29/2018 - #135117-1 - Winter 11/20&22/2018 - #134706-1 - Happy	LEE CENTRAL COAST NEWSPAPERS	001-511-60510 001-511-60510 001-511-60510		657.84 164.46 328.92 164.46
37228	12/13/2018 INV0010036	001132 11/15-12/11/2018 - PERSONAL TRAI	MAILE INEMAN	001-511-67140		252.00 252.00
37229	12/13/2018 INV0010033	011343 11/15-12/11/2018 - YOGA CLASS	MARIANNE MADSEN	001-511-67140		320.00 320.00
37230	12/13/2018 5282	000954 8/15/2018 - MAINT/REPAIR	MICHAEL MacEACHERM dba	005-701-60250		1,000.00 1,000.00

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
37231	12/13/2018	000059	MOTOR PRODUCTS INC. dba			105.71
	INV0010026	NOV 2018 - MISC MAINT/REPAIR		001-558-60270		96.95
	INV0010026	NOV 2018 - MISC MAINT/REPAIR		001-558-61140		6.99
	INV0010026	NOV 2018 - MISC MAINT/REPAIR		005-701-61140		1.77
37232	12/13/2018	000669	O'CONNOR & SONS dba			105.00
	30209699	12/4/2018 - USPO - PEST CONTROL		001-558-60800		105.00
37233	12/13/2018	000801	O'REILLY AUTOMOTIVE STORES, INC.			618.64
	4372-436172	11/20/2018 - MISC MAINT/REPAIR		020-601-60250		605.42
	4372-436385CM	11/21/2018 - CORE RETURN		020-601-60250		-18.00
	4372-437137	11/26/2018 - MISC VEHICLE MAINT		001-511-60270		137.08
	4372-438066	11/30/2018 - CHEMICALS		020-601-61111		18.31
	CM 4372-437344	11/27/2018 - RETURN INV# 4372-437		001-511-60270		-124.17
37234	12/13/2018	000352	P G & E			23,890.65
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-410-61241		534.56
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-501-61241		150.48
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-510-61241		181.88
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-550-61241		5,389.82
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-552-61241		490.87
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-556-61241		83.50
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		001-565-61241		184.65
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		005-701-61241		7,183.32
	INV0010031	11/5-12/4/2018 - ELECTRIC SERVICES		020-601-61241		9,691.57
37235	12/13/2018	000861	POLYDYNE INC.			1,301.63
	1298433	11/20/2018 B/L# 6652825 - CHEMICA		005-701-61111		1,301.63
37236	12/13/2018	000380	PRAXAIR DISTRIBUTION, INC.			50.76
	86238458	10/20-11/20/2018 - CYLINDER RENTA		005-701-61111		50.76
37237	12/13/2018	000390	QUINN COMPANY			286.82
	08299301	11/30/2018 - EQUIP RENTAL		001-558-67600		286.82
37238	12/13/2018	000763	RIO VISTA CHEVROLET, INC.			75.83
	23070	11/26/2018 - VEHICLE MAINT/REPAIR		001-558-60270		5.78
	86187	12/10/2018 - VEHICLE MAINTENANC		001-558-60270		70.05
37239	12/13/2018	000437	SANTA YNEZ VALLEY FLORIST, INC.			101.23
	008475	11/26/2018 - REMEMBRANCE PLANT		001-401-60900		101.23
37240	12/13/2018	000438	SANTA YNEZ VALLEY HARDWARE			62.83
	INV0010027	NOV 2018 - MISC MAINT/REPAIR		001-552-61140		30.15
	INV0010027	NOV 2018 - MISC MAINT/REPAIR		001-558-61140		27.31
	INV0010027	NOV 2018 - MISC MAINT/REPAIR		005-701-61140		5.37
37241	12/13/2018	000465	SP MAINTENANCE SERVICES, INC.			2,516.50
	68858	NOV 2018 - MONTHLY STREET SWEEP		001-558-60800		2,516.50
37242	12/13/2018	000493	State Water Resources Control Board - SWRCB			325.38
	0002 8545 959	7/1/18-6/30/19 - WATER RIGHTS AN		020-601-67575		325.38
37243	12/13/2018	000489	STEVE'S WHEEL & TIRE			1,176.92
	1-72780	12/11/2018 - VEHICLE MAINTENANC		020-601-60270		1,176.92
37244	12/13/2018	000488	SWRCB			20,901.00
	WD-0138797	7/1/18-6/30/19 - INDEX# 342009 - A		005-701-67575		16,347.00
	WD-0141777	7/1/18-6/30/19 - INDEX# 344989 - A		020-601-67575		2,286.00
	WD-0142700	7/1/18-6/30/19 - INDEX# 345912 - A		020-601-67575		2,268.00
37245	12/13/2018	001168	The DocuTeam			27.00
	0154654	11/1-11/30/2018 - WO# 00259324 -		001-410-60900		27.00

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
37246	12/13/2018	000521	TODD PIPE & SUPPLY			266.93
	INV0010028	NOV 2018 - MISC MATL/SUPPLIES		005-701-61140		207.40
	INV0010028	NOV 2018 - MISC MAINT/REPAIR ITE		020-601-60250		28.55
	INV0010028	NOV 2018 - MISC VEHICLE SUPPLIES		020-601-60270		15.88
	INV0010028	NOV 2018 - MISC MATL/SUPPLIES		020-601-61140		15.10
37247	12/13/2018	000529	TRANSFIRST HEALTH & GOVERNMENT SVCS			110.13
	ARINV106490	NOV-2018 - REC - MERCHANT FEES		001-410-60900		110.13
37248	12/13/2018	000535	UNDERGROUND SERVICE ALERT			24.85
	1120180067	NOV 2018 - NEW TKT CHRGS/MNTHL		005-701-60800		12.43
	1120180067	NOV 2018 - NEW TKT CHRGS/MNTHL		020-601-60800		12.42
37249	12/13/2018	000768	WEX BANK			2,163.46
	56863411	NOVEMBER 2018 - FUEL CHARGES		001-511-61280		796.88
	56863411	NOVEMBER 2018 - FUEL CHARGES		001-558-61280		455.52
	56863411	NOVEMBER 2018 - FUEL CHARGES		005-701-61280		455.53
	56863411	NOVEMBER 2018 - FUEL CHARGES		020-601-61280		455.53
37250	12/19/2018	000028	ARAMARK UNIFORM SERVICES INC			460.96
	INV0010061	Nov 2018 - Mats/Towels Service		001-558-60800		368.77
	INV0010061	Nov 2018 - Mats/Towels Service		005-701-60800		92.19
37251	12/19/2018	000063	BUELLTON UNION SCHOOL DISTRICT			300.00
	INV0010059	OCT-DEC2018 -Qtrly Dsbrsmnt Schl Fi		001-511-67140		300.00
37252	12/19/2018	000686	CALIFORNIA CHAMBER OF COMMERCE			52.93
	11268617	12/17/2018 - 2019 CA Labor Law Post		001-410-60900		52.93
37253	12/19/2018	000655	COAST NETWORKX, INC.			728.25
	20773	11/12-12/12/2018 - Misc IT Services		001-410-60210		728.25
37254	12/19/2018	001255	DELIVER-IT			150.00
	115179	Nov 2018 - Monthly Delivery Service		005-701-60800		75.00
	115179	Nov 2018 - Monthly Delivery Service		020-601-60800		75.00
37255	12/19/2018	000223	HINDERLITER, de LLAMAS & ASSOCIATES			2,115.49
	0030428-IN	2018-4th Qtr - Sales Tax Contract Ser		001-420-60800		1,050.00
	0030428-IN	2018-2nd Qtr - Sales Tax Audit Servic		001-420-60800		1,065.49
37256	12/19/2018	000280	LEE CENTRAL COAST NEWSPAPERS			209.58
	135511	12/6/2018 - PLNG - Ntc-PblcHrng - Re		001-22416	90055-070	209.58
37257	12/19/2018	000280	LEE CENTRAL COAST NEWSPAPERS			185.61
	135487	12/6/2018 - PLNG - NtcPblcHrng - Res		001-22416	90058-070	185.61
37258	12/19/2018	000875	LIBERTY MUTUAL GROUP INC			350.00
	325415024-2019	12/14/2018 - Annual Bond Renewal (001-402-60900		350.00
37259	12/19/2018	000978	Staples Credit Plan			484.38
	INV0010060	11/17-12/14/2018 - Misc Office Supp		001-410-61130		135.59
	INV0010060	11/17-12/14/2018 - Misc Office Supp		001-511-61130		147.65
	INV0010060	11/17-12/14/2018 - Misc Office Supp		001-565-61130		181.77
	INV0010060	11/17-12/14/2018 - Misc Office Supp		020-601-61130		19.37
37260	12/19/2018	000556	VERIZON WIRELESS			543.26
	9819872488	12/9/18-1/8/19 - Wireless Telephone		001-410-61120		15.50
	9819872488	12/9/18-1/8/19 - Wireless Telephone		001-410-67705		66.65
	9819872488	12/9/18-1/8/19 - Wireless Telephone		001-511-61290		33.32
	9819872488	12/9/18-1/8/19 - Wireless Telephone		001-558-67705		122.50
	9819872488	12/9/18-1/8/19 - Wireless Telephone		005-701-67705		122.22
	9819872488	12/9/18-1/8/19 - Wireless Telephone		020-601-67705		183.07

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
37261	12/19/2018	001207	WAGeworks INC.			141.00
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-401-50400		21.69
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-402-50400		10.85
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-403-50400		10.85
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-420-50400		18.52
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-511-50400		19.25
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-558-50400		17.35
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		001-565-50400		9.45
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		005-701-50400		16.52
	INV1102116	Nov 2018 - FSA/AFLAC Admin Fees		020-601-50400		16.52
37262	12/19/2018	001063	Wells Fargo Vendor Fin Serv			340.81
	69108083	2018-12-12 - CH - Copier Lease		001-410-60310		340.81
37263	12/27/2018	001214	AVAYA Financial Services			384.38
	32864021	Jan2019 - CH - Telephone System Lea		001-410-60310		384.38
37264	12/27/2018	001099	Ben Hernandez			257.50
	INV0010087	12/26/2018 - Certification Expenses		001-420-60710		257.50
37265	12/27/2018	000868	BRIAN DUNSTAN			50.00
	INV0010083	12/20/2018 - Planning Commission		001-565-50010		50.00
37266	12/27/2018	000121	BUELLTON VISITORS BUREAU			37,500.00
	INV0010089	DECEMBER 2018 - VISITORS BUREAU		001-410-67790		37,500.00
37267	12/27/2018	000090	CaPERS LONG-TERM CARE PROGRAM			84.25
	12652996	12/16-12/31/2018 - CalPERS Long Ter		001-22166		84.25
37268	12/27/2018	000107	CITY OF LOMPOC			1,666.66
	102083	January 2019 - Monthly Transit Servic		027-559-67445		1,666.66
37269	12/27/2018	000122	COMCAST CABLE			309.88
	INV0010082	11/18-12/17/2018 - CCChmbrs - Inter		001-410-61292		149.94
	INV0010082	12/18/18-01/17/19 - CCChmbrs - Inte		001-410-61292		159.94
37270	12/27/2018	000140	DAN HEEDY			50.00
	INV0010084	12/20/2018 - Planning Commission		001-565-50010		50.00
37271	12/27/2018	000193	FIRST NATIONAL BANK OF OMAHA			5,387.71
	INV0010092	KAbello - CC through 12/18/2018		001-511-60800		79.95
	INV0010092	KAbello - CC through 12/18/2018		001-511-60900		50.17
	INV0010092	KAbello - CC through 12/18/2018		001-511-67140	53001-040	191.50
	INV0010093	MBierdzinski - CC through 12/18/201		001-401-60710		575.00
	INV0010093	MBierdzinski - CC through 12/18/201		001-401-60900		119.50
	INV0010093	MBierdzinski - CC through 12/18/201		001-410-60022		24.60
	INV0010093	MBierdzinski - CC through 12/18/201		001-410-60900		769.67
	INV0010093	MBierdzinski - CC through 12/18/201		001-410-69600		198.27
	INV0010094	RHess - CC through 12/18/2018		001-558-60710		30.64
	INV0010094	RHess - CC through 12/18/2018		001-558-60900		230.73
	INV0010094	RHess - CC through 12/18/2018		005-701-60710		30.63
	INV0010094	RHess - CC through 12/18/2018		020-601-60710		56.79
	INV0010094	RHess - CC through 12/18/2018		020-601-60710		30.63
	INV0010094	RHess - CC through 12/18/2018		092-216-74100		1,875.00
	INV0010095	AKeefe - CC through 12/18/2018		001-565-60900		36.75
	INV0010095	AKeefe - CC through 12/18/2018		001-565-61130		80.72
	INV0010096	BKnecht - CC through 12/18/2018		001-511-60250		128.83
	INV0010096	BKnecht - CC through 12/18/2018		001-511-60800		192.76
	INV0010096	BKnecht - CC through 12/18/2018		001-511-61280		49.87
	INV0010096	BKnecht - CC through 12/18/2018		001-511-67135		6.70
	INV0010096	BKnecht - CC through 12/18/2018		001-511-67135	54025-040	267.00
	INV0010097	LReid - CC through 12/18/2018		001-403-61130		76.86
	INV0010097	LReid - CC through 12/18/2018		001-410-60900		85.41

Payment Number	Payment Date Payable Number	Vendor # Description	Vendor Name	Account Number	Project Account Key	Payment Amount Item Amount
	INV0010098	PSmith - CC through 12/18/2018		001-511-67140	53001-040	138.20
	INV0010099	SZamora - CC through 12/18/2018		001-410-60900		36.83
	INV0010099	SZamora - CC through 12/18/2018		005-701-61131		24.70
37273	12/27/2018	000869	JOE PADILLA			50.00
	INV0010085	12/20/2018 - Planning Commission		001-565-50010		50.00
37274	12/27/2018	001225	MARCILO SARQUILLA			50.00
	INV0010086	12/20/2018 - Planning Commission		001-565-50010		50.00
37275	12/27/2018	000894	Santa Ynez Valley Hotel Assn., Inc. dba			29,402.45
	CM0000115	NOVEMBER 2018 - SYVTBID ADMIN F		001-44250		-600.05
	INV0010088	NOVEMBER 2018 - SYVTBID FEES COL		001-22160		30,002.50
37276	12/27/2018	001063	Wells Fargo Vendor Fin Serv			75.00
	69119424	1/5/2019 - REC - One time processing		001-511-60310		75.00
37280	12/31/2018	000065	BURKE, WILLIAMS & SORENSEN, LLP			11,129.95
	235253	NOV 2018 - Legal Services		001-22416	90049-070	102.80
	235253	NOV 2018 - Legal Services		001-404-60840		10,185.17
	235254	NOV 2018 - Legal Services		001-404-60840		841.98
37281	12/31/2018	000105	CITY OF BUELLTON			192.52
	INV0010116	11/25-12/25/2018 - Irrigation - 595 2		001-552-61211		192.52
37282	12/31/2018	000379	POSTMASTER			520.00
	INV0010115	JANUARY 2019 - UB POSTAGE		005-701-61131		260.00
	INV0010115	JANUARY 2019 - UB POSTAGE		020-601-61131		260.00
37283	12/31/2018	000848	RAVATT, ALBRECHT & ASSOC, INC.			330.00
	1118-533.Town	Srvcs->Nov 2018 - Architectural Desig		001-22416	90049-070	330.00
Payment Total:						321,071.73

Report Summary

Fund Summary

Fund	Payment Amount
001 - General Fund	191,440.57
005 - Sewer Fund	37,835.06
020 - Water Fund	45,192.97
025 - Gas Tax Fund	17,575.00
027 - Local Transportation Fund	1,666.66
029 - Transportation Planning	5,405.00
092 - Capital Improvement Proj Fund	21,956.47
Grand Total:	321,071.73

Account Summary

Account Number	Account Name	Payment Amount
001-22160	SYVTBID Payable	30,002.50
001-22166	Long-Term Care Deducti	168.50
001-22416	Developer Deposit	15,209.49
001-401-50400	Medical Benefit	569.87
001-401-60710	Travel & Training	1,050.00
001-401-60900	Miscellaneous	357.83
001-402-50400	Medical Benefit	125.87
001-402-60900	Miscellaneous	373.53
001-403-50400	Medical Benefit	79.87
001-403-60710	Travel & Training	1,731.68
001-403-61130	Office Supplies	76.86
001-404-60840	Contract Services-Legal	11,027.15
001-410-50400	Medical Benefit	112.67
001-410-60014	Emergency Operations	94.84
001-410-60022	Recruitment Expense	70.86
001-410-60210	Computer Maintenance	1,733.25
001-410-60310	Equipment Rental	725.19
001-410-60800	Contract Services	401.50
001-410-60900	Miscellaneous/CalPERS	1,185.97
001-410-60910	Misc Recognition Items	163.13
001-410-61120	Office Equipment	15.50
001-410-61130	Office Supplies	174.32
001-410-61241	Utilities - Electric	534.56
001-410-61292	Internet Access/ Websit	695.89
001-410-67705	Telephone	66.65
001-410-67790	Visitors Bureau	37,500.00
001-410-69600	Undesignated Misc Supp	198.27
001-420-50400	Medical Benefit	218.99
001-420-60210	Computer Maintenance	105.00
001-420-60650	Membership & Publicati	110.00
001-420-60710	Travel & Training	266.12
001-420-60800	Contract Services	2,115.49
001-44250	Miscellaneous	-600.05
001-501-61241	Utilities - Electric	150.48
001-510-61230	Utilities - Gas	75.89
001-510-61241	Utilities - Electric	181.88
001-511-50400	Medical Benefit	451.16
001-511-60250	Maintenance/Repair	808.16
001-511-60270	Maintenance-Vehicles	486.93
001-511-60310	Equipment Rental	75.00
001-511-60510	Advertising	657.84
001-511-60800	Contract Services	442.66
001-511-60900	Miscellaneous	249.17
001-511-61130	Office Supplies	147.65
001-511-61280	Fuel-Vehicles	846.75
001-511-61290	Telephone/Internet	209.72

Account Summary

Account Number	Account Name	Payment Amount
001-511-67135	Buelltton Rec Program Tr	4,740.25
001-511-67140	Buelltton Recreation Pro	6,051.02
001-550-61241	Utilities - Electric	5,389.82
001-551-60800	Contract Services	25,357.41
001-552-60258	Maintenance/Repair-Riv	3,190.00
001-552-60800	Contract Services	11,200.00
001-552-61140	Operational Supplies	30.15
001-552-61211	Utilities - Water	192.52
001-552-61241	Utilities - Electric	490.87
001-556-60800	Contract Services	3,960.00
001-556-61241	Utilities - Electric	83.50
001-558-50400	Medical Benefit	583.21
001-558-60210	Computer Maintenance	10.57
001-558-60250	Maintenance / Repair	532.51
001-558-60270	Maintenance - Vehicles	183.78
001-558-60710	Travel & Training	46.52
001-558-60800	Contract Services	4,353.17
001-558-60900	Miscellaneous	245.72
001-558-61140	Operational Supplies	34.30
001-558-61280	Fuel - Vehicles	455.52
001-558-67600	Safety Equipment	286.82
001-558-67705	Telephone	122.50
001-565-50010	Planning Commission Sal	200.00
001-565-50400	Medical Benefit	191.59
001-565-60310	Equipment Rental	482.34
001-565-60800	Contract Services	7,533.00
001-565-60830	Contract Services-Engine	3,565.00
001-565-60900	Miscellaneous	36.75
001-565-61130	Office Supplies	262.49
001-565-61241	Utilities - Electric	184.65
005-701-50400	Medical Benefit	501.33
005-701-60131	Laundry / Uniforms	145.30
005-701-60210	Computer Maintenance	236.01
005-701-60250	Maintenance / Repair	1,000.00
005-701-60710	Travel & Training	30.63
005-701-60800	Contract Services	9,058.14
005-701-61111	Chemicals / Analysis	1,874.89
005-701-61130	Office Supplies	49.81
005-701-61131	Postage	284.70
005-701-61140	Operational Supplies	546.18
005-701-61241	Utilities - Electric	7,183.32
005-701-61280	Fuel - Vehicles	455.53
005-701-67575	Regulatory Compliance	16,347.00
005-701-67705	Telephone	122.22
020-601-50400	Medical Benefit	501.33
020-601-60210	Computer Maintenance	232.00
020-601-60250	Maintenance / Repair	1,060.97
020-601-60270	Maintenance - Vehicles	1,192.80
020-601-60710	Travel & Training	87.42
020-601-60800	Contract Services	1,345.32
020-601-60830	Contract Services-Engine	10,432.50
020-601-61111	Chemicals / Analysis	423.31
020-601-61130	Office Supplies	19.37
020-601-61131	Postage	260.00
020-601-61140	Operational Supplies	15.10
020-601-61240	Meter Expense	8,297.36
020-601-61241	Utilities - Electric	9,691.57
020-601-61280	Fuel - Vehicles	455.53

Account Summary

Account Number	Account Name	Payment Amount
020-601-67575	Regulatory Compliance	4,879.38
020-601-67635	State Water Project	6,115.94
020-601-67705	Telephone	183.07
025-554-60800	Contract Services	14,757.50
025-554-67265	Development Permit Pro	787.50
025-557-60800	Contract Services	2,030.00
027-559-67445	Lompoc- Wine Country	1,666.66
029-557-60800	Contract Services	5,405.00
092-216-74100	Improvements	4,841.00
092-313-60800	Contract Services	687.50
092-316-60800	Contract Services	2,007.50
092-317-70000	Design/Permitting	10,420.00
092-603-60800	Contract Services	262.50
092-706-74100	Improvements	3,737.97
Grand Total:		321,071.73

Project Account Summary

Project Account Key	Payment Amount
None	300,195.89
52000-040	720.00
53001-040	329.70
54008-040	3,765.65
54015-040	584.00
54025-040	267.00
90010-070	2,456.25
90017-070	480.00
90021-070	1,846.25
90037-070	617.50
90044-070	955.00
90049-070	432.80
90052-070	526.50
90055-070	7,709.58
90058-070	185.61
Grand Total:	321,071.73



UBPKT01390 - Refunds 01 UBPKT01388 Regular

Account	Name	Date	Check #	Amount	Code	Receipt	Amount	Type
01-12500-002	MILLS, TERESA	12/28/2018	37277	31.37			31.37	Generated From Billing
04-15100-001	FLAHERTY, JOHN M	12/28/2018	37278	7.69			7.69	Generated From Billing
07-13000-003	FALSTROM, ELAINE	12/28/2018	37279	6.58			6.58	Generated From Billing
Total Refunds: 3				Total Refunded Amount:	45.64			

Revenue Code Summary

Revenue Code	Amount
996 - UNAPPLIED CREDITS	45.64
Revenue Total:	45.64

General Ledger Distribution

Posting Date: 12/28/2018

Account Number	Account Name	Posting Amount	IFT
Fund: 020 - WATER FUND			
020-10000	Claim On Pooled Cash	-45.64	Yes
020-22420	Unapplied Credits	45.64	
020 Total:		0.00	
Fund: 999 - POOLED CASH			
999-10001	Pooled Cash - General Checking	-45.64	
999-27000	Due To Other Funds	45.64	Yes
999 Total:		0.00	
Distribution Total:		0.00	



City of Buellton, CA

Payroll Check Register

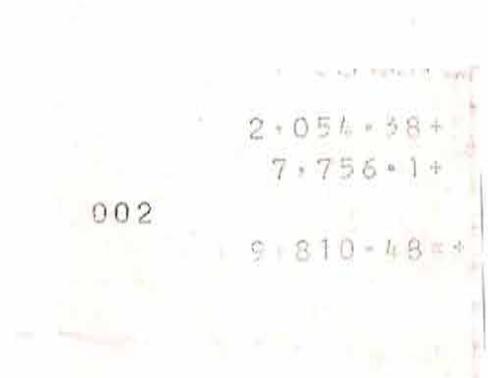
Checks

Pay Period: 12/1/2018-12/11/2018

Packet: PYPKT00392 - 2018-12-12 - J Sanchez - Retirement - Final Payroll

Payroll Set: Payroll Set 01 - 01

Employee	Employee #	Check Type	Date	Amount	Number
Sanchez, Andrew J.	<u>013</u>	Regular	12/14/2018	2,054.38	37189
Sanchez, Andrew J.	<u>013</u>	Regular	12/14/2018	7,756.10	37190



CITY OF BUELLTON
City Council Agenda Staff Report

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

To: The Honorable Mayor and City Council

From: Shannel Zamora, Finance Director

Meeting Date: January 10, 2019

Subject: Quarterly Report for July 1, 2018 through September 30, 2018
from Visit Santa Ynez Valley (VisitSYV)

BACKGROUND

Attached is a quarterly report for the period July 1, 2018 through September 30, 2018 from Visit Santa Ynez Valley.

FISCAL IMPACT

None.

RECOMMENDATION

That the City Council receive and file the VisitSYV 2018 Third Quarter Report.

ATTACHMENTS

Attachment 1 – 2018 Third Quarter Report from Visit Santa Ynez Valley



3rd Quarter 2018 Report of the Santa Ynez Valley Hotel Association (dba Visit the Santa Ynez Valley) – Submitted 12/10/18

VisitSYV is reporting activity since the 2018 2nd qtr report. This report is submitted to the City of Solvang, the City of Buellton and the Santa Barbara County Board of Supervisors, in accordance with the fulfillment of the provisions of the SYVTBID.

Financial

Beginning balance on July 1st, 2018: \$209,020

Q2 Income

TBID Funding received 7/1/18 through 9/30/18: \$268,110

Membership income: \$3,875

Web Advertising: \$913

Total Income received 2nd quarter: \$272,898

Expenses

Advertising/Marketing: \$110,745

Grants/Special Projects: \$36,580

Travel & Conventions: \$22,480

Personnel Costs: \$56,964

Contract services: \$9,750

Facilities/equipment: \$2,061

Operations: \$1,759

Other types of expenses: \$1,680

Total expenses 2nd quarter: \$242,019

Ending Balance as of September 30, 2018: \$239,899

Membership

We receive TBID funding from 33 lodging properties and currently have **231 total members**. Non-hotel members pay a basic membership fee of \$250, a nonprofit fee of \$125, and trade members where services are traded for membership such as wine, catering, photography.



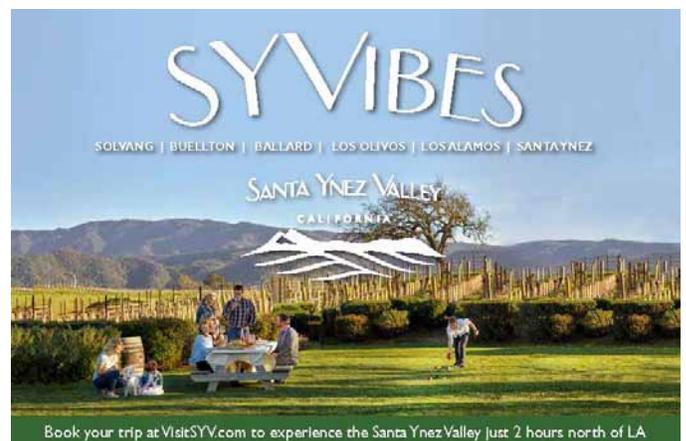
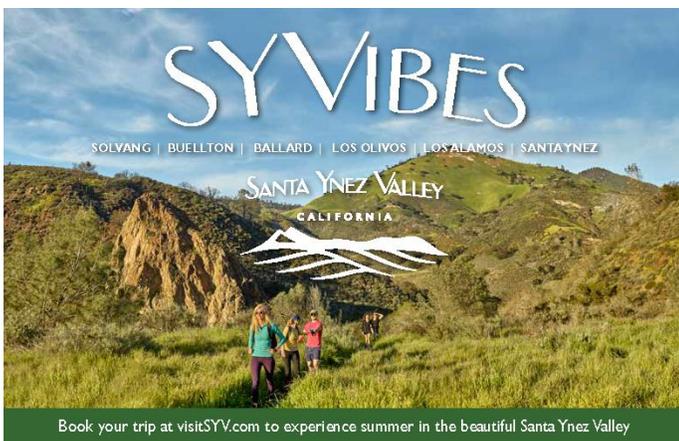
Marketing (July 1, 2018 – September 30, 2018)

Santa Ynez Valley Marketing Campaign

The 2018 VisitSYV Marketing Campaign consists of VisitSYV as the sole stakeholder with \$200k invested. DVA Advertising & PR Agency continues to be our ad agency. VisitSYV is pleased to report on the metrics supporting the benefits of the marketing program. Third quarter marketing results are detailed below.

Creative

VisitSYV's 2018 marketing program features new photography assets and focuses on "SYVibes" as the branded headline. The creative campaign plays on VisitSYV's name and URL to speak to the valley's unique atmosphere & offerings.



Public Relations Campaign

Public relations efforts for Q3 2018 continued to focus on outreach to major regional and national media outlets, drive markets and Santa Barbara airport direct flight markets. Press releases were drafted and distributed covering fall activities and a fall media invitation. And media visits planned or completed in the third quarter of 2018 included Julie Wolfson of Cool Hunting (July 2-3), Lindsey Hunter-Lopez of L.A. Parent (July 8-10), Caitlin Agnew from Bellevue Lifestyles (July 17-20), Jamie Siebrase from St. Louis Homes & Lifestyles (Aug. 12-15), and Christopher Elliott from USA Today (Oct. 5-9).

Total value of public relations media coverage for Q3 2018 = **\$431,914***

Total circulation of editorial coverage for Q3 2018 = **14,518,891**

Total unique visitors/month of editorial coverage for Q3 2018: **312,438,950**

*PR value is calculated by multiplying the advertising rate times the size of the story, and then doubling that number to reflect the added value of editorial coverage



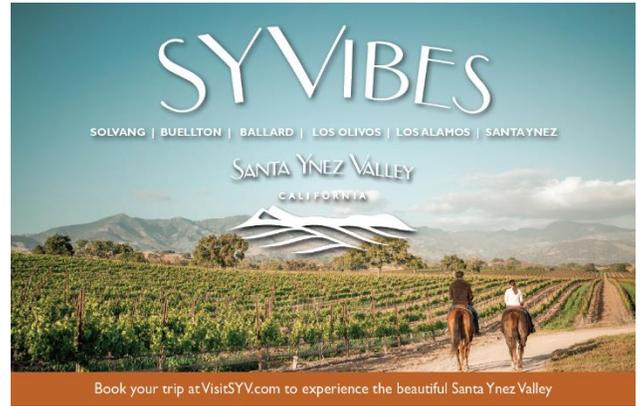
Print

Gentry Destinations

VisitSYV placed a 1/2-page ad in the August/September 2018 issue of Gentry’s sister publication, Destinations magazine, with a circulation of 107,200.

Gentry Magazine

VisitSYV placed a 1/2-page ad in the August/September 2018 issue of Gentry Magazine, with a circulation of 107,000.



Digital Results

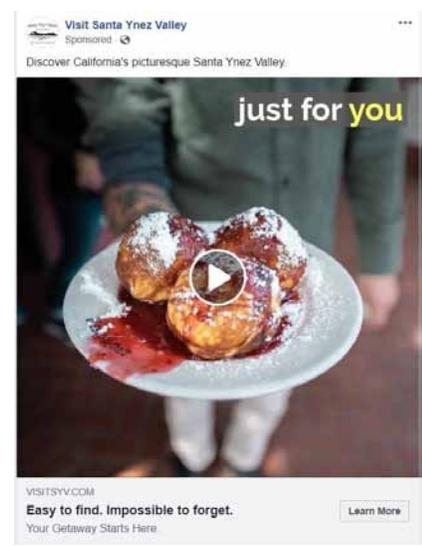
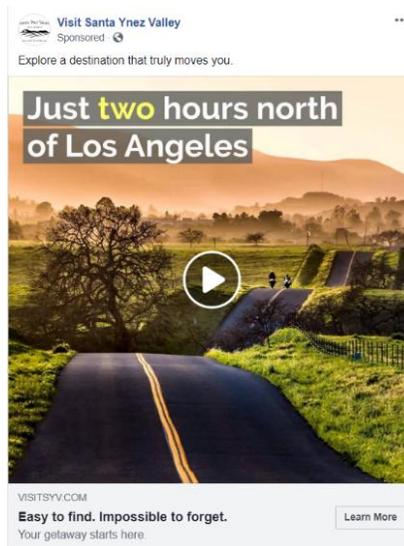
In Q3 of 2018 VisitSYV ran 100% of the digital budget on the Facebook network (including Instagram), ramped up video and slideshow content, and started optimizing very successfully toward clicks to book. See the metrics below.

Facebook Network (includes Instagram and retargeting)

Impressions: 747,047

Clicks: 14,832

CTR: 1.99%



Website

Since our website debuted on April 6, 2014, we have now received **1,855,870** pageviews. The site has also garnered **114,163** clicks to our members’ individual websites. The top 5 most popular pages on the site are as follows: (1) **Homepage**; (2) **Wine Tasting**; (3) **Events**; (4) **Restaurant Week**; (5) **Where to Stay – Hotels**. We’ve also added goal conversions to the website to track consumer activity; **650** goals were completed in Q3, including **273** “clicks to book”. The remaining goal conversions included newsletter sign-ups, guide downloads and itinerary building web sign-ups.



Social Media Stats

- Our **Facebook** audience has increased to over **16,311** likes.
- VisitSYV **Twitter** account has **4,047** followers.
- VisitSYV **Instagram** continues to climb in followers, with **3,886** followers.

Additional Print Advertising

Santa Ynez Valley Star

VisitSYV continues to sponsor the monthly events calendar in the Santa Ynez Valley Star newspaper, and receives a monthly quarter page ad, which is used to highlight upcoming special events and draw users back to our events calendar at VisitSYV.com/events.

Additional Display Advertising

Video Assets

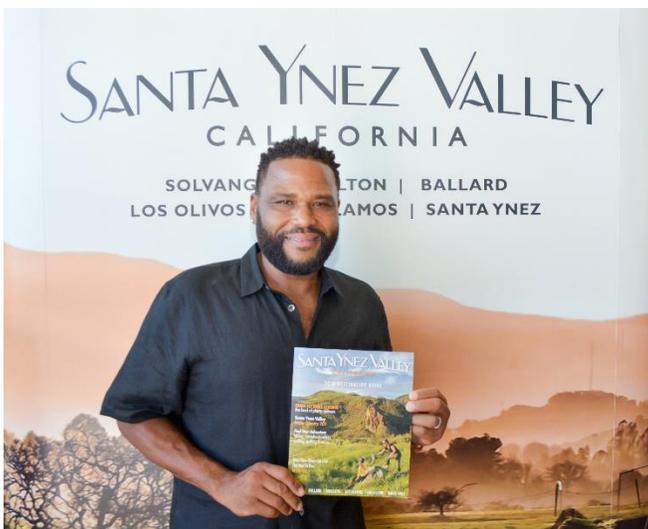
After contracting with Lure Films and producing a 2:30 longform commercial and :30 commercial, we continue to run these videos on YouTube, Facebook, and Instagram. These videos were viewed for a total of 41.5K minutes during the 3rd quarter. Our most engaged audience during this quarter has been women in California age 25-44.





2018 Emmy Awards Gifting Suite

VisitSYV participated in the 2018 Emmy Awards Gifting Suite produced by Gavin B Kelly Productions in Los Angeles, September 14th and 15th. Over the course of 2 days, we provided gift packages to over 50 actors, entertainers and influencers, with the goal of elevating the Santa Ynez Valley brand, bringing repeat luxury business to our region, and gaining exposure through the talents' social media channels. The Santa Ynez Valley brand was featured prominently on a morning segment on KTLA.



Airport Digital Display Ad Buy

VisitSYV continues to run digital display advertising in the Santa Barbara Airport which encourages travelers to visit the Santa Ynez Valley, highlighting that we are only 30 minutes north of the airport. Our ads play on a digital screen strategically placed by baggage claim and tourist information. Ads began June 1, 2017 and continue through June 2019. In addition, VisitSYV has partnered with the Solvang Conference & Visitors Bureau via Certified Folder to display our 2018 Destination Guide in the airport, featured just below our digital display advertising.

Grants & Special Projects 3rd Quarter 2018

The purpose of our grants program continues to be to assist with publicity and outreach for valley events which encourage overnight stays. Primary consideration goes to events which occur mid-week (Sunday to Thursday) and/or in off-season. For marketing of valley events, grants were given to:

- Los Alamos Old Days, produced by Los Alamos Valley Men's Club: **\$3,000**
- Mat Kearney Concert (midweek), produced by Solvang Festival Theater: **\$2,500**
- Day in the Country, produced by Los Olivos Chamber: **\$3,000**



- Grape Stomp, produced by Solvang Conference & Visitors Bureau: **\$4,000**
- Danish Days, produced by Solvang Conference & Visitors Bureau: **\$4,500**
- Vintners 5 Miler, produced by Santa Barbara Vintners Foundation: **\$1,500**
- 4th of July Fireworks Celebration, produced by PARC Foundation: **\$500**

California Hotel & Lodging Association

VisitSYV renewed its annual contract with CH&LA, the California Hotel and Lodging Association. VisitSYV provides each of our hotel members with a CH&LA Membership. CH&LA provides our members with legislative advocacy, educational training, communication, and cost-saving programs. They also support strategic alliances to promote the value of California travel and tourism.

Collaborations with Santa Barbara County DMOs and other organizations

VisitSYV collaborates actively with other county destination marketing organizations, including the Solvang Conference & Visitors Bureau, Buellton Visitors Bureau, the Santa Barbara County Vintners Association, Visit Santa Barbara, the Los Olivos, Buellton, Solvang, and Santa Ynez Chambers as well as the Santa Barbara Film Commission, The Chumash Foundation, the Santa Barbara County Association of Governments, and the Santa Barbara International Film Festival.

Public comment

Members of the board and the President continue to be called upon to make written and/or verbal public comment on a number of hotel and tourism related issues. Each question is raised on a board agenda and voted upon by the board, or authorized by the president, before comment is made. Ongoing participation with our water challenges, hoop houses, and special events ordinance hearings is anticipated by President, Shelby Sim, and, when needed, Linda Johansen, Chairman.

California Wildfires Statement

We participated in a state joint-hearing in Healdsburg between the Assembly and Senate Committees regarding post-disaster recovery. Our President, Shelby Sim was a witness on the panel about the local impacts and recovery efforts on tourism and hospitality in our region. There were also representatives from Sonoma and Napa, which were also impacted by wildfires and rely on visitation for much of the local economy.



Organization

The board continues to meet monthly, normally the 2nd Thursday of the month, 9:00 a.m. at The Landsby in Solvang. The board consists of nine individuals, seven of which are from the hotel industry and the other two are an at large representation of the membership base.

Staff & Board of Directors

President & CEO - Shelby Sim

Vice President of Marketing - Danielle Laudon Ruse

Digital Coordinator & Member Services – Marisa Yott

The board members are:

Chairman – Linda Johansen, Owner, Pea Soup Andersen’s Inn, Buellton

Vice Chairman – Andrew Economon, Director of Hospitality, including Hotel Corque and Hadsten House

Secretary – Sherrie FitzGerald, Director of Marketing, Alisal Guest Ranch and Resort, Solvang

Treasurer – Bryan Maroun, General Manager, Sunstone Winery, Santa Ynez

Jamie Farlow, Director of Marketing, Fess Parker Wine Country Inn, Los Olivos

Budi Kazali, Owner, Ballard Inn, Ballard

Karla Azahar, General Manager, Santa Ynez Valley Marriott, Buellton

Jonathan Rosenson – Owner Mirabelle Inn and First & Oak restaurant

Luca Crestanelli, Owner/Executive Chef, S.Y. Kitchen, Santa Ynez

Respectfully submitted by:

Shelby Sim, President and CEO

Santa Ynez Valley Hotel Association, dba Visit the Santa Ynez Valley

Shelby@VisitSYV.com

PO Box 633, Solvang, CA 93464

www.visitsyv.com, 805-451-6038

CITY OF BUELLTON
City Council Agenda Staff Report

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

To: The Honorable Mayor and City Council

From: Shannel Zamora, Finance Director

Meeting Date: January 10, 2019

Subject: Monthly Treasurer's Report – November 30, 2018

BACKGROUND

California Government Code Section 53646(b)(3) provides mandatory investment reporting requirements for California public agencies. The attached Treasurer's Report complies with the State's reporting requirement.

On June 14, 2018, Council adopted the current Investment Policy per Resolution 18-15 which states the City Finance Director, as the investment officer, must submit monthly reports to City Council to demonstrate that sufficient cash flow liquidity is available to meet the succeeding month's estimated expenditures.

This Treasurer's Report is for November 30, 2018. Treasurer's Reports are presented on a monthly basis.

FISCAL IMPACT

There is no fiscal impact; this report is intended to show the City Council the financial performance of the City's investment portfolio of idle funds.

RECOMMENDATION

That the City Council receives and files the Treasurer's Report for the month ending in November 30, 2018.

ATTACHMENTS

Attachment 1 – Monthly Treasurer's Report – November 30, 2018



City of Buellton

City of Buellton

Monthly Treasurer's Report

November 30, 2018

January 10, 2019

This report presents the City's cash activity and investment portfolio as of November 30, 2018. The report includes:

- 1) Cash and investments at November 30, 2018 compared to the prior month;
- 2) A reconciliation of cash and investments to City ledger balances;
- 3) All investments managed by the City on its own behalf;
- 4) Beginning of year fund balance, revenues, expenditures and ending fund balance for each fund at November 30, 2018

The following schedule is a summary of the City's cash and investments based on recorded value as of November 30, 2018 compared with the prior month.

	November 30, 2018	October 31, 2018
Cash	\$ 4,971,531.68	\$ 4,312,955.09
Investments held by the City	9,419,877.25	9,421,616.10
TOTAL CASH AND INVESTMENTS	\$ 14,391,408.93	\$ 13,734,571.19

Summary of activity for the Month and Future Liquidity: The majority of the difference in the recorded value for cash and investments held by the City from last month is a result of the receipt of September 2018 sales tax and receipt of the property tax apportioned through November 16, 2018. The portfolio is sufficiently liquid to meet expected expenditures for the coming six months.

The following schedule is a reconciliation of Cash and Investments to City ledger:



Pooled Cash Report

City of Buellton, CA
For the Period Ending 11/30/2018

ACCOUNT #	ACCOUNT NAME	10/31/2018 BALANCE	CURRENT ACTIVITY	11/30/2018 BALANCE
CLAIM ON CASH				
001-10000	Claim On Pooled Cash	7,565,340.53	365,826.12	7,931,166.65
005-10000	Claim On Pooled Cash	1,435,557.96	32,140.04	1,467,698.00
005-10000	Claim on Pooled Cash	182,588.31	-	182,588.31
020-10000	Claim On Pooled Cash	2,667,952.07	168,689.08	2,836,641.15
021-10000	Claim on Pooled Cash	287,029.58	-	287,029.58
023-10000	Claim On Pooled Cash	480,716.41	-	480,716.41
024-10000	Claim On Pooled Cash	30,228.61	-	30,228.61
025-10000	Claim On Pooled Cash	161,505.31	90,814.61	252,319.92
027-10000	Claim On Pooled Cash	336,727.73	(1,666.66)	335,061.07
029-10000	Claim On Pooled Cash	52,328.62	-	52,328.62
031-10000	Claim On Pooled Cash	310,446.73	(765.45)	309,681.28
075-10000	Claim On Pooled Cash	224,149.37	1,800.00	225,949.37
090-10000	Claim On Pooled Cash	-	-	-
091-10000	Claim On Pooled Cash	(0.04)	-	(0.04)
092-10000	Claim On Pooled Cash	-	-	-
TOTAL CLAIM ON CASH		13,734,571.19	656,837.74	14,391,408.93
CASH IN BANK				
Cash in Bank				
999-10001	Pooled Cash - General Checking	4,299,565.32	657,802.17	4,957,367.49
999-10002	Pooled Cash - Money Market	206,093.77	33.88	206,127.65
999-10003	Pooled Cash - FSA	13,389.77	774.42	14,164.19
999-10004	Pooled Cash - Brokerage	397,966.03	4,178.16	402,144.19
999-10005	Pooled Cash - LAIF	8,269,914.04	-	8,269,914.04
999-10006	Pooled Cash - Morgan Stanley	547,642.26	(5,950.89)	541,691.37
TOTAL: Cash in Bank		13,734,571.19	656,837.74	14,391,408.93

Per Statements:	11/30/2018
Rabobank General Checking	5,197,298.59
Rabobank Money Market	206,127.65
Rabobank FSA	14,164.19
Local Agency Investment Fund	8,269,914.04
Multi-Securites Bank	402,144.19
Morgan Stanley	541,691.37
Total Cash per Statements:	14,631,340.03

Claim on Cash vs. Total Cash Per Statements:	(239,931.10)
Outstanding items per System Reconciliation	(239,931.10)
Difference:	0.00

City of Buellton
Investment Summary
November 30, 2018

	Percent of Portfolio	Yield	Maturity Term	Maturity Date	Par Value	Market Value
Local Agency Investment Fund - LAIF	87.72%	1.71%	n/a	n/a	\$8,269,914.04	\$ 8,269,914.04
Certificates of Deposits (Held with Morgan Stanley)						
Wells Fargo Bank NA	2.64%	2.25%	5 yrs.	8/16/2022	249,000.00	237,786.29
Goldman Sachs Bank	2.12%	2.75%	2 yrs.	5/11/2020	200,000.00	199,847.06
City National Bank	1.09%	2.20%	1 yr.	5/24/2019	\$ 103,000.00	\$ 104,058.02
Morgan Stanley - Cash in Holding						\$ -
Certificates of Deposits (Held with Multi-Securities Bank)						
Morgan Stanley Bank	1.06%	2.90%	3 yrs.	5/10/2021	100,000.00	99,349.00
JPMorgan Chase Bank	1.06%	3.05%	4 yrs.	5/16/2022	100,000.00	99,039.00
Sallie Mae Bank	1.06%	3.20%	5 yrs.	5/9/2023	100,000.00	98,754.00
Direct Federal Credit Union	1.06%	2.75%	16 mo.	1/24/2020	100,000.00	99,930.00
Multi-Securities Bank - Cash in Holding						5,072.19
Money Market (Held with Rabobank)	2.19%	0.20%		n/a	206,127.65	206,127.65
Total City Investments	<u>100.00%</u>	<u>4.20%</u>			<u>\$9,428,041.69</u>	<u>\$ 9,419,877.25</u>

Currently, short-term excess cash is primarily invested in the Local Agency Investment Fund (LAIF) administered by the State Treasurer. This is a high quality investment available in terms of safety, liquidity, and yield. Due to fluctuations in the marketplace, the City may have some investments with a current market value that is greater or less than the recorded value. This difference has no effect on investment yield as the City intends to hold the securities to maturity. However, generally accepted accounting principles require that market gains and losses be reported as interest earnings or losses at year-end.

The following is a fund balance schedule showing beginning fund balance at July 1, 2018 plus revenues minus expenditures for the period, resulting in ending fund balance at November 30, 2018. Fund balance includes total assets and liabilities of the City.



City of Buellton, CA

Fund Balance Report

As Of 11/30/2018

Fund	July 1, 2018 Balance	Total Revenues	Total Expenses	November 30, 2018 Balance
001 - General Fund	8,427,913.48	2,631,120.81	3,002,299.63	8,056,734.66
005 - Sewer Fund	3,085,671.31	549,865.08	438,109.82	3,197,426.57
006 - Wastewater Capital	196,217.58	609.19	-	196,826.77
020 - Water Fund	5,894,313.27	1,220,124.89	901,496.76	6,212,941.40
021 - Water Capital	325,189.20	957.65	-	326,146.85
023 - Housing Fees	479,112.54	1,603.87	-	480,716.41
024 - Traffic Mitigation Fund	30,127.75	100.86	-	30,228.61
025 - Gas Tax Fund	264,136.29	144,942.14	174,333.51	234,744.92
027 - Local Transportation Fund	175,558.15	169,891.03	9,999.96	335,449.22
029 - Transportation Planning	(129,427.38)	25,602.82	11,867.50	(115,692.06)
031 - Measure A	338,030.43	155,664.38	153,256.58	340,438.23
075 - Trust & Agency Fund	4,335.99	762.87	-	5,098.86
091 - General Fixed Assets	20,168,947.11	-	-	20,168,947.11
092 - Capital Improvement Proj Fund	-	409,225.72	429,307.19	(20,081.47)
	39,260,125.72	5,310,471.31	5,120,670.95	39,449,926.08

As required by Government Code Section 53646 (b) (3), the chief officer for the City declares that there is sufficient funds to meet all obligations for the next six months.

Shannel Zamora

Shannel Zamora
Finance Director

CITY OF BUELLTON
City Council Agenda Staff Report

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

To: The Honorable Mayor and City Council

From: Shannel Zamora, Finance Director

Meeting Date: January 10, 2019

Subject: Receive Fiscal Years 2019-20 and 2020-21 Biennial Budget Process Schedule

BACKGROUND

Each budget cycle the Finance Department and City Manager works with the City Council and various Department Heads to plan and prepare the City's Budget for the next two fiscal years. The fundamental purpose of the City's Budget is to link short-term goals and long-term goals with the resources required to achieve these goals.

The attached Fiscal Years 2019-20 and 2020-21 Biennial Budget Process Schedule is provided for planning purposes.

FISCAL IMPACT

The acceptance of Fiscal Years 2019-20 and 2020-21 Biennial Budget Process Schedule will not cause any fiscal impact to the City.

RECOMMENDATION

That the City Council review and receive the Fiscal Years 2019-20 and 2020-21 Biennial Budget Process Schedule

ATTACHMENTS

Attachment 1 - Fiscal Years 2019-20 and 2020-21 Biennial Budget Process Schedule

BUDGET PROCESS SCHEDULE

February	Finance Director begins to prepare budget packets for department heads.
February 14 or 28, 2019	City Council discusses budget goals and priorities to determine major objectives for the next two years.
March 1, 2019	Distribution of budget packets to department heads.
March 1, 2019 – March 29, 2019	Department heads prepare their departmental budgets.
March 28, 2019	City Council considers an employee cost of living adjustment for Fiscal Year 2019/20.
March 29, 2019	Requested departmental budgets are due to the Finance Director.
April 1, 2019 – April 12, 2019	City Manager and Finance Director review budget figures submitted by department heads and meet with each if needed.
April 11, 2019 or April 25, 2019	City Council considers funding for non-profit/outside agencies.
April 13, 2019 – April 30, 2019	Finance Department prepares operating and capital budget using final budget figures.
May 9, 2019	City Council reviews and considers the Biennial Budget.
May 23, 2019	The final budget is presented to City Council for adoption.
June 13, 2019	Alternate date to adopt budget.
July 1, 2019	Biennial Budget for FY 2019/20 and FY 2020/21 implemented.
November 14, 2019	FY 2019/20 First Quarter Report presented to City Council, budget amendments are presented if needed.
February 13, 2020	FY 2019/20 Second Quarter Report presented to City Council, budget amendments are presented if needed. Mid-Year Review.
March 26, 2020	City Council considers an employee cost of living adjustment for Fiscal Year 2020/21
April 23, 2020	FY 2019/20 Third Quarter Report presented to City Council, budget amendments are presented if needed.
April to May 2020	Department heads determine if the second year of the budget needs to be updated.
May 21, 2020	Discuss significant changes to second year of Biennial budget, revisit goals and priorities.
June 11, 2020	Mid-Year Amendments to Fiscal Year 2020/21 are presented to City Council.
July 1, 2020	Second Year of Biennial Budget begins.
September 10 or 24, 2020	FY 2019/20 Fourth Quarter Report is presented to City Council, budget amendments are presented if needed.
November 12, 2020	FY 2020/21 First Quarter Report presented to City Council, budget amendments are presented if needed.
January 28 or February 11, 2021	FY 2020/21 Second Quarter Report is presented to City Council, budget amendments are presented if needed.
April 22, 2021	FY 2020/21 Third Quarter Report is presented to City Council, budget amendments are presented if needed.
September 9 or 23, 2021	FY 20/21 Fourth Quarter Report is presented to City Council, budget amendments are presented if needed.

RED = City Council Meeting Date

CITY OF BUELLTON
City Council Agenda Staff Report

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

To: The Honorable Mayor and City Council

From: Planning Commission
By: Andrea Keefer, Planning Director

Meeting Date: January 10, 2019

Subject: Resolution No. 19-01 – “A Resolution of the City Council of the City of Buellton, California, Approving a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007”

BACKGROUND/DISCUSSION

James Kim, E & J Investment Group, LLC, property owner, and Sang Kim, agent (“Applicant”) have submitted an application for the Central Homes Project consisting of a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060). The 0.68-acre property is located at the north east corner of First Street and Central Avenue on Assessor’s Parcel Numbers 099-283-005,099-283-006, and 099-283-007 (Attachment 1 - Vicinity Map).

The project consists of the following applications:

- **Final Development Plan (17-FDP-02):** Proposal for eight single-family homes, each two stories and 24.5 feet tall. Each home will contain three bedrooms and two and a half bathrooms. There are three floor plans proposed.
 - A development plan modification is required for the reduced front and side yard setbacks, as described in more detail below.
- **Tentative Tract Map 31060:** Required to subdivide the existing property into eight lots, one for each individual home. Project site is currently three separate lots. The Tentative Tract Map also includes all of the required easements associated with the project.

The complete set of project plans are provided as Attachment 2. A project description is provided in Attachment 3.

Project History

On November 15, 2018, the Planning Commission approved Resolution No. 18-05 (Attachment 4), recommending to the City Council approval of the Central Homes Project. Because a Tentative Tract Map is proposed, the applicant must obtain final approval from the City Council.

Prior to the November 15, 2018 meeting, Staff worked with the applicant for a year to reach a level of application completeness that Staff felt would warrant bringing the project to the Planning Commission for Public Hearing. The Planning Commission Public Hearing was opened on July 19, 2018 and continued to September 6, 2018, October 4, 2018, November 1, 2018, and November 15, 2018 due to missing and inconsistent details in the project plans that the Planning Commission felt must be corrected in order to move the project forward. Many of the inconsistencies and missing details have been rectified. However, there are still missing details that are typically provided at this stage of the application process. There are no concerns with the overall site design. The site design meets the requirements of the Municipal Code. Rather, it is the missing details and plan inconsistencies that are the concern.

At the November 1, 2018 continued Public Hearing for the project, the Planning Commission was given three options for moving forward; 1) Continue Public Hearing to November 15th and direct Staff to bring back an approval resolution and conditions of approval for the project, 2) Continue Public Hearing to November 15th and direct Staff to bring back a denial resolution, or 3) Table the item and put project back on agenda when all details have been provided. Planning Commission directed staff to continue the Public Hearing to November 15, 2018, and prepare and finalize Resolution No. 18-05 and the detailed conditions of approval for the project, with a recommendation for approval (Attachment 4).

Staff has included the required corrections as Conditions of Approval for the project. Condition 73 lists all applicable conditions of approval that further describe the corrections that must be made. As part of their recommendation to City Council, the Planning Commission is requiring that the applicant provide a complete set of project plans with all required corrections and additional details prior to acceptance and review of project plans for Zoning Clearance approval. Staff will not review the project plans submitted for zoning clearance, building permit, or grading permit issuance until all of the required details are provided in a consistent set of plans.

General Plan and Zoning Consistency

The project site is designated as RM-16 (Multi-Family Residential, 16 Dwellings per Gross Acre) under the City's General Plan. Buellton Municipal Code Section 19.01.110 allows single family dwellings to be located on properties zoned RM. However, the project must meet maximum density, site coverage, and minimum lot size requirements. The proposed project has been determined to be generally consistent with the General Plan and zoning designations. A setback modification is required.

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

Land Use Element

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

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

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

Consistent: A complete photometric lighting plan will be required prior to Zoning Clearance to ensure that there is no overspill of lighting onto adjacent properties.

Policy 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.

Consistent: The project is required to have CC & R's and ongoing maintenance for the common areas of the project site. This has been included as a condition of approval for the project.

Policy 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.

Consistent: The proposed 8 single family homes are compatible with the existing development context. Existing residential uses surround the project site. The proposed agrarian architecture is the appropriate design style for the area, and is consistent with other residential structures found in the area. Immediately to the south of the project site is an existing two-story multi-family project. Additionally, an existing two-story single family home exists directly to the west of the project site, which contains consistent architecture.

Circulation Element

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

Consistent: New sidewalk connections will be provided along the street frontage adjacent to the project site as part of the public improvements required for the development.

Conservation and Open Space Element

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

Consistent: Development must follow all applicable regulations set forth by the Regional Water Quality Control Board and City of Buellton standards.

Public Facilities and Services Element

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

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

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

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

Safety Element

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

Consistent: A preliminary soils investigation has been prepared for the project and the project is subject to the California Building Code. A Final Soils Report will be required that incorporates the appropriate design requirements and recommendations in compliance with Santa Barbara County Building Code requirements.

Policy 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*

Consistent: The project incorporates a bioretention landscaped area in the central courtyard. There is landscaping along the entire perimeter of the property. The required reports must be submitted and approved by the Public Works Director prior to Building Permit issuance.

Project Consistency with RM-16 Zoning District Standards

Development Standard	Buellton Municipal Code Requirement	Proposed Project/Consistency
Land Use:	Allowed Uses: Single Family Dwellings (per code section 19.02.110).	Consistent: 8 single family homes proposed
Minimum Lot Size	10,000 square feet	Consistent; entire property is 30,000 square feet
Setback (Front) Lots 1 – 4 -Adjacent central courtyard	20 ft. minimum	<u>Inconsistent</u> . Setback Modification Required; 15 feet provided along central courtyard.
Setback (Front) Lots 5 – 8 -Adjacent to Central Ave	20 ft. minimum	<u>Consistent</u> ; 22 ft provided adjacent to Central Avenue
Setback- (Rear) – Adjacent to alley (Lots 1 - 4) - Adjacent to central pathway (Lots 5 – 8)	10 ft. minimum	<u>Consistent</u> ; 12 ft provided (Lots 1 -4) – 10 ft from proposed new pavement location 15 feet provided (Lots 5-8)
Setback (Side) -N & S property lines of each individual lot (Lots 1 – 8)	10 feet minimum	<u>Inconsistent</u> . Setback Modification Required; setbacks vary from 5 ft to 25 ft (street side)
Interior Setback	5 ft. minimum between a habitable building and any other building	Consistent; min. setback proposed between buildings is 12 ft., max. setback proposed is 18 feet Min. setback to property line = 5 ft
Site Coverage	30% maximum of net site area for dwellings 9,000 sf max. allowed	Consistent Building Footprint: 8,840 sf (29.5%)
Floor Area	No maximum	Consistent; 14,133 sf (including all stories of all buildings)
Height Limit	35 ft. maximum	Consistent; 24.5 ft from finish floor
Site Landscape/ Open Space	40% minimum of net lot area = 12,000 sf min. allowed	Consistent – 51% 4,000 sf central pathway area 10,148 sf perimeter landscaping 1,192 sf private patio area(s) 15,340 sf total landscape/open space

Parking	2 covered spaces per dwelling	Consistent – 2 covered spaces per dwelling provided (total of 16)
Density	16 units per acre (0.688 acres) = 11.01 units 2,722 sf min. gross land area per dwelling	Consistent – 8 units proposed Consistent – 3,147 sf to 4,795 sf lots

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

Architecture and Visual Quality

Development of the project site would result in 8 new buildings, a central pathway and landscaping that would replace a property that currently consists of several buildings that are proposed to be demolished as part of the project. These proposed improvements are bounded on the north and west by existing single family residences, on the south by a multi-family apartment complex, and on the east by Red Rose Court. The adjacent alleyway separates Red Rose Court (located along Avenue of Flags) from this property. The project would provide architecture that is appropriate for the area and that will fit in with the surrounding area. Landscaping on the site would further soften the visual presentation of the site.

The architecture of the proposed project is considered Agrarian as defined in the City’s Community Design Guidelines.

The proposed building materials include wood and stucco siding and concrete slate roof. A stone base is proposed for each home. Per the detailed comments, mark-ups and suggestions provided by the City’s Contract Architect (Attachment 5 – Architectural Review Comments Dated April 11, 2018 and Attachment 6 – Contract Architect Plan Mark-Ups Dated April 12, 2018), the plans have been revised to be more consistent with the agrarian design style. Building pop-outs have been incorporated into the elevations to create more visual interest, and to break up the façade. More siding has been added to the elevations, and proposed building colors have been changed to create more visual interest. The stone base has been included in a more consistent and contiguous manner. The building design is consistent with the community design guidelines and surrounding architecture.

However, there are still inconsistencies between some of the submitted plan sheets as to the architectural details provided. Updated comments from the City’s Contract Architect have been included in Attachment 7. As described above, plans submitted for Zoning Clearance and Building Permit issuance shall address all remaining inconsistencies, as required by the comment letter. This has been included as Condition of Approval No. 76. Remaining inconsistencies include; color elevations on Sheet A-4 do not match color swatches proposed. There are some drafting inconsistencies between floor plans, elevations and the renderings (see Sheet A-4 and A-4 for Plan 1 as an example). Color elevation sheet has elements that have been removed from the design (per the elevation), including the banding on the second floor line. This banding shall be removed from the color elevations.

Additionally, some details of the building are not clearly articulated on the plans, such as details of window trim, awnings, rain gutters, downspouts and roof eaves. These details will be required to comply with the Community Design Guidelines and will be required as part of the building permit submittal.

A color and materials board will be provided at the City Council meeting.

Proposed Individual Lot Sizes

There are currently three existing lots. The Tentative Tract Map (31060) proposes to create eight individual lots of varying sizes. The lot sizes vary from 3,150 square feet to 4,800 square feet. The two larger lots are the two lots at the southern end of the project site. Buellton Municipal Code Section 19.02.120 (C) requires that the minimum gross land area per dwelling is 2,722 square feet. The proposed lot sizes meet this requirement. Below is a breakdown of the existing and proposed lot sizes:

Existing:

APN 099-283-005 – 7,500 SF
APN 099-283-006 – 7,500 SF
APN 099-283-007 – 15,000 SF

Proposed:

Lot 1 – 3,500 SF
Lot 2 – 3,150 SF
Lot 3 – 3,150 SF
Lot 4 – 4,200 SF
Lot 5 – 4,000 SF
Lot 6 – 3,600 SF
Lot 7 – 3,600 SF
Lot 8 – 4,800 SF

Building Height

The maximum allowed building height in the Multi-Family Residential zone is 35 feet. The proposed building is 24.5 feet tall from finish floor elevation. The chimneys project another 4 feet tall, which is an allowed architectural projection, and remains under the maximum allowed height of 35 feet. Story poles are required for buildings 25 feet or taller. However, the Planning Commission required that story poles are installed for this project. Story poles have been erected since August 6, 2018 (Attachment 8 – Photo of Story Poles).

Signage

No signage has been proposed as part of this application. All future signage will be required to obtain a separate Zoning Clearance from the Buellton Planning Department, including any directional, wall or monument signage.

Open Space/Landscaping

The Code requires a minimum of 40% of the net lot area be open space in the RM zone. The project provides a total of approximately 4,000 square feet of common open space in the central court yard and the common barbeque area. Additionally, the perimeter of each of the lots is covered in landscaping, totaling approximately 10,148 square feet. Private patios and balconies total 1,192 sf. The total proposed combined open space/landscaping is approximately 51% of the lot area.

Parking

A total of 16 parking spaces are provided on the site. There are 8 single family homes, each which require a total of 2 covered parking spaces. Each home does provide 2 covered parking spaces, meeting this requirement.

Inclusionary Zoning

Under the Inclusionary Zoning regulations, a minimum of 15% of the units are required to be affordable. Therefore, 1.2 units are required to be affordable for this project. Alternatively, an affordable housing in-lieu fee is acceptable for the fractional units required in each income category. This fee is determined by the Santa Barbara County Inclusionary Housing Standards. The project is located in the Santa Ynez Housing Market Area. Based on the most current numbers, the fee for very low and low income units is \$133,700 and \$66,950 for moderate units (half the amount of the low/very low fee). These numbers are updated as of September 2018. Below is a breakdown of the current required fee for each income category. The actual required fee will be determined based on the fee schedule at the time of payment. The Planning Commission recommended the payment of an in lieu fee for this project.

- 8 units x 15% affordability requirement = 1.2 affordable units

Income Level	# of Units Required	Cost
Very Low (44%)	0.528	\$70,699
Low (29%)	0.348	\$46,597
Moderate (27%)	0.324	\$21,692
TOTAL	1.2	\$138,988

CC & R's and Property Maintenance

CC & Rs for property maintenance will be required for the project. The Final CC &R document will be required prior to Certificate of Occupancy for the project. A Homeowner's Association (HOA) or equivalent mechanism for managing the commons areas will be required for this project. A Draft CC & R document shall be provided prior to issuance of Zoning Clearance, and the document shall include provisions for property maintenance.

Trash Enclosure Location(s)

The applicant will need to provide a letter from MarBorg confirming that they will service the project.

Access

Each individual home will have vehicular access through their private driveway. Three homes will access the driveway via the existing alleyway, two along First Street, and three along Central Avenue. Private access easements will be required between Lots 2 and 3 and Lots 6 and 7 for the shared driveway access. Per Fire Department requirements, the existing alleyway is required to be widened to provide a minimum of 20 feet paved, unobstructed, roadway access. An easement in favor of the City of Buellton will be required. The plans currently indicate a 2-foot wide easement on the Applicant's property to accommodate the required widening. If additional easement width is required, the applicant will be required to provide the additional easement width prior to Building Permit issuance. The associated improvements with the alleyway widening are the responsibility of the applicant.

Per Fire Department addressing requirements, front door access will be provided via the proposed central pathway as part of the project. This will require an access easement agreement between all property owners to allow access. The use of the common barbeque area is also included in this easement. This is included as a Condition of Approval for the project.

Drainage

The property is not located within the 100-year flood boundary. A bio-retention area is proposed in the central pathway area. Roof areas will collect runoff and route to porous areas and bio-retention cell via gutters and downspouts. The Public Works Director has included required conditions of approval as it relates to site drainage, including the requirement to submit and receive approval for a hydrologic/hydraulic study to ensure the adequacy of the proposed drainage.

Setback Modification

A setback modification is required for the project. The project is being developed on a property zoned RM-16 (Multi-family Residential, 16 dwellings per acre). However, the design and layout of the proposed subdivision functions more as a “planned residential development” (PRD); with single family homes proposed on small lots. Therefore, the code interpretation for required setbacks that has been applied for this project is a combination of that listed in Buellton Municipal Code section 19.02.130, for Planned Residential Developments (PRD), and 19.02.120 for Single-family and Multi-family residential properties. There are no standard setback requirements for PRD projects. It is at the discretion of the City Council to approve the proposed setbacks. As part of the recommendation, the Planning Commission supported the proposed setback modification.

A setback modification is required for the proposed side yard setbacks (Lots 1-8) and the front yard setback (Lots 1-4 only). A detailed description of the interpretation is provided below. Attachment 9 provides a graphical depiction of the interpretation of setbacks, and highlight the areas where the setback modification is required.

Side Setback. Side yard setbacks are measured from the side property line to the nearest line of the building. The RS (Single-Family Residential) zone requires a minimum of a five-foot side yard setback, whereas the RM zone requires a minimum of a 10-foot side yard setback. The proposed project (Lots 1-8) provide a minimum of a five-foot setback from the side property line; because this project is more consistent with a single-family residential development, staff feels that a minimum five-foot side setback from the side property line is adequate. The corner lot properties (Lots 4 and 8) do meet street side setback requirements with a minimum proposed setback of 22 feet from Central Avenue and First Street.

Front Setback. Fire Department requirements for addressing require that “front door” access be provided along the central pathway for the proposed lots situated along the alley. For consistency purposes, staff is considering the “front yard” for Lots 1 -4 to be along the central pathway as well; thus the front yard setback (for Lots 1 – 4 only) is measured from the individual front property line (adjacent to the central pathway) to the nearest line of the building. Conversely, because Lots 5-8 are located along Central Avenue, the front access, and measurements of front setbacks would be from Central Avenue. Addressing for the homes along Central Avenue will be determined by the Fire Department.

As indicated above, the front setback modification is required for Lots 1 -4 only. As measured from the property line along the central pathway, a 15-foot setback is proposed. Per RM (and RS) development standards, a 20-foot minimum setback is required. Staff feels that a reduction in the required front yard setback would be appropriate in this case. The Planning Commission concurred with staff’s setback interpretation.

Planning Commission Public Hearing

At the Planning Commission Public Hearing for the project on July 19, 2018 and continued to November 15, 2018, there were two speakers. The speakers spoke in support of the project, and provided their comments and suggestions on the project plans. One speaker spoke about the need for street lights in the area along Central Avenue. A proposed condition of approval was added to require a street light to be installed as part of the public improvements for the project. Another speaker spoke about providing more individual interest for the two homes facing First Street. The colors of the homes were changed so that the homes did not appear identical to each other. Other suggestions from the speaker included requiring fencing between each home, and providing more details on the landscaping.

ENVIRONMENTAL REVIEW

In accordance with the requirements of the California Environmental Quality Act, California Public Resources Code section 21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, Chapter 3, sections 15000 *et seq.*, and the Environmental Impact Report Guidelines of the City of Buellton (collectively, “CEQA”), the proposed Project is exempt from environmental review, as it meets the criteria for a Class 32 Categorical Exemption (Infill Project) pursuant to the California Environmental Quality Act.

CONDITIONS OF APPROVAL

The project is subject to several conditions of approval. These include:

- General Provisions (Standard City Conditions);
- Engineering Conditions;
- Planning Conditions;
- Fire Department Conditions;
- County of Santa Barbara Department of Building and Safety Conditions; and
- Finance Department Conditions

The complete list of conditions is included within City Council Resolution No. 19-01.

RECOMMENDATION

That the City Council consider the adoption of Resolution No. 19-01 – “A Resolution of the City Council of the City of Buellton, California, Approving a Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project Located on the North East Corner of First Street and Central Avenue, Assessor’s Parcel Numbers 099-283-005, 099-283-006 and 099-283-007”

ATTACHMENTS

Resolution No. 19-01

Attachment 1: Vicinity Map

Attachment 2: [Project Plans Dated October 12, 2018](#)

Attachment 3: Project Description

Attachment 4: Planning Commission Resolution No. 18-05

Attachment 5: Architectural Review Comments Dated April 11, 2018

Attachment 6: Contract Architect Plan Mark-Ups Dated April 12, 2018

Attachment 7: Architectural Review Comments Dated November 6, 2018

Attachment 8: Photos of Story Poles

Attachment 9: Setback Interpretation Diagram

RESOLUTION NO. 19-01

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF BUELLTON, CALIFORNIA, APPROVING A FINAL DEVELOPMENT PLAN (17-FDP-02) AND TENTATIVE TRACT MAP (TTM 31060) FOR THE CENTRAL HOMES PROJECT LOCATED ON THE NORTH EAST CORNER OF FIRST STREET AND CENTRAL AVENUE, ASSESSOR'S PARCEL NUMBERS 099-283-005, 099-283-006 AND 099-283-007

BE IT RESOLVED by the City Council of the City of Buellton as follows:

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by James Kim, E& J Investment Group, LLC, property owner, and Sang Kim, agent, hereinafter referred to collectively as the "Applicant", requesting approval to develop The Central Homes Project, located at the north east corner of First Street and Central Avenue (APNs 099-283-005, 099-283-006 and 099-283-007). The property has a General Plan designation of Medium Family Residential (zoned RM-16).

SECTION 2: The proposed Project consists of the following applications:

- **Final Development Plan (17-FDP-02):** The proposed residential project includes the construction of 8 single family homes. Each home is proposed to be two stories in height, and contain 3 bedrooms and 2.5 bathrooms. A central pathway through the center of the development to provide front door access to each unit and common open space for all residents. Central area includes a common barbeque area for all residents.
 - A setback modification is required for the front and side yard setback areas.
- **Tentative Tract Map (TTM 31060):** The purpose of the Tentative Tract Map is to subdivide the existing property into 8 individual lots, one lot for each single family home.

SECTION 3: All proceedings having been duly taken as required by law, and upon review of the information provided in the staff report, consideration of the testimony given at the public hearing, as well as other pertinent information, the City Council finds the following:

- A. Record.** Prior to rendering a decision on the Project, the City Council considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing opened by the Planning Commission on July 19, 2018 and continued to November 15, 2018 (the "Planning Commission Public Hearing").

2. All oral, written and visual materials presented in conjunction with that certain Planning Commission Public Hearing.
3. The Planning Commission adopted its Resolution No. 18-05 recommending project approval subject to conditions to the City Council at the conclusion of the Planning Commission meeting on November 15, 2018.
4. All public testimony, both written and oral, received in conjunction with that certain public hearing conducted by the City Council on January 10, 2019 (the “City Council Public Hearing”).
5. All oral, written and visual materials presented in conjunction with that certain City Council Public Hearing.
6. The following informational documents, which by reference, are incorporated herein:
 - a. The project file for 17-FDP-02, TTM 31060, and the set of project plans dated October 12, 2018.
 - b. The staff report dated January 10, 2019.
 - c. Planning Commission Resolution No. 18-05.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice of PC Public Hearing was published in a newspaper of general circulation on July 5, 2018 (the “PC Public Notice”), more than the minimum of 10 days in advance of the PC Public Hearing conducted on July 19, 2018 and continued to November 15, 2018.
2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on July 5, 2018, more than the minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in two public locations on July 5, 2018, more than the minimum of 10 days in advance of the PC Public Hearing.

A notice of City Council Public Hearing (CC Public Hearing) was published in a newspaper of general circulation on December 27, 2018, a minimum of 10 days in advance of the City Council public hearing on January 10, 2019.

The City Council Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on December 27, 2018, more than the

minimum of 10 days in advance of the CC Public Hearing.

4. The City Council Public Notice was posted in two public locations on December 27, 2018, more than the minimum of 10 days in advance of the CC Public Hearing.
- C. Environmental Review.** Pursuant to the California Environmental Quality Act, the proposed project meets the criteria for a Class 32 Categorical Exemption (infill project), and is thereby exempt from further environmental review. The following describes the consistency of the project with the required findings:
1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations as modified by the Planning Commission.
 2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
 3. The project site has not value as habitat for endangered, rare or threatened species.
 4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
 5. The site can be adequately served by all required utilities and public services.
- D. Consistency Declarations.** Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the CC Public Hearing and (iv) adoption of the conditions of approval hereof, the City Council does hereby declare as follows:

1. Final Development Plan (17-FDP-02).

a. Findings:

- i.** That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the project site is appropriately designated for such uses under the City's General Plan, the project is consistent with RM-16 zoning regulations, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site as determined by the City Engineer and Fire Department.
- ii.** No adverse impacts have been identified with this project through the incorporation of conditions of approval.
- iii.** That streets are adequate and properly designed pursuant to the requirements of the City Engineer. The Fire Department

has approved the circulation system from a Fire Department perspective, with the inclusion of required conditions of approval related to the alley width.

- iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. The Public Works Department is able to provide water and sewer service to the project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the project.
- v. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The proposed two-story single family homes are compatible with the surrounding neighborhood. Surrounding land uses are residential to the north, west and south, and commercial to the east. The proposed project is expected to be compatible with the surrounding area.
- vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of approval, the project complies with both the General Plan and Title 19 (Zoning).
- vii. That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.
- viii. That the proposed development is in conformance with the Agrarian architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect. Conditions of approval have been included to ensure full compliance with the Agrarian architectural design style.

2. **Setback Modification**

a. Findings:

- i. That the previous findings for project 17-FDP-02 remain valid.

- ii. That the development plan modification is in conformance with all applicable provisions and policies of the City General Plan and Zoning Ordinance as modified by the City Council.
- iii. That the proposed development is in conformance with the community design guidelines with the incorporation of conditions of approval.
- iv. That the reduced setback will not conflict with any easements required for public access through, or the public use of, a portion of the property and thus will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood.

3. Tentative Tract Map (TTM 31060).

a. Findings:

- i. The proposed subdivision, including its design and improvements, is consistent with Buellton's General Plan and the City's subdivision ordinance pursuant to the Public Works Director.
- ii. The site is physically suitable for the type of development proposed as the site is planned and zoned for medium family residential uses per the Buellton Zoning Ordinance and General Plan. Single family homes are permitted on properties zoned RM.
- iii. The site is physically suitable for the proposed density of development as the residential development meets the standards of the Buellton General Plan and Zoning Ordinance. The proposed property is zoned RM-16. The total area of the property before subdivision is 0.68 acres. Therefore, the project complies with density requirements with eight units proposed.
- iv. The design of the subdivision or the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat as no such habitats exist on the property.
- v. The design of the subdivision or the proposed improvements will not likely cause serious public health problems as no public health issues have been identified on the property.

- vi. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision; or that substantially equivalent alternate easements are provided. No such easements exist on the property.
- vii. The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- viii. No new street names are being proposed so proposed street names are consistent with the types of names used elsewhere in the community and, where applicable, are logical extensions of those existing in the area of the subdivision.
- ix. The proposed subdivision is consistent with all applicable provisions of this title, and the Buellton zoning ordinance, including but not limited to minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act. Minimum lot area in the RM-16 zone is 2,722 square feet per dwelling. After subdivision, the minimum lot size proposed is 3,147 square feet. Therefore, the project complies with minimum lot area requirements.

SECTION 4: Based on the findings set forth in Section 3, and subject to the conditions attached hereto, the City Council hereby approves Resolution No. 19-01, approving the Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project.

PASSED, APPROVED and ADOPTED this 10th day of January 2019.

Holly Sierra
Mayor

ATTEST:

Linda Reid
City Clerk

CONDITIONS OF APPROVAL

THE CENTRAL HOMES PROJECT FINAL DEVELOPMENT PLAN 17-FDP-02 TENTATIVE TRACT MAP TTM 31060

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. The Project Description is as follows: This Project is a request by James Kim, E & J Investment Group, LLC (Property Owner) and Sang Kim (Agent) (collectively, the Property Owner and Agent shall be referred to as the “Applicant”) for a Final Development Plan (17-FDP-02), and Tentative Tract Map (TTM 31060) for the construction of 8 single family homes and associated improvements (“The Project”). The 0.688-acre property is located at the north east corner of First Street and Central Avenue, and is defined as Assessor’s Parcel Number 099-283-005, 099-283-006 and 099-283-007 (“The Property”). The Property current has two residential structures, a storage shed, a masonry building, and a warehouse building. These buildings are proposed to be demolished as part of the Project. The project plans that are included in this approval are dated October 12, 2018.

The proposed project consists of the following uses:

- 8 single family homes. Each home consists of a 3 bedroom and 2.5 baths, and is 2 stories in height (24.5 feet in height). A setback modification is required for the front and side yard setbacks.
- 16 parking spaces (2 covered garage spaces for each single family home).
- Common open space area in the center of the project for purposes of open space, landscaping and Fire Department front door access and addressing.
- An 8-lot tentative tract map for purposes of provided privately-owned lots for each home.

Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or

rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.

3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.
4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **“Applicant”** means James Kim, E & J Investment Group, LLC (Property Owner) and Sang Kim (Agent), and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest of Property Owner and Agent.
 - b. **“Building Department”** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **“County”** means the County of Santa Barbara.
 - e. **“Environmental Monitor”** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors needed and the disciplines of the monitors, their duties and the arrangements for compensation

- f. **“Final Building Inspection Clearance”** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
- g. **“Fire Department”** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.
- h. **“Mitigation Measures”** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.
- i. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
- j. **“Project”** means and includes all of the actions described in the Project description above.
- k. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
- l. **“Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
- m. **“Property”** means the land and improvements identified in the Project Description.
- n. **“Property Owner”** means James Kim, E & J Investment Group, LLC, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.
- o. **“Retained Monitor”** means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or

her respective field and their appointment/retention is subject to approval by the City. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an archaeologist or a person trained to identify cultural resources and who is acceptable to the City.

- p. **“Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.

5. **Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
6. **Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the Applicant of any Action brought and request that the Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant’s defense and the City shall have the right to approve separate legal counsel providing the City’s defense. The Applicant shall reimburse City for any attorneys’ fees, costs and expenses directly and necessarily incurred by the City in the course of the defense.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.
10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.

14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENGINEERING CONDITIONS – FINAL DEVELOPMENT PLAN

PRIOR TO GRADING PERMIT ISSUANCE:

15. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
16. **Improvement Plan Requirements.** Plans shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees. Final plans shall be wet-stamped by the Civil and Soils Engineer and subsequently signed by the City Engineer prior to permitting.
17. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
18. **Grading Oversight by Geotechnical Engineer.** A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
19. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall be undertaken at all times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for

review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.

20. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.
21. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). Pre and post development hydrology shall be consistent, considering flow volume and discharge. Design measures that minimize storm water run-off shall be incorporated. When possible, grading and drainage shall be designed so that the Effective Impervious Area is minimized. Examples include curb openings integration to enable run-off direction towards landscaped areas and impervious surfaces for infiltration.

A Stormwater Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

22. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.
23. **Right-of-Way Improvements.** Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These

improvements shall utilize City of Buellton standard details and provide for ADA access.

24. **Mylars.** Upon approval of the final plans, Applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
25. **Sureties.** A faithful performance and labor/material bond for onsite and offsite (public improvements) each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

PRIOR TO BUILDING PERMIT ISSUANCE:

26. **Grading Permit.** Applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
27. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

28. **Payment of Water/Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy.
29. **Traffic Mitigation Fee.** The applicant shall pay all Traffic Mitigation Fees prior to occupancy.
30. **Completion of Improvements.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."
31. **Dedication of Public Easements.** Any public easements requiring dedication shall be approved and accepted by the City prior to occupancy clearance.
32. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

33. **Public Improvement Standards.** Unless superseded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
34. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
35. **Utility Locations.** All other utilities shall be shown on the plans.
36. **Irrevocable Alley Easement.** An irrevocable easement shall be dedicated and recorded for road (alley) purposes along the east side of the property line. Minimum width is 2' or the minimum required to provide a minimum of 20' paved public access as mandated by the Fire Department. Developer shall construct and provide ongoing maintenance of these facilities as part of the HOA's regular site maintenance requirements.
37. **As-Built Record Drawings.** Prior to the release of any bonds, the applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings." A PDF of the final As-Built Record Drawings shall be submitted to the City.

C. ENGINEERING CONDITIONS – TENTATIVE TRACT MAP

PRIOR TO GRADING PERMIT ISSUANCE:

38. **Easement Dedications.** The applicant shall offer for dedication any utility easements required to accommodate the proposed water and sewer lines. Public Dedications shall be supplemented with Grant of Easement Deeds to the City of Buellton.
39. **Irrevocable Alley Easement.** An irrevocable easement for road (alleyway) purposes must be offered for dedication along the east property line. Width of the easement shall be a minimum of 2' or the minimum required to meet Fire Department requirements to maintain a 20' paved road width within the existing alley.
40. **Sureties.** A faithful performance and labor/material bond for each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.
41. **Easements on Map.** Any public or private easements required for drainage, access, trails, etc., shall be described and shown on the Map.

42. **Geotechnical.** Any geotechnical hazard or other hazard determinations shall be shown on the map.
43. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
44. **Mylars.** Plans for the improvements shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.
45. **Final Development Plan.** All conditions with the final development plan shall apply.
46. **RWQCB.** Compliance with all Regional Water Quality Control Board regulations shall apply, including but not limited to stormwater control plans and water quality control plans.

PRIOR TO BUILDING PERMIT ISSUANCE:

47. **Final Map.** A Final Map shall be submitted by the Applicant to the City Engineer for review and approval prior to the City Council approval and authorization to record. Said Map shall be prepared by a licensed Surveyor or a qualified Civil Engineer, registered in the State of California. Closure calculations shall be submitted with the Final Map along with adequate reference data, easement documentation, current title report and map check processing fees.

PRIOR TO OCCUPANCY CLEARANCE:

48. **Final Map Conformance.** The Final Map shall be in substantial conformance with the approved Tentative Map and shall be subject to final review by the City Council prior to recordation, if a public easement is required for dedication. All applicable fees then outstanding at the time of Council approval shall be paid by the Applicant prior to Map recordation including, but not limited to, outstanding balances owed for development and map processing. Copies of the recorded Final Map shall be filed by the applicant with the City Engineer and Planning Director.
49. **CC&Rs.** Codes, Covenants and Restrictions (CC&Rs) for the project shall be submitted for review by the City Attorney, Public Works Director and Planning Director prior to acceptance of the Final Map. The CC&Rs shall include provisions to ensure the fulfillment and ongoing maintenance plans outlined in the Stormwater Control Plan. The City Engineer, City Attorney and the Planning Director may require additional restrictions within the CC&Rs as deemed

appropriate. The CC & R's shall also include provisions for property maintenance for all common areas, including landscaping. A Homeowner's Association or equivalent mechanism for maintaining common areas shall be established.

50. **Map Recordation.** The Final Map and all applicable private and public easements must be recorded with the County Recorder.
51. **Public Improvements.** The applicant shall complete all required public improvements to the satisfaction of the City Council. Prior to accepting the public improvements, the applicant shall furnish the original mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "Record Drawings." Public improvements shall only be accepted after: (i) all items required are completed to the satisfaction of the City Engineer; and (ii) a Notice of Completion is filed by the City Engineer and accepted by the City Council.

GENERAL CONDITIONS:

52. **Phase I Environmental.** Prior to recordation of the Final Map, the Applicant shall have an environmental auditor (appropriately certified by the State of California and approved by the City Engineer) submit to the City Engineer a Phase I environmental site assessment for review and approval as to those portions of the project which are proposed for dedication to the City. The report shall state that all property within the boundaries of the map and any property being dedicated to the City (i.e., streets and off-site easements) have been evaluated for hazardous materials. The Phase I Assessment shall have been prepared no more than two years prior to submitting the offer to dedicate. Should additional assessment be required, the Applicant shall have a Phase II environmental site assessment performed at his sole cost.

Should there be any form of contamination found; the Applicant shall comply, at its sole expense, with all measures and recommendations contained in the environmental site assessment report approved by the City Engineer for the handling, removal, and disposal of any hazardous materials found at the property. The City will not accept any property dedication until the site has been proven clear from all known contaminants and a report is received from the consultant stating that the site in question is clean.

D. PLANNING CONDITIONS

53. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work pertaining to the Project approved herein, Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these

conditions of approval.

54. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:

a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:

(1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.

(2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.

(3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.

b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:

(1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.

(2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or

radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.

- (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.
- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
- (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.
- (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
- (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.
- (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.
- (9) Noise. Unless otherwise conditionally allowed, no person shall operate or cause to be operated any source of sound at or on the

Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.

55. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
56. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
57. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.
58. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. Prior to issuance of building permit, the Applicant shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition.
59. **Compliance with Air Quality Regulations.** The Project shall comply with APCD Rule 345 and related air quality requirements, as described below, which would ensure that construction emissions would remain less than significant.
 - a. No person shall engage in any construction or demolition activity or earth moving activities subject to this rule in a manner that causes discharge into the atmosphere beyond the property line visible dust emissions of 20% opacity or greater for a period or periods aggregating more than 3 minutes in any 60 minute period.

- b. No person, including facility or site owner or operator of source, shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:
 - 1. Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type enclosure.
 - 2. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the park of the load does not extend above any part of the upper edge of the cargo area.
 - 3. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.
 - 4. Other effective dust prevention control measures approved in writing by the Control Officer.
 - c. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be controlled as outlined below:
 - 1. Visible roadway dust shall be minimized by the use of any of the following track-out/carry-out and erosion control measures that apply to the project or operations: track-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and
 - 2. Visible roadway dust shall be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM₁₀-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.
60. **Exterior Building Materials.** New structures shall utilize non-reflective exterior materials to prevent glare, as feasible.
61. **Standard Dust Control Procedures.** During clearing, grading, earth moving, or excavation operation, excessive fugitive dust emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures such as using the following procedures:
- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning

and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.

- b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
 - d. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The Applicant shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Santa Barbara County Air Pollution Control District (“APCD”) prior to Zoning Clearance for map recordation and Zoning Clearance for finish grading for the structure.
 - g. Prior to Zoning Clearance, the Applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.
62. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.
63. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full

compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.

64. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.
65. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall include a signed statement by a licensed landscape architect stating that the plans comply with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.
66. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.
67. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
68. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
69. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.
70. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.

71. **Approval.** Approval of 17-FDP-02 and TTM 31060 (the “Permit”) is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
72. **Development Time Frame.** The Final Development Plan shall expire after five years unless substantial physical construction has been completed or the Applicant has applied to the Planning Commission for an extension. Any request for an extension shall be processed under the procedures set forth in the Municipal Code. Substantial physical construction is defined as:
- a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The “foundation inspection” and “concrete slab or under floor inspection” as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
73. **Prior to Acceptance of Plan Submittal.** Planning Department will not accept plans for review submitted for zoning clearance, grading, and /or building permit issuance until all required details are clarified and shown on the project plans. This includes correcting any outstanding inconsistencies and providing any missing details as indicated in these conditions of approval; including but not limited to Condition numbers 65, 76,77,79,80,83,85,86,87,88,89,90,91,92,103 and 105.
74. **Parking.** A minimum of 16 covered parking spaces are required and must be provided for the Project as shown on the project plans.
75. **Signage.** Any and all proposed signage must conform to the sign standards as indicated in the Buellton Municipal Code. A separate Zoning Clearance from the Buellton Planning Department will be required for any future signage.
76. **Architectural Design.** The architectural design of the buildings shall generally conform to that shown on the architectural elevations for the project plans dated October 12, 2018. The project is designed as Agrarian. Prior to issuance of Zoning Clearance, architectural plans provided shall show consistency between each sheet. Colors shown on the elevations (Sheet A-4) shall match color swatches proposed. All drafting inconsistencies between the floor plans, elevations and the renderings shall be rectified prior to Zoning Clearance issuance

(see Sheet A-1 and A-4 for Plan 1 as an example). The colors called out on the elevation sheet shall match those on the colored elevation sheet. The color elevation sheet has elements that have been removed from the design (per the elevation, ie. the band between the first and second floor shall be removed). It is assumed that the elevations shown on Sheets A-1 through A-3 are correct while the colors called out on Sheet A-4 are correct.

77. **Architectural Details.** Prior to issuance of Zoning Clearance, details of how the design is carried out shall be shown on the plans. Typical details include roof eaves, gutters and downspouts, window trims, awnings, and any other character/project specific details.
78. **Masonry Block.** All masonry walls shall be split face block.
79. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Detailed lighting specifications for all light types shall be shown on the project plans prior to Zoning Clearance issuance.
80. **Photometric Lighting Plan.** A Photometric lighting plan that clearly and accurately shows compliance with maximum foot-candle requirements at and beyond property lines shall be submitted prior to Zoning Clearance issuance. All exterior lighting shall be included in the analysis; including wall-mounted lights on the individual homes, tree up-lighting along the property perimeter, and pathway lighting. Lighting spillover shall not exceed one-half foot-candles at or beyond the property line.
81. **Affordable Housing.** 15% of the units, or 1.2 units, are required to be affordable to lower, low, and moderate income households. An in-lieu housing fee, equivalent to 1.2 units, shall be paid prior to occupancy of the residential units. The amount of said fee shall be determined based on the housing income percentage breakdown in effect at the time of final occupancy.
82. **Fire Department Alley Width.** The existing alley shall be widened to a minimum of 20 feet paved, per Fire Department requirements for access. An easement shall be recorded for the additional 2 feet of roadway (or whichever amount as determined by the Fire Department) that will be required to comply with this requirement. Improvements will be the responsibility of the applicant.
83. **Stone Base.** Two different stone base materials are proposed per the color board provided. Stone base materials used shall match what is shown on Sheet A-4 of the project plans dated October 12, 2018.

84. **Trash Collection.** Plans shall be provided and approved by MarBorg to verify service to the project site. Individual trash containers shall be stored out of public view.
85. **Street Light.** A street light shall be installed as part of the public improvements for the project. The street light shall be installed at the expense of the applicant. Applicant shall work closely with the Public Works Director to determine the most appropriate light type and location for the additional street light. Details of the proposed location and design shall be shown on the project plans prior to Zoning Clearance issuance.
86. **North Boundary Wall.** The precise location of the north boundary wall shall be clearly shown on the plans prior to Zoning Clearance/Building Permit issuance. Consideration shall be given to address potential site distance concerns with the adjacent property driveways. The design of the boundary wall shall be shown on the project plans.
87. **Noise Barrier Around BBQ area.** Applicant shall provide a noise barrier around the perimeter of the barbeque area. The noise barrier shall be a wall, fence or other barrier that will provide sufficient protection to adjacent neighbors from the noise associated with the outdoor shared barbeque area. The proposed location and design of the noise barrier shall be shown on the project plans and approved by the Planning Director prior to issuance of Zoning Clearance. Design details shall include proposed material, height and location.
88. **Patio Screens Between Buildings.** Private patios between Buildings 2 and 3 and Buildings 6 and 7 shall be separated for privacy with fencing, trellis, or another appropriate material to provide privacy to the individual home occupants. Prior to issuance of Zoning Clearance, applicant shall provide details of proposed materials and locations on all applicable sheets on the project plans.
89. **Paved Alley Width.** Per Fire Department requirements, the alley shall be paved with a width of 20 feet minimum. Prior to issuance of Zoning Clearance, all applicable plans sheets shall clearly show the area(s) which will be paved to meet this requirement. Details shown shall include areas within the public right-of-way, and areas within the required easement that will require additional pavement.
90. **Site Plan Details.** More detail shall be provided on the site plan prior to issuance of Zoning Clearance. All site amenities for the project shall be clearly shown on the site plan. The required additions to the site plan include; 1) All landscape areas shall be clearly labeled on the site plan and shall be consistent with the landscape plan. The plant types do not need to be shown; only that landscaping is proposed in these areas. This includes the proposed landscaping proposed within the central pathway, and in between the homes. Landscape areas within the private yards of each home also need to be clearly shown ; 2) Walking paths, internal pedestrian connections, fencing, BBQ area need to be clearly shown; 3)

Edge of new AC pavement on the east property line adjacent to the alley shall extend from the north property line and extending to First Street to the south. Plans shall clearly show the location of the new AC pavement; 4) All proposed easement locations shall be clearly shown.

91. **Grading Plan Notes.** Grading Plan submitted for review by the City Engineer shall only include required information pertaining to Buellton. All references in the notes to other jurisdictions shall be removed.
92. **Extraneous Information.** All code references that do not apply to this project shall be removed from any and all plan sheets that contain such information.
93. **Driveway Access Easements.** Two separate access easements shall be recorded between Lots 2 and 3 and between Lots 6 and 7 for reciprocal access to driveways prior to issuance of Certificate of Occupancy.

F. FIRE DEPARTMENT CONDITIONS. The following Conditions are from a letter dated November 21, 2017 from the Santa Barbara County Fire Department. The above project is located within the jurisdiction of the Santa Barbara County Fire Department. The Fire Department must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

Prior to Review Authority Approval.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

94. **Required Alley Width.** The unnamed alley shall be required to be a minimum of 20 feet in width.
 - The easement shall be in place prior to approval

The following condition is for the Tentative Tract Map.

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

Prior to Map Recordation.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

95. **Required Alley Easement.** The unnamed alley shall be required to be a minimum of 20 feet in width finished.
 - An easement wide enough to support the alley to be properly widened shall be required.

The following conditions for future development are advisory.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

Prior to Construction.

96. **Fire Protection Certificate.** Fire Protection Certificate(s) shall be required.
97. **Recorded Addressing.** Recorded addressing is required by the fire department prior to building permit issuance.
98. **Standard Conditions Apply.** All standard fire department conditions, current codes and fees shall apply at time of development.
99. **Access Plans.** Access plans shall be approved by the fire department prior to any work being undertaken.
 - Driveway shall have a minimum width of 20 feet.
 - Unnamed alley shall have a minimum width of 20 feet.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Prior to Occupancy Clearance.

100. **Fire Sprinkler System.** Automatic fire sprinkler systems shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - The fire department shall determine the location of any fire department connection that may be required.
 - Fire department connection shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
101. **Address Numbers.** Address numbers shall be a minimum height of 4 inches for units and 12 inches for buildings as determined by the fire department.
 - Address number location(s) shall be approved by the fire department.
102. **Fees.** The applicant will be required to pay fire department development impact mitigation fees. In accordance with Chapter 15 of the Santa Barbara County Fire Code.

Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Single Family Housing

\$0.59 per square foot

As always, if you have any questions or require further information, please call Glenn Fidler at (805) 681-5528 or (805) 681-5523.

G. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS.

- 103. **Property Lines.** Plans submitted for initial plan check review must identify the location of current property lines and proposed property lines.
- 104. **Final Map.** Prior to final plan check approval and issuance of permits, the Tentative Tract Map must be recorded and new property line locations reflected in the final plans.

H. FINANCE DEPARTMENT CONDITIONS

- 105. **Outstanding Fees.** Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.
- 106. **Impact Fees.** Applicant shall pay the water, sewer, housing, parks, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature

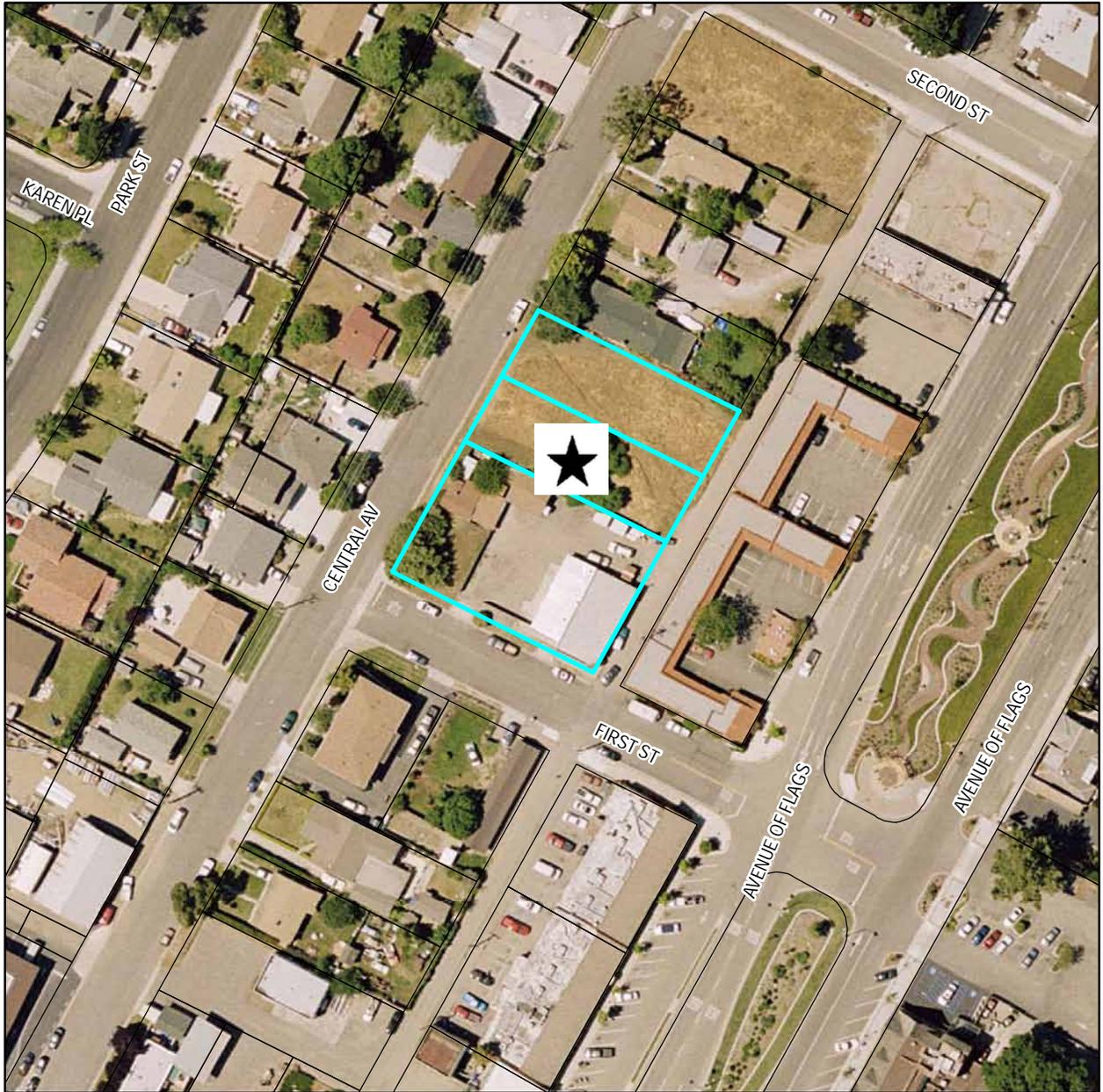
Date

Project Applicant/Agent/Representative Signature

Date

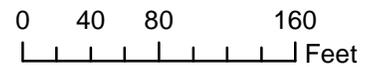


Attachment 1 - Vicinity Map



Legend

-  City Parcels
-  Project Location



**PROJECT DESCRIPTION
FOR
THE PROPOSED CENTRAL HOMES
AT
410 CENTRAL AVE.**



**Prepared by;
S. Michael Kim
E&J Investment, LLC**

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.

As per the requested by the Planning Commissioners of the City of Buellton, we are pleased to submit this Project Description Report. It covers Project Summary and other Descriptions related with the Project.

PROJECT SUMMARY

-Zoning: RM 16: 16 Units x 30,000 sf / 43,500 sf = 11.02 units > 8 units :OK

-Proposed Building Floor: 8,800 SF

- Plan 1: Bldg. 1 & 5 : 2 x 1120 sf = 2,240 sf
- Plan 2: Bldg. 2&3 and 6&7 : 1100 sf x 4 = 4,400 sf
- Plan 3: Bldg. 4&8 : 1100 sf x 2 = 2,200 sf
8,840 sf

-Lot Coverage: 8,840 sf / 30,000 sf = 29.5 % < 30 % : OK

-Smallest lot of the project: 3,496 sf > req'd min. lot, 2,275 sf : OK

-Open Space Calculation: 15,340 sf / 30,000 sf = 51 % > 40 % : OK

- Landscaping area including lawn area: 10,148 sf
- Private balcony area : 375 sf
- Private porch area: 817 sf
- Central pathway with BBQ area 4,000 sf
15,340 sf

The purpose of central common area space/easement, a central pathway is to provide not only easy access to each home and amenities BBQ area but also retention basin as shown on C-1 and landscaping drawings.

The Proposed Architectural Style: AGRARIAN

- The proposed lots are too small to show in combination of one and two story volumes buildings. However, the proposed buildings are close to look of combination volumes.
- Building forms are provided as simple such as pitched roofs and wood or wood look solid core siding.
- Covered front porches are large, deep, and oriented toward street. The porches are wrapped one or more sides of the building.
- Porches roofs are supported by substantial but simple square posts and brackets.
- Porches railings, molding, and trim will be decorative.
- Second story balcony will be used to add articulation.
- Chimney elements are provided with masonry/brick and stucco and will be added decorative spark arrestors.
- Roof forms are shed roof at a minimum 5:12 slope
- Single pitch and basic roof structures are provided
- Multiple roof planes are provided for visual interest.

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.

- Building projections are provided with shed roofs to create interest.
- Similar dormers are added at the second story exterior wall.
- Extended eaves with rafters are provided.
- Roof materials are provided in flat concrete tiles.
- Deep overhangs, heavy wood beams and exposed timber rafter tails are provided.
- The proposed buildings will be added ornamentation to gable ends.
- The proposed buildings are provided in horizontal and vertical wood look solid core siding.
- The proposed materials and finishes of buildings are selected for ease of maintenance and durability.
- The proposed buildings will be wood construction with colored or raw wood look solid core finishes.
- Exterior wall materials will be wood look solid core siding, horizontal lab siding, board and batten siding, stucco to be a smooth and hand troweled finished, and brick/colored concrete or stone masonry.
- The proposed buildings will be applied stone masonry or stone veneer to a building base
- The proposed buildings are provided in heavy timber to be used in trellises, roof overhangs, balconies, and other architectural elements.
- The proposed buildings are provided in railings and balustrade with plain and symmetrical with little
- The proposed buildings are provided in windows to be vertically oriented with divided lights and predominately small.
- The proposed buildings are provided decorative wood trim and fascia detailing for windows and doors.
- Doors and entryways are wood and compatible with the building's exterior materials.

SITE DESCRIPTION

Location

The subject property is about 07 cre property located northeast of the intersection of Central Avenue and 1st Street in Buellton, California. The property is identified as Assessor Parcel Numbers (APNs) 099-238-005, -006, and -007.

Subject Property and Vicinity General Characteristics

The subject property is currently developed with two residential structures and one vacant commercial building on the southern portion and vacant land is present on the northern portion. The subject property is located in an area that is primarily comprised of residential, commercial and vacant land uses. Properties in the vicinity of the subject property include single-family residences, restaurants, and hotels. The current adjacent land uses are described in below:

Area Use

- Northern Properties Residential
- Eastern Properties Alley followed by a Red Rose Court Motel
- Western Properties Central Avenue followed by residential

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.

-Southern Properties 1st Street followed by residential

Descriptions of Structures, Roads, Other Improvements on the Site

During the site reconnaissance,

- Two single story residential structures,
- Three small storage sheds,
- and one vacant commercial building (former Thrift Store)

Access to the subject property is available from driveways on Central Avenue and 1st Street.

Currently, the site is vacant with good grass cover and 2-single houses and 2-warehouse building with 3 storage sheds.

PHYSICAL SOURCES

Topography

The current USGS topographic map (2012, photo revised 1992, Solvang Quadrangle) indicates that the site is situated at an elevation of approximately 370 feet above mean sea level. The topography slopes gradually to the southeast towards the Santa Ynez River.

Geology and Hydrogeology

The subject property is located within the Transverse Ranges Province of Southern California, identified by the east-west trending mountain ranges and valleys. The Transverse Ranges are comprised of rocks that are progressively older from west to east. East-west trending folds and faults predominate. Valleys, faults, and downwarps separate mountain ranges. The site is located within the east-west trending Santa Ynez Valley. The Santa Ynez Valley is bordered by the Santa Ynez Mountains to the south, by the San Rafael Mountains to the north and east, and to the west by the Pacific Ocean. The Santa Ynez River is the principle drainage through the valley. The Santa Ynez River flows from the Santa Ynez Mountains westward to the Pacific Ocean. Sediments transported by the Santa Ynez River and other tributary rivers are comprised primarily of erosional remains from the surrounding mountains. These mountains are mainly comprised of marine sedimentary rocks with lesser volumes of Franciscan Formation igneous rocks.

Site Geology

The Geologic Map of the Solvang and Gaviota Quadrangles (Dibblee, 1988) indicates that the site is primarily underlain by valley and flood plain deposits (surficial sediments) of silt, sand and gravel.

Topographic Information

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what down gradient sites might be impacted.

The site is not located within the 100 year floodplain of Zaca Cree

Attachment 3

Project Description for the Proposed Central Homes at 410 Central Ave.



The presence of well drained, type B soils, good grass cover and existing building with pavement cover on the existing site resulted in low pre-project runoff. The bio retention basin and drainage facilities could be sized to reduce post-project runoff to meet and much below pre-project condition. The bio-retention basin doubles as a detention basin required/calculated, approx. 5,600 cubic ft. This storage space for retention satisfies the Storm water quality requirements.

For the widening alley for the clearance/AC pavement requested by the Fire Department of Santa Barbara County, the Project will be provided additional 2' wide easement with AC or concrete pavement to secure 20' clearance alley access. In addition to that, the Project will be provided necessary equipment of hazard protection such as noise control and fire hazard.

PLANNING COMMISSION RESOLUTION NO. 18-05

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF BUELLTON, CALIFORNIA, RECOMMENDING CITY COUNCIL APPROVAL OF A FINAL DEVELOPMENT PLAN (17-FDP-02) AND TENTATIVE TRACT MAP (TTM 31060) FOR THE CENTRAL HOMES PROJECT LOCATED ON THE NORTH EAST CORNER OF FIRST STREET AND CENTRAL AVENUE, ASSESSOR'S PARCEL NUMBERS 099-283-005, 099-283-006 AND 099-283-007 AND MAKING FINDINGS IN SUPPORT THEREOF

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

SECTION 1: Pursuant to the Zoning Ordinance of the City of Buellton, an application has been filed by James Kim, E& J Investment Group, LLC, property owner, and Sang Kim, agent, hereinafter referred to collectively as the "Applicant", requesting approval to develop The Central Homes Project, located at the north east corner of First Street and Central Avenue (APNs 099-283-005, 099-283-006 and 099-283-007). The property has a General Plan designation of Medium Family Residential (zoned RM-16).

SECTION 2: The proposed Project consists of the following applications:

- **Final Development Plan (17-FDP-02):** The proposed residential project includes the construction of 8 single family homes. Each home is proposed to be two stories in height, and contain 3 bedrooms and 2.5 bathrooms. A central pathway through the center of the development to provide front door access to each unit and common open space for all residents. Central area includes a common barbeque area for all residents.
 - A setback modification is required for the front and side yard setback areas.
- **Tentative Tract Map (TTM 31060):** The purpose of the Tentative Tract Map is to subdivide the existing property into 8 individual lots, one lot for each single family home.

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

- A. Record.** Prior to rendering a decision on the Project, the Planning Commission considered the following:
1. All public testimony, both written and oral, received in conjunction with that certain public hearing opened by the Planning Commission on July 19, 2018 and continued to November 15, 2018 ("PC Public Hearing").

2. All oral, written and visual materials presented in conjunction with that certain PC Public Hearing.
3. The following informational documents, which by reference, are incorporated herein:
 - a. The project file for 17-FDP-02, TTM 31060, and the set of project plans dated October 12, 2018.
 - b. The staff report dated November 15, 2018.

B. Public Review. On the basis of evidence hereinafter listed, all administrative procedures and public participation requirements prescribed in the Buellton Zoning Ordinance have been lawfully satisfied:

1. A notice of PC Public Hearing was published in a newspaper of general circulation on July 5, 2018 (the "PC Public Notice"), more than the minimum of 10 days in advance of the PC Public Hearing conducted on July 19, 2018 and continued to November 15, 2018.
2. The PC Public Notice was mailed to the Applicant, affected public agencies, persons owning property within 300 feet of the Project site and others known to be interested in the matter on July 5, 2018, more than the minimum of 10 days in advance of the PC Public Hearing.
3. The PC Public Notice was posted in two public locations on July 5, 2018, more than the minimum of 10 days in advance of the PC Public Hearing.

C. Environmental Review. Pursuant to the California Environmental Quality Act, the proposed project meets the criteria for a Class 32 Categorical Exemption (infill project), and is thereby exempt from further environmental review. The following describes the consistency of the project with the required findings:

1. The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations as modified by the Planning Commission.
2. The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
3. The project site has not value as habitat for endangered, rare or threatened species.
4. Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
5. The site can be adequately served by all required utilities and public services.

D. Consistency Declarations. Based on (i) the evidence presented in the project file (incorporated herein by reference), (ii) consultations with affected City Departments, and (iii) testimony and comments received in connection with the PC Public Hearing, the Planning Commission does hereby declare as follows:

1. **Final Development Plan (17-FDP-02).**

a. **Findings:**

- i. That the site for the project is adequate in size, shape, location, and physical characteristics to accommodate the density and intensity of development proposed because the project site is appropriately designated for such uses under the City's General Plan, the project is consistent with RM-16 zoning regulations, and the proposed site improvements and conditions of approval allow for adequate circulation around and through the site as determined by the City Engineer and Fire Department.
- ii. No adverse impacts have been identified with this project through the incorporation of conditions of approval.
- iii. That streets are adequate and properly designed pursuant to the requirements of the City Engineer. The Fire Department has approved the circulation system from a Fire Department perspective, with the inclusion of required conditions of approval related to the alley width.
- iv. That there are adequate public services, including but not limited to fire protection, water supply, sewage disposal, and police protection to serve the project. The Public Works Department is able to provide water and sewer service to the project. The Fire Department has provided conditions of approval to address their concerns. The Sheriff's Department has no concerns with the project.
- v. That the project will not be detrimental to the health, safety, comfort, convenience, and general welfare of the neighborhood and will be compatible with the surrounding area. The proposed two-story single family homes are compatible with the surrounding neighborhood. Surrounding land uses are residential to the north, west and south, and commercial to the east. The proposed project is expected to be compatible with the surrounding area.
- vi. That the project is in conformance with the applicable provisions of Title 19 of the Municipal Code and the General Plan. With imposition of the conditions of

approval, the project complies with both the General Plan and Title 19 (Zoning).

- vii.** That the project will not conflict with any easements required for public access through, or use of, a portion of the property as none exist on this property.
- viii.** That the proposed development is in conformance with the Agrarian architectural style as described in the Community Design Guidelines as reviewed by the City's contract architect. Conditions of approval have been included to ensure full compliance with the Agrarian architectural design style.

2. Setback Modification

a. Findings:

- i.** That the previous findings for project 17-FDP-02 remain valid.
- ii.** That the development plan modification is in conformance with all applicable provisions and policies of the City General Plan and Zoning Ordinance as modified by the Planning Commission.
- iv.** That the proposed development is in conformance with the community design guidelines with the incorporation of conditions of approval.
- v.** That the reduced setback will not conflict with any easements required for public access through, or the public use of, a portion of the property and thus will not be detrimental to the health, safety, comfort, convenience and general welfare of the neighborhood.

3. Tentative Tract Map (TTM 31060).

a. Findings:

- i.** The proposed subdivision, including its design and improvements, is consistent with Buellton's General Plan and the City's subdivision ordinance pursuant to the Public Works Director.

- ii.** The site is physically suitable for the type of development proposed as the site is planned and zoned for medium family residential uses per the Buellton Zoning Ordinance and General Plan. Single family homes are permitted on properties zoned RM.
- iii.** The site is physically suitable for the proposed density of development as the residential development meets the standards of the Buellton General Plan and Zoning Ordinance. The proposed property is zoned RM-16. The total area of the property before subdivision is 0.68 acres. Therefore, the project complies with density requirements with eight units proposed.
- iv.** The design of the subdivision or the proposed improvements will not cause substantial environmental damage or injure fish or wildlife or their habitat as no such habitats exist on the property.
- v.** The design of the subdivision or the proposed improvements will not likely cause serious public health problems as no public health issues have been identified on the property.
- vi.** The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large for access through or use of, property within the proposed subdivision; or that substantially equivalent alternate easements are provided. No such easements exist on the property.
- vii.** The discharge of sewage from the proposed subdivision into the community sewer system will not result in violation of existing requirements prescribed by the California Regional Water Quality Control Board.
- viii.** No new street names are being proposed so proposed street names are consistent with the types of names used elsewhere in the community and, where applicable, are logical extensions of those existing in the area of the subdivision.
- ix.** The proposed subdivision is consistent with all applicable provisions of this title, and the Buellton zoning ordinance, including but not limited to minimum lot area requirements, any other applicable provisions of this code, and the Subdivision Map Act. Minimum lot area in the RM-16 zone is 2,722 square feet per dwelling. After

subdivision, the minimum lot size proposed is 3,147 square feet. Therefore, the project complies with minimum lot area requirements.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves Resolution No. 18-05, recommending to the City Council approval of the Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project.

PASSED, APPROVED and ADOPTED this 15th day of November 2018.



Dan Heedy
Vice Chair

ATTEST:



Clare Barcelona
Planning Commission Secretary

subdivision, the minimum lot size proposed is 3,147 square feet. Therefore, the project complies with minimum lot area requirements.

SECTION 4: Based on the findings set forth in Sections 2 and 3, and subject to the conditions attached hereto, the Planning Commission hereby approves Resolution No. 18-05, recommending to the City Council approval of the Final Development Plan (17-FDP-02) and Tentative Tract Map (TTM 31060) for the Central Homes Project.

PASSED, APPROVED and ADOPTED this 15th day of November 2018.

Dan Heedy
Vice Chair

ATTEST:

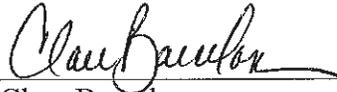
Clare Barcelona
Planning Commission Secretary

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

I, Clare Barcelona, Planning Commission Secretary of the City of Buellton, do hereby certify that the above and foregoing Resolution No. 18-05 was duly passed and adopted by the Planning Commission of said City at a regular meeting thereof, held on the 15th day of November, 2018, by the following vote, to wit.

- AYES: (3) Commissioners Patty Hammel, Marcilo Sarquilla and Vice Chair Dan Heedy
- NOES: (0)
- ABSENT: (2) Commissioner Joe Padilla and Chairman Brian Dunstan
- NOT VOTING: (0)

IN WITNESS WHEREOF, I have hereunto set my hand this 15th day of November 2018.



 Clare Barcelona
 Planning Commission Secretary

CONDITIONS OF APPROVAL

THE CENTRAL HOMES PROJECT FINAL DEVELOPMENT PLAN 17-FDP-02 TENTATIVE TRACT MAP TTM 31060

A. GENERAL PROVISIONS

1. **Project Description.** The approval granted herein is based upon and limited to compliance with the Project Description and conditions of approval set forth below. The Project Description is as follows: This Project is a request by James Kim, E & J Investment Group, LLC (Property Owner) and Sang Kim (Agent) (collectively, the Property Owner and Agent shall be referred to as the “Applicant”) for a Final Development Plan (17-FDP-02), and Tentative Tract Map (TTM 31060) for the construction of 8 single family homes and associated improvements (“The Project”). The 0.688-acre property is located at the north east corner of First Street and Central Avenue, and is defined as Assessor’s Parcel Number 099-283-005, 099-283-006 and 099-283-007 (“The Property”). The Property current has two residential structures, a storage shed, a masonry building, and a warehouse building. These buildings are proposed to be demolished as part of the Project. The project plans that are included in this approval are dated October 12, 2018.

The proposed project consists of the following uses:

- 8 single family homes. Each home consists of a 3 bedroom and 2.5 baths, and is 2 stories in height (24.5 feet in height). A setback modification is required for the front and side yard setbacks.
- 16 parking spaces (2 covered garage spaces for each single family home).
- Common open space area in the center of the project for purposes of open space, landscaping and Fire Department front door access and addressing.
- An 8-lot tentative tract map for purposes of provided privately-owned lots for each home.

Any deviations from the Project Description, exhibits or conditions must be reviewed and approved by the City for conformity with this approval. Deviations may require formal modification of the approval and/or further environmental review. Deviations without the above-described authorization will constitute a violation of this approval.

2. **Additional Permits Required.** Before using any land or structure, or commencing any work pertaining to the erection, moving, alteration, enlarging, or rebuilding of any building, structure, or improvement, the Applicant shall: (i) obtain a Zoning Clearance (hereinafter defined below); and (ii) obtain all other permits and approvals that may be required by operation of the Buellton Municipal Code (e.g., grading permit, building permit, encroachment permit, etc.). Before any Zoning Clearance will be issued by the City, the Applicant must obtain written clearance from all departments having jurisdiction; such clearance shall indicate that the Applicant has satisfied all pre-construction conditions of approval. To the extent any condition or provision of the approval set forth herein is incompatible with or at variance with any other permit for the Project, the most restrictive condition and provision shall prevail.
3. **Print & Illustrate Conditions on Plans.** All conditions of approval shall be printed in their entirety on applicable pages of final development, grading and construction plans submitted to the City.
4. **Terminology.** Except where otherwise noted, the terms appearing throughout the conditions of approval set forth herein shall have the meanings as defined below. Capitalization is used to identify defined terms and shall have the meanings as set forth below unless the context in which they are used clearly requires otherwise.
 - a. **“Applicant”** means James Kim, E & J Investment Group, LLC (Property Owner) and Sang Kim (Agent), and includes all agents, subdividers, developers, contractors, workers and personnel employed on the Project, as well as all successors and assigns of interest of Property Owner and Agent.
 - b. **“Building Department”** means the Building and Safety Division of the County (and all successors and assigns thereof), on behalf and under contract to the City to perform building plan check and inspection services.
 - c. **“City”** means the City of Buellton and includes the City Manager, City Engineer, Planning Director and all other duly appointed officials having responsibility for land use matters, as well as their respective assignees (e.g., Department staff members). Unless otherwise indicated, the Planning Department shall be the primary point of contact for the City.
 - d. **“County”** means the County of Santa Barbara.
 - e. **“Environmental Monitor”** means person or personnel of the City assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The City has discretion to determine the qualifications of the Environmental Monitor, the number of monitors

needed and the disciplines of the monitors, their duties and the arrangements for compensation

- f. **“Final Building Inspection Clearance”** means acknowledgement by the Building Department that construction of the Project has been completed in full compliance with plans and specifications approved by the City and the Building Department. Such acknowledgement is typically evidenced by signature of appropriate staff on the building permit inspection form.
- g. **“Fire Department”** means the Fire Department of the County (and all successors and assigns thereof), furnishing fire prevention and protection services to the City by operation of special district.
- h. **“Mitigation Measures”** means conditions and measures required to mitigate environmental effects of the Project as identified in General Plan Update EIR in connection with the Project under the provisions of the California Environmental Quality Act of 1970, as applicable.
- i. **“Entitlement”** means the type of land use permit required by the Buellton Municipal Code in connection with the Project for which approval is granted herein.
- j. **“Project”** means and includes all of the actions described in the Project description above.
- k. **“Project Inspection”** means a field inspection and documentation review performed by the Planning Director at the time of Final Building Inspection Clearance to verify that the Project has been completed in full compliance with the terms and conditions of approval. The Project Inspection shall be performed upon completion of construction and the Project must be fully compliant with all terms and conditions of approval prior to and as a condition precedent to obtaining Final Building Inspection Clearance.
- l. **“Project Manager”** means person or personnel of the City assigned to oversee and administer the Permit including, but not limited to, compliance with the Mitigation Measures set forth herein.
- m. **“Property”** means the land and improvements identified in the Project Description.
- n. **“Property Owner”** means James Kim, E & J Investment Group, LLC, and includes all persons and entities possessing fee title (in full or in part) to the site of the Project, and all successors and assigns of such persons and entities.

- o. “Retained Monitor”** means person or personnel of the Applicant assigned to monitor field mitigation in order to ensure compliance with the Mitigation Measures. The Retained Monitor must be qualified in his or her respective field and their appointment/retention is subject to approval by the City. For instance, the Retained Monitor assigned to verify compliance with cultural resources Mitigation Measures should be an archaeologist or a person trained to identify cultural resources and who is acceptable to the City.
 - p. “Zoning Clearance”** means approval granted pursuant to 19.08.100 of the Buellton Municipal Code requisite to issuance of a building permit for authorized construction or land development activities.
- 5. Interpretations and Exceptions.** The Planning Director is authorized to render decisions as to the applicability or interpretation of the conditions set forth herein, including minor changes, when the strict application of the conditions conflicts with the underlying purpose of the conditions or creates undue hardship or administrative burden. Any administrative change granted shall be subject to such conditions as will: (i) assure that the adjustment thereby authorized shall appropriately implement purposes and objectives of the original conditions; and (ii) not change or compromise the effectiveness of the original conditions. As an example, and for illustrative purposes only, the Planning Director may modify the implementation timing of specific conditions at the mutual convenience of the City and Applicant. Minor changes authorized pursuant to this condition shall not require separate processing of a formal amendment.
- 6. Indemnity.** The Applicant shall indemnify, protect, defend, and hold harmless, the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, from any and all claims, demands, law suits, writs of mandamus, and other actions and proceedings (whether legal, equitable, declaratory, administrative or adjudicatory in nature), and alternative dispute resolutions procedures (including, but not limited to arbitrations, mediations, and other such procedures) (collectively “Actions”), brought against the City, and/or any of its officials, officers, employees, agents, departments, agencies, and instrumentalities thereof, arising from or in connection with the approval, decision or action of the City Council, Planning Commission, or other decision-making body, or staff action concerning the Project, including but not limited to writ proceedings, claims for inverse condemnation, personal injury, property damage, and/or breach of a mandatory duty, challenges under the California Environmental Quality Act, and/or any action that attacks, challenges, or seeks to set aside, void, or annul all or any part of the approvals, decisions, or actions concerning the Project. City shall promptly notify the Applicant of any Action brought and request that the Applicant defend the City. It is expressly agreed that Applicant may select legal counsel providing the Applicant’s defense and the City shall have the right to approve separate legal counsel providing the City’s defense. The Applicant shall reimburse City for any attorneys’ fees, costs

and expenses directly and necessarily incurred by the City in the course of the defense.

7. **Legal Challenge.** In the event that any condition imposing a fee, exaction, dedication or other mitigation measure is challenged by the Applicant in an action filed in a court of law or threatened to be filed therein which action is brought within the time period provided for by law, this approval shall be suspended pending dismissal of such action, the expiration of the limitation period applicable to such action, or final resolution of such action.
8. **Approval Limitations.** This approval is issued pursuant to the provisions of Title 19 of the Buellton Municipal Code and is subject to the foregoing conditions and limitations. Failure to comply with said conditions of approval may subject the Applicant to remedies and penalties specified in the Buellton Municipal Code.
9. **Compliance Costs.** All projects are subject to Project Inspection that is funded under existing permit fees. This condition shall serve as implementation of the Mitigation Monitoring and Reporting Program for the Mitigation Measures as well as the general conditions of approval set forth herein. The Applicant agrees to participate in this permit compliance program and to fund all reasonable expenses incurred by the City and/or City contractors for permit condition implementation, reasonable studies, and emergency response directly and necessarily related to monitoring and enforcement of these permit conditions and applicable City ordinances. Any staff time spent in excess of the Applicant's current deposit will be billed to the Applicant and the Applicant shall reimburse City within 30 days of invoicing by City.
10. **Enforcement Costs.** In the event the City determines that it is necessary to take legal action to enforce any of the conditions of approval herein, and such legal action is taken, the Applicant shall be required to pay any and all costs of such legal action, including reasonable attorney's fees, incurred by the City, even if the matter is not prosecuted to a final judgment or is amicably resolved, unless the City should otherwise agree with the Applicant to waive said fees or any part thereof.
11. **Failure to Comply.** In the event that the Applicant fails to comply with any order of the City issued hereunder or any injunction of the Superior Court, it shall be liable in accordance with the provision of Section 1.32 of the Buellton Municipal Code.
12. **Access to Records and Facilities.** As to any condition that requires for its effective enforcement the inspection of records or facilities by City or its agents, the Applicant shall make such records available or provide access to such facilities upon reasonable notice from City
13. **Payment of Fees.** All applicable fees associated with development of the Project shall be paid by the Applicant at the time such fees become payable as provided by Buellton Municipal Code or otherwise stipulated in this approval (whichever date is

sooner), and the amount payable shall be based on the those fee schedules adopted by the City and then in effect at the time such fees become payable.

14. **Acceptance of Conditions.** The Applicant shall acknowledge and agree to all conditions of this approval within 60 days of the notice of final action, evidenced by the Applicant's signature on the space provided at the end of this document. The Applicant shall record this document on title to the subject Property prior to or concurrently with the filing of a Zoning Clearance. The Applicant, and all successors or assignees, are responsible for complying with all conditions of approval. Any zoning violations concerning the installation, operation, and/or abandonment of the Project are the responsibility of the Applicant, and all successors or assignees.

B. ENGINEERING CONDITIONS – FINAL DEVELOPMENT PLAN

PRIOR TO GRADING PERMIT ISSUANCE:

15. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
16. **Improvement Plan Requirements.** Plans shall be drawn by a California Registered Civil Engineer. Drawings shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees. Final plans shall be wet-stamped by the Civil and Soils Engineer and subsequently signed by the City Engineer prior to permitting.
17. **Soils Report.** At the time that Improvement Plans and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, two copies of a Soils Report, prepared by a California Registered Geologist or Soils Engineer, shall be submitted. The Report shall address soils engineering and compaction requirements, R-values, and other soils and geology related issues (including liquefaction) and shall contain recommendations as to foundation design, and paving sections, where applicable for the project.
18. **Grading Oversight by Geotechnical Engineer.** A geotechnical engineer or geologist licensed in the State of California shall provide guidance during grading operations and shall certify constructed pads and ensure all mitigation measures are properly implemented. Certifications and final reports shall be submitted to the City Engineer for approval.
19. **Erosion Control Plan.** Erosion Control Plans shall be completed and submitted to the City Engineer for review and approval. Appropriate BMP measures shall

be undertaken at *all* times. This shall be in compliance with the Regional Water Quality Control Board requirements. NOI shall be filed. A SWPPP shall be developed for the project site by a certified QSD, draft copy shall be submitted for review prior to issuance of the grading permit. SWPPP shall be on-site at all times. Implementation shall be performed by a QSP.

20. **Hydrology Report.** At the time that Improvement and/or Grading and Drainage Plans are submitted for review and approval by the City Engineer, a complete hydrology/hydraulic report shall be submitted by the applicant's engineer determining the adequacy of the proposed drainage system and the adequacy of the existing downstream system. A rain fall frequency of twenty-five (25) years shall be used for sizing piping and inlet structures. If no overland escape is available, 100-year flows shall be used as the basis of design. Santa Barbara County Engineering Design Standards shall be used. In addition, the report shall discuss the required stormwater management plan requirements and the LID proposed for compliance. CASQA Manuals and Guidelines shall be used for references.
21. **Stormwater.** Development shall be undertaken in accordance with conditions and requirements of the State of California Regional Water Quality Control Board. Project Grading and Storm Drain Improvement Plans shall identify and incorporate Best Management Practices (BMPs) appropriate to the uses conducted on-site and during construction to effectively mitigate storm water pollution during construction as well as post-construction.

Stormwater management shall be incorporated in the improvement plans (low impact development). Pre and post development hydrology shall be consistent, considering flow volume and discharge. Design measures that minimize storm water run-off shall be incorporated. When possible, grading and drainage shall be designed so that the Effective Impervious Area is minimized. Examples include curb openings integration to enable run-off direction towards landscaped areas and impervious surfaces for infiltration.

A Stormwater Control Plan that analyzes the potential flows, run-off and drainage management area's and proposed lid improvements to address run-off and water quality, including a maintenance/water quality control plan, shall be submitted. This document shall include an owner's statement that maintenance of facilities will occur regularly (at least twice annually) and will be ongoing. The plan shall include an annual maintenance report which must be signed/certified by the QSD/QSP, property owner and contractor and submitted to the Public Works Department.

22. **Fire Department Review.** Applicant shall submit improvement plans for concurrent review with the Santa Barbara County Fire Department and shall provide documentation of submittal along with grading and utility improvement plans to the City Engineer. A copy of the Fire Department approval shall be submitted prior to issuance of grading permit.

23. **Right-of-Way Improvements.** Driveway, sidewalk and any other improvements made within the public right-of-way shall be shown on a separate sheet. These improvements shall utilize City of Buellton standard details and provide for ADA access.
24. **Mylars.** Upon approval of the final plans, Applicant shall furnish original stamped mylars to the City Engineer for signature and reproduction for permitting purposes. A final Engineer's estimate shall be prepared (updated from the original submittal and shall utilize prevailing wage rates) and permit/inspection fees paid.
25. **Sureties.** A faithful performance and labor/material bond for onsite and offsite (public improvements) each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

PRIOR TO BUILDING PERMIT ISSUANCE:

26. **Grading Permit.** Applicant shall obtain a grading permit from the City Engineer prior to obtaining a building permit.
27. **Rough Grading.** Rough grading certification by the geotechnical engineer shall be approved by the City Engineer prior to obtaining a building permit.

PRIOR TO OCCUPANCY CLEARANCE:

28. **Payment of Water/Sewer Fees.** The applicant shall pay water and sewer utilities fees from the Public Works Department prior to occupancy.
29. **Traffic Mitigation Fee.** The applicant shall pay all Traffic Mitigation Fees prior to occupancy.
30. **Completion of Improvements.** The applicant shall complete all required improvements to the satisfaction of the City Engineer. The applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings."
31. **Dedication of Public Easements.** Any public easements requiring dedication shall be approved and accepted by the City prior to occupancy clearance.
32. **Payment of Fees.** All fees and any unpaid balances from plan check or inspection and permits, shall be paid in full.

GENERAL CONDITIONS:

33. **Public Improvement Standards.** Unless superseded by Caltrans all public improvements shall be designed and constructed in conformance with The City of Buellton Standards, and when applicable, the Santa Barbara County Standards.
34. **Utility Easements.** Existing and proposed easements for all utilities shall be located and described on the engineering plans.
35. **Utility Locations.** All other utilities shall be shown on the plans.
36. **Irrevocable Alley Easement.** An irrevocable easement shall be dedicated and recorded for road (alley) purposes along the east side of the property line. Minimum width is 2' or the minimum required to provide a minimum of 20' paved public access as mandated by the Fire Department. Developer shall construct and provide ongoing maintenance of these facilities as part of the HOA's regular site maintenance requirements.
37. **As-Built Record Drawings.** Prior to the release of any bonds, the applicant shall furnish the mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "As-Built Record Drawings." A PDF of the final As-Built Record Drawings shall be submitted to the City.

C. ENGINEERING CONDITIONS – TENTATIVE TRACT MAP**PRIOR TO GRADING PERMIT ISSUANCE:**

38. **Easement Dedications.** The applicant shall offer for dedication any utility easements required to accommodate the proposed water and sewer lines. Public Dedications shall be supplemented with Grant of Easement Deeds to the City of Buellton.
39. **Irrevocable Alley Easement.** An irrevocable easement for road (alleyway) purposes must be offered for dedication along the east property line. Width of the easement shall be a minimum of 2' or the minimum required to meet Fire Department requirements to maintain a 20' paved road width within the existing alley.
40. **Sureties.** A faithful performance and labor/material bond for each: grading, utilities, and monumentation (each to be equal to 100% of the final City Engineer's estimate of costs, which shall include a 20% contingency), or equivalent form of guarantee, shall be posted by the applicant. The bonds shall remain in effect until the completion of the project and a certificate of occupancy has been issued, at which time, 10% of the bond shall be retained for a warranty period of 1 year and until receipt of As-built Record Drawings and Surveyor's certificate and all fees paid.

41. **Easements on Map.** Any public or private easements required for drainage, access, trails, etc., shall be described and shown on the Map.
42. **Geotechnical.** Any geotechnical hazard or other hazard determinations shall be shown on the map.
43. **Improvement Plans.** Applicant shall cause to be prepared by a Civil Engineer, registered in the State of California, grading and utilities improvement plans, including, but not limited to, street, water, sewer, and storm drain improvements. An engineering cost estimate shall be submitted with the grading and improvement plans along with any calculations, signed/stamped certifications and plan check processing fees.
44. **Mylars.** Plans for the improvements shall be prepared on 24-inch by 36-inch mylar (4 mil) showing all proposed improvements including, but not limited to, curbs, gutters, sidewalks, paving, driveway cuts, storm drains, street lights, utilities, and street trees.
45. **Final Development Plan.** All conditions with the final development plan shall apply.
46. **RWQCB.** Compliance with all Regional Water Quality Control Board regulations shall apply, including but not limited to stormwater control plans and water quality control plans.

PRIOR TO BUILDING PERMIT ISSUANCE:

47. **Final Map.** A Final Map shall be submitted by the Applicant to the City Engineer for review and approval prior to the City Council approval and authorization to record. Said Map shall be prepared by a licensed Surveyor or a qualified Civil Engineer, registered in the State of California. Closure calculations shall be submitted with the Final Map along with adequate reference data, easement documentation, current title report and map check processing fees.

PRIOR TO OCCUPANCY CLEARANCE:

48. **Final Map Conformance.** The Final Map shall be in substantial conformance with the approved Tentative Map and shall be subject to final review by the City Council prior to recordation, if a public easement is required for dedication. All applicable fees then outstanding at the time of Council approval shall be paid by the Applicant prior to Map recordation including, but not limited to, outstanding balances owed for development and map processing. Copies of the recorded Final Map shall be filed by the applicant with the City Engineer and Planning Director.
49. **CC&Rs.** Codes, Covenants and Restrictions (CC&Rs) for the project shall be submitted for review by the City Attorney, Public Works Director and Planning Director prior to acceptance of the Final Map. The CC&Rs shall include

provisions to ensure the fulfillment and ongoing maintenance plans outlined in the Stormwater Control Plan. The City Engineer, City Attorney and the Planning Director may require additional restrictions within the CC&Rs as deemed appropriate. The CC & R's shall also include provisions for property maintenance for all common areas, including landscaping. A Homeowner's Association or equivalent mechanism for maintaining common areas shall be established.

50. **Map Recordation.** The Final Map and all applicable private and public easements must be recorded with the County Recorder.
51. **Public Improvements.** The applicant shall complete all required public improvements to the satisfaction of the City Council. Prior to accepting the public improvements, the applicant shall furnish the original mylar or a reproducible copy of the improvement plans to the City Engineer, modified to reflect field changes made during construction and stamped "Record Drawings." Public improvements shall only be accepted after: (i) all items required are completed to the satisfaction of the City Engineer; and (ii) a Notice of Completion is filed by the City Engineer and accepted by the City Council.

GENERAL CONDITIONS:

52. **Phase I Environmental.** Prior to recordation of the Final Map, the Applicant shall have an environmental auditor (appropriately certified by the State of California and approved by the City Engineer) submit to the City Engineer a Phase I environmental site assessment for review and approval as to those portions of the project which are proposed for dedication to the City. The report shall state that all property within the boundaries of the map and any property being dedicated to the City (i.e., streets and off-site easements) have been evaluated for hazardous materials. The Phase I Assessment shall have been prepared no more than two years prior to submitting the offer to dedicate. Should additional assessment be required, the Applicant shall have a Phase II environmental site assessment performed at his sole cost.

Should there be any form of contamination found; the Applicant shall comply, at its sole expense, with all measures and recommendations contained in the environmental site assessment report approved by the City Engineer for the handling, removal, and disposal of any hazardous materials found at the property. The City will not accept any property dedication until the site has been proven clear from all known contaminants and a report is received from the consultant stating that the site in question is clean.

D. PLANNING CONDITIONS

53. **Zoning Clearance.** As a condition precedent to obtaining building permits, and prior to improving any portion of the Property or commencing any work

pertaining to the Project approved herein, Applicant shall obtain Zoning Clearance from the Planning Director. Zoning Clearance shall only be granted upon satisfying all conditions precedent to construction as stated in these conditions of approval.

54. **Performance Standards.** The design, operation, and use of the Project and Property shall comply with all outdoor storage, trash collection design, performance standards, landscaping requirements, and lighting provisions of the Buellton Municipal Code. All exterior lighting shall be located and designed so as to avoid creating substantial off-site glare, light spillover onto adjacent properties, or upward illumination into the sky. In addition, the Property shall be maintained in strict compliance with the following additional standards:
- a. Use Limitations. No building or other improvement upon the Property shall be constructed, maintained, or used for any purpose other than that which is allowed by the Buellton Municipal Code or otherwise stipulated in the conditions of approval herein. Furthermore, the Property shall be maintained in strict compliance with the following additional standards:
- (1) Unobstructed Access. All driveways and areas designated for off-street parking shall remain accessible at all times. Except as allowed by revocable license approved by the City, parking shall not be allowed on driveways at anytime.
 - (2) Vehicle Repair. No disassembly, repair or any other work shall be performed on any vehicle, machine, motor, appliance or other similar device shall be allowed on any portion of the Property except or unless such work and device is wholly removed from public view.
 - (3) Exterior Storage. No storage of any goods, materials or equipment shall be permitted on the Property except within the confines of fully enclosed buildings.
- b. Prohibited Activities. No person owning, leasing, occupying or having charge or possession of the Property, or any portion thereof, shall maintain or use the premises in such a manner that any of the following conditions are found to exist:
- (1) Fire and Explosion Hazards. Storage and transportation of flammable or explosive materials, as defined by the County of Santa Barbara Fire Department, which are provided without adequate safety devices against the hazard of fire and explosion and adequate firefighting and fire-suppression equipment and devices, standard in the industry.

- (2) Fissionable, Radioactivity or Electrical Disturbance. Storage or use of fissionable or radioactive material, if their use or storage results at any time in the release or emission of any fissionable or radioactive material into the atmosphere, the ground, or sewage systems, or any activities which emit electrical disturbances, affecting the operation at any point of any equipment other than that of the creator of such disturbance.
- (3) Glare, Humidity, Heat and Cold. Direct or sky-reflected glare, whether from floodlights or from high temperature processes, or humidity, heat or cold that is produced and is perceptible without instruments by the average person at the Property line.
- (4) Liquid and Solid Wastes. Discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground, of any material of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, except in accordance with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction over such activities.
- (5) Odors. Emissions of odorous gases or other odorous matter that is produced in nuisance quantities at the Property line.
- (6) Particulate Matter and Air Contaminants. Emissions, including but not limited to, fly ash, dust, fumes, vapors, gases, and other forms of air contaminants which are produced from any facility or activity which are readily detectable without instrument by the average person at the Property line which can cause any damage to health, animals, vegetation or other forms of property, or which can cause excessive soiling at any point.
- (7) Vibration. Ground vibration that is produced and is discernible without instruments to the average person at the Property line. Ground vibration caused by motor vehicles, trains, aircraft, and temporary construction or demolition work is exempted from this standard.
- (8) Prohibition of Dangerous Elements. Land or buildings which are used or occupied in any manner so as to create any dangerous, noxious, injurious or otherwise objectionable fire, explosive or other hazard; noise or vibration; glare; liquid or solid refuse or waste; or other dangerous or objectionable substance, condition, or element in such a manner or such an amount as to adversely affect other uses.

- (9) **Noise.** Unless otherwise conditionally allowed, no person shall operate or cause to be operated any source of sound at or on the Property, or allow the creation of any noise on the Property owned, leased, occupied or otherwise controlled by such person which causes the noise level when measured on any receiving property to exceed the noise level limits set forth by the Buellton Municipal Code as adopted and amended.
55. **Fire Department.** The Project is located within the jurisdiction of the County Fire Department and shall comply with all applicable standards of that agency.
56. **Building Standards.** All building construction shall be designed and performed in accordance with the currently adopted California Building Code, and all other appropriate sections of the Buellton Municipal Code, State of California energy conservation standards and Title 24 handicap accessibility standards. All necessary plans and documentation shall be submitted at time of plan check including, but not limited to, complete architectural plans and appropriate engineering calculations prepared by a California Licensed Architect or Engineer.
57. **Grading and Drainage.** All building construction, grading and drainage shall be designed and performed in accordance with the currently adopted Excavation and Grading Code and all other appropriate sections of the Buellton Municipal Code and Santa Barbara Flood Control Design Standards dealing with grading, drainage and public improvements. Prior to construction, necessary plans and documentation shall be submitted for review and approval by the City Engineer including, but not limited to, complete civil engineering drawings, public improvement plans, utility specifications and appropriate engineering calculations prepared by a California Registered Civil Engineer.
58. **Construction Hours.** Construction shall be limited to the hours of 7:00 a.m. to 5:00 p.m., Monday through Friday. Equipment maintenance and servicing shall be confined to the same hours. Weekend construction and other exceptions shall require special approval from the Planning Director, in consultation with the City Engineer, and be limited to the hours of 9:00 a.m. to 4:00 p.m. Prior to issuance of building permit, the Applicant shall provide proof that all construction equipment utilizing internal combustion engines have mufflers that are in good condition.
59. **Compliance with Air Quality Regulations.** The Project shall comply with APCD Rule 345 and related air quality requirements, as described below, which would ensure that construction emissions would remain less than significant.
- a. No person shall engage in any construction or demolition activity or earth moving activities subject to this rule in a manner that causes discharge into the atmosphere beyond the property line visible dust emissions of 20%

opacity or greater for a period or periods aggregating more than 3 minutes in any 60 minute period.

- b. No person, including facility or site owner or operator of source, shall load or allow the loading of bulk materials or soil onto outbound trucks unless at least one of the following dust prevention techniques is utilized:
 1. Use properly secured tarps or cargo covering that covers the entire surface area of the load or use a container-type enclosure.
 2. Maintain a minimum of 6 inches of freeboard below the rim of the truck bed where the load touches the sides of the cargo area and ensure that the top of the load does not extend above any part of the upper edge of the cargo area.
 3. Water or otherwise treat the bulk material to minimize loss of material to wind or spillage.
 4. Other effective dust prevention control measures approved in writing by the Control Officer.
- c. Visible roadway dust as a result of active operations, spillage from transport trucks, erosion, or track-out/carry-out shall be controlled as outlined below:
 1. Visible roadway dust shall be minimized by the use of any of the following track-out/carry-out and erosion control measures that apply to the project or operations: track-out grates of gravel beds at each egress point, wheel-washing at each egress point during muddy conditions, soil binders, chemical soil stabilizers, geotextiles, mulching, or seeding; and
 2. Visible roadway dust shall be removed at the conclusion of each work day when bulk material removal ceases, or every 24 hours for continuous operations. If a street sweeper is used to remove any track-out/carry-out, only a PM₁₀-Efficient Street Sweeper shall be used. The use of blowers for removal of track-out/carry-out is prohibited.

60. **Exterior Building Materials.** New structures shall utilize non-reflective exterior materials to prevent glare, as feasible.
61. **Standard Dust Control Procedures.** During clearing, grading, earth moving, or excavation operation, excessive fugitive dust emissions shall be controlled by regular watering, paving construction roads, or other dust preventive measures such as using the following procedures:

- a. During construction, use water trucks or sprinkler systems to keep all areas of vehicle movement damp enough to prevent dust from leaving the site. At a minimum, this should include wetting down such areas in the late morning and after work is completed for the day. Increased watering frequency should be required whenever the wind speed exceeds 15 mph. Reclaimed water should be used whenever possible.
 - b. Minimize amount of disturbed area and reduce on site vehicle speeds to 15 miles per hour or less.
 - c. Gravel pads must be installed at all access points to prevent tracking of mud on to public roads.
 - d. If importation, exportation and stockpiling of fill material are involved, soil stockpiled for more than two days shall be covered, kept moist, or treated with soil binders to prevent dust generation. Trucks transporting fill material to and from the site shall be tarped from the point of origin.
 - e. After clearing, grading, earth moving or excavation is completed, treat the disturbed area by watering, or revegetating, or by spreading soil binders until the area is paved or otherwise developed so that dust generation will not occur.
 - f. The Applicant shall designate a person or persons to monitor the dust control program and to order increased watering, as necessary, to prevent transport of dust offsite. Their duties shall include holiday and weekend periods when work may not be in progress. The name and telephone number of such persons shall be provided to the Santa Barbara County Air Pollution Control District ("APCD") prior to Zoning Clearance for map recordation and Zoning Clearance for finish grading for the structure.
 - g. Prior to Zoning Clearance, the Applicant shall include, as a note on a separate informational sheet to be recorded with map, these dust control requirements. All requirements shall be shown on grading and building plans.
62. **Final Occupancy Clearance.** No Final Building Inspection Clearance or release of occupancy will be granted for any building on the Property until all construction is completed and all improvements and landscaping associated with the Project are installed in accordance with the plans approved and the conditions specified herein. Exceptions to this requirement may be granted subject to: (i) approval of the City Engineer and Planning Director; (ii) assurance that unfinished items will be completed within a reasonable period of time (including, but not limited to, the posting of appropriate performance security to assure such completion); (iii) essential infrastructure necessary to serve the entire Project is fully installed; and (iv) public safety and convenience is appropriately protected.

63. **Property Maintenance.** The Project and Property, including the landscaping, shall be maintained in a continuous state of good condition and repair, in full compliance with all approved plans, specifications and conditions of approval. Corrective improvements shall be undertaken as necessary to continuously conform with and implement conditions of Project approval including, as applicable, repair, repainting and/or replacement of Project components as needed. Where a Project is found to be non-compliant, the Applicant shall adhere to City recommendations to bring the Project into compliance.
64. **Community Design Guidelines.** The Project shall be in conformance with the Community Design Guidelines.
65. **Landscape and Irrigation Plans.** The final landscape and irrigation plans shall include a signed statement by a licensed landscape architect stating that the plans comply with the City's Water Efficient Landscaping Ordinance and utilize species from the City's Approved Tree Planting List or to the satisfaction of the City Planning Director.
66. **Project Inspections.** Upon completion of construction and prior to occupancy or use, the Planning Director shall conduct a Project Inspection prior to and as a condition precedent to obtaining Final Building Inspection Clearance. Compliance with all conditions of approval is a pre-requisite to obtaining the Final Building Inspection Clearance.
67. **Landscape Surety.** Prior to issuance of a building permit, a surety for installation of the landscaping and irrigation, and for maintenance for one year, shall be posted in a form acceptable to the City. The surety estimate shall be submitted as part of the building permit submittal.
68. **Landscape Installation.** Prior to obtaining Final Building Inspection Clearance, all landscaping and irrigation shall be completed and fully installed in accordance with the approved landscape plan. A letter from the landscape architect shall be submitted verifying compliance with the plans. The landscape and irrigation surety, less the one year maintenance portion, can be released at this time.
69. **Landscape Maintenance.** Following installation, all landscaping shall be continuously maintained thereafter for a period of not less than one year or until such time that all plant material has been completely established. The Planning Director shall inspect or cause to be inspected all landscaped areas after the one year maintenance period. If the landscaping is healthy and established, the one year maintenance portion of the surety may be released.
70. **Landscape Maintenance Agreement.** The Applicant shall acknowledge and sign the City's Landscape and Maintenance Agreement prior to issuance of the building permit. The Applicant, and all successors or assignees, are responsible

for complying with all conditions of the Agreement. Any violations of the Landscape and Maintenance Agreement may result in Code Enforcement action.

71. **Approval.** Approval of 17-FDP-02 and TTM 31060 (the “Permit”) is granted to the Applicant for the Property as identified in the Project Description. Except or unless indicated otherwise herein, all buildings, driveways, parking areas, and other facilities or features shall be located and maintained substantially as shown on the exhibits accompanying the application for the Project.
72. **Development Time Frame.** The Final Development Plan shall expire after five years unless substantial physical construction has been completed or the Applicant has applied to the Planning Commission for an extension. Any request for an extension shall be processed under the procedures set forth in the Municipal Code. Substantial physical construction is defined as:
 - a. All zoning and related approvals are effective; and
 - b. All required building and grading permits have been issued; and
 - c. The “foundation inspection” and “concrete slab or under floor inspection” as defined in the California Building Code or its successor have been made and received approval from the Building Department, i.e., all trenches must be excavated, forms erected, and all materials for the foundation delivered on the job and all in-slab or under floor building service equipment, conduit, piping accessories and other ancillary equipment items must be in place. Nothing in this definition shall be construed to alter the applicable legal standards for determining when vested property rights have arisen.
73. **Prior to Acceptance of Plan Submittal.** Planning Department will not accept plans for review submitted for zoning clearance, grading, and /or building permit issuance until all required details are clarified and shown on the project plans. This includes correcting any outstanding inconsistencies and providing any missing details as indicated in these conditions of approval; including but not limited to Condition numbers 65, 76,77,79,80,83,85,86,87,88,89,90,91,92,103 and 105.
74. **Parking.** A minimum of 16 covered parking spaces are required and must be provided for the Project as shown on the project plans.
75. **Signage.** Any and all proposed signage must conform to the sign standards as indicated in the Buellton Municipal Code. A separate Zoning Clearance from the Buellton Planning Department will be required for any future signage.
76. **Architectural Design.** The architectural design of the buildings shall generally conform to that shown on the architectural elevations for the project plans dated October 12, 2018. The project is designed as Agrarian. Prior to issuance of Zoning Clearance, architectural plans provided shall show consistency between

each sheet. Colors shown on the elevations (Sheet A-4) shall match color swatches proposed. All drafting inconsistencies between the floor plans, elevations and the renderings shall be rectified prior to Zoning Clearance issuance (see Sheet A-1 and A-4 for Plan 1 as an example). The colors called out on the elevation sheet shall match those on the colored elevation sheet. The color elevation sheet has elements that have been removed from the design (per the elevation, ie. the band between the first and second floor shall be removed). It is assumed that the elevations shown on Sheets A-1 through A-3 are correct while the colors called out on Sheet A-4 are correct.

77. **Architectural Details.** Prior to issuance of Zoning Clearance, details of how the design is carried out shall be shown on the plans. Typical details include roof eaves, gutters and downspouts, window trims, awnings, and any other character/project specific details.
78. **Masonry Block.** All masonry walls shall be split face block.
79. **Lighting.** All new exterior lighting fixtures shall comply with the design requirements of the Community Design Guidelines and shall protect dark skies. All lighting shall be LED or Inductive technology or other energy efficient type of lighting. Detailed lighting specifications for all light types shall be shown on the project plans prior to Zoning Clearance issuance.
80. **Photometric Lighting Plan.** A Photometric lighting plan that clearly and accurately shows compliance with maximum foot-candle requirements at and beyond property lines shall be submitted prior to Zoning Clearance issuance. All exterior lighting shall be included in the analysis; including wall-mounted lights on the individual homes, tree up-lighting along the property perimeter, and pathway lighting. Lighting spillover shall not exceed one-half foot-candles at or beyond the property line.
81. **Affordable Housing.** 15% of the units, or 1.2 units, are required to be affordable to lower, low, and moderate income households. An in-lieu housing fee, equivalent to 1.2 units, shall be paid prior to occupancy of the residential units. The amount of said fee shall be determined based on the housing income percentage breakdown in effect at the time of final occupancy.
82. **Fire Department Alley Width.** The existing alley shall be widened to a minimum of 20 feet paved, per Fire Department requirements for access. An easement shall be recorded for the additional 2 feet of roadway (or whichever amount as determined by the Fire Department) that will be required to comply with this requirement. Improvements will be the responsibility of the applicant.
83. **Stone Base.** Two different stone base materials are proposed per the color board provided. Stone base materials used shall match what is shown on Sheet A-4 of the project plans dated October 12, 2018.

84. **Trash Collection.** Plans shall be provided and approved by MarBorg to verify service to the project site. Individual trash containers shall be stored out of public view.
85. **Street Light.** A street light shall be installed as part of the public improvements for the project. The street light shall be installed at the expense of the applicant. Applicant shall work closely with the Public Works Director to determine the most appropriate light type and location for the additional street light. Details of the proposed location and design shall be shown on the project plans prior to Zoning Clearance issuance.
86. **North Boundary Wall.** The precise location of the north boundary wall shall be clearly shown on the plans prior to Zoning Clearance/Building Permit issuance. Consideration shall be given to address potential site distance concerns with the adjacent property driveways. The design of the boundary wall shall be shown on the project plans.
87. **Noise Barrier Around BBQ area.** Applicant shall provide a noise barrier around the perimeter of the barbeque area. The noise barrier shall be a wall, fence or other barrier that will provide sufficient protection to adjacent neighbors from the noise associated with the outdoor shared barbeque area. The proposed location and design of the noise barrier shall be shown on the project plans and approved by the Planning Director prior to issuance of Zoning Clearance. Design details shall include proposed material, height and location.
88. **Patio Screens Between Buildings.** Private patios between Buildings 2 and 3 and Buildings 6 and 7 shall be separated for privacy with fencing, trellis, or another appropriate material to provide privacy to the individual home occupants. Prior to issuance of Zoning Clearance, applicant shall provide details of proposed materials and locations on all applicable sheets on the project plans.
89. **Paved Alley Width.** Per Fire Department requirements, the alley shall be paved with a width of 20 feet minimum. Prior to issuance of Zoning Clearance, all applicable plans sheets shall clearly show the area(s) which will be paved to meet this requirement. Details shown shall include areas within the public right-of-way, and areas within the required easement that will require additional pavement.
90. **Site Plan Details.** More detail shall be provided on the site plan prior to issuance of Zoning Clearance. All site amenities for the project shall be clearly shown on the site plan. The required additions to the site plan include; 1) All landscape areas shall be clearly labeled on the site plan and shall be consistent with the landscape plan. The plant types do not need to be shown; only that landscaping is proposed in these areas. This includes the proposed landscaping proposed within the central pathway, and in between the homes. Landscape areas within the private yards of each home also need to be clearly shown ; 2) Walking paths,

internal pedestrian connections, fencing, BBQ area need to be clearly shown; 3) Edge of new AC pavement on the east property line adjacent to the alley shall extend from the north property line and extending to First Street to the south. Plans shall clearly show the location of the new AC pavement; 4) All proposed easement locations shall be clearly shown.

91. **Grading Plan Notes.** Grading Plan submitted for review by the City Engineer shall only include required information pertaining to Buellton. All references in the notes to other jurisdictions shall be removed.
 92. **Extraneous Information.** All code references that do not apply to this project shall be removed from any and all plan sheets that contain such information.
 93. **Driveway Access Easements.** Two separate access easements shall be recorded between Lots 2 and 3 and between Lots 6 and 7 for reciprocal access to driveways prior to issuance of Certificate of Occupancy.
- F. FIRE DEPARTMENT CONDITIONS.** The following Conditions are from a letter dated November 21, 2017 from the Santa Barbara County Fire Department. The above project is located within the jurisdiction of the Santa Barbara County Fire Department. The Fire Department must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

Prior to Review Authority Approval.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

94. **Required Alley Width.** The unnamed alley shall be required to be a minimum of 20 feet in width.
 - The easement shall be in place prior to approval

The following condition is for the Tentative Tract Map.

The Fire Prevention Division must be notified of any changes to the project proposal. A change in the project description may cause additional conditions to be imposed.

Prior to Map Recordation.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

95. **Required Alley Easement.** The unnamed alley shall be required to be a minimum of 20 feet in width finished.

- An easement wide enough to support the alley to be properly widened shall be required.

The following conditions for future development are advisory.

We submit the following with the understanding that the Fire Protection Certificate application(s) may involve modifications, which may determine additional conditions.

Prior to Construction.

96. **Fire Protection Certificate.** Fire Protection Certificate(s) shall be required.
97. **Recorded Addressing.** Recorded addressing is required by the fire department prior to building permit issuance.
98. **Standard Conditions Apply.** All standard fire department conditions, current codes and fees shall apply at time of development.
99. **Access Plans.** Access plans shall be approved by the fire department prior to any work being undertaken.
 - Driveway shall have a minimum width of 20 feet.
 - Unnamed alley shall have a minimum width of 20 feet.
 - Access ways shall be unobstructed and extended to within 150 feet of all portions of the exterior walls of the first story of any building.
 - A minimum of 15 feet of vertical clearance shall be provided and maintained for the life of the project for emergency apparatus access.

Prior to Occupancy Clearance.

100. **Fire Sprinkler System.** Automatic fire sprinkler systems shall be installed.
 - Fire sprinkler plans shall be approved by the fire department prior to installation.
 - The fire department shall determine the location of any fire department connection that may be required.
 - Fire department connection shall be labeled, identifying all buildings or addresses it serves, per NFPA 13.
101. **Address Numbers.** Address numbers shall be a minimum height of 4 inches for units and 12 inches for buildings as determined by the fire department.
 - Address number location(s) shall be approved by the fire department.
102. **Fees.** The applicant will be required to pay fire department development impact mitigation fees. In accordance with Chapter 15 of the Santa Barbara County Fire Code.

Payment shall be made according to the schedule of fees in place on the date fees are paid. As of the date of this letter, fees currently are as follows:

Residential-Single Family Housing **\$0.59 per square foot**

As always, if you have any questions or require further information, please call Glenn Fidler at (805) 681-5528 or (805) 681-5523.

G. COUNTY OF SANTA BARBARA BUILDING DIVISION CONDITIONS.

- 103. **Property Lines.** Plans submitted for initial plan check review must identify the location of current property lines and proposed property lines.
- 104. **Final Map.** Prior to final plan check approval and issuance of permits, the Tentative Tract Map must be recorded and new property line locations reflected in the final plans.

H. FINANCE DEPARTMENT CONDITIONS

- 105. **Outstanding Fees.** Applicant shall pay all fees including, but not limited to, outstanding balances for processing by the City Engineer, Planning Department, Building Department, traffic mitigation fees, water connection fees, sewer fees, school fees, Fire Department mitigation fees and any additional processing deposits as required prior to zoning clearance.
- 106. **Impact Fees.** Applicant shall pay the water, sewer, housing, parks, and traffic impact fees in accordance with City requirements.

Project Applicant/Property Owner Acknowledgement of Required Conditions of Approval

Property Owner Signature

Date

Project Applicant/Agent/Representative Signature

Date

City of Buellton Design Review

Distribution:

<i>City</i>	<i>Ravatt Albrecht</i>	<i>PleinAire DG</i>	<i>Applicant</i>	<i>Other</i>
<input type="checkbox"/> M. Biredzinzki	<input checked="" type="checkbox"/> G. Ravatt	<input type="checkbox"/> K Small	<input type="checkbox"/>	<input type="checkbox"/> 1 st Review
<input type="checkbox"/> I. Tucker	<input type="checkbox"/>	<input type="checkbox"/> M Quintero	<input type="checkbox"/>	<input type="checkbox"/> 2 nd Review
<input type="checkbox"/> A. Perez		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/> 3 rd Review
<input type="checkbox"/> R. Hess			<input type="checkbox"/>	<input type="checkbox"/> Final Review
				<input type="checkbox"/> File No.

VIA: Email Fax U.S. Mail Delivery

PROJECT: The Central Homes
410 Central Avenue
Buellton CA, 93427

ARCHITECT: Ravatt Albrecht & Associates Inc.
Po Box 528, Santa Maria, Ca 93456
(805) 928-5002

DATE: 04/11/2018

CITY FILE NO:

REVIEWER: Greg Ravatt AIA

GENERAL NOTES:

1. **Comment addressed.**
2. **Comment addressed.**
3. **Comment addressed.**
4. **Comment partially addressed. – Elevations and renderings still do not match.** Please provide complete elevations for each building type. It appears that they do not match the renderings provided. We need to know your design intent.
5. **Comment addressed.**

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Site Planning	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Adjacencies	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
3. Massing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>
4 Perimeter Walls/Fence	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5. Solar Orientation	5 <input type="checkbox"/>	5 <input checked="" type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6. Landscape	6 <input type="checkbox"/>	6 <input type="checkbox"/>	6 <input checked="" type="checkbox"/>	6 <input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Remarks:

1. **No further comment.** Site is zoned RM-16 for multi-family residential. Project is being reviewed against the Multi-family residential guidelines, pages 47-58.
2. **No further comment.** The site is zoned multi-family residential, but the project proposes individual, detached, single-family homes on individual lots. Verify with the City staff that this is acceptable.
3. **Comment addressed.**
4. **Comment addressed – Landscape plans identify fence type.** Identify perimeter walls/fencing type provided. Perimeter walls/fencing should adhere to the design guidelines. Please provide an elevation, image, or description of proposed fencing. (p.48)

Remarks (continued):

5. **No further comment.** Is there a purpose for the one-way sidewalk around the bio retention basin? Could this area be incorporated into the individual lots instead? Would this current plan allow for unwanted public access into the center of the private homes? This sidewalk does not really encourage the users to enjoy the space as described on p. 48. (“Pocket parks should be designed in an inviting manner that encourages use through the incorporation of trellises, fountains, seating, and shade trees.”)
6. **Comment still stands.** Building massing and form should include articulation to give scale and richness. Wall forms should be articulated with changes in massing, colors, or materials. (p.47, 52)
7. **The stone base still seems out of place. Please review material changes and intersections.** Material changes should occur at intersecting planes, preferably at inside corners of changing wall plans or where architectural elements intersect, such as a chimney, pilaster, project or fence line. (p.53)
8. **Comment addressed.**
9. **Please indicate that the site lighting is dark sky compliant.**

*Referenced pages 47-58 of Buellton Design Guidelines for comments.

BUILDING DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>
3. Detailing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>
4.	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5.	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>

Remarks:

1. **Applicant has indicated Agrarian as design style – ensure design elements comply** Applicant has indicated Contemporary Ranch as design style, but this style is not recommended for multi-family and single family residential. “The Contemporary Ranch Style should be used only for industrial or commercial development (p.27).” The current design seems to be more agrarian. This is important for the review process. Please indicate the intended architectural design style of the development. As submitted, the project is being reviewed as Agrarian (p.12-16).
2. **Comment addressed.**
3. **Comment still stands.** “Attached residential units should include design elements to add visual interest and to avoid ‘box-like’ appearances. Elements such as balconies, porches, arcades, dormers, and cross gables should be considered.” (p. 13 and 53) The current layout still reads as a “box” and “it is important to avoid ‘tacking on’ architectural features to hide poor massing and architecture.” (p.48)
4. **The details provided do not all appear to apply to this project. Are there tube steel railing proposed (Detail 20/A-5). There is no parapet for this project (Detail 18/A-5). Where do details 21-24 apply? Recessed windows are not indicated on the plan in contrast with standard windows. The elevations do not reflect the foam molding shown in the details. Please coordinate and make design intent clear and compliant with an approved design style.** Please provide details that show how the design is carried out. Typical details include roof eaves, gutters and downspouts, window trims, awnings/overhangs, and any other character/project specific details.
5. **Comment partially addressed – elements need to be shown and consistent throughout the set. Please indicate these elements on the roof plan and/or elevations as requested – not just the civil drainage plan.** Please clarify roof drainage: it appears that only one downspout is provided per building. The area and shape of the roof would require more. Please indicate the location of gutters and downspouts, where they drain to, etc. and show in the elevations. A roof plan might be helpful (but not necessary per the project application checklist). (p.56)

Remarks (continued):

6. **Comment still stands. The drafted elevations show stone as a base via a hatch. Keynote 8 points to just the top part of the chimney though the renderings show stone at the base of the chimney. Please coordinate the elevation designs. Please review.** “Stone Masonry is recommended as a building base to simulate a masonry foundation.” (p.15) It appears this was incorporated into a few elevations, but it is not carried throughout the whole building. At the moment, the material looks out of place. Please review.
7. **Comment still stands.** Re-review the Buellton Design Guidelines for compliance.
8. **Please coordinate the drafted elevations with the renderings. There are discrepancies and it needs to be clear which “version” is the design intent. The chimney stone detail is out of place and not shown consistently throughout the site.** The stone base indicated in the elevations is not depicted in the renderings. Roof forms are different in the elevations compared to the renderings. Renderings show two attic vent shapes, elevations show the same. Window shutters are shown on renderings but do not match elevations. Window locations and shapes do not match between elevations and renderings. Please coordinate.
9. **Comment partially addressed, however, a 2:5 roof pitch is not standard. Consider 4:12.** The roof pitch is indicated at 2:5 however, the elevations show inconsistent roof pitches. Please review and adjust to reflect correct roof pitch.

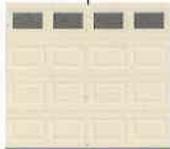
*Referenced pages 12-16 of Buellton Design Guidelines for comments.

PLAN 1 - BUILDING

*BRACKES- Sawley
be on 964 side like this*

! not thr

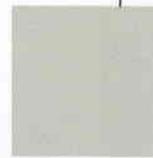
*CAUTION
buildout
12" +/- ?*



Garage Door



quickrail



Dorian Gray
HGSW3475



stone-veneer



faux-stone
siding

*CAUTION brand
& patten.*

PLAN 2 - BUILDING



make sure

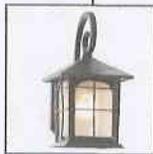


AND 5 MATERIAL BOARD

410 CENTRAL AVE, BUELLTON, CA

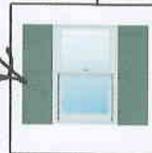


Saxony 900
Slate

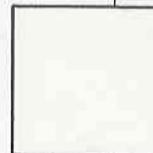


Entry Door Light

what color
green?



FRP Bd and
Window



Pure White
HGSW4006



fiber-cement-
siding

AND 6 MATERIAL BOARD

410 CENTRAL AVE, BUELLTON, CA

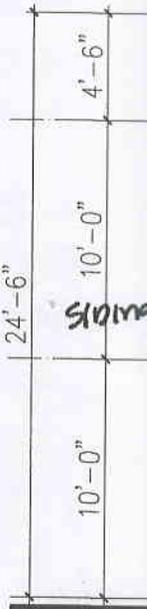
match elevations

cancel red color



FIRST FLOOR PLAN

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



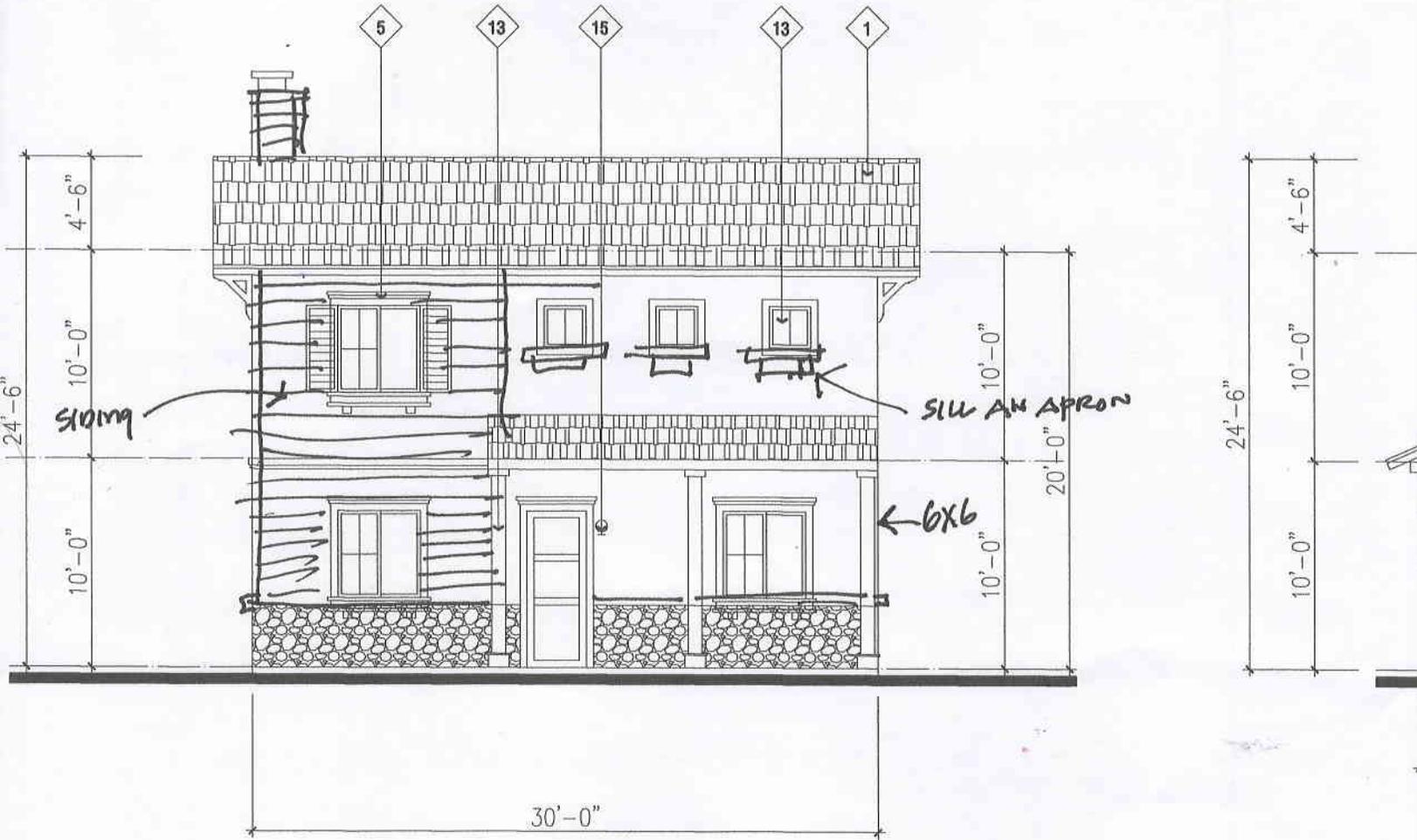
FRONT ELEVATION

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

MATERIAL LEGEND

SECOND FLOOR PLAN

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



REAR ELEVATION

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

NOTE :

LEGEND

ROOF PLAN

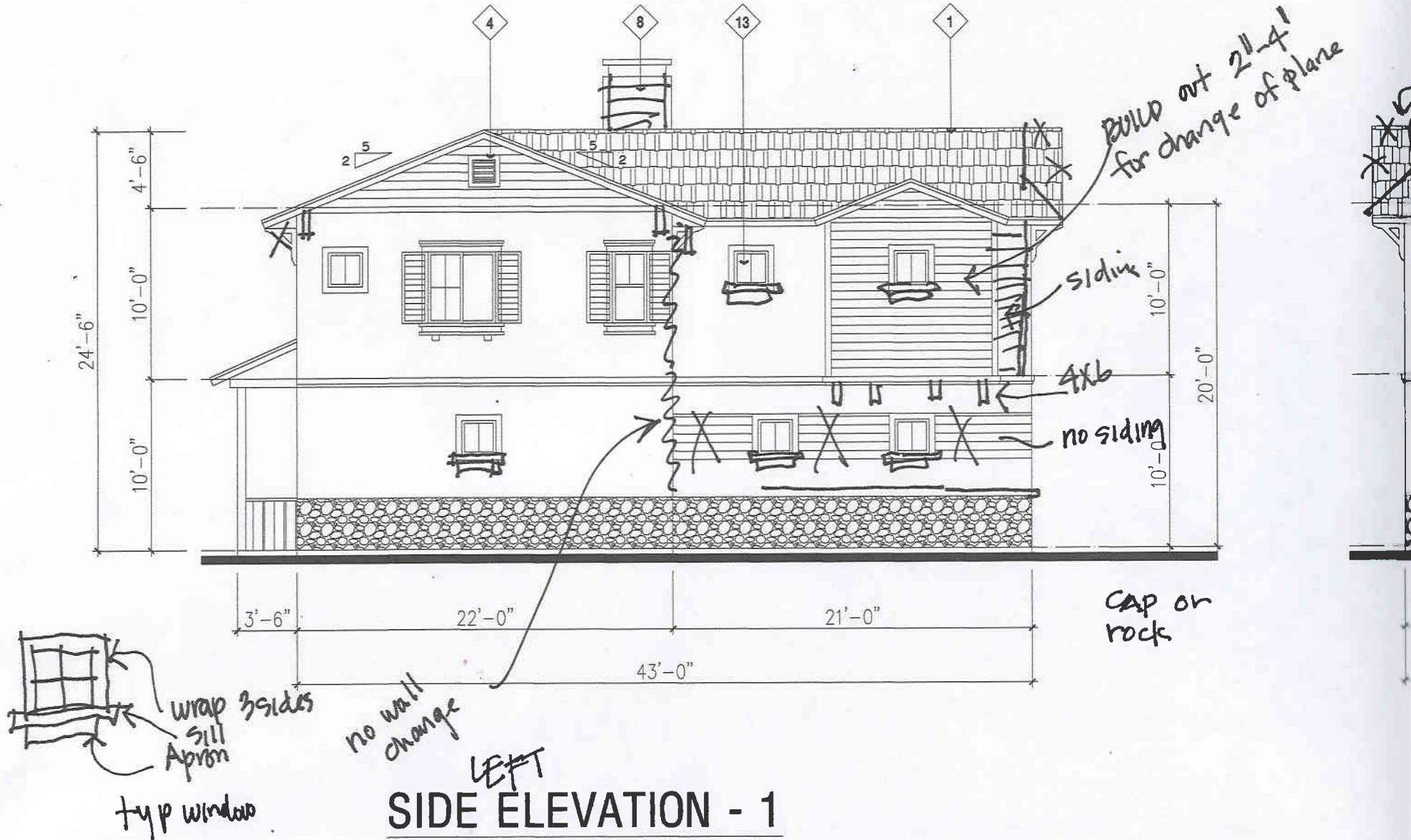
SCALE: 1/8"=1'-0"



RIGHT SIDE ELEVATION - 2

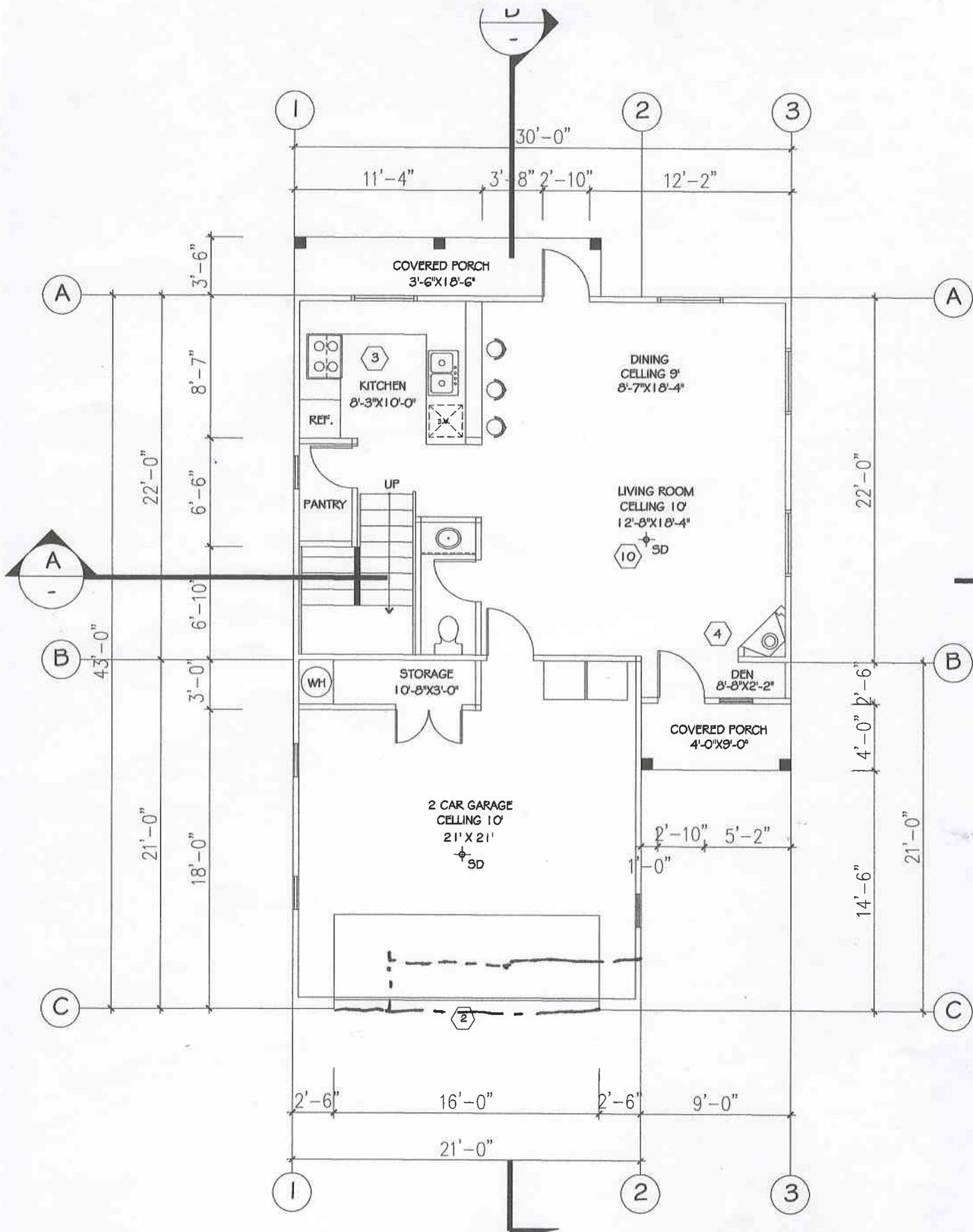
SCALE: 1/8"=1'-0" Attachment 5

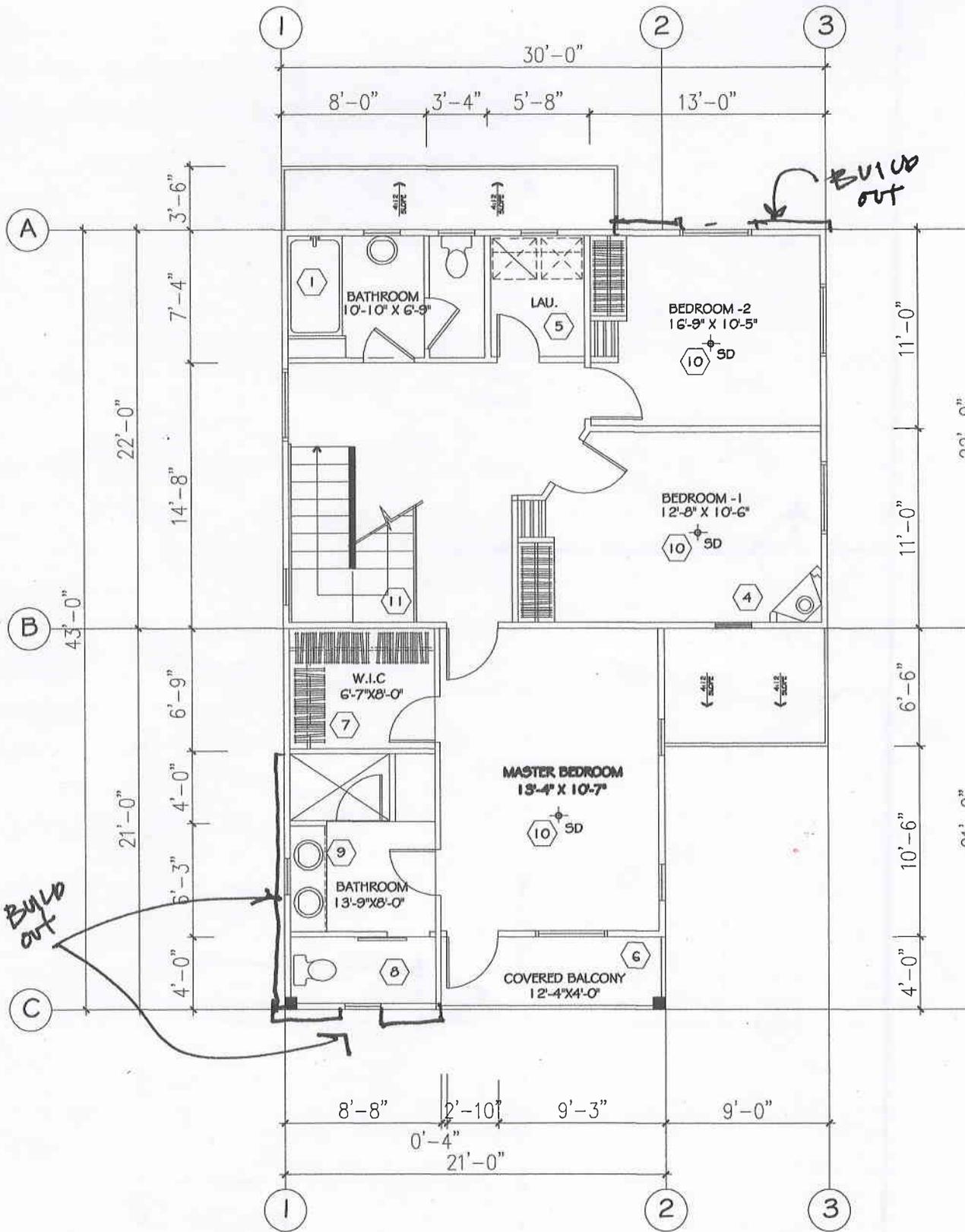
AW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO ANY OTHER PARTY.

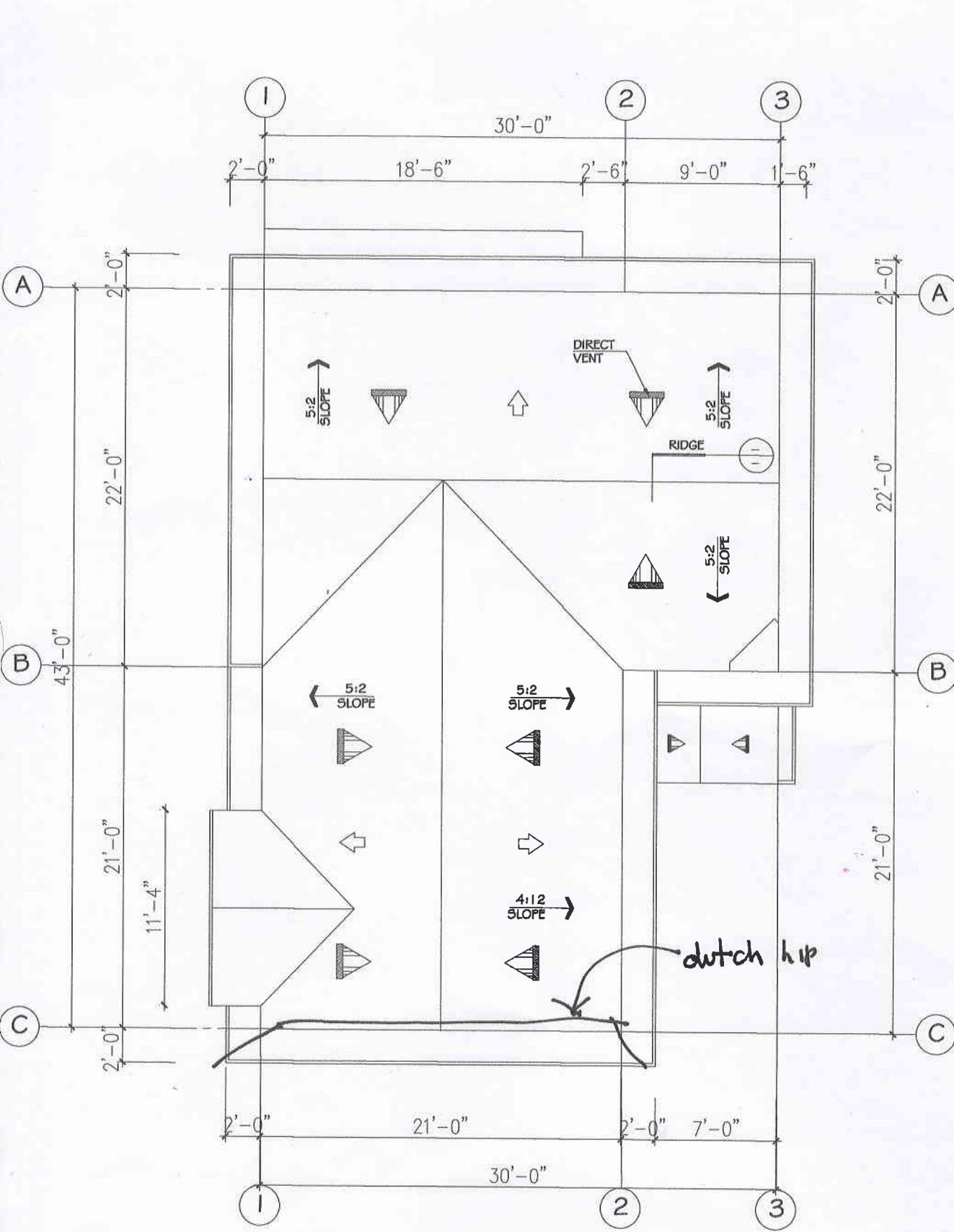


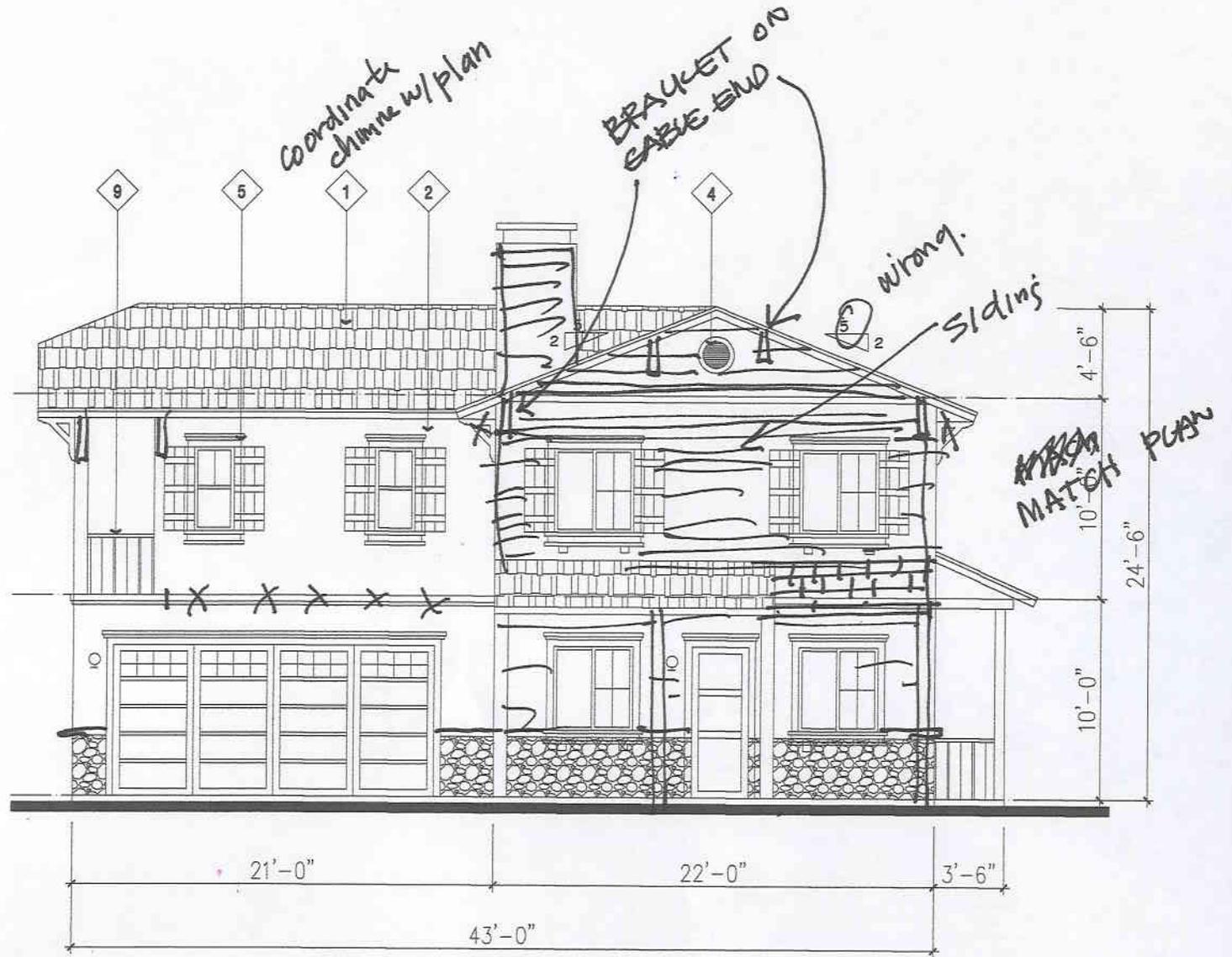
SIDE ELEVATION - 1

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



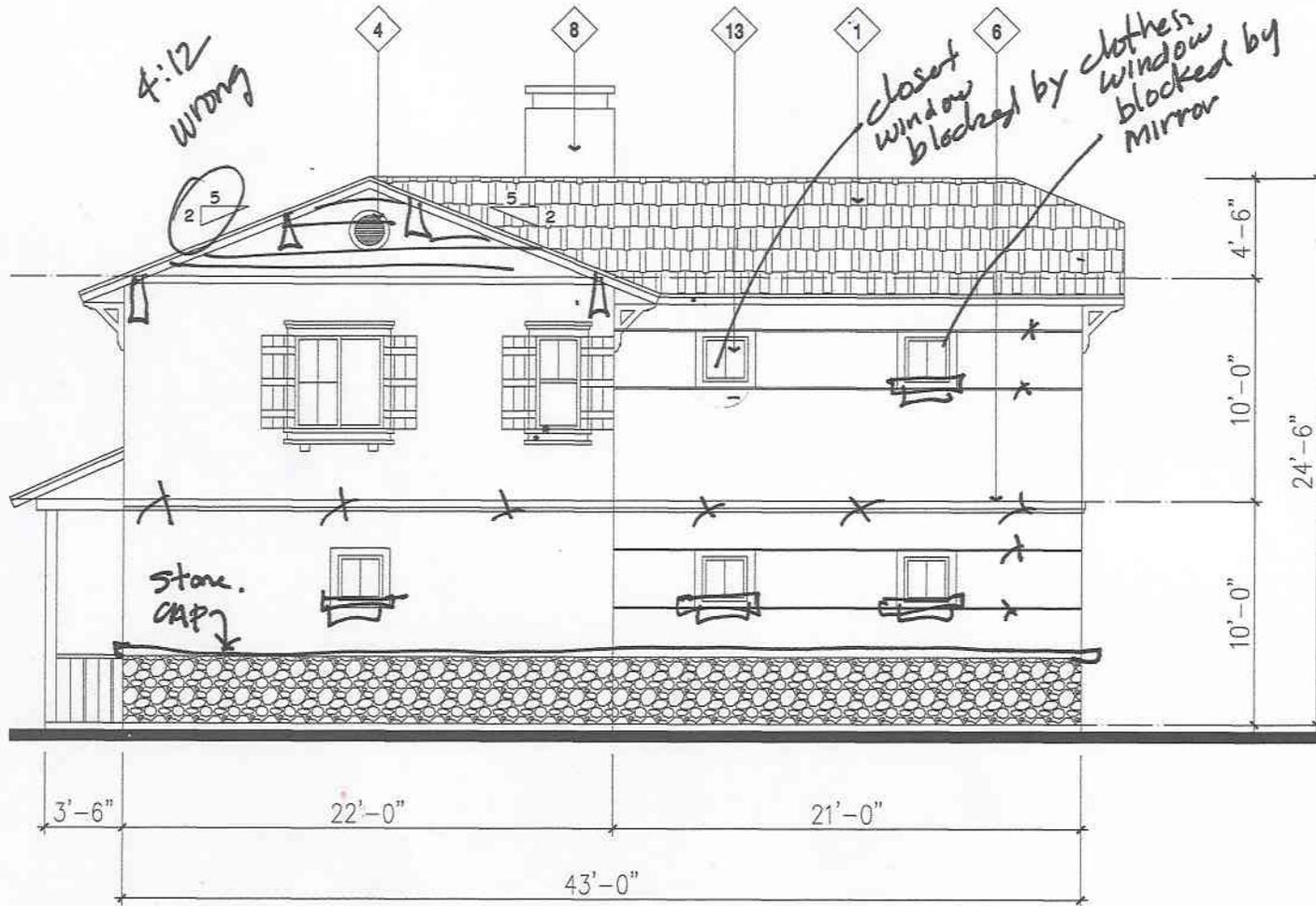
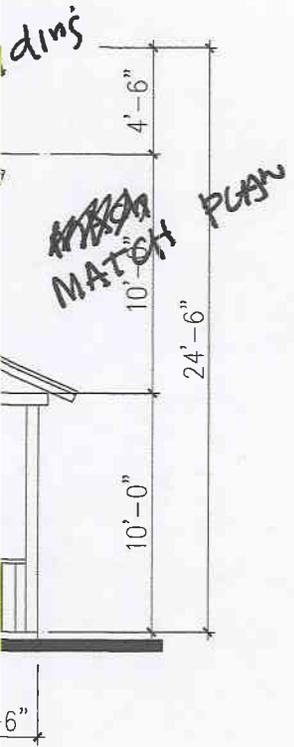






RIGHT
SIDE ELEVATION - 1
 SCALE: 1/8" = 1'-0"

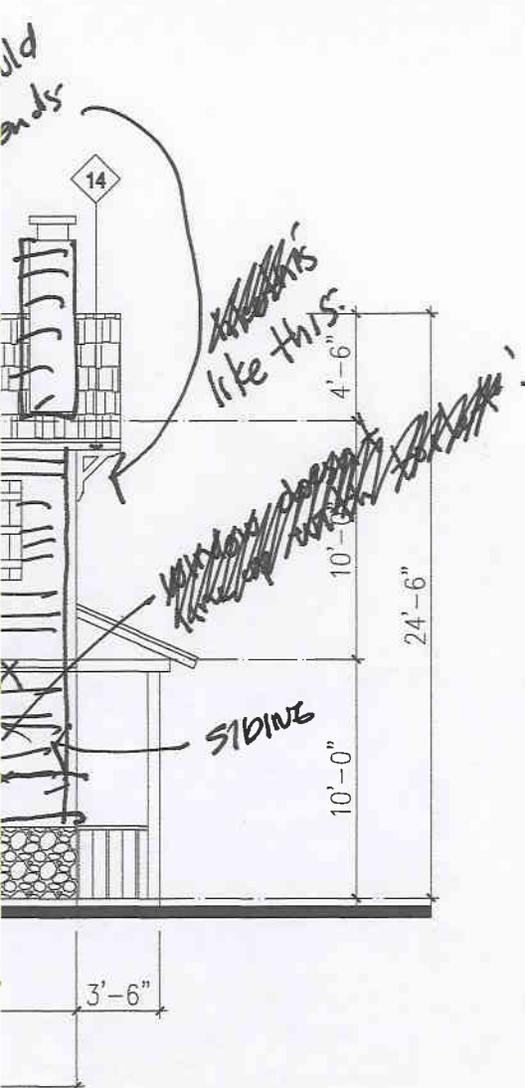
SCALE: 1/8"=1'-0"



**LEFT
SIDE ELEVATION - 2**

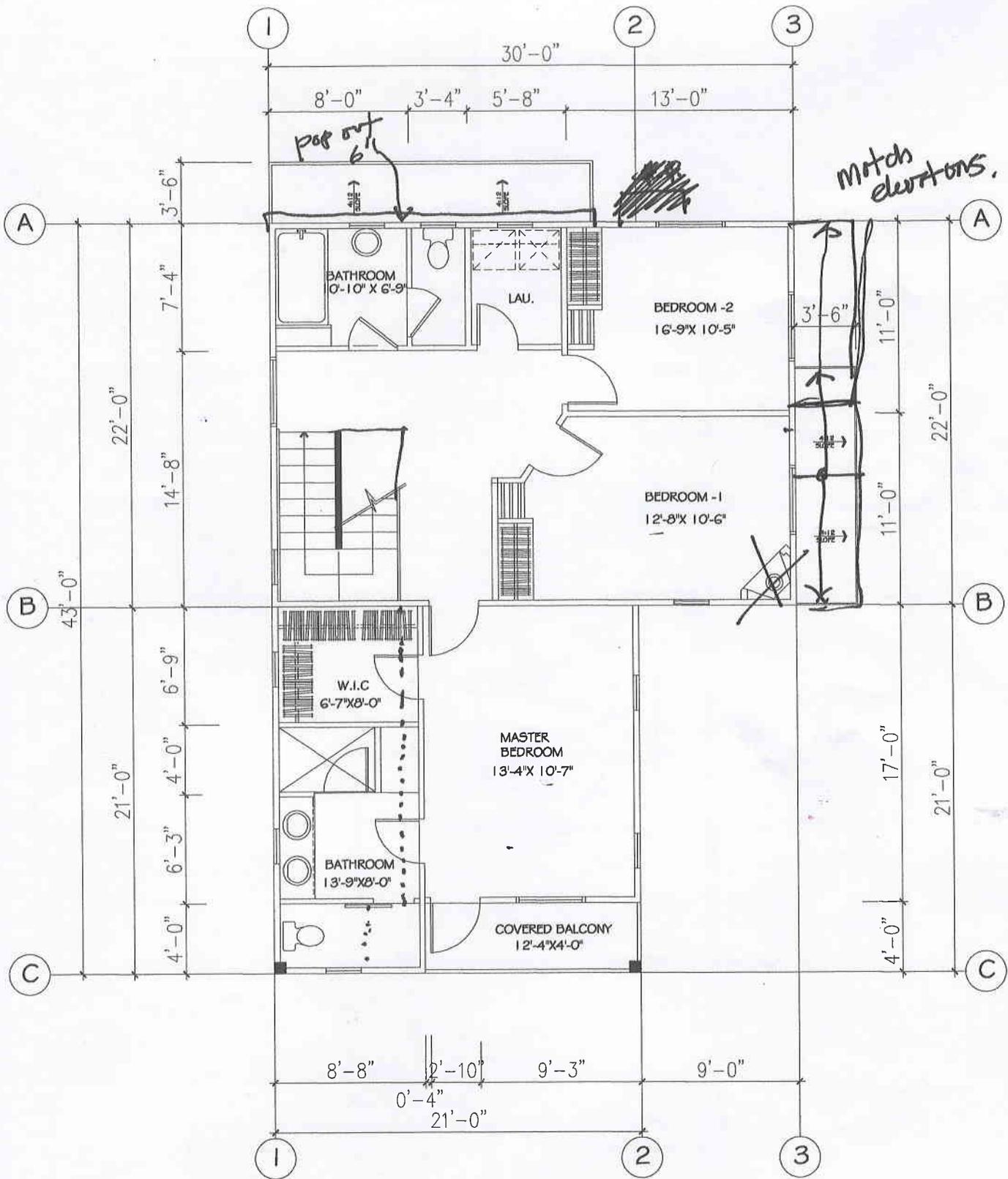
SCALE: 1/8"=1'-0"

Attachment 5



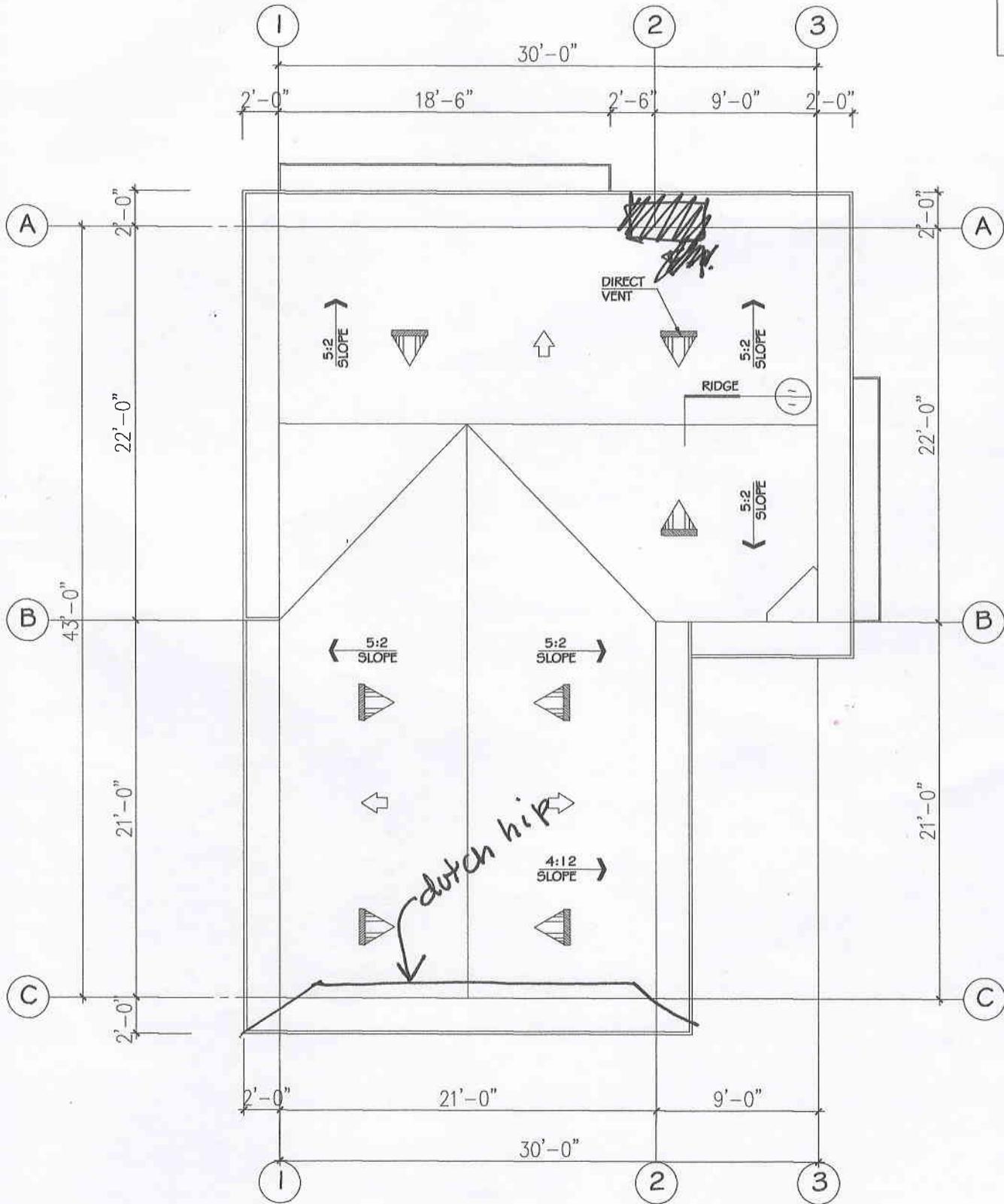
REAR ELEVATION ~~XXXXXXXXXX~~

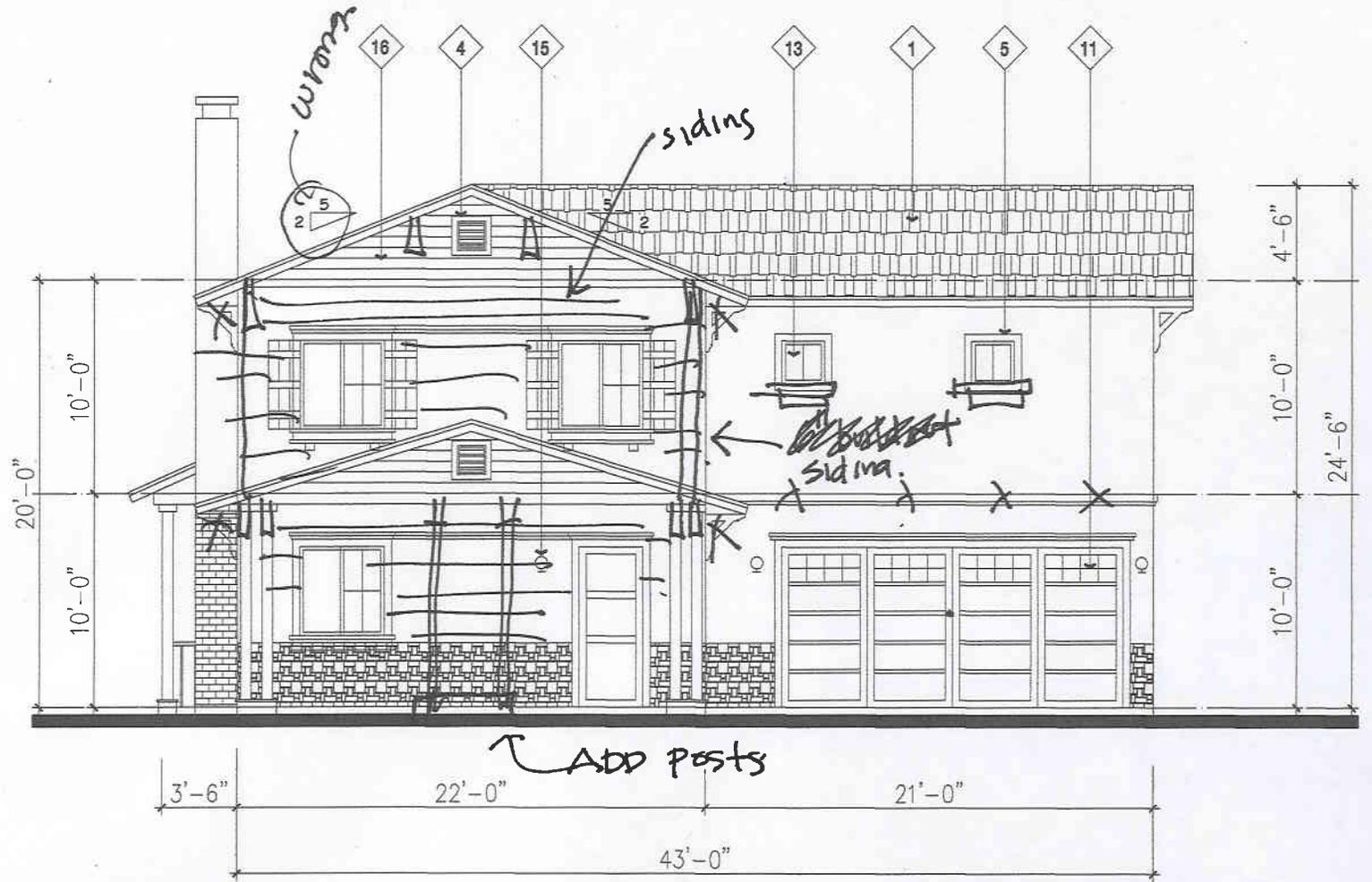
SCALE: 1/8"=1'-0"



Front
SECOND FLOOR PLAN

Attachment 5
 SCALE: 1/8"=1'-0"

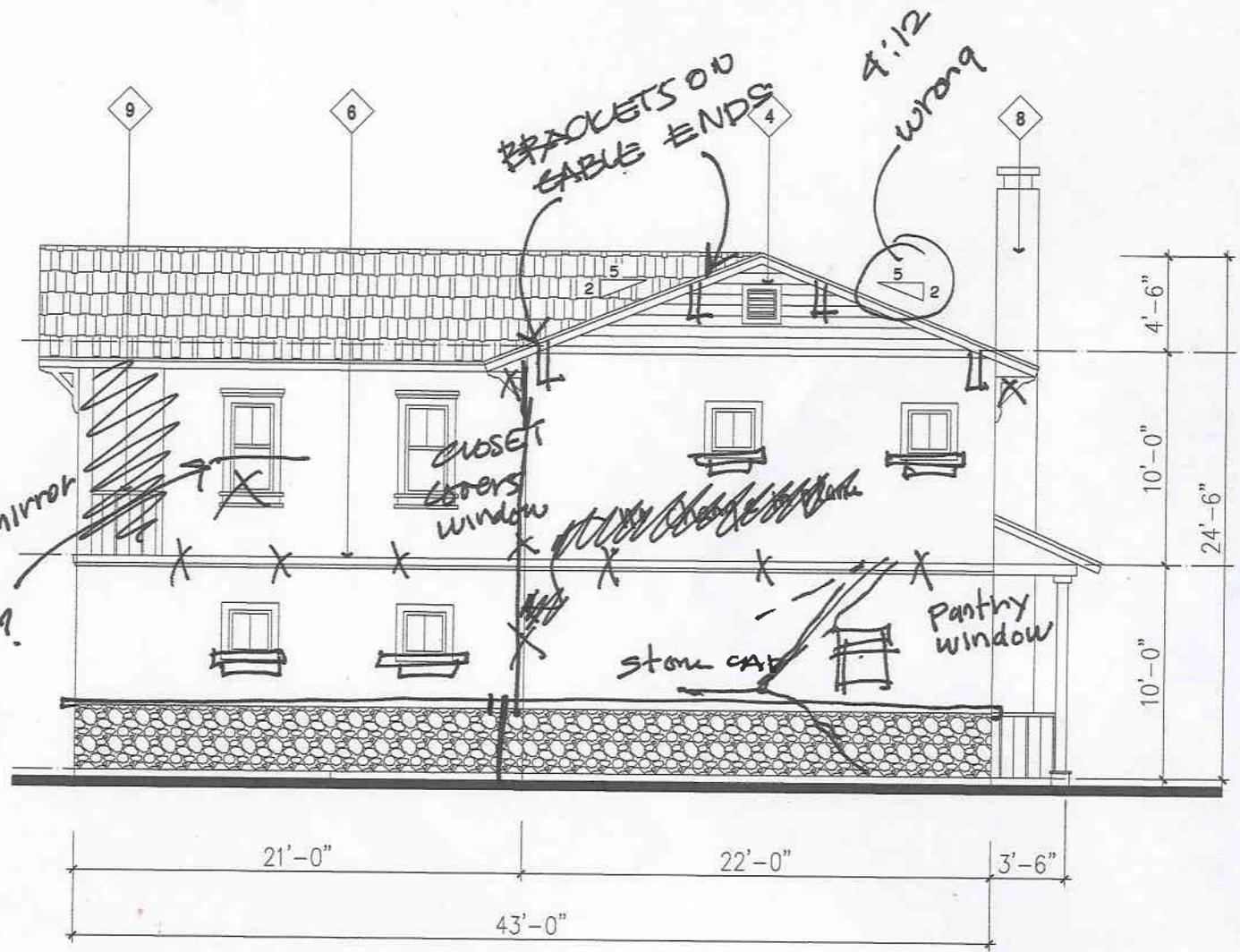
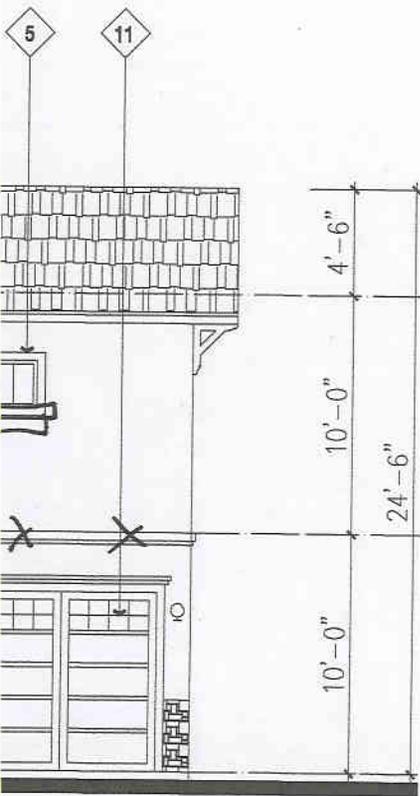




does
vanity
cover
wind

FRONT ELEVATION

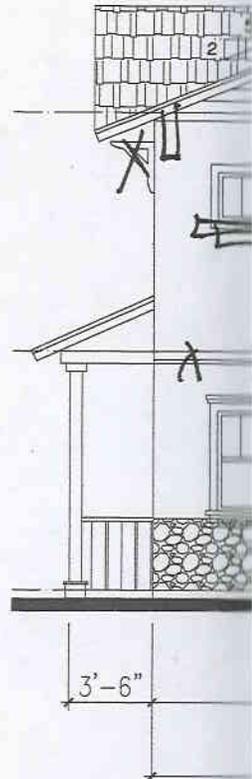
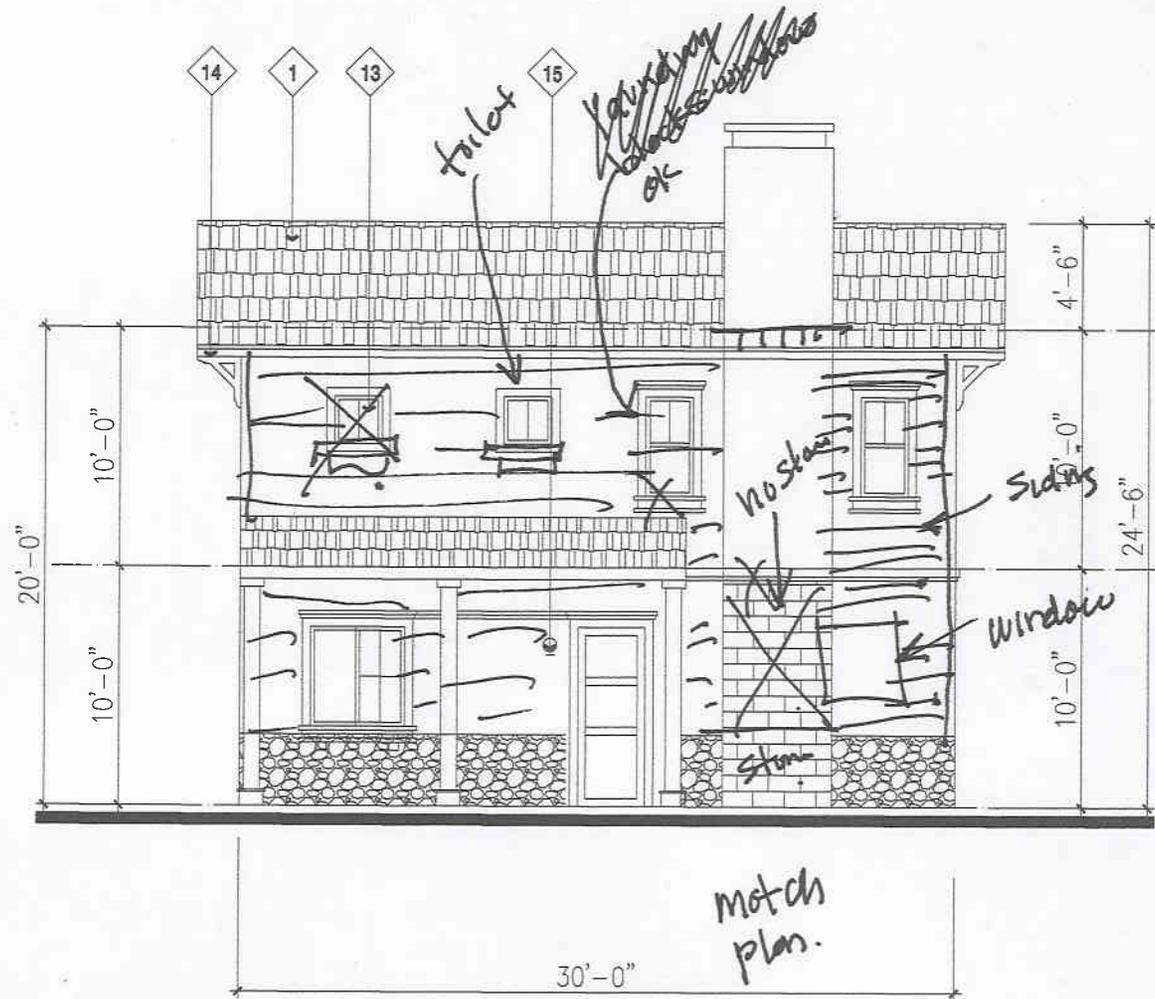
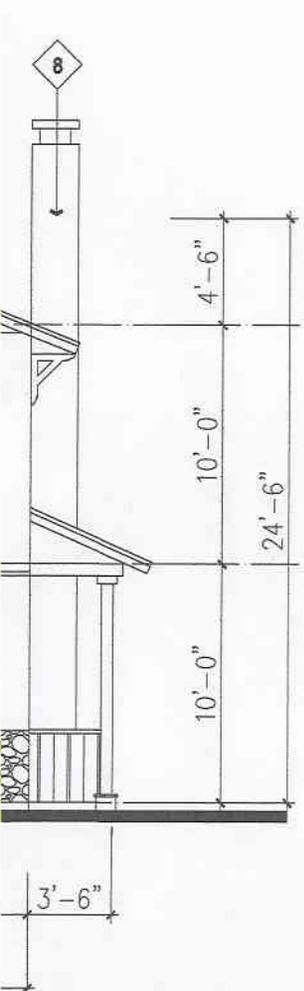
SCALE: 1/8"=1'-0"



~~scribbled out text~~

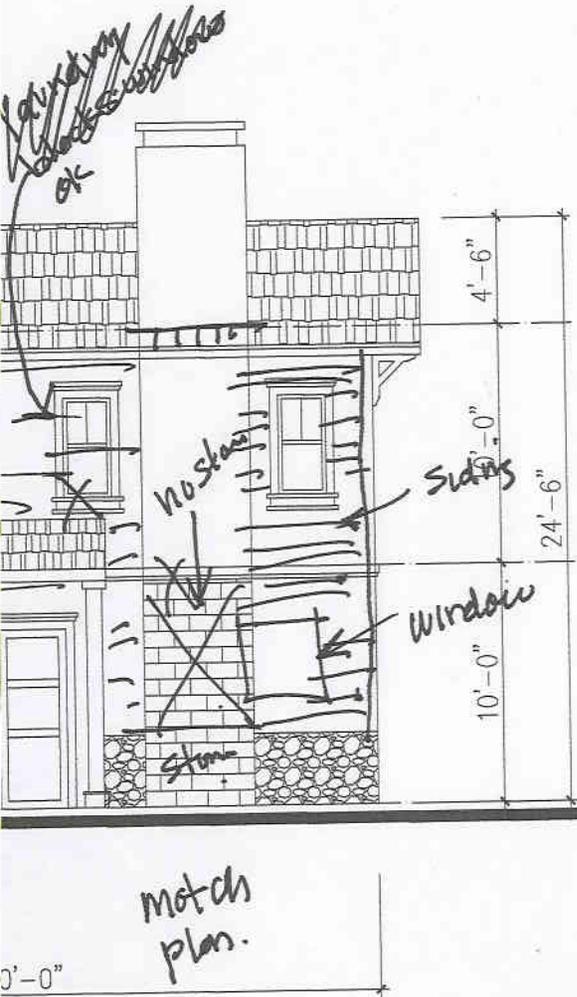
REAR ELEVATION REVERSED !!

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

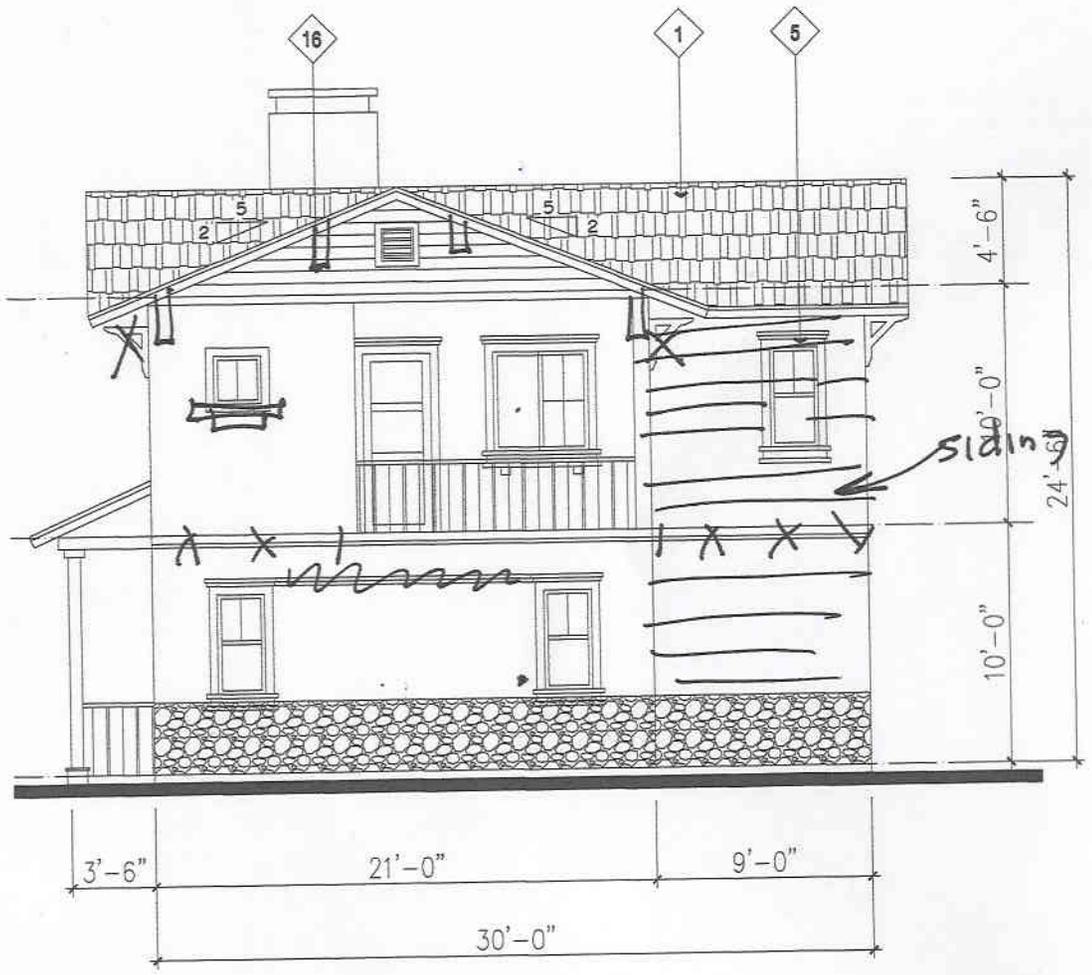


LEFT
SIDE ELEVATION - 1
 SCALE: 1/8"=1'-0"

LEGEND

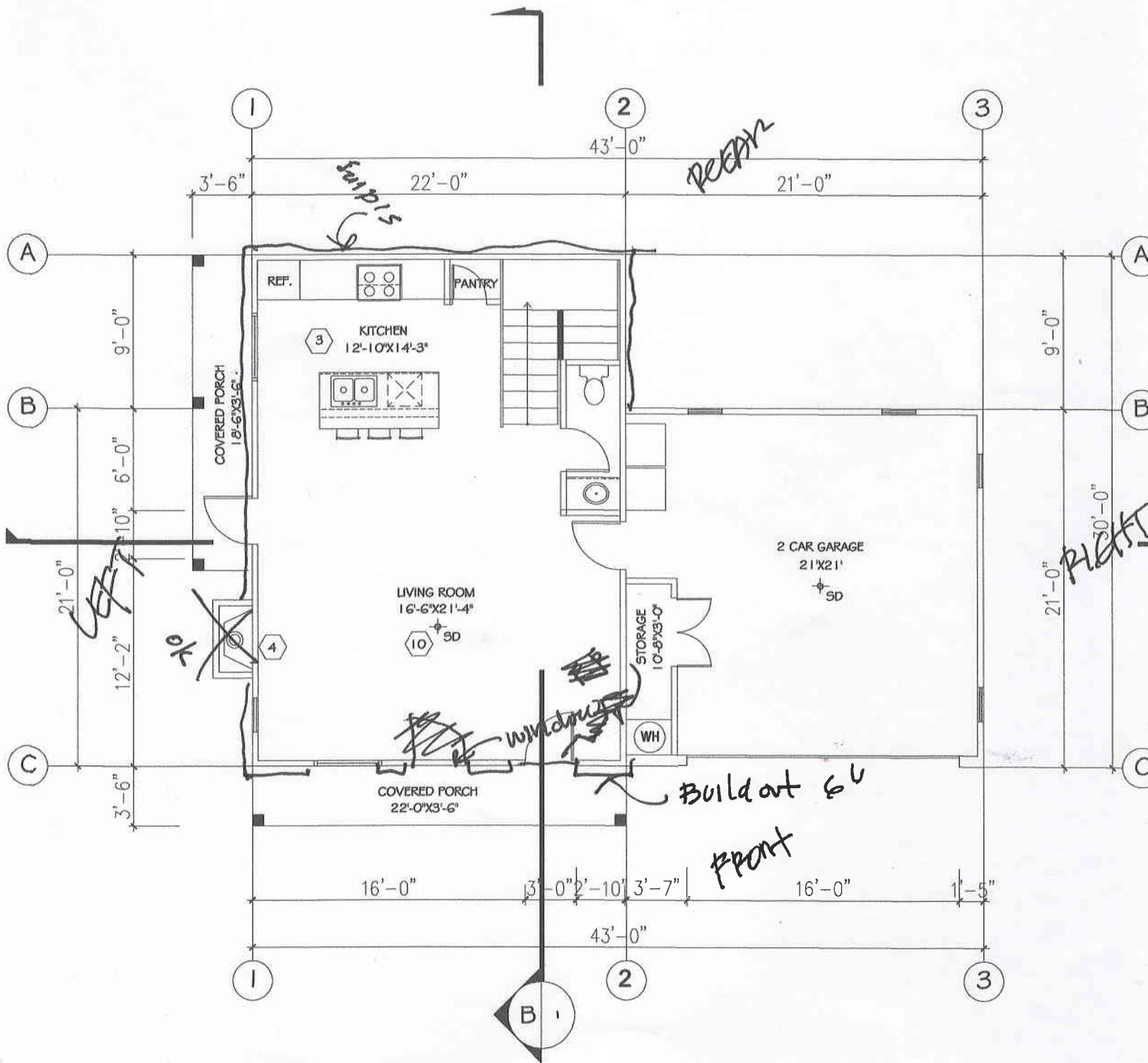


VATION - 1 ~~XXXXXXXXXXXXXXXXXXXX~~



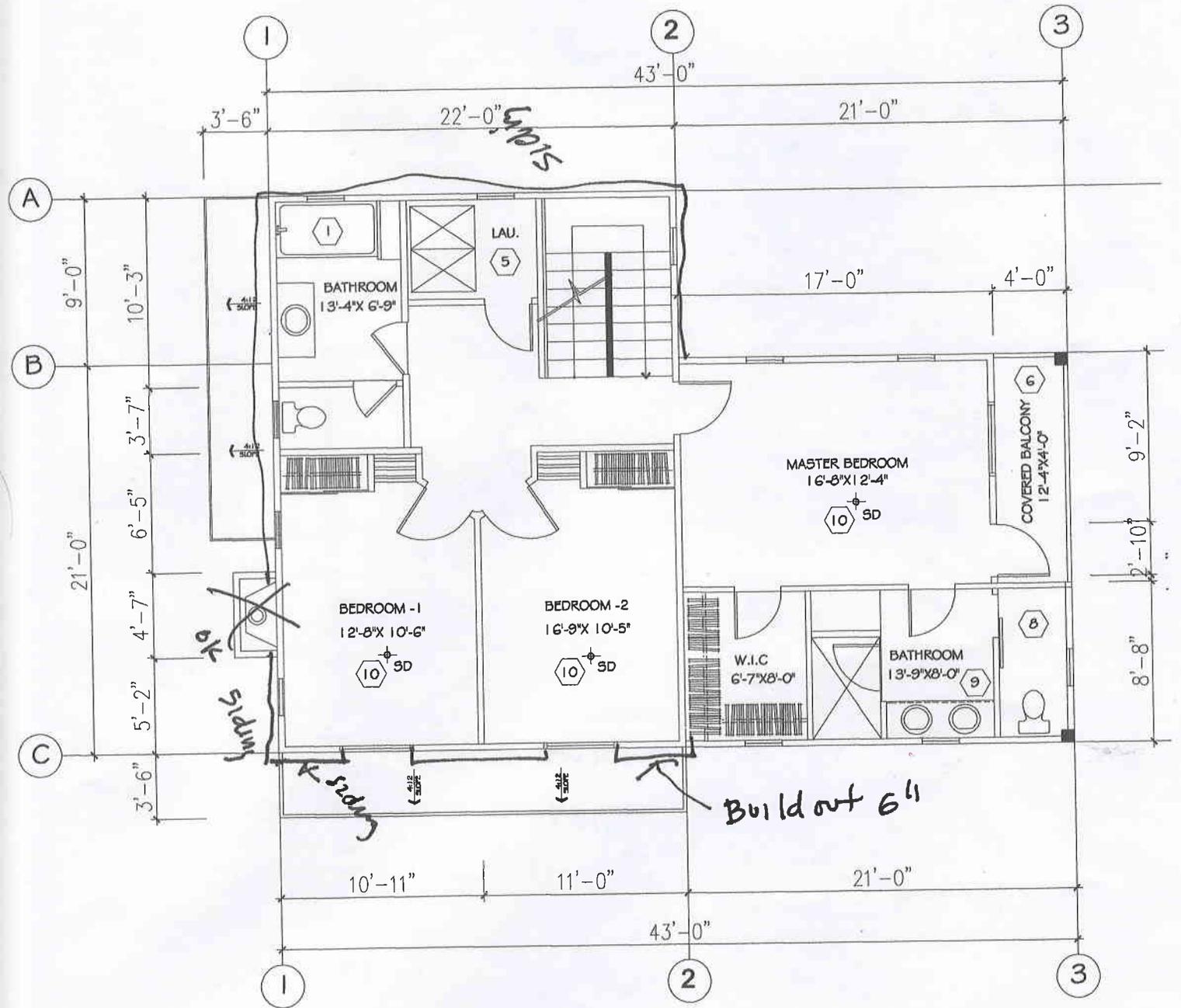
RIGHT
 SIDE ELEVATION - 2 not reversed.
 SCALE: 1/8"=1'-0"

COMMON LAW COPYRIGHT IN THESE PLANS. THESE PLANS ARE NOT TO BE REPRODUCED, CHANGED, COPIED, OR ASSIGNED TO



FIRST FLOOR PLAN

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



SECOND FLOOR PLAN

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



- | | | |
|---|---|---|
|  |  |  |
| RED
BARN
SW 7591 | DOMINO
SW 6989 | ALPASTER
SW 7008 |

PLAN 1



			
humble gold SW 6380	bungle house grey SW 2849	griffin SW 7026	wool skier SW 6148

PLAN 1



			
roycroft bronze green SW 2846	bungle house grey SW 2845	PICNIC SW 6731	CLASSICAL WHITE SW 2829

PLAN 1



1 STONE
ELDORADO
"LA PLATA"

		
FARE GREY SW 6199	PEWTER GREEN SW 6208	CASA BLANCA SW 7571

PLAN 2



board & bot
wainscote



Poolhouse
SW 7603



Pepper corn
SW 7674



city loft
SW 7631

PLAN 2



STONE
ELDORADO
"LA PLATA"

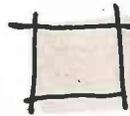

CARD BOARD
SW 6124


BELIEVABLE
BUFF
SW 6120

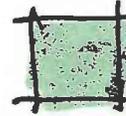
PLAN 3



STONE
EL DORADO
"LA PLATA"



bunle
house
grey
SW 2845



ROY CROFT
green
bronze
SW 2846



CLASSIC
WHITE
SW 2829

PLAN 3

City of Buellton Design Review

Distribution:

<i>City</i>	<i>Ravatt Albrecht</i>	<i>PleinAire DG</i>	<i>Applicant</i>	<i>Other</i>	
<input type="checkbox"/> M. Biredzinzki	<input checked="" type="checkbox"/> G. Ravatt	<input type="checkbox"/> K Small	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 1 st Review
<input type="checkbox"/> I. Tucker	<input type="checkbox"/>	<input type="checkbox"/> M Quintero	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> 2 nd Review
<input type="checkbox"/> A. Perez		<input type="checkbox"/>	<input type="checkbox"/>		<input type="checkbox"/> 3 rd Review
<input type="checkbox"/> R. Hess			<input type="checkbox"/>		<input checked="" type="checkbox"/> Final Review
					<input type="checkbox"/> File No.

VIA: Email Fax U.S. Mail Delivery

PROJECT: The Central Homes
410 Central Avenue
Buellton CA, 93427

ARCHITECT: Ravatt Albrecht & Associates Inc.
Po Box 528, Santa Maria, Ca 93456
(805) 928-5002

DATE: 11/06/2018

CITY FILE NO:

REVIEWER: **Greg Ravatt AIA**

GENERAL NOTES:

- Project Consistency:** Project is generally compliant with Buellton’s design guidelines. As project development progresses, please ensure consistency between each sheet. Please match the colors on the elevations (Sheet A-4) to the color swatches proposed as part of your building permit submittal for Planning Review. Please address all drafting inconsistencies between the floor plans, elevations, and the renderings (See Sheet A-1 and A-4 for Plan 1 as an example.) The colors called out on the elevation sheet do not match those on the colored elevation sheet. The color elevation sheet has elements that have been removed from the design (per the elevation). We will assume that the elevations shown on Sheets A-1 through A-3 are correct while the colors called out on Sheet A-4 are correct.

SITE DESIGN:

	N/A	Complete	Complete w/ Corrections	Incomplete
1. Site Planning	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>	1 <input type="checkbox"/>
2. Adjacencies	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>	2 <input type="checkbox"/>
3. Massing	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>	3 <input type="checkbox"/>
4 Perimeter Walls/Fence	4 <input type="checkbox"/>	4 <input checked="" type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5. Solar Orientation	5 <input type="checkbox"/>	5 <input checked="" type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>
6. Landscape	6 <input type="checkbox"/>	6 <input checked="" type="checkbox"/>	6 <input type="checkbox"/>	6 <input type="checkbox"/>
		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Remarks:

- Comments have been addressed sufficiently.**

BUILDING DESIGN:

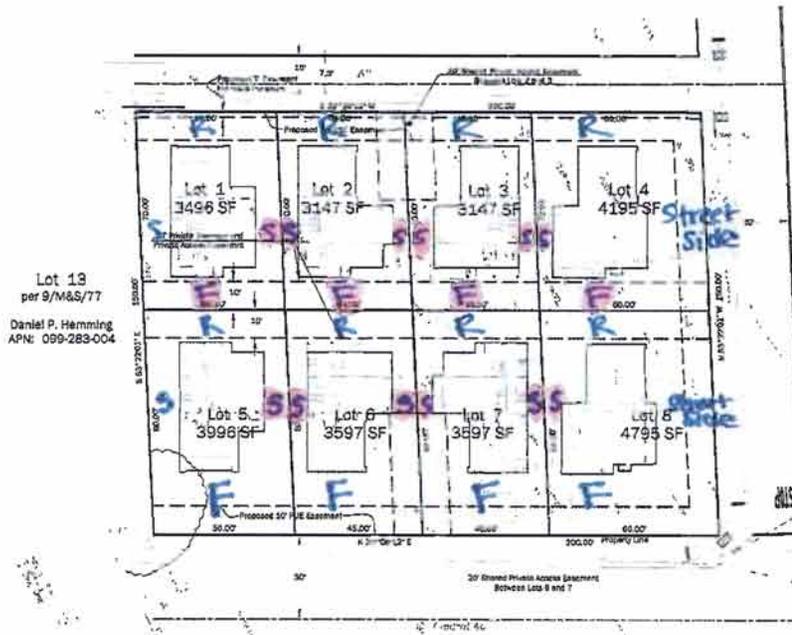
	N/A	Complete	Complete w/ Corrections	Incomplete
1. Design Style	1 <input type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input checked="" type="checkbox"/>	1 <input type="checkbox"/>
2. Color Schemes	2 <input type="checkbox"/>	2 <input type="checkbox"/>	2 <input checked="" type="checkbox"/>	2 <input type="checkbox"/>
3. Detailing	3 <input type="checkbox"/>	3 <input type="checkbox"/>	3 <input checked="" type="checkbox"/>	3 <input type="checkbox"/>
4.	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>	4 <input type="checkbox"/>
5.	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>	5 <input type="checkbox"/>

Remarks:

- 1. Comments have been addressed sufficiently.** Please provide "complete w/correction" items upon Building Permit Submittal.



Tentative Tract Map No. 31,060 being a division of Lots 9, 10, 11, & 12 of Block 1, of the Frese Subdivision of the Town of Buellton, being a part of Tract 8 of the Subdivision of a part of the Rancho San Carlos de Jonata, per 9/MS/77, as recorded in the Office of the County Recorder, County of Santa Barbara, State of California.



Lot 13
per 9/MS/77
Daniel P. Hemming
APN: 099-283-004

Assessor's Parcel Numbers

099-283-005
099-283-006
099-283-007

Owner:

E & J Investment, LLC, a California limited liability company
20917 Higgins Court
Torrance, CA 90501

Certificate of Ownership

I hereby apply for approval of the project of real property shown on this plan and certify that I am the legal owner or the authorized agent of the exact grantor for the information shown on this plan and warrant to the true of my knowledge and belief.

Sign: _____ Date: ____/____/____
Printed Name: J. P. Hemming
Authorized Agent

Notes:

City of Buellton:
Zoning: RM-16
Land Use: Multi-Family Residential

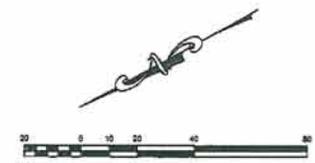
Acres: Gross & Net
Existing: 30,000 SF

Easements:
No public or private easements on property
Bearings & Elevations are per 177/RS/89-90
Distances are per 9/MS/77.

See Sheets T, D-1, D-2, A-1, A-2, A-3 & L for additional information this project.

LOT AREAS	
EXISTING APN	AREA (S.F.)
099-283-005	7,500
099-283-006	7,500
099-283-007	15,000
PROPOSED	
LOT 1	3,500
LOT 2	3,150
LOT 3	3,150
LOT 4	4,200
LOT 5	4,000
LOT 6	3,800
LOT 7	3,800
LOT 8	4,800

R = rear setback area
F = front setback area
S = side setback area
[Red Box] = Modification Required



REVISIONS	REMARKS
DATE: 08/15/2017	ISSUED PERMIT SET
DATE: 08/15/2017	ISSUE PERMIT SET, CORRECTED FROM PERMIT SET
DATE: 08/15/2017	ISSUE PERMIT SET, CORRECTED FROM PERMIT SET
DATE: 08/15/2017	ISSUE PERMIT SET, CORRECTED FROM PERMIT SET



Surveyor's Statement
THIS MAP IS A TRUE DEPICTION OF A FIELD SURVEY MADE BY THIS OFFICE AND MEETS THE STANDARDS OF MY PROFESSION FOR THE DATE THAT IT WAS PREPARED.
JED B. BLAKE, PLS 4788 DATE: _____

PREPARED BY
Coast Engineering & Survey, Inc.
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 660
BUELLTON, CA 93427
TEL: 805-686-2004
FAX: 805-686-2016
EMAIL: info@coastengineersurvey.com
ESTABLISHED IN 2008

DATE PREPARED: 8/15/2017
DRAWING NO.: 2016087_T1M
BY: KSB

SHEET 1 OF 2
PROJECT NO.: 2016087
SCALE: 1" = 20'
DATUM: Division City Datum NAVD83

PREPARED BY
Coast Engineering and Survey, Inc.
250 INDUSTRIAL WAY, SUITE C
P.O. BOX 660
BUELLTON, CA 93427
TEL: 805-686-2004
FAX: 805-686-2016
EMAIL: info@coastengineersurvey.com

CITY OF BUELLTON
City Council Agenda Staff Report

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

To: The Honorable Mayor and City Council

From: Rose Hess, Public Works Director

Meeting Date: January 10, 2019

Subject: Consideration of Wastewater Treatment Plant Management Agreement with Santa Ynez Community Services District

BACKGROUND

The City of Buellton operates and maintains its own municipal wastewater treatment plant (WWTP). As required by Regional Water Quality Control Board (RWQCB), each WWTP must have a designated Chief Plant Operator (CPO) that is responsible for the overall operation of the WWTP, including compliance with effluent limitations established in the WWTP's waste discharge requirements. With the recent retirements within the City's Wastewater Division, the Lead position that is the designated CPO has been open. This position has been advertised and actively recruiting since October 1, 2018 and remains open until filled. There have not been any applications received for this position.

In order to remain in compliance with the RWQCB, the City entered into a short term contract with Fluid Resource Management (FRM) to provide contract CPO and support staff services. FRM is registered with the RWQCB to provide contract operator services.

Recruiting for Grade 3 (and higher) operators within the Central Coast has been difficult for many agencies. Licensed operators, with sound experience and training are very limited. With the City's comparatively low pay ranges, we anticipate that this position will remain unfilled longer than a few months. In addition, two of our three wastewater positions are currently vacant. Additional staffing to support operations, maintenance and weekend duty is necessary. As a result, staff has also been in discussion with another Agency for possible assistance.

Staff has been in discussion with the Santa Ynez Community Services District (SYCSD), who has licensed WWTP operators which will also be able to provide CPO services. Currently the SYCSD operates the Chumash's WWTP. The SYCSD Operators and General Manager (who is also a licensed operator) live locally and would be able to provide better response time. In addition, hourly rates for the SYCSD would be more cost effective (Grade 3 Operator is \$70/hr. with the SYCSD vs \$110/hr. with FRM). In addition, the SYCSD is not in the CALPERS system, so there would not be any benefits conflict/issues.

A draft Agreement is provided as Attachment 1 for Council's review and approval. The term of the contract is until needed, with a thirty-day termination clause. Please note that as of completion of the Council Meeting packet, the SYCSD attorneys are still reviewing the draft Agreement. If there are significant changes requested after approval by the Council, the Agreement will be brought back to Council for approval of any revisions.

FISCAL IMPACT

This Agreement with SYCSD will directly impact the Sewer Fund. However costs will be off-set with the current vacancy of two positions. Actual costs will be based on actual hours required for coverage at the WWTP, which will fluctuate, based on daily operations and maintenance needs. It is estimated that the impact is a minimum cost of \$5,600/month (based on \$70/hr., 4 hours/day, 5 days a week, 4 weeks/month).

RECOMMENDATION

Staff recommends that the City Council authorize the City Manager to execute the Wastewater Treatment Plant Management Agreement with the Santa Ynez Community Services District.

ATTACHMENTS

Attachment 1 – Wastewater Treatment Plant Management Agreement

WASTEWATER TREATMENT PLANT MANAGEMENT AGREEMENT

This Wastewater Treatment Plant Management Agreement ("Agreement"), dated December 19, 2018, is made and entered into by and between the Santa Ynez Community Services District, a public agency of the State of California ("District") and the City of Buellton, a municipal corporation ("City").

Recitals

- A. The City of Buellton has had two positions open for recruitment within its Sewer Division since October 1, 2018: Lead Maintenance and Utility Fieldworker and Journey Maintenance and Utility Fieldworker. There have not been any eligible candidates applying for either position to date.
- B. The Lead position has a minimum requirement of a Grade 3 license in order to operate the plant. The City is in need of a Grade 3 Operator to provide Chief Plant Operator duties for its municipal wastewater treatment plant pursuant to legal and operational requirements of the Central Coast Regional Water Quality Control Board.
- C. Because of the lack of eligible candidates for the two open positions, the City has an immediate need of staffing in order to continue its operations and maintenance. Specifically, assistance is requested in staff support at the wastewater treatment plant and collection system throughout the city until such time the City has a successful recruitment of a Grade 3 Operator and training has been provided.
- D. The District has met with the City's prior Chief Plant Operator to evaluate the level of effort to properly operate and maintain the City's wastewater treatment plant. The District has determined that it has adequate staff to assist in the City's operations and maintenance needs and can provide a Grade 3 Operator to provide Chief Plant Operator duties.
- E. The City has and maintains its own equipment and supplies and will continue to provide those resources necessary for its continued operations.
- F. The parties desire to set forth herein the terms on which they may provide mutual assistance through the sharing of resources.

NOW, THEREFORE, for valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Grade 3 Operator and Other Personnel.** The District will make available to the City a Grade 3 Operator and such other personnel as are necessary for the City to continue to operate its wastewater treatment plant.

2. **Payment and Status of District Personnel.** The City will pay directly to the District the applicable salary or hourly wage plus fringe benefits and insurance, including workers' compensation insurance, for the time period that the Grade 3 Operator and any other personnel are providing services to the City. Personnel so loaned to the City will remain under the

supervision and control of the District. The District will be responsible for all direct and indirect costs associated with workers' compensation claims arising in connection with work performed by the District's personnel while on loan to the City.

3. Term. This Agreement shall commence as of the effective date set forth above and shall continue until terminated by thirty (30) days written notice by one party to the other.

4. Notices. All notices given under this Agreement, shall be submitted as follows:

If to the District: Santa Ynez Community Services District
1095-E Meadowvale
Santa Ynez, CA 93460
Phone: (805) 688-3008
Fax: (805) 688-3006
Attn: General Manager

If to the City: City of Buellton
107 W. Highway 246
Buellton, CA 93427
Phone: (805) 686-0137
Attn: City Manager

5. Indemnity. The City shall indemnify, defend and hold harmless the District and its officers, directors, employees and agents from all claims, losses, damages, injuries, costs and expenses (including attorneys' fees) and all liabilities of every kind, nature and description, directly or indirectly arising from or in connection with (the operation of the City's wastewater treatment plant by the District's personnel; provided, however, that the City shall not be required to indemnify, defend and hold harmless the District and its officers, directors, employees and agents (a) to the extent any such claim, loss, damage, injury, cost, expense or liability is caused by the negligence or willful wrongful acts or omissions of the District or its personnel, or (b) for costs associated with workers' compensation claims arising in connection with work performed by the District's personnel while on loan to the City.

6. Partial Invalidity. If any term or provision of this Agreement or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Agreement, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each such term and provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

7. Successors and Assigns. This Agreement shall be binding upon and shall inure to the benefit of the permitted successors and assigns of the parties hereto.

8. Professional Fees. In the event of any action or suit arising in connection with the enforcement or interpretation of any of the covenants or provisions of this Agreement, the prevailing party shall be entitled to recover all costs and expenses of the action or suit, including actual attorneys' fees, accounting fees and any other professional fees incurred in connection therewith.

9. Entire Agreement/Amendments. This Agreement (including all exhibits attached hereto) is the final expression of and contains the entire agreement between the parties with

respect to the subject matter hereof and supersedes all prior understandings and communications with respect thereto. This Agreement may not be modified, changed, supplemented or terminated, nor may any obligations hereunder be waived, except by a written instrument signed by the party to be charged. The parties do not intend to confer any benefit hereunder on any person, firm or corporation other than the parties hereto.

10. Construction. Headings at the beginning of each paragraph and subparagraph are solely for the convenience of the parties and are not a part of this Agreement. Whenever required by the context of this Agreement, the singular shall include the plural and the masculine shall include the feminine and vice versa. This Agreement shall not be construed as if it had been prepared by one of the parties, but rather as if both parties had prepared the same. Unless otherwise indicated, all references to paragraphs and subparagraphs are to this Agreement. All exhibits referred to in this Agreement are attached and incorporated by this reference.

11. Governing Law. The parties hereto expressly agree that (i) this Agreement shall be governed by, interpreted under and enforced in accordance with the laws of the United States of America and the State of California, (ii) in the event of any dispute, the parties shall be subject to the jurisdiction of the courts of the State of California, regardless of their place of residence, and (iii) in any action arising in connection with this Agreement, venue shall be in the County of Santa Barbara, State of California, United States of America.

12. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original, but all of which together shall constitute one and the same instrument.

13. Facsimile Signatures. In the event executed copies of this Agreement are provided by one party to the other(s) by facsimile transmission, the original copies shall be sent by the signing party to the other party(ies) as soon as reasonably feasible, and pending the receipt thereof, the facsimile copies and the signatures thereon shall for all purposes be treated as originals.

14. Further Assurances. The parties agree to take such actions and execute such documents as may be reasonably required to carry out the intent of this Agreement.

15. Assignment. Neither party may assign its rights or delegate its obligations under this Agreement, in whole or in part, without the prior written consent of the other party.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement effective as of the date first set forth above.

SANTA YNEZ COMMUNITY
SERVICES DISTRICT

CITY OF BUELLTON

By: _____
Daniel J. Beattie, Board President

By: _____
Marc Bierdzinski, City Manager

ATTEST:

By: _____
Michelle McIntosh, Board Secretary

APPROVED AS TO FORM:

By: _____
Rick Battles, Legal Counsel

ATTEST:

By: _____
Linda Reid, City Clerk

APPROVED AS TO FORM:

By: _____
Greg Murphy, City Attorney